



Agenda
City Council Regular Meeting
Tuesday, June 15, 2021
[Zoom](#) - Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 505 625 7380

City of Richland Resolution No. 100-20 temporarily designates virtual locations for all municipal meetings. 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 Regular Meeting - 6:00 p.m. via Zoom

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

- I. Chancellor's Update: WSU Tri-Cities
 - Chancellor Sandra Haynes Ph.D

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.

2. Proposed Transportation Improvement Program, Resolution No. 67-21
 - Pete Rogalsky, Public Works Director

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:

3. Approval of the June 1, 2021 City Council Regular Meeting Minutes
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

4. Ordinance No. 16-21, Amending Chapter 22.10 of the Richland Municipal Code related to Critical Areas
 - Kerwin Jensen, Development Services Director

5. Ordinance No. 17-21, Amending Chapter 23.70 of the Richland Municipal Code Related to Administration, Enforcement and Amendment
 - Kerwin Jensen, Development Services Director

Ordinances - Second Reading & Passage:

6. Ordinance No. 14-21, Amending the 2021 Budget in the General Fund, Public Safety Facilities 73 and 75 Construction Funds, Streets Capital Fund, Capital Improvement Fund, Industrial Development Fund, and Broadband Fund
 - Brandon Allen, Finance Director

Resolutions - Adoption:

7. Resolution No. 65-21, Amending the Design-Build Agreement with DGR Grant Construction for Public Safety Response Stations 73 & 75
 - Joe Schiessl, Parks & Public Facilities Director
8. Resolution No. 67-21, Adopting the 2022-2027 Transportation Improvement Program
 - Pete Rogalsky, Public Works Director
9. Resolution No. 69-21, Approving the Final Plat of West Vineyard - Phase 2
 - Kerwin Jensen, Development Services Director
10. Resolution No. 70-21, Awarding Commercial Façade Improvement Program Funding
 - Kerwin Jensen, Development Services Director
11. Resolution No. 71-21, Authorizing a Consultant Agreement with Parametrix, Inc. for Phase 2 of the Horn Rapids Landfill Closure
 - Pete Rogalsky, Public Works Director
12. Resolution No. 73-21, Setting a Meeting Date to Review a Proposed Annexation (Badger Mountain Estates)
 - Kerwin Jensen, Development Services Director
13. Resolution No. 74-21, Authorizing Award of Bid to Magnum Power, LLC for Construction of the Gateway Substation
 - Clint Whitney, Energy Services Director
14. Resolution No. 75-21, Authorizing Award of Bid to Magnum Power, LLC for the 2021 Overhead Pole and Conductor Replacement Project
 - Clint Whitney, Energy Services Director
15. Resolution No. 78-21, Authorizing Award of Business License Reserve Funds
 - Kerwin Jensen, Development Services Director

Items - Approval:

Expenditures - Approval:

16. Expenditures from May 1, 2021 to May 31, 2021 for \$42,097,189.31 including Travel Check Nos. 19993-19996, Accounts Payable Check Nos. 289641-290505, Accounts Payable Wire Nos. 8557-8608, Payroll

Wires & ACH Nos. 12096-12142, Payroll Direct Deposit & Check Nos. 178712-179810 and Pension Check Nos. 5833-5860.

- Cathleen Koch, Administrative Services Director

Items of Business:

17. Resolution No. 77-21, Authorizing A Bureau of Justice Assistance Grant Application for Body-Worn Cameras
 - John Bruce, Chief of Police
18. Ordinance No. 13-21, Amending Richland Municipal Code Section 23.22.040 related to Site Requirements and Development Standards for Minimum Dwelling Unit Requirements in the Central Business District
 - Kerwin Jensen, Development Services Director

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: 6/15/2021

Agenda Category: Presentations

Core Focus Area 3 - Increase Economic Vitality

Subject:

Chancellor's Update: WSU Tri-Cities

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

None.

Summary:

Fiscal Impact: None.

Attachments:

- I. 6.15.21 City of Richland City Council Presentation - Chancellor Haynes



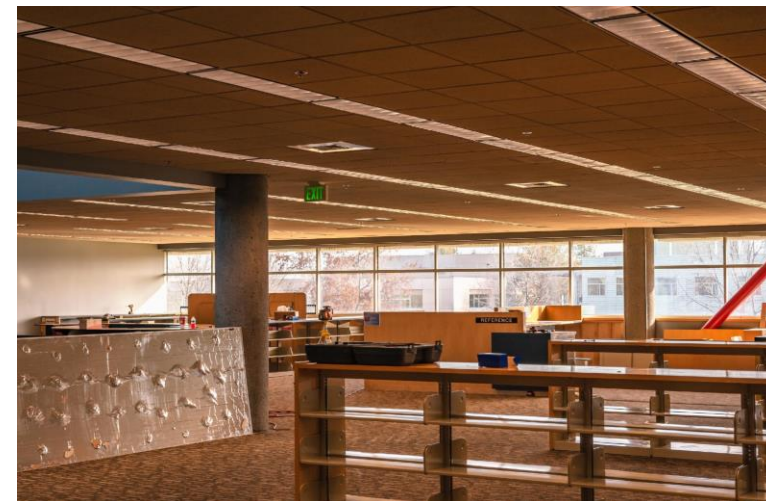
Chancellor Sandra Haynes | June 15, 2021

WSU Tri-Cities Updates and News





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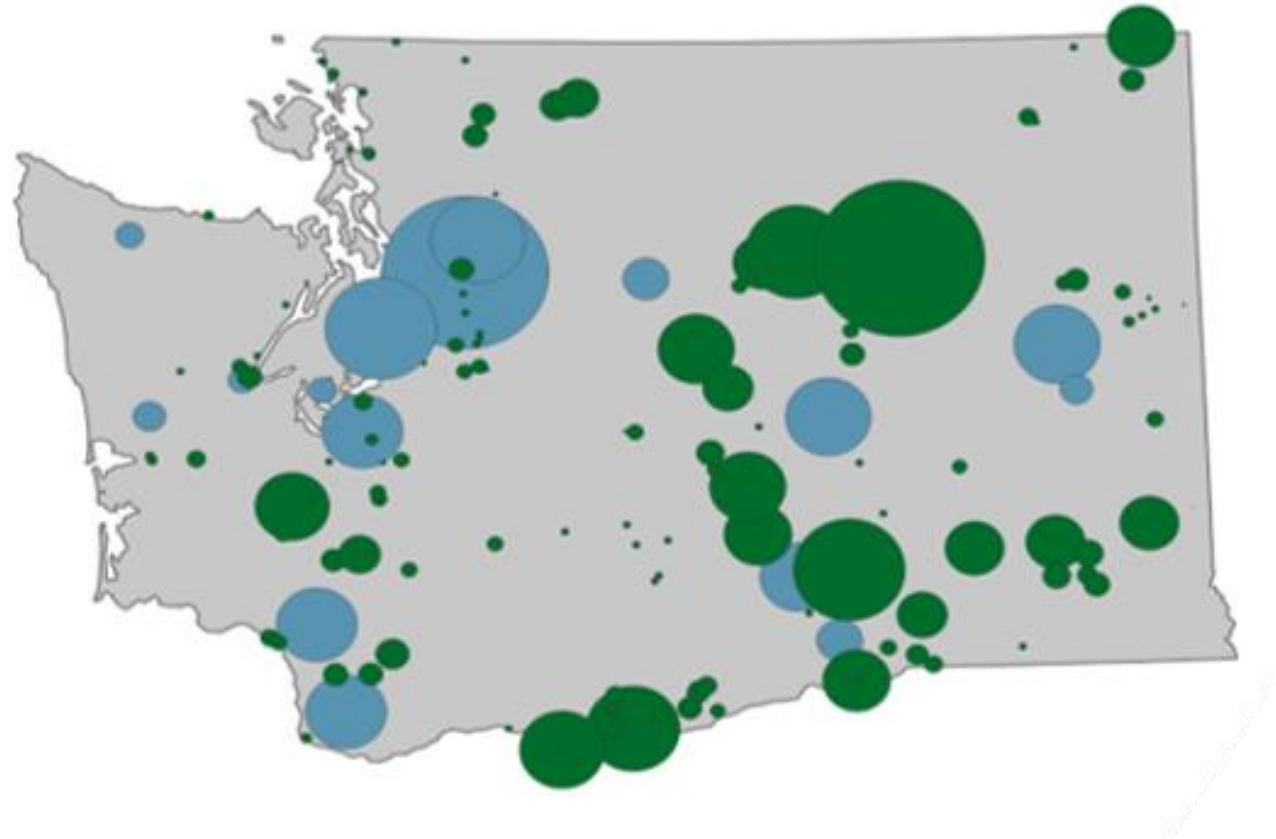
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Maximizing opportunities in energy and the environment

Institute for Northwest Energy Futures





COVID-19 and other challenges





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 6/15/2021

Agenda Category: Public Hearing

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Proposed Transportation Improvement Program, Resolution No. 67-21

Department:
Public Works

Ordinance/Resolution Number:

Document Type:
Public Hearing Item

Recommended Motion:

Summary:

RCW 35.77.010 requires cities to prepare and annually update their Six-Year Transportation Improvement Program (TIP) pursuant to one or more public hearings and to file a copy of the adopted TIP with the Washington State Department of Transportation. The TIP is a planning and project management tool for federal, state and local governments.

This is a public hearing to receive testimony on a proposal to adopt the 2022-2027 TIP. Please refer to the staff report accompanying Resolution No. 67-21 for more information.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 6/15/2021

Agenda Category: Minutes

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Approval of the June 1, 2021 City Council Regular Meeting Minutes

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the minutes of the June 1, 2021 City Council regular meeting.

Summary:

Draft minutes from the June 1, 2021 City Council regular meeting are presented for Council's consideration and approval.

Fiscal Impact:

None.

Attachments:

- I. Draft June 1, 2021 City Council Meeting Minutes



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Tuesday, June 1, 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 remote meeting.

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

Also remotely present were Interim City Manager Amundson, City Attorney Kintzley, Chief of Police Bruce, Fire Chief Huntington, Public Works Director Rogalsky, Energy Services Director Whitney, Administrative Services Director Koch, Parks & Public Facilities Director Schiessl, Planning Manager Stevens and City Clerk Rogers.

Pledge of Allegiance

Mayor Lukson led the Council and audience in the recitation of the Pledge of Allegiance. Council held a brief discussion regarding alternatives to the current process of reciting the Pledge of Allegiance while holding remote meetings.

Approval of Agenda

COUNCILMEMBER THOMPSON MOVED AND COUNCILMEMBER ALVAREZ SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 7-0.

Presentations

1. Proclamation Declaring June 19, 2021 to be Juneteenth Day

Mayor Lukson read aloud the Juneteenth Day proclamation.

Public Hearings

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

2. Proposed Amendment to RMC Section 23.22.040 related to Site Requirements and Development Standards for Minimum Dwelling Unit Requirements in the Central Business District, Ordinance No. 13-21.

Planning Manager Stevens provided an overview of the proposed text amendment. He stated that the Planning Commission held a public hearing on March 24, 2021, and recommends approval of the proposed code amendment.

Mayor Lukson opened the public hearing at 6:10 p.m.

Ziad Elsayhili - 17933 NE Evergreen Pkwy. #300, Beaverton, OR: Mr. Elsayhili, President of Fortify Holdings, LLC, stated that the proposed amendment addresses the need for additional housing while achieving goals outlined in the City's Comprehensive Plan. Mr. Elsayhili provided information regarding Fortify Holdings' business model, targeted tenant groups, market rent, rehab scope and projected hotels.

Mark Fickes - 405 E. Lincoln, Yakima, WA: Mr. Fickes, agent of Fortify Holdings, LLC, provided testimony in favor of removing the 500 square foot minimum dwelling unit size from the requirements of the Central Business District (CBD) to allow for smaller dwelling units. Mr. Fickes added that adoption of the code amendment will pave the way to convert poor performing hotels in the CBD into single occupancy units. Mr. Fickes recited Housing Goal No. 1 of the City's Comprehensive Plan, and urged the City to approve the text amendment.

No other testimony was received. Mayor Lukson closed the public hearing at 6:18 p.m.

3. Proposed Amendment to the 2021 Budget in the General Fund, Industrial Development Fund and Capital Improvement Plan, Ordinance No. 14-21.

Finance Director Allen provided an overview of the proposed budget amendments.

Mayor Lukson opened and closed the public hearing at 6:20 p.m. No testimony was offered.

Public Comments

The following individuals registered to provide telephonic comments:

Chaune' Fitzgerald - 1008 Allenwhite Drive, Richland, WA: Ms. Fitzgerald, requestor of the Juneteenth Day Proclamation, expressed gratitude for the promptness in processing and presenting the proclamation. However, she added that certain sections of the Juneteenth Day Proclamation was inadvertently left out when the draft proclamation was submitted. Ms. Fitzgerald suggested the Juneteenth Day Proclamation be revised to include the missing sections.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

COUNCILMEMBER CHRISTENSEN MOVED AND COUNCILMEMBER THOMPSON

SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED. THOSE IN FAVOR: MAYOR LUKSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS ALVAREZ, BORING, CHRISTENSEN, LEMLEY AND THOMPSON. THOSE OPPOSED: NONE. THE MOTION CARRIED 7-0.

Minutes

5. Approval of the May 18, 2021 Regular Council Meeting Minutes and May 25, 2021 City Council Workshop Meeting Minutes

Ordinances - First Reading

6. Ordinance No. 14-21, Amending the 2021 Budget in the General Fund, Public Safety Facilities 73 and 75 Construction Funds, Streets Capital Fund, Capital Improvement Fund, Industrial Development Fund, and Broadband Fund

Ordinances - Second Reading & Passage

None.

Resolutions – Adoption

7. Resolution No. 60-21, Authorizing an Amended and Restated Tri-Cities HOME Consortium Interlocal Agreement to add Tenant-Based Rental Assistance
8. Resolution No. 61-21, Authorizing a Purchase and Sale Agreement with AK's Investments, LLC for Property Located at 2573 Clubhouse Lane
9. Resolution No. 62-21, Establishing the 2021 Docket of Comprehensive Plan Amendments
10. Resolution No. 63-21, Authoring an Interagency Agreement with the Department of Ecology in Support of Hanford Communities
11. Resolution No. 64-21, Authorizing a Third Restated BiCounty Police Information Network (BI-PIN) Interlocal Agreement
12. Resolution No. 66-21, Authorizing Award of Bid to, and Execution of a Construction Contract with, ESF Solutions for the Van Giesen/Thayer Intersection Improvements Project

Items - Approval

None.

Expenditures – Approval

None.

Items of Business

1. Ordinance No. 13-21, Amending Richland Municipal Code Section 23.22.040 related to Site Requirements and Development Standards for Minimum Dwelling Unit Requirements in the Central Business District

Planning Manager Stevens presented a map which showed which areas are zoned CBD in the downtown area, and provided background on the current zoning restrictions. Council engaged in a lengthy discussion regarding the proposed code amendment and the possible impacts if approved. Each Councilmember provided statements in support of or in opposition to the proposed code amendment.

COUNCILMEMBER THOMPSON MOVED AND COUNCILMEMBER LEMLEY SECONDED THE MOTION TO APPROVE ORDINANCE NO. 13-21 FOR FIRST READING, BY TITLE ONLY. THOSE IN FAVOR: MAYOR LUKSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS ALVAREZ, LEMLEY AND THOMPSON. THOSE OPPOSED: COUNCILMEMBERS BORING AND CHRISTENSEN. THE MOTION CARRIED 5-2.

Reports and Comments

City Manager

None.

City Council

Councilmember Christensen inquired if Interim City Manager Amundson or Mayor Lukson had any information to share regarding the state reopening. Mayor Lukson replied that he participated in a telephonic conversation with members of Governor Inslee's staff the previous week about this topic. It was communicated that the State will likely fully reopen by June 30, 2021 or sooner if 70% of those sixteen (16) and older receive at least one (1) dose of the COVID-19 vaccine. Outdoor venues are still capped at no more than 9,000 attendees, and in-person meetings will possibly resume in July with continued masking requirements.

Councilmember Alvarez reflected on personal experiences and observations during his service as a Marine. He thanked those who have served and those on active duty. Councilmember Alvarez also encouraged everyone to thank those who have served in the military.

Mayor Pro Tem Kent spoke in favor of the Juneteenth Day Proclamation and encouraged others to become educated about Juneteenth if they are unfamiliar with the event. Mayor Pro Tem Kent then announced that the Richland Farmers' Market will open on June 4, 2021. Additional information regarding the Richland Farmers' Market can be found online at richlandwafarmersmarket.com. Lastly, Mayor Pro Tem Kent encouraged everyone to stay safe, be educated, and shop local.

Mayor

Mayor Lukson stated that he is grateful for the return to normalcy with the reopening of various activities and businesses, and looks forward to continued progress. Mayor Lukson also announced that several community events will go on as scheduled this summer.

Council took a brief recess at 7:03 p.m.

At 7:10 p.m., Council entered executive session for thirty (30) minutes to discuss current or potential litigation with legal counsel per RCW 42.30.110(1)(i). Those present at the executive session included Mayor Lukson, Mayor Pro Tem Kent, Councilmembers Alvarez, Boring, Christensen, Lemley and Thompson, Interim City Manager Amundson, City Attorney Kintzley, and Parks & Public Facilities Director Schiessl.

Council exited executive session at 7:40 p.m.

Adjournment

Mayor Lukson adjourned the meeting at 7:43 p.m.

APPROVED:

Ryan Lukson, Mayor

ATTEST:

Jennifer Rogers, City Clerk

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 6/15/2021

Agenda Category: Ordinances - First Reading

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 16-21, Amending Chapter 22.10 of the Richland Municipal Code related to Critical Areas

Department:

Development Services

Ordinance/Resolution Number:

16-21

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 16-21, amending Chapter 22.10 of the Richland Municipal Code related to Critical Areas.

Summary:

The City of Richland planning staff is proposing a text amendment to RMC Chapter 22.10 Critical Areas: Article I – General Information; Article II Definitions; Article VI – Critical Aquifer Recharge Areas Program; and Article VII General Information. The amendment is comprised of minor changes to incorporate comments received from the Washington State Department of Health including current standards, word choice, and terminology.

This update is necessary to improve the review of Critical Aquifer Recharge Areas (CARAs), to improve permitting processes and procedures, to ensure compliance with state laws, and also to aid in reducing City risk.

Portions of Chapter 22.10 were last revised upon the adoption and codification of Ordinances Nos. 40-17A, 59-19, and 63-19. Those ordinances enacted previous changes such as amendments processed pursuant to the Growth Management Act's periodic update schedule.

The Planning Commission conducted a public hearing on the proposed text amendments on May 26, 2021, and voted unanimously to recommend approval of the proposed text amendments to City Council.

Staff recommends approval of Ordinance No. 16-21 for first reading, by title only.

Fiscal Impact:

None.

Attachments:

- I. Ordinance No. 16-21

ORDINANCE NO. 16-21

AN ORDINANCE of the City of Richland amending Chapter 22.10 of the Richland Municipal Code related to Critical Areas.

WHEREAS, the City has need, from time to time, to update the Richland Municipal Code (RMC) to eliminate ambiguities or to come into compliance with state or federal law; and

WHEREAS, the subject matter experts from the Department of Health recently provided recommended edits to the City's existing critical areas regulations to ensure compliance with state law; and

WHEREAS, the best interests of the City and its citizens are served by implementing the recommendations from the Department of Health.

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

Section 1. Chapter 22-10 of the Richland Municipal Code, entitled Critical Areas, as first enacted by Ordinance No. 48-93, and last amended by Ordinance No. 63-19, is hereby amended as follows:

Chapter 22.10 CRITICAL AREAS

Sections:

Article I. General Introduction

- 22.10.010 General purpose and intent.**
- 22.10.020 General applicability of these regulations.**
- 22.10.030 General relationship of regulations of one type of critical area protection to other regulations.**

Article II. Definitions

- 22.10.040 Definitions.**

Article III. Wetlands

- 22.10.050 Reserved.**
- 22.10.060 Reserved.**
- 22.10.070 Regulated activities in wetlands.**
- 22.10.080 Exemptions and allowed uses in wetlands.**
- 22.10.090 Wetland inventory maps.**
- 22.10.100 Rating – Categories of wetland.**

- 22.10.110 Wetland buffer areas.
- 22.10.115 Buffer modifications.
- 22.10.120 Wetland alteration and mitigation.
- 22.10.125 Stormwater runoff.
- 22.10.130 Mitigation standards, criteria, and plan requirements.
- 22.10.140 Wetland mitigation plan requirements.
- 22.10.150 Design standards for wetlands mitigation planning.
- 22.10.160 Wetland monitoring program and contingency plan.

Article IV. Fish and Wildlife Habitat Conservation Areas

- 22.10.170 Reserved.
- 22.10.180 Exemption from fish and wildlife habitat conservation area regulations.
- 22.10.185 Fish and wildlife habitat conservation areas.
- 22.10.190 Fish and wildlife habitat conservation area inventory maps.
- 22.10.200 Requirements for habitat conservation area reports.
- 22.10.210 Fish and wildlife habitat conservation area – Performance standards.
- 22.10.220 Fish and wildlife habitat conservation area alteration.
- 22.10.230 Repealed.

Article V. Geologically Hazardous Areas

- 22.10.240 Identification and definition.
- 22.10.250 Applicability to geologically hazardous areas.
- 22.10.260 Geologically hazardous area inventory maps.
- 22.10.270 Preliminary assessment.
- 22.10.280 Geologic reports and studies.
- 22.10.290 Administrative evaluation of geologic reports and studies.
- 22.10.295 Assurance.

Article VI. Critical Aquifer Recharge Areas Protection

- 22.10.300 Identification and definition.
- 22.10.310 Critical aquifer recharge area maps.
- 22.10.320 Exemptions from critical aquifer recharge area regulations.
- 22.10.330 Reports and studies.
- 22.10.340 Performance standards.
- 22.10.350 Uses prohibited in critical aquifer recharge areas.

Article VII. General Standards Information

- 22.10.360 General exemptions.
- 22.10.370 Permit process and application requirements.
- 22.10.380 Requirements of qualified professional.
- 22.10.385 Notice on title.
- 22.10.390 Land divisions.

- 22.10.400 On-site density transfer for critical areas.
- 22.10.405 Density bonus for increased buffers.
- 22.10.410 Interpretations and appeals.
- 22.10.415 Penalties.
- 22.10.420 General savings provision – Reasonable [economic](#) use.
- 22.10.430 No special duty created.
- 22.10.435 Unauthorized alterations and enforcement.
- 22.10.440 Severability.
- 22.10.450 Critical area map.

Article I. General Introduction

22.10.010 General purpose and intent.

A. Critical areas perform many important biological and physical functions and values that benefit the city of Richland and its residents. These functions include, but are not limited to, the following (by type):

(1.) ~~w~~[W](#)etlands: helping to maintain water quality; storing and conveying stormwater and floodwater; recharging and discharging ground water; contributing to stream flow during low flow periods; stabilizing stream banks and shorelines; providing important wildlife habitat providing food, breeding, nesting and/or rearing habitat for fish and wildlife; improving water quality through biofiltration, adsorption and retention and transformation of sediments, nutrients and toxicants and serving as areas for recreation, educational and scientific study, and aesthetic appreciation; such beneficial functions are widely known as ecosystem services. ~~;~~ ~~and~~

(2.) ~~f~~[F](#)ish and wildlife habitat conservation areas: maintaining species diversity and genetic diversity of local flora and fauna; providing opportunities for food, cover, nesting, breeding and movement for fish and wildlife; serving as areas for recreation, educational and scientific study and aesthetic appreciation; helping to maintain air and water quality; controlling erosion; and providing neighborhood separation and visual diversity within urban areas.

(3.) ~~In addition, c~~[C](#)ertain portions of the city of Richland are characterized by geologically hazardous areas that pose a risk to public and private property, to human life and safety and to the natural systems that make up the environment of the city of Richland. These lands are affected by natural processes that make them susceptible to landslides, seismic activity, and/or severe erosion. The city of Richland maintains that protection of critical areas is necessary to protect the public health, safety, and welfare.

(4.) ~~In addition, c~~[C](#)ertain portions of the city are located within critical aquifer recharge areas whose potential contamination poses a risk to public health and safety. These lands are susceptible to the degradation of ground water quality and quantity that could potentially impact potable water systems.

~~(5.)~~ Certain portions of the city are subject to frequent flooding. Areas that are subject to flooding perform important hydrologic functions and may present risks to persons and property. Floodplains are regulated by the city ~~in~~ under Chapter 22.16 RMC.

B. This chapter contains standards, guidelines, criteria and requirements intended to identify, analyze, avoid and mitigate probable impacts to the city of Richland's critical areas and to enhance and restore them when possible. The intent of these regulations is to protect ecological functions, and to avoid environmental impacts where such avoidance is feasible and reasonable. In appropriate circumstances, impacts to critical areas that result from regulated activities may be minimized, rectified, reduced and/or compensated for, consistent with the requirements of this chapter. The city of Richland's goal shall be to achieve no net loss of wetlands and to avoid probable impacts, to the extent practical, to other critical areas.

C. It is the intent of this chapter to:

1. Implement the goals and policies of the city of Richland's comprehensive plan, including those goals and policies that pertain to natural features and environmental protection;
2. Recognize and protect the beneficial functions of critical areas through the application of the most current, accurate, and complete scientific or technical information available as determined according to Chapter 365-195 WAC (Best Available Science) and in consultation with state and federal agencies and other qualified professionals and integrate the full spectrum of state, tribal, and federal programs;
3. Serve as a basis for exercise of the city of Richland's substantive authority under the State Environmental Policy Act (SEPA) and the city of Richland's SEPA rules;
4. Comply with the requirements of the Growth Management Act (Chapter 36.70A RCW) and implementing rules; and
5. Coordinate environmental review and permitting of proposals to avoid duplication and delay.

D. The city of Richland further notes that Benton County, the U.S. ~~Department of~~ Fish and Wildlife Service and, ~~the U.S.~~ Department of Energy, and the Washington State Departments of Fish and Wildlife, ~~and the Washington State Department of~~ Ecology, and Health have identified and mapped some portions of the city of Richland – based on topographic, geologic, hydrologic, and habitat characteristics – where the conditions indicate that critical areas or geologic hazards may exist. Additional study and mapping are needed to verify that such conditions do prevail and are needed to identify other areas that are potentially critical areas. Mapping will enable the city of Richland to provide notice of the potential presence of critical areas or the risks associated with developing lands subject to geologically hazardous areas to the public. It should be noted that the

boundaries of the critical areas and geologically hazardous areas displayed on these maps are approximate and are not intended to be used for individual site assessment. When differences occur between what is illustrated on these maps and current site conditions, the actual presence or absence of environmentally critical areas or geologically hazardous areas on the site shall determine the action to be taken.

E. Compliance with the provisions of this chapter does not constitute compliance with other federal, state and local regulations. Other permits, including but not limited to HPA permits, Army Corps of Engineers Section 404 permits, and/or NPDES permits, may be required. It is the responsibility of the applicant to comply with other requirements apart from the provisions of this chapter.

22.10.020 General applicability of these regulations.

A. The provisions of these regulations shall apply to any activity that affects critical areas or their established buffers unless otherwise exempt.

B. To avoid duplication, the following permits and approvals shall be subject to and coordinated with the requirements of these regulations: grading; subdivision or short subdivision; building permit; planned unit development; shoreline substantial development; variance; special use permits; and other permits leading to the development or alteration of land. The city shall not approve any permit or otherwise issue any authorization to alter the condition of any land, water or vegetation, or to construct or alter any structure or improvement in, over or on a critical area or associated buffer, without first assuring compliance with the requirements of this chapter.

22.10.030 General relationship of regulations of one type of critical area protection to other regulations.

These [critical area](#) regulations shall apply as an overlay and in addition to zoning, land use and other regulations, ~~including critical areas regulations~~, established by the city of Richland. The provisions of this chapter apply whether or not a permit or other type of city approval is being sought.

Areas characterized as critical may also be subject to other regulations established by this chapter due to the overlap or multiple functions of some sensitive or critical areas. For example, some landslide hazard areas (e.g., steep slopes) adjacent to wetlands may be regulated by buffering requirements according to the wetland management provisions of this chapter. Wetlands may be defined and regulated according to the wetland section and habitat management provisions of this chapter. In the event of any conflict among regulations in this chapter or with any other regulations of the city of Richland for a particular critical area, those regulations that provide greater protection to the critical area shall apply.

Article II. Definitions

22.10.040 Definitions.

For purposes of this chapter, the following definitions shall apply:

“Adjacent” shall mean any activity located:

- A. On a site immediately adjoining a critical area;
- B. A distance equal to or less than the required critical area buffer width and building setback, or, where the buffer width has yet to be determined, a distance equal to a buffer and setback that would typically be required for the present habitat or species;
- C. A distance equal to or less than 250 feet* from a stream, wetland, channel migration zone or water body;
- D. Within the floodway or floodplain; or
- E. A distance equal to or less than 200 feet** from a critical aquifer recharge area.

“Administrator” means such person as the city manager of the city of Richland shall designate to administer and enforce the provisions of this title.

“Agricultural activities, existing and ongoing” includes those activities conducted on lands defined in RCW 84.34.020(2), and those activities involved in the production of crops and livestock, including, but not limited to, operation and maintenance of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities or improved areas. Activities that bring a previously nonagricultural area into agricultural use are not part of an ongoing activity. An operation ceases to be ongoing when the area on which it was conducted is proposed for conversion to a nonagricultural use or has lain idle for a period of longer than five years, unless the idle land is registered in a federal or state soils conservation program.

“Applicant” means the person, party, firm, partnership, corporation, or other entity that proposes any activity that could affect a critical area.

“Best available science” means current scientific information used in the process to designate, protect, or restore critical areas that is derived from a valid scientific process as defined by WAC 365-195-900 through 365-195-925.

“Best management practices (BMPs)” are current and evolving conservation practices, or systems of practices, management or operational measures, or design and construction techniques; or normal and accepted industry standards that are applied to land use activity in a manner which:

- A. Controls soil loss and reduces water surface and ground water quality degradation caused by nutrients, wastes, toxics, and sediment;
- B. Minimizes and mitigates adverse impacts to the natural chemical, physical and biological environment of the city;

C. Utilizes the city's natural resources on a long-term, sustainable yield basis;

D. Protects trees, vegetation, and soils designated to be retained during and following site construction and use native plant species appropriate to the site for revegetation of disturbed areas; and

E. Prevents contamination of surface and ground water resources, and protects from impacts to native and other desirable vegetation with BMPs for chemical pesticide, herbicide, and fertilizer applications.

"Buffer" means an area adjacent to a critical area that functions to avoid loss or diminution of the ecologic functions and values of the critical area. Specifically, a buffer may:

A. Preserve the ecologic functions and values of a system including, but not limited to, providing microclimate conditions, shading, input of organic material, and sediments; room for variation and changes in natural wetland, river, or stream characteristics; providing for habitat for life cycle stages of species normally associated with the resource;

B. Physically isolate a critical area such as a wetland, river, or stream from potential disturbance and harmful intrusion from surrounding uses using distance, height, visual, and/or sound barriers, and generally including dense native vegetation, but also may include human-made features such as wildlife friendly fences and other barriers; and

C. Act to minimize risk to the public from loss of life, well-being, or property damage resulting from natural disasters such as from landslide or flooding.

"Channel migration zone" means the area along a river within which the channel(s) can be reasonably predicted to migrate over time as a result of natural and normally occurring hydrological and related processes when considered with the characteristics of the river and its surroundings. For the purpose of this chapter, the channel migration zone excludes areas separated from the active river channel by legally existing artificial structures that are likely to restrain channel migration, including, but not limited to, flood control facilities, transportation facilities, and structures built above or constructed to remain intact through the 100-year flood.

"Clearing" means the removal of trees, brush, grass, ground cover, or other vegetative matter from a site which exposes the earth's surface of the site.

"Creation" (wetland) means the manipulation of the physical, chemical, or biological characteristics present to develop a wetland on an upland or deepwater site, where a wetland did not previously exist. Creation results in a gain in wetland acreage [and function]. A typical action is the excavation of upland soils to elevations that will produce a wetland hydroperiod and hydric soils, and support the growth of hydrophytic plant species.

"Critical aquifer recharge areas" are areas with a critical recharging effect on aquifers

~~needed~~ used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water or is susceptible to reduced recharge.

“Critical areas” are areas ~~defined~~ listed in RCW 36.70A.030(5) including any of the following areas or ecosystems: wetlands, areas with a critical recharging effect on aquifers used for potable water, fish and wildlife habitat conservation areas, frequently flooded areas and geologically hazardous areas.

“Earth/earth material” means naturally occurring rock, soil, stone, sediment, or combination thereof.

“Enhancement” (habitats in general) means the improvement of existing habitat such as by increasing plant density or structural diversity, or by removing nonindigenous or noxious species.

“Enhancement” (wetlands) means the manipulation of the physical, chemical, or biological characteristics of a wetland to heighten, intensify, or improve specific function(s) or to change the growth stage or composition of the vegetation present. Enhancement is undertaken for specified purposes such as water quality improvement, flood water retention, or wildlife habitat. Enhancement results in a change in wetland function(s) and can lead to a decline in other wetland functions, but does not result in a gain in wetland acres. [Examples are planting vegetation, controlling nonnative or invasive species, and modifying site elevations to alter hydroperiods.] Activities typically consist of planting vegetation, controlling nonnative or invasive species, modifying site elevations or the proportion of open water to influence hydroperiods, or some combination of these activities.

“Erosion” means wearing away of rock or soil by the gradual detachment of soil and rock fragments by water, wind, ice, or gravity, ~~and other mechanical and chemical forces~~.

“Erosion hazard areas” are areas identified by the United States Department of Agriculture Soil Conservation Service as having a severe rill and inter-rill erosion hazard.

“Excavation” means the mechanical removal of earth material.

“Federal manual” or “federal methodology” means the methodology for identifying wetlands in the field as described in the current Federal Manual for Identifying and Delineating Jurisdictional Wetlands.

“Fill” means earth or any other substance or material placed in or on the ground, including earth-retaining structures. In wetlands, it includes any action that raises the elevation or creates dry land.

“Filling” means the act of transporting or placing (by any manner or mechanism) fill material from, to, or on any soil surface, sediment surface, or other fill material.

“Fish and wildlife habitat conservation area” means areas that serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. These areas may include, but are not limited to, rare or vulnerable ecological systems, communities, and habitat or habitat elements including seasonal ranges, breeding habitat, winter range and movement corridors; and areas with high relative population density or species richness. “Fish and wildlife habitat conservation areas” does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of, and are maintained by, a port district or an irrigation district or company.

“Frequently flooded areas” are lands in the floodplain subject to at least a one percent or greater chance of flooding in any given year or within areas subject to flooding due to high ground water. These areas include, but are not limited to, streams, rivers, and wetland areas where high ground water ponds on the ground surface.

“Functions and values” means the beneficial roles served by critical areas including, but not limited to, water quality protection and enhancement; fish and wildlife habitat; food chain support; flood storage, conveyance and attenuation; ground water recharge and discharge; erosion control; wave attenuation; protection from hazards; historical, archaeological and aesthetic value protection; educational opportunities and recreation.

“Geologically hazardous areas” are areas that because of their susceptibility to erosion, sliding, earthquakes or other geological events are not suited to siting commercial, residential or industrial development consistent with public health or safety concerns.

“Grading” means the movement or redistribution of the soil, sand, rock, gravel, sediment, or other material on a site in a manner that alters the natural contour of the land.

“Habitat management” means management of land to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not imply maintaining all habitat or individuals of all species in all cases.

“High impact land use” means land uses that are generally associated with relatively high levels of human activity or disturbance, development of structures, or substantial wetland habitat impacts. Depending on their context, high impact land uses can include, but are not limited to, residential buildings and structures, active recreation areas and facilities, commercial and industrial land uses, buildings and structures, and similar uses and activities which create a significant potential for impacts to wetlands. The context for determining the impact of a land use includes the sensitivity of the wetland, the density and intensity of adjacent development, the amount of impervious surface, the orientation of proposed buildings and structures and other relevant factors as determined in an individual case.

“In-kind mitigation” means replacement of wetlands with substitute wetlands whose

characteristics closely approximate those destroyed or degraded by a regulated activity.

“Isolated wetlands” means those wetlands that are outside of and not contiguous to any 100-year floodplain of a lake, river, or stream and have no contiguous hydric soil or hydrophytic vegetation between the wetland and any surface water.

“Landslide hazard areas” are areas that are potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include any areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Landslide hazard areas include, but are not limited to, the following types of areas:

A. Areas delineated by the United States Department of Agriculture Soil Conservation Service as having a severe limitation for building site development;

B. Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published by the United States Geological Survey or Department of Natural Resources Division of Geology and Earth Resources;

C. Areas with all three of the following characteristics:

1. Areas with slope steeper than 15 percent;

2. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and

3. Springs or ground water seepage;

D. Areas that have shown movement during the Holocene epoch (from 10,000 years ago to the present) or which are underlain or covered by mass wastage debris of that epoch;

E. Areas with slopes that are parallel or subparallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;

F. Areas with slopes having gradients steeper than 80 percent subject to rockfall during seismic shaking;

G. Areas potentially unstable as a result of rapid stream incision, stream bank erosion and undercutting by wave action;

H. Areas that show evidence of, or on, an active alluvial fan presently or potentially subject to inundation by debris flows or catastrophic flooding; or

I. Areas with a slope of 40 percent or steeper and with a vertical relief of 10 or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least 10 feet of vertical relief.

“Low impact land use” means land uses that are typically associated with relatively low levels of human activity, disturbance or development and that are conducted in a manner as to minimize impacts to the buffer. Low impact land uses may include:

- A. Conservation or restoration activities aimed at protecting the soil, water, vegetation, or wildlife;
- B. Passive recreation, including walkways or trails located in the outer 25 percent of the buffer area;
- C. Educational and scientific research activities, provided prior approval is obtained from the approval authority;
- D. Normal and routine maintenance and repair of any existing public or private facilities, provided appropriate measures are undertaken to minimize impacts to the wetland and its buffer and that disturbed areas are restored immediately to a natural condition; or
- E. Agricultural land uses that do not create a probable wetland impact.

“Mitigation” means a series of prioritized actions that when achieved in full ensures project impacts will result in no net loss of habitat value or fish and wildlife populations.

“Mitigation” involves actions that proceed in sequence from the highest to the lowest priority as follows:

- A. Avoiding impacts to **environmentally** critical areas by not taking action or parts of actions.
- B. Minimizing impact by limiting the degree or magnitude of the action and its implementation.
- C. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment.
- D. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- E. Compensating for the impact by replacing or providing substitute resources or environments.

While monitoring alone is not considered mitigation for purposes of these regulations, it may be part of a comprehensive mitigation program.

- F. Monitoring the hazard or other required mitigation and taking remedial action when necessary.

“Native vegetation” means vegetation indigenous to the area in question.

“Preservation” (wetlands) means the removal of a threat to, or preventing the decline of, wetland conditions by an action in or near a wetland. This term includes the purchase of land or easements, repairing water control structures or fences, or structural protection. Preservation does not result in a gain of wetland acres [but may result in a gain in functions over the long term].

“Priority habitat” means a habitat type with unique or significant value to one or more species. An area classified and mapped as priority habitat must have one or more of the following attributes:

- A. Comparatively high fish or wildlife density;
- B. Comparatively high fish or wildlife species diversity;
- C. Fish spawning habitat;
- D. Important wildlife habitat;
- E. Important fish or wildlife seasonal range;
- F. Important fish or wildlife movement corridor;
- G. Rearing and foraging habitat;
- H. Important marine mammal haul-out;
- I. Refugia habitat;
- J. Limited availability;
- K. High vulnerability to habitat alteration;
- L. Unique or dependent species; or
- M. Shellfish bed.

A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife (such as oak woodlands or eelgrass meadows or shrub steppe habitat). A priority habitat may also be described by a successional stage (such as old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat element (such as a consolidated marine/estuarine shoreline, talus slopes, caves, snags) of key value to fish and wildlife. A priority habitat may contain priority and/or nonpriority fish and wildlife.

“Priority habitat and species list” means a list published by the Washington Department of Fish and Wildlife, which is a catalog of habitats and species considered to be priorities

for conservation and management. Priority species require protective measures for their survival due to their population status, sensitivity to habitat alteration, and/or recreational, commercial or tribal importance. Priority species include state endangered, threatened, sensitive and candidate species; animal aggregations (e.g., heron colonies, bat colonies) considered vulnerable; and species of recreational, commercial or tribal importance that are vulnerable. Priority habitats are habitat types or elements with unique or significant value to a diverse assemblage of species. A priority habitat may consist of a unique vegetation type (e.g., shrub-steppe) or dominant plant species (e.g., juniper savannah), a described successional stage (e.g., old-growth forest) or a specific habitat feature (e.g., cliffs).

“Priority habitat and species map” means maps of plant cover types/communities. Considered by Washington State Department of Fish and Wildlife to contain priority habitat or wildlife species. PHS is a source of best available science that informs local planning activities and land use applications.

“Qualified professional,” for the purpose of these regulations, shall mean a person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, ecology, engineering, environmental studies, fisheries, geomorphology, or related field, and two years of related work experience.

A. A qualified professional for habitats or wetlands must have a degree in biology, ecology or related field and professional experience related to the subject species. A “qualified wetland specialist” is further defined below.

B. A qualified professional for a geological hazard must be a geotechnical engineer or geologist, licensed in the state of Washington.

C. A qualified professional for critical aquifer recharge areas must be a currently licensed Washington State geologist holding a current specialty license in hydrology. ~~means a hydrogeologist, geologist, engineer, or other scientist with experience in preparing hydrogeologic assessments.~~

“Qualified wetland specialist” means a person or firm with experience and training in wetland issues, and with experience in performing delineations, analyzing wetland impacts, and recommending wetland mitigation and restoration. Qualifications include:

A. A Bachelor of Science or Bachelor of Arts or equivalent degree in biology, botany, ecology, environmental studies, fisheries, soil science, wildlife or related field, and two years of related work experience, including a minimum of one year of experience delineating wetlands using the Federal Delineation Manual preparing wetland reports. Additional education may substitute for one year of related work experience; or

B. Four years of related work experience and training, with a minimum of two years’

experience delineating wetlands with the Federal Delineation Manual and preparing wetland reports.

“Reestablishment” means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former wetland. Reestablishment results in a gain in wetland acres (and functions). Activities could include removing fill material, plugging ditches, or breaking drain tiles.

“Regulated activity” means activities generally including, but not limited to, filling, dredging, dumping, stockpiling, draining, excavation, flooding, construction or reconstruction, driving pilings, obstructing, shading, clearing or harvesting, or any other activity that may impact the functions and values of the nearby critical area as determined by the administrator.

“Rehabilitation” (wetland) means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions [and processes] of a degraded wetland. Rehabilitation results in a gain in wetland function but does not result in a gain in wetland acres. [Activities could involve breaching a dike to reconnect wetlands to a floodplain or returning tidal influence to a wetland.]

“Restore,” “restoration” or “ecological restoration” means the reestablishment or upgrading of impaired natural or enhanced ecological processes or functions. This may be accomplished through measures including but not limited to revegetation, removal of intrusive structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the area to pre-Columbia Basin Project, aboriginal or pre-European settlement conditions.

“Riparian ecosystem” means the area alongside a water body that significantly influences exchanges of energy and matter among terrestrial and aquatic ecosystems. Along streams and rivers, it includes the active channel, channel migration zone, floodplain, and portions of the adjacent uplands that contribute organic matter and shade, provide space for nutrient cycling, and keep pollutants from entering the stream.

“Riparian management zone” (RMZ) means the fish and wildlife habitat conservation area adjacent to all rivers and streams delineated to protect riparian ecosystem functions and values. Its inner point of measure is the wider of (A) the ordinary high water mark or (B) the outer extent of the channel migration zone. Its width is the greater of (A) 100 feet, (B) one site-potential tree height of a 200-year old tree, and (C) the width needed to reliably remove pollutants as determined through a habitat conservation report.

“Seismic hazard areas” are areas subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction, or surface faulting. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primary cause of earthquake damage in Washington. The strength of ground shaking is primarily affected by: (A) magnitude of an earthquake; (B) distance from the source of an earthquake; (C) type of thickness of

geologic materials at the surface; and (D) type of subsurface geologic structure.

“Site” means any parcel or combination of contiguous parcels where the proposed project impacts a wetland(s) or other critical area.

“Site-potential tree height” (SPTH) means the average maximum height of the tallest dominant trees (200 years or more) for a given site class. For most of the city of Richland, soils do not support trees that grow in excess of 100 feet. For the few sites that may grow trees taller than 100 feet, SPTH is determined through a habitat conservation report.

“Slope” means an inclined earth surface, the inclination of which is expressed as the ratio of horizontal distance to vertical distance.

“Stormwater” means runoff during and following precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, pipes and other features of a stormwater drainage system into a defined surface water body or a constructed treatment, evaporation or infiltration facility.

“Structural diversity” means the relative degree of diversity or complexity of vegetation in a habitat area as indicated by the stratification or layering of different plant communities (e.g., ground cover, shrub layer, and tree canopy); the variety of plant species; and the spacing or pattern of vegetation.

“Structure” means a permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, except for vessels.

“Substrate” means the soil, sediment, decomposing organic matter or combination of those located on the bottom surface of the wetland.

“Wetland” or “wetlands” refers to areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate the conversion of wetlands or wetland areas preserved as mitigation for the conversion of wetlands.

“Wetland buffer area” means a naturally vegetated and undisturbed, enhanced or revegetated zone surrounding a natural, restored or newly created wetland that is an integral part of a wetland ecosystem, and protects a wetland from adverse impacts to the integrity and value of the wetland. Wetland buffers serve to moderate runoff volume and

flow rates; reduce sediment, chemical nutrient and toxic pollutants; provide shading to maintain desirable water temperatures; provide habitat for wildlife; and protect wetland resources from harmful intrusion.

“Wetland delineation” means a delineation done in accordance with the approved federal wetland delineation manual and applicable regional supplements as provided for in WAC 173-22-035.

“Wetland determination” means a report prepared by a qualified professional that identifies, characterizes and analyzes potential impacts to wetlands consistent with applicable provisions of these regulations. A determination does not include a formal delineation.

Footnotes to Definitions.

* “Adjacent,” subsection (C) – The distance of 250 feet is based on maximum wetland buffer.

** “Adjacent,” subsection (E) – The distance of 200 feet is a suggested distance to ensure that activities within the critical aquifer recharge area are included under this chapter, even when the exact boundaries of the critical aquifer recharge area are not known at the time of application.

Article III. Wetlands

22.10.050 Reserved.

22.10.060 Reserved.

22.10.070 Regulated activities in wetlands.

The following activities which occur within a wetland and its associated buffer, or outside a wetland or buffer, but affecting the wetland or buffer, shall be regulated pursuant to the standards of this chapter:

- A. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter or materials of any kind;
- B. Dumping, discharging or filling with any material;
- C. Draining, flooding or disturbing the water level or water table;
- D. Driving, piling or placing obstructions;
- E. Constructing, reconstructing, demolishing or altering any structure or infrastructure if the activity results in greater impervious surface coverage;
- F. Destroying or altering vegetation including through clearing, harvesting, intentional

burning, shading or planting vegetation that would alter the character of wetland;

G. Activities that result in significant changes in water temperature, physical or chemical characteristics of wetland water sources, introduction of pollutants, including water quantity and quality as stated in Chapter 90.03 RCW and Chapter 173-201 WAC;

H. Alteration of natural drainage patterns or any activity that results in a discharge of stormwater runoff into a wetland; and

I. Any other activities affecting a wetland or wetland buffer not otherwise exempt from the provisions of this section.

22.10.080 Exemptions and allowed uses in wetlands.

A. See RMC 22.10.360 for general exemptions to all critical areas.

B. Wetlands. The following wetlands are exempt from the buffer provisions contained in this chapter and may be filled if impacts are fully mitigated based on provisions in RMC 22.10.120, Wetland alteration and mitigation. In order to verify the following conditions, a critical area report for wetlands must be submitted.

1. All isolated Category III and IV wetlands less than 1,000 square feet that:

- a. Are not associated with riparian areas or buffer.
- b. Are not part of a wetland mosaic.
- c. Do not contain habitat identified as essential for local populations of priority species identified by Washington Department of Fish and Wildlife or species of local importance.
- d. Are not a vernal pool.
- e. Are not an alkali wetland.
- f. Do not contain aspen stands.

C. Activities Allowed in Wetlands. The activities listed below are allowed in wetlands. These activities do not require submission of a critical area report, except where such activities result in a loss of the functions and values of a wetland or wetland buffer. These activities include:

1. Conservation or preservation of soil, water, vegetation, fish, shellfish, and/or other wildlife that does not entail changing the structure or functions of the existing wetland.
2. The harvesting of wild crops in a manner that is not injurious to natural reproduction of such crops and provided the harvesting does not require tilling of soil, planting of

crops, chemical applications, or alteration of the wetland by changing existing topography, water conditions, or water sources.

3. Agricultural activities that are existing and ongoing; provided, that they implement applicable best management practices (BMPs) contained in the latest editions of the USDA Natural Resources Conservation Services Field Office Technical Guide; or develop a farm conservation plan in coordination with the local conservation district. BMPs and/or farm plans should address potential impacts to wetlands from livestock, nutrient and farm chemicals, soil erosion and sediment control and agricultural drainage infrastructure. BMPs and/or farm plans should ensure that ongoing agricultural activities minimize their effects on water quality, riparian ecology, salmonid populations and wildlife habitat.

4. Drilling for utilities/utility corridors under a wetland, with entrance/exit portals located completely outside of the wetland buffer; provided, that the drilling does not interrupt the ground water connection to the wetland or percolation of surface water down through the soil column. Specific studies by a hydrologist are necessary to determine whether the ground water connection to the wetland or percolation of surface water down through the soil column will be disturbed.

5. Enhancement of a wetland through the removal of nonnative invasive plant species. Removal of invasive plant species shall be restricted to hand removal unless permits from the appropriate regulatory agencies have been obtained for approved biological or chemical treatments. All removed plant material shall be taken away from the site and appropriately disposed of. Plants that appear on the Washington State Noxious Weed Control Board list of noxious weeds must be handled and disposed of according to a noxious weed control plan appropriate to that species. Revegetation with appropriate native species at natural densities shall occur in conjunction with removal of invasive plant species.

6. Educational and scientific research activities.

7. Normal and routine maintenance and repair of any existing public or private facilities within an existing right-of-way; provided, that the maintenance or repair does not expand the footprint or use of the facility or right-of-way.

D. Notwithstanding the exemptions provided by this chapter, any otherwise exempt activities occurring in or near wetlands shall comply with the intent of these standards and shall consider on-site alternatives that achieve no net loss of ecological wetland functions.

22.10.090 Wetland inventory maps.

The approximate location and extent of wetlands within the city of Richland's planning area are shown on the critical areas maps adopted as part of this section. These maps shall be used only as a general guide for the assistance of property owners and the public, as the boundaries are generalized. The actual type, extent and boundaries of wetlands shall be determined in the field by a qualified professional according to the procedures,

definitions and criteria established by this chapter. In the event of any conflict between the wetland location or designation shown on the city of Richland's maps and the criteria or standards of this chapter, the results of applying the criteria and standards during the field investigation shall control.

Additional guidance may be obtained from a Department of Ecology publication "Focus on Irrigation Influenced Wetlands, Publication No. 10-06-015."

22.10.100 Rating – Categories of wetland.

Wetlands shall be designated Category I, Category II, Category III, or Category IV according to the following:

As set forth in the Washington State Department of Ecology's Wetland Rating System for Eastern Washington, Publication No. 14-06-030, as may be amended in the future (hereinafter referred to as the Ecology Wetlands Rating System).

22.10.110 Wetland buffer areas.

A. The establishment of wetland buffer areas shall be required for all development proposals and activities adjacent to wetlands to protect the integrity, function and value of the wetland. Buffers shall consist of an undisturbed area of vegetation established to protect the functions and values of the wetland. The standard buffer widths assume that the buffer is vegetated with a native plant community appropriate for the ecoregion. If the existing buffer is unvegetated, sparsely vegetated, or vegetated with invasive species that do not perform needed functions, the buffer should either be planted to create the appropriate plant community or the buffer should be widened to ensure that adequate functions of the buffer are provided. Buffers shall be determined in conjunction with considerations of wetland type and quality, approved wetland alterations, and required mitigation measures. Buffers are not intended to be established or to function independently of the wetland they are established to protect; the establishment of a buffer shall not operate to prevent a use or activity that would otherwise be permitted in the wetland subject to mitigation.

B. Buffers shall be measured from the wetland edge as delineated using the 1987 Army Corps of Engineers Wetlands Delineation Manual and the Arid West Regional Supplement, as may be amended. Buffers shall be marked in the field. Required buffer widths shall be determined according to the proposed land use (Table 22.10.110(C) below) and the wetland category in Table 22.10.110(D).

C. The following table describes the types of land use:

Table 22.10.110(C) – Types of Land Uses

Level of Impact from Proposed Change in Land Use	Types of Land Use Based on Common Zoning Designations
High	• Commercial • Urban • Industrial

Level of Impact from Proposed Change in Land Use	Types of Land Use Based on Common Zoning Designations
	• Institutional • Retail sales • Residential (more than 1 unit/acre) • High-intensity recreation (golf courses, ball fields, etc.) • Conversion to high-intensity agriculture (dairies, nurseries, greenhouses, growing and harvesting crops requiring annual tilling and raising and maintaining animals, etc.) • Hobby farms
Moderate	• Residential (1 unit/acre or less) • Moderate-intensity open space (parks with biking, jogging, etc.) • Paved driveways and gravel driveways serving 3 or more residences • Paved trails • Conversion to moderate-intensity agriculture (orchards, hay fields, etc.) • Utility corridor or right-of-way shared by several utilities and including access/maintenance road
Low	• Low-intensity open space (hiking, bird-watching, preservation of natural resources, etc.) • Timber management (cutting of trees only) • Gravel driveways serving 2 or fewer residences • Unpaved trails • Utility corridor without a maintenance road and little or no vegetation management

D. The following buffer widths are established:

Table 22.10.110(D) – Buffer Widths

Wetland Characteristics	Buffer Width by Impact of Proposed Land Use	Other Measures Recommended for Protection
Category IV Wetlands (For wetlands scoring less than 16 points for all functions)		
Score for all 3 basic functions is less than 16 points	Low – 25 ft. Moderate – 40 ft. High – 50 ft.	None
Category III Wetlands (For wetlands scoring 16 – 18 points for all functions)		
Moderate level of function for habitat (score for habitat 5 – 7 points)	Low – 75 ft. Moderate – 110 ft. High – 150 ft.	None
Score for habitat 3 – 4 points	Low – 40 ft. Moderate – 60 ft. High – 80 ft.	None
Category II Wetlands (For wetlands that score 19 – 21 points or more for all functions or having the “special characteristics” identified in the rating system)		
High level of function for habitat (score for habitat 8 – 9 points)	Low – 100 ft. Moderate – 150 ft. High – 200 ft.	Maintain connections to other habitat areas
Moderate level of function for habitat (score for habitat 5 – 7 points)	Low – 75 ft. Moderate – 110 ft. High – 150 ft.	None

Wetland Characteristics	Buffer Width by Impact of Proposed Land Use	Other Measures Recommended for Protection
High level of function for water quality improvement and low for habitat (score for water quality 8 – 9 points; habitat less than 5 points)	Low – 50 ft. Moderate – 75 ft. High – 100 ft.	No additional surface discharges of untreated runoff
Vernal pool	200 ft.	None
Riparian forest	Low – 75 ft. Moderate – 110 ft. High – 150 ft.	Riparian forest wetlands need to be protected at a watershed or subbasin scale Other protection based on needs to protect habitat and/or water quality functions
Not meeting above characteristic	Low – 50 ft. Moderate – 75 ft. High – 100 ft.	None
Category I Wetlands (For wetlands that score 22 points or more for all functions or having the “special characteristics” identified in the rating system)		
Wetlands of high conservation value	Low – 125 ft. Moderate – 190 ft. High – 250 ft.	No additional surface discharges to wetland or its tributaries No septic systems within 300 ft. of wetland Restore degraded parts of buffer
High level of function for habitat (score for habitat 8 – 9 points)	Low – 100 ft. Moderate – 150 ft. High – 200 ft.	Restore degraded parts of buffer Maintain connections to other habitat areas
Moderate level of function for habitat (score for habitat 5 – 7 points)	Low – 75 ft. Moderate – 110 ft. High – 150 ft.	None
High level of function for water quality improvement (8 – 9 points) and low for habitat (less than 5 points)	Low – 50 ft. Moderate – 75 ft. High – 100 ft.	No additional surface discharges of untreated runoff
Not meeting above characteristics	Low – 50 ft. Moderate – 75 ft. High – 100 ft.	None

22.10.115 Buffer modifications.

A. Buffer averaging to improve wetland protection may be permitted when all of the following conditions are met:

1. The wetland has significant differences in characteristics that affect its habitat functions, such as a wetland with a forested component adjacent to a degraded emergent component or a “dual-rated” wetland with a Category I area adjacent to a lower rated area.
2. The buffer is increased adjacent to the higher functioning area of habitat or more sensitive portion of the wetland and decreased adjacent to the lower functioning or less sensitive portion as demonstrated by a critical areas report from a qualified wetland professional.
3. The total area of the buffer after averaging is equal to the area required without

averaging.

4. The buffer at its narrowest point is never less than either three-quarters of the required width or 75 feet for Categories I and II, 50 feet for Category III, and 25 feet for Category IV, whichever is greater.

B. Averaging to allow reasonable use may be allowed when all of the following are met:

1. There are no feasible alternatives to the site design that could be accomplished without buffer averaging.

2. The averaged buffer will not result in degradation of the wetland's functions and values as demonstrated by a critical areas report from a qualified wetland professional.

3. The total buffer area after averaging is equal to the area required without averaging.

4. The buffer at its narrowest point is never less than either three-quarters of the required width or 75 feet for Categories I and II, 50 feet for Category III, and 25 feet for Category IV, whichever is greater.

C. Reduction in Buffer Width Based on Reducing the Intensity of Impacts from Proposed Land Uses.

1. The buffer widths recommended for proposed land uses with high-intensity impacts to wetlands can be reduced to those recommended for moderate-intensity impacts under the following conditions:

a. For wetlands that score moderate or high for habitat (five points or more for the habitat functions), the width of the buffer can be reduced if all three of the following criteria are met:

i. A relatively undisturbed, vegetated corridor at least 100 feet wide is protected between the wetland and any other priority habitats as defined by the Washington State Department of Fish and Wildlife ("relatively undisturbed" and "vegetated corridor" are defined in the Washington State Wetland Rating System for Eastern Washington – 2014 Update, or latest update). Priority habitats in Eastern Washington include:

(A) Wetlands;

(B) Riparian zones;

(C) Cliffs;

(D) Urban natural open space;

(E) Shrub-steppe habitat.

ii. The corridor must be protected for the entire distance between the wetland and the priority habitat by some type of legal protection such as a conservation easement.

iii. Measures to minimize the impacts of different land uses on wetlands, as applicable in Table 22.10.110(D), are applied.

b. For wetlands that score fewer than five points for habitat, the buffer width can be reduced to that required for moderate land-use impacts by applying applicable measures to minimize the impacts of the proposed land uses (see examples in Table 22.10.115(D)).

D. Required Mitigation to Minimize Impacts to Wetlands from Changes in Land Uses with High Impacts.

Table 22.10.115(D)

Types of Disturbance	Examples of Activities and Uses That Cause Disturbances	Required Mitigation
Lights	• Parking lots • Warehouses • Manufacturing • Residential areas	• Direct lights away from wetland
Noise	• Manufacturing • Residential areas	• Locate activity that generates noise away from wetland • If warranted, enhance existing buffer with native vegetation plantings adjacent to noise source • For activities that generate relatively continuous, potentially disruptive noise, such as certain heavy industry or mining, establish an additional 10-ft. heavily vegetated buffer strip immediately adjacent to the outer wetland buffer
Toxic runoff*	• Parking lots • Roads • Manufacturing • Residential areas • Application of agricultural pesticides • Landscaping	• Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered • Establish covenants limiting use of pesticides within 150 ft. of wetland • Apply integrated pest management
Stormwater runoff	• Parking lots • Roads • Manufacturing • Residential areas • Commercial • Landscaping	• Retrofit stormwater detention and treatment for roads and existing adjacent development • Prevent channelized flow from lawns that directly enters the buffer • Use low-intensity development techniques

Types of Disturbance	Examples of Activities and Uses That Cause Disturbances	Required Mitigation
Change in water regime	- Impermeable surfaces - Lawns - Tilling	Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns
Pets and human disturbance	Residential areas	Use privacy fencing; plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion; place wetland and its buffer in a separate tract
Dust	Tilled fields	Use BMPs to control dust
* These examples are not necessarily adequate for minimizing toxic runoff if sensitive, threatened or endangered species are present at the site.		

E. The minimum buffer width stated in Table 22.10.110(D), Buffer Widths, shall be increased when the qualified professional determines, based upon a site-specific wetland analysis, that impacts on the wetland from a proposed development can only be mitigated by a greater buffer width. The standard wetland buffer width shall be increased:

1. When the adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse wetland impacts; or
2. When the standard buffer has minimal or degraded vegetative cover that cannot be improved through enhancement; or
3. When the wetland provides habitat for a species that is particularly sensitive to disturbance (listed by the federal government or the state as endangered, threatened, candidate, monitored or documented priority species or habitat for those species or has unusual nesting or resting sites such as heron rookeries or raptor nesting trees), the width of the buffer should be increased to provide adequate protection for the species based on its particular life-history needs; or
4. When the minimum buffer for a wetland extends into an area with a slope of greater than 25 percent, the buffer shall be the greater of:
 - a. The minimum buffer for that particular wetland; or
 - b. Twenty-five feet beyond the point where the slope becomes 25 percent or less.

F. Low impact uses and activities (see Table 22.10.110(C)) that are consistent with the purpose and function of the wetland buffer and do not detract from its integrity may be permitted within the buffer depending on the sensitivity of the wetland. Examples of uses and activities that may be permitted in appropriate cases, based on guidance in Wetlands Guidance for CAO Updates, June 2016, Publication No. 16-06-002 and as amended in the future, include pervious pedestrian trails, viewing platforms, normal and routine maintenance of existing facilities within an existing right-of-way and utility easements. Uses permitted within the buffer shall be located in the outer portion of the buffer as far

as possible from the wetland.

G. A variance from buffer width requirements may be granted by the city of Richland hearing examiner following Type II permit procedures and payment of a fee as set forth in RMC Title 19 upon a demonstration by the applicant that the following criteria are met:

1. That the strict application of the bulk, dimensional or performance standards set forth in this title preclude, or significantly interfere with, reasonable use of the property;
2. That the hardship described in subsection (G)(1) of this section is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of this title, and not, for example, from deed restrictions or the applicant's own actions;
3. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and applicable development regulations and will not cause adverse impacts to the wetland;
4. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
5. That the variance requested is the minimum necessary to afford relief; and
6. That the public interest will suffer no substantial detrimental effect.

H. Signs and Fencing of Wetlands and Buffers.

1. Temporary Markers. The outer perimeter of the wetland buffer and the clearing limits identified in an approved permit or land use approval shall be marked in the field with temporary "clearing limits" fencing in such a way as to ensure that no unauthorized intrusion will occur. The marking is subject to inspection by the administrator prior to the commencement of permitted activities. Temporary marking shall be maintained throughout completion of all construction activities.
2. Permanent Signs. As a condition of any permit or land use approval, the administrator may require the applicant to install permanent signs along the boundary of a wetland or its buffer. Permanent signs shall be made of an enamel-coated metal face and attached to a metal post. Signs, when required, shall be posted at an interval of one every 50 feet or one per lot if a lot is less than 50 feet wide and must be maintained by the property owner in perpetuity. Wording of the sign shall note the presence of a protected wetland area and/or wildlife habitat. Specific wording of the sign shall be approved by the administrator.
3. Fencing.
 - a. The applicant shall be required to install a permanent fence around the wetland or its buffer when domestic grazing animals are present or may be introduced on

site.

b. Fencing installed as part of a proposed activity or as required by the administrator shall be designed so as not to interfere with species migration and shall be constructed in a manner that minimizes impacts to the wetland and associated habitat.

22.10.120 Wetland alteration and mitigation.

A. All adverse impacts to wetland functions and values shall be mitigated. Mitigation actions by an applicant or property owner shall occur in the following priority sequence:

1. Avoiding the impact by not taking a certain action or parts of actions or moving the action;
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology and engineering, or by taking affirmative steps to avoid or reduce adverse impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
5. Compensating for the impact by replacing or providing substitute resources or environments. Preference shall be given to measures that replace the impacted functions on site or in the immediate vicinity of the impact. However, alternative compensatory mitigation within the watershed that addresses limiting factors or identifies critical needs based on watershed or comprehensive resource management plans may be authorized;
6. Monitoring the adverse impact and taking appropriate corrective measures.

B. Where impacts cannot be avoided, the applicant or property owner shall seek to implement other appropriate mitigation actions in compliance with the intent, standards and criteria of this section. These shall include consideration of alternative site plans and building layouts and/or reduction in the density or scope of the proposal.

C. Alteration of wetlands and/or their buffers may be permitted by the administrator subject to the following criteria:

1. Category I Wetlands. Alterations of Type I wetlands shall be avoided.
2. Category II, III and IV Wetlands.
 - a. Any proposed alteration and mitigation shall comply with the requirements of this section through RMC 22.10.150; and

- b. Where enhancement is proposed, replacement ratios comply with the requirements of RMC 22.10.130(C); and
- c. No net loss of wetland function and value will occur due to the alteration; and
- d. Avoids alterations of wetlands previously enhanced or created as mitigation.

22.10.125 Stormwater runoff.

New development within 150 feet of a wetland buffer shall contain stormwater runoff within the developed portions of the site. No stormwater runoff shall drain into the wetland. Deviations from this standard may be approved by the administrator; provided, that a study undertaken by a qualified professional in accordance with the provisions of RMC 22.10.140 indicates that the potential discharge of stormwater runoff from a development site into a wetland is adequately mitigated to protect the functions and values of the wetland. In the case of a Category III or Category IV wetland, stormwater management facilities may be located within the outer 25 percent of the required wetland buffer; provided, that a determination is made that no other location is feasible and the location of such facilities will not have an adverse impact on the functions and values of the wetland.

Streamflows that are influenced by irrigation practices are not considered stormwater runoff for the purposes of this chapter.

22.10.130 Mitigation standards, criteria, and plan requirements.

A. Types of Compensatory Mitigation. Mitigation for lost or diminished wetland and buffer functions shall rely on a type listed below in order of preference. A lower preference form of mitigation shall be used only if the applicant's qualified wetland professional demonstrates to the satisfaction of the administrator that all higher-ranked types of mitigation are not viable, consistent with the criteria in this section.

1. Restoration. Restoration is divided into:

- a. Reestablishment.
- b. Rehabilitation.

2. Creation (Establishment). If a site is not available for wetland restoration to compensate for expected wetland and/or buffer impacts, the administrator may authorize creation of a wetland and buffer upon demonstration by the applicant's qualified wetland professional that:

- a. The hydrology and soil conditions at the proposed mitigation site are conducive for sustaining the proposed wetland and that creation of a wetland at the site will not likely cause hydrologic problems elsewhere;
- b. Adjacent land uses and site conditions do not jeopardize the viability of the

proposed wetland and buffer (e.g., due to the presence of invasive plants or noxious weeds, stormwater runoff, noise, light or other impacts); and

c. The proposed wetland and buffer will eventually be self-sustaining with little or no long-term maintenance.

3. Enhancement. Applications proposing to enhance wetland or associated buffers shall demonstrate how the proposed enhancement will increase the wetland's buffer's functions, how this increase in function will adequately compensate for the impacts, and how existing wetland functions at the mitigation site will be protected.

4. Protection/Maintenance (Preservation). Permanent protection of a Category I or II wetland and associated buffer at risk of degradation can be used only if:

a. The administrator determines that the proposed preservation is the best mitigation option;

b. The proposed preservation site is under threat of undesirable ecological change due to permitted, planned, or likely actions that will not be adequately mitigated under existing regulations;

c. The area proposed for preservation is of high quality or critical for the health of the watershed or basin due to its location. Some of the following features may be indicative of high-quality sites:

i. Category I or II wetland rating (using the wetland rating system for Eastern Washington);

ii. Rare or irreplaceable wetland type or aquatic habitat that is rare or a limited resource in the area;

iii. The presence of habitat for priority or locally important wildlife species;

iv. Provides biological and/or hydrological connectivity;

v. Priority sites in an adopted watershed plan.

d. Permanent preservation of the wetland and buffer will be provided through a conservation easement or tract held by an appropriate natural land resource manager, such as a land trust;

e. The administrator may approve other legal and administrative mechanisms in lieu of a conservation easement if determined to be adequate to protect the site;

f. Ratios for preservation in combination with other forms of mitigation generally range from 10:1 to 20:1, as determined on a case-by-case basis, depending on the

quality of the wetlands being impacted and the quality of the wetlands being preserved. Ratios for preservation as the sole means of mitigation generally start at 20:1.

B. Location and Timing of Mitigation.

1. Location of Compensatory Mitigation. Compensatory mitigation actions shall be conducted within the same subdrainage basin and on the site of the alteration except when all of subsections (B)(1)(a) through (d) of this section apply. In that case, mitigation may be allowed off site within the subwatershed of the impact site. When considering off-site mitigation, preference should be given to using alternative mitigation, such as a mitigation bank, an in-lieu fee program, or advanced mitigation.

a. There are no reasonable opportunities on site or within the subdrainage basin (e.g., on-site options would require elimination of high-functioning upland habitat), or opportunities on site or within the subdrainage basin do not have a high likelihood of success based on a determination of the capacity of the site to compensate for the impacts. Considerations should include: anticipated replacement ratios for wetland mitigation, buffer conditions and proposed widths, available water to maintain anticipated hydrogeomorphic classes of wetlands when restored, proposed flood storage capacity, and potential to mitigate riparian fish and wildlife impacts (such as connectivity).

b. On-site mitigation would require elimination of high-quality upland habitat.

c. Off-site mitigation has a greater likelihood of providing equal or improved wetland functions than the altered wetland.

d. Off-site locations shall be in the same subdrainage basin unless:

i. Established watershed goals for water quality, flood storage or conveyance, habitat, or other wetland functions have been established by the city and strongly justify location of mitigation at another site.

ii. The design for the compensatory mitigation project needs to be appropriate for its location (i.e., position in the landscape). Therefore, compensatory mitigation should not result in the creation, restoration, or enhancement of an atypical wetland. An atypical wetland refers to a compensation wetland (e.g., created or enhanced) that does not match the type of existing wetland that would be found in the geomorphic setting of the site (i.e., the water source[s] and hydroperiod proposed for the mitigation site are not typical for the geomorphic setting). Likewise, it should not provide exaggerated morphology or require a berm or other engineered structures to hold back water. For example, excavating a permanently inundated pond in an existing seasonally saturated or inundated wetland is one example of an enhancement project that could result in an atypical wetland. Another example would be excavating depressions in an existing

wetland on a slope, which would require the construction of berms to hold the water.

2. Timing of Compensatory Mitigation. It is preferred that compensatory mitigation projects be completed prior to activities that will disturb wetlands. At the least, compensatory mitigation shall be completed immediately following disturbance and prior to use or occupancy of the action or development. Construction of mitigation projects shall be timed to reduce impacts to existing fisheries, wildlife, and flora.

3. The administrator may authorize a one-time, temporary delay in completing construction or installation of the compensatory mitigation when the applicant provides a written explanation from a qualified wetland professional as to the rationale for the delay. An appropriate rationale would include identification of the environmental conditions that could produce a high probability of failure or significant construction difficulties (e.g., project delay lapses past a fisheries window, or installing plants should be delayed until the dormant season to ensure greater survival of installed materials). The delay shall not create or perpetuate hazardous conditions or environmental damage or degradation, and the delay shall not be injurious to the health, safety, or general welfare of the public. The request for the temporary delay must include a written justification that documents the environmental constraints that preclude implementation of the compensatory mitigation plan. The justification must be verified and approved by the administrator.

C. Mitigation Performance Standards.

1. Adverse impacts to wetlands functions and values shall be mitigated. Mitigation actions shall be implemented in the preferred sequence identified in RMC 22.10.120(A). Proposals which include less preferred and/or compensatory mitigation shall demonstrate that:

a. All feasible and reasonable measures will be taken to reduce impacts and losses to the original wetland, including a description of how preferred order of wetlands mitigation was followed: (i) restoration (including reestablishment and rehabilitation); (ii) creation (establishment); (iii) enhancement in combination with restoration or creation; and (iv) preservation of high quality, at-risk wetlands;

b. Compensatory mitigation shall be allowed only after mitigation sequencing is applied and higher priority means of mitigation are determined to be infeasible, and shall achieve equivalent or greater wetland ecological functions;

c. No overall net loss will occur in wetland functions and values; and

d. The restored, created or enhanced wetland will be as persistent and sustainable as the wetland it replaces.

D. Wetland Replacement Ratios.

1. Where wetlands alterations are permitted by the administrator, the applicant shall restore or create equivalent areas of wetlands in order to compensate for wetland losses. Equivalent areas shall be determined according to acreage, function, type, location, timing factors, and projected success of restoration or creation.

2. The following acreage replacement ratios shall be applied:

Table 22.10.130(C) Mitigation Ratios for Eastern Washington¹

Category and Type of Wetland Impacts	Reestablishment or Creation	Rehabilitation Only ²	Reestablishment or Creation (R/C) and Rehabilitation (RH) ²	Reestablishment or Creation (R, C) and Enhancement (E) ²	Enhancement Only ²
All Category IV	1.5:1	3:1	1:1 R/C and 1:1 RH	1:1 R/C and 2:1 E	6:1
All Category III	2:1	4:1	1:1 R/C and 2:1 RH	1:1 R/C and 4:1 E	8:1
Category II	3:1	6:1	1:1 R/C and 4:1 RH	1:1 R/C and 8:1 E	12:1
Category I based on score for functions	4:1	8:1	1:1 R/C and 6:1 RH	1:1 R/C and 12:1 E	16:1
Category I natural heritage site	Not considered possible ³	Case-by-case	R/C not considered possible ³	R/C not considered possible ³	Case-by-case

¹ Ratios for rehabilitation and enhancement may be reduced when combined with 1:1 replacement through creation or reestablishment. See Table 1b, Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance – Version 1, (Ecology Publication No. 06-06-011a, Olympia, WA, March 2006 or as revised).

² These ratios are based on the assumption that the rehabilitation or enhancement actions implemented represent the average degree of improvement possible for the site. Proposals to implement more effective rehabilitation or enhancement actions may result in a lower ratio, while less effective actions may result in a higher ratio. The distinction between rehabilitation and enhancement is not clear-cut. Instead, rehabilitation and enhancement actions span a continuum. Proposals that fall within the gray area between rehabilitation and enhancement will result in a ratio that lies between the ratios for rehabilitation and the ratios for enhancement.

³ Natural Heritage sites, alkali wetland, and bogs are considered irreplaceable wetlands because they perform some functions that cannot be replaced through compensatory mitigation. Impacts to such wetlands would therefore result in a net loss of some functions no matter what kind of compensation is proposed.

Reference: Washington State Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. March 2006. Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance (Version 1). Washington State Department of Ecology Publication No. 06-06-011a. Olympia, WA.

3. Credit/Debit Method. To more fully protect functions and values, and as an alternative to the mitigation ratios found in the joint guidance “Wetland Mitigation in Washington State Parts I and II” (Ecology Publication No. 06-06-011a-b, Olympia, WA, March 2006, or as revised), the administrator may allow mitigation based on the “credit/debit” method developed by the Department of Ecology in “Calculating Credits and Debits for Compensatory Mitigation in Wetlands of Eastern Washington: Final Report” (Ecology Publication No. 11-06-015, August 2012, or as revised).

22.10.140 Wetland mitigation plan requirements.

Where it is determined by the administrator that compensatory wetland mitigation is required or appropriate, a mitigation plan shall be prepared consistent with the provisions

below and shall also meet the minimum requirements contained in the Wetlands Guidance for CAO Updates, June 2016, Publication No. 16-06-002 and as amended in the future). The purpose of the plan is to prescribe mitigation to compensate for impacts to the wetland functions, values and acreage as a result of the proposed action. This plan shall consider the chemical, physical, and biological impacts on the wetland system using a recognized wetlands assessment methodology and/or best professional judgment. The mitigation plan shall be prepared in two phases, a conceptual phase and a detailed phase.

A. Conceptual Plan – Standards and Criteria. The applicant shall prepare a conceptual mitigation plan for submission to the administrator at a premitigation conference. The conceptual mitigation plan shall include:

1. General goals of the mitigation plan;
2. A review of literature or experience to date in restoring or creating the type of wetland proposed;
3. Location of proposed wetland compensation area;
4. General hydrologic patterns on the site following construction;
5. Nature of compensation, including wetland types (in-kind), general plant selection and justification, approximate project sequencing and schedule, and approximate size of the new wetland buffer;
6. A conceptual maintenance plan; and
7. Conceptual monitoring and contingency plan.

B. Detailed Plan – Standards and Criteria. Following acceptance of the conceptual mitigation plan by the administrator, the applicant will prepare a detailed mitigation plan. Each detailed plan shall contain, at a minimum, the following seven components, and shall be consistent with the standards in RMC 22.10.100 through 22.10.130:

1. A clear statement of the objectives of the mitigation. The goals of the mitigation plan should be stated in terms of the new wetland functions and values compared to the functions and values of the original wetland. Objectives should include:
 - a. Qualitative and quantitative standards for success of the project, including hydrologic characteristics (water depths, water quality, hydroperiod/hydrocycle characteristics, flood storage capacity); vegetative characteristics (community types, species composition, density, and spacing); faunal characteristics, and final topographic elevations.
 - b. An ecological assessment of the wetland values and wetland buffers that will be lost as a result of the activities, and of the replacement wetlands and buffers,

including but not limited to the following:

- i. Acreage of project;
- ii. Existing functions and values;
- iii. Sizes of wetlands, wetland buffers, and areas to be altered;
- iv. Vegetative characteristics, including community type, areal coverage, species composition, and density;
- v. Habitat type(s) to be enhanced, restored, or created; and
- vi. Dates for beginning and completion of the mitigation project, and sequence of construction activities.

2. A statement of the location, elevation, and hydrology of the new site, including the following:

- a. Relationship of the project to the watershed and existing water bodies;
- b. Topography of site using the smallest readily available intervals, preferably one-foot contour intervals but two-foot are acceptable;
- c. Water level data, including depth and duration of seasonally high water table;
- d. Water flow patterns;
- e. Grading, filling and excavation, including a description of imported soils;
- f. Irrigation requirements, if any;
- g. Water pollution mitigation measures during construction;
- h. Areal coverage of planted areas to open water areas (if any open water is to be present); and
- i. Appropriate buffers.

3. A planting plan, describing what will be planted, and where and when the planting will occur, as follows:

- a. Soils and substrate characteristics;
- b. Specify substrate stockpiling techniques; and
- c. Planting instructions, including species, stock type and size, density or spacing

of plants, and water and nutrient requirements.

4. A monitoring and maintenance plan, consistent with RMC 22.10.160.

a. Specify procedures for monitoring and site maintenance including control of invasive species; and

b. Submit monitoring reports to the administrator.

5. A contingency plan, consistent with these regulations.

6. A detailed budget for implementation of the mitigation plan, including monitoring, maintenance and contingency phases.

7. A guarantee, in the form of a bond or other security device in a form and amount acceptable to the city attorney, assuring that the work will be performed as planned and approved, consistent with these regulations, including monitoring, maintenance and contingency.

22.10.150 Design standards for wetlands mitigation planning.

A. The following performance standards shall be incorporated into mitigation plans submitted to the city of Richland:

1. Plants should be indigenous to the region (not introduced or foreign species);

2. Plants should be adaptable to a broad range of water depths;

3. Plants should be commercially available or available from local sources;

4. Plant species high in food and cover value for fish and wildlife are recommended, when possible;

5. Plants should be mostly perennial species;

6. Avoid committing significant areas of site to species that have questionable potential for successful establishment;

7. Plant selection must be approved by wetlands biologist/ecologist;

8. Water depth is not to exceed six and one-half feet (two meters);

9. The grade or slope that water flows through the wetland is not to exceed six percent;

10. Slopes within the wetland basin and the buffer zone should not be steeper than 3:1 (horizontal to vertical);

11. The substrate should consist of a minimum of one foot, in depth, of clean (uncontaminated with chemicals, or solid/hazardous wastes) inorganic/organic materials;

12. Planting densities and placement of plants should be determined by a qualified professional and shown on the design plans;

13. The wetland (excluding the buffer area) should not contain more than 60 percent open water as measured at the seasonal high water mark;

14. Minimum buffer widths should extend from the wetland boundary in accordance with buffer requirements in Table 22.10.110(D), Buffer Widths, for the proposed category rating of the wetland that will be created;

15. The planting plan must be approved by the community development administrator or qualified professional acting on behalf of the city;

16. Stockpiling should be confined to upland areas and contract specifications should limit stockpile durations to less than four weeks. Any area designated as open space shall not be used to stockpile material;

17. Planting instructions which describe proper placement, diversity, and spacing of seeds, tubers, bulbs, rhizomes, sprigs, plugs, and transplanted stock;

18. Apply controlled-release fertilizer, if reasonable and prudent, at the time of planting and afterward only as plant conditions warrant (determined during the monitoring process);

19. Install an irrigation system, if necessary, for initial establishment period; and

20. Construction specifications and methods must be approved by a qualified professional and the administrator.

B. On completion of construction, the wetland mitigation project must be signed off by the applicant's qualified professional and the administrator. Signature will indicate that the construction has been completed as planned and all design elements have been fully and correctly implemented. If there have been changes in the implementation of the plan, a written explanation from the qualified professional must be included.

22.10.160 Wetland monitoring program and contingency plan.

A. A monitoring program shall be implemented to determine the success of the mitigation project and any necessary corrective actions. This chapter shall determine if the original goals and objectives are being met.

B. A contingency plan shall be established for compensation in the event that the mitigation project is inadequate or fails. A performance and maintenance bond or other

acceptable security device is required to ensure the applicant's compliance with the terms of the mitigation agreement. The amount of the performance and maintenance bond shall equal 125 percent of the cost of the mitigation project for a period of five years. The administrator may agree to reduce the bond in phases in proportion to work successfully completed over the period of the bond.

1. During monitoring, scientific procedures for establishing the success or failure of the project must be used and shall be identified in the monitoring plan;
2. For vegetation determinations, permanent monitoring transects or plots shall be established that adequately represent the compensatory mitigation site;
3. Vegetative success in the compensatory mitigation wetland will be defined as:
 - a. An average density of at least four plants per 100 square feet in the scrub-shrub and forested communities in year one;
 - b. A cover of native wetland trees and shrubs combined (planted and volunteer) of at least 10 percent in year three; 25 percent in year five; 40 percent in year seven; 50 percent in year 10;
 - c. A cover of native wetland herbaceous plant species (planted and volunteer) of at least 25 percent in year five; 40 percent in year seven and 50 percent in year 10;
 - d. Nonnative invasive species must be controlled per site-specific specifications and shall not exceed the maximum amount as identified in the approved monitoring plan;
 - e. Buffer vegetation shall be maintained in the amount as identified in the approved monitoring plan;
4. Submit monitoring reports on the current status of the mitigation project to the administrator. The reports are to be prepared by a qualified professional and reviewed by the administrator and should include monitoring information on wildlife, vegetation, water quality, water flow, stormwater storage and conveyance, and existing or potential degradation, and shall be produced for years one, two, three, four, seven and 10. Monitoring reports shall incorporate hydrology standards to ensure the required wetland habitat and buffer areas are established and functioning and shall detail the minimum number of days during the growing season when soils must remain inundated or saturated to the ground surface;
5. Monitor for 10 growing seasons. If the mitigation goals are obtained within the initial five-year period, no further monitoring will be required;
6. If necessary, correct for failures in the mitigation project;
7. Replace dead or undesirable vegetation with appropriate plantings, based on the

approved planting plan or RMC 22.10.150;

8. Repair damages caused by erosion, settling, or other geomorphological processes;

9. Redesign mitigation project (if necessary) and implement the new design;

10. Correction procedures shall be approved by a qualified professional and the administrator; and

11. The area where the mitigation occurred and any associated buffer shall be located in a critical area tract, a conservation easement or similar legal instrument as approved by the administrator to ensure the future protection of the mitigation site.

Article IV. Fish and Wildlife Habitat Conservation Areas

22.10.170 Reserved.

22.10.180 Exemption from fish and wildlife habitat conservation area regulations.

A. See RMC 22.10.360 for general exemptions to all critical areas.

B. The following activities shall be exempt from the provisions of this chapter related to fish and wildlife habitat conservation areas, provided they are conducted using best management practices:

1. Activities involving artificially created habitat, including but not limited to grass-lined swales, irrigation and drainage ditches, detention facilities such as reservoirs, ponds, and landscape features, except for habitat areas created as mitigation.

C. Notwithstanding the exemption provided by this section, any otherwise exempt activities occurring in or near critical habitat areas shall comply with the intent of these standards and shall consider on-site alternatives that avoid or minimize potential habitat impacts and shall consider the timing of exempt work to minimize disturbances to wildlife including disturbance to migratory bird nesting sites.

22.10.185 Fish and wildlife habitat conservation areas.

A. Fish and wildlife habitat conservation areas include the following:

1. Areas where state or federal designated endangered, threatened, and sensitive species have a primary association.

a. Federal designated endangered and threatened species are those fish, wildlife and plant species identified by the U.S. Fish and Wildlife Service and the National Marine Fisheries Service that are in danger of extinction or threatened to become endangered. The U.S. Fish and Wildlife Service and the National Marine Fisheries Service should be consulted as necessary for current listing status.

- b. State designated endangered, threatened and sensitive species are those fish, wildlife and plant species native to the state of Washington identified by the State Department of Fish and Wildlife and/or State of Washington Natural Heritage Program that are in danger of extinction, threatened to become endangered, vulnerable, or declining and are likely to become endangered or threatened in a significant portion of their range within the state without cooperative management or removal of threats. The state of Washington's Department of Fish and Wildlife and/or Natural Heritage Program maintains the most current listings and should be consulted as necessary for current state listing status;
- 2. State priority habitats and areas associated with state priority species.
 - a. State of Washington priority habitats and species are considered priorities for conservation and management. The state of Washington's Department of Fish and Wildlife should be consulted for current listing of priority habitats and species;
- 3. Habitats and species of local importance. The city of Richland hereby adopts by reference those priority habitats and species considered priorities for conservation and management identified by the State Department of Fish and Wildlife and State of Washington Natural Heritage Program as now exist or as may be amended;
- 4. In addition to the priority habitats and species recognized by WDFW and/or State of Washington Natural Heritage Program, a process is provided for listing other habitats and species that are important locally to the people of Richland. This action may be initiated at the request of the Washington State Department of Fish and Wildlife, other government agency, city staff, nonprofit organization or interested citizen. Any such request shall be in writing and shall include:
 - a. The common and scientific name for a species under consideration;
 - b. Habitat location on a map (scale 1:24,000);
 - c. Demonstrate a need for special consideration based upon best available science and considering:
 - i. Declining or increasing population;
 - ii. Sensitivity to habitat manipulation; or
 - iii. Commercial or game value or other special value, such as public appeal;
 - d. Habitat management recommendations, including potential uses and restrictions of the habitat areas, seasonally sensitive areas and other guidelines necessary for the protection of the species;
 - e. Reasons for the species/habitat to be designated;

- f. Name and address of the nominator, along with a list of property owners and mailing addresses for each property mapped as containing habitat and/or species;
- g. Other supporting documentation (as determined by the administrator);
- h. SEPA checklist;
- i. Fee as established by the city of Richland fee schedule.

Submitted proposals shall be reviewed by city staff as a Type IV legislative action pursuant to RMC 19.20.010(D)(2) and Chapter 19.90 RMC. Suggested amendments to this section of the critical areas regulations shall result in amendment no more often than once each calendar year with the deadline for submittal being January 31st. Copies of the proposal shall be submitted to WDFW and/or other local, state or federal agencies or experts for comments and recommendations regarding accuracy of the data and effectiveness of proposed management strategies as part of the public comment period. Approved nominations will be designated priority habitats/species as appropriate and will be given all protection under this chapter afforded other priority habitats and species;

5. The areas listed as a national wildlife refuge, national park, natural area preserve or any preserve or reserve designated under WAC 332-30-151;

6. The Yakima River Delta area, including Lake Wallula wildlife habitat areas currently managed by the U.S. Army Corps of Engineers, the Chamna Natural Preserve, Bateman Island;

7. The Hanford Islands in the Columbia River managed by the U.S. Fish and Wildlife Service;

8. Amon Creek Natural Preserve;

9. Badger Mountain Natural Preserve;

10. Category I wetlands as defined in RMC 22.10.100;

11. State nature area preserves or natural resource conservation areas and state wildlife areas;

12. Documented habitat, other than accidental presence, of threatened or endangered species;

13. Documented habitat, other than accidental presence, of regional or national significance for migrating birds;

14. Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat;

15. Waters of the state;

16. Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity.

B. Fish and wildlife habitat conservation areas are intended to:

1. Create a system of fish and wildlife habitat with connections between larger habitat blocks and open spaces, integrating with open space corridor planning where appropriate;
2. Limit the level of human activity within such areas that is appropriate for certain areas and habitats, including presence of roads and level of recreation type (passive or active recreation);
3. Protect riparian ecosystems including potential for restoring lost or impaired salmonid habitat;
4. Evaluate land uses that may negatively impact these areas, or conversely, that may contribute positively to their function;
5. Establish buffer zones around these areas to separate incompatible uses from habitat areas;
6. Establish or enhance nonregulatory approaches in addition to regulatory methods to protect fish and wildlife habitat conservation areas.

22.10.190 Fish and wildlife habitat conservation area inventory maps.

To determine the location and extent of fish and wildlife habitat conservation areas, the city shall use best available science, including current information contained in priority habitats and species maps as maintained by the Washington State Department of Fish and Wildlife. These maps shall be used as a general guide only for the assistance of property owners and other interested parties; boundaries are generalized. The actual type, extent, and boundaries of habitat areas shall be determined by a qualified professional according to the procedures, definitions, and criteria established by this article. In the event of any conflict between the habitat location or type shown on maps and the criteria or standards of this article, the criteria and standards resulting from the field investigation shall control.

Recovery plans and management recommendations for many of these species are available from the United States Fish and Wildlife Service, the National Marine Fisheries Service and the Washington State Department of Fish and Wildlife. Additional information is also available from the Washington State Department of Natural Resources, Natural Heritage Program, and Aquatic Resources Program.

It is also possible that unmapped areas may include priority habitats or species (PHS), endangered, threatened or sensitive (ETS) species, or habitats and species of local

importance (HSLI). If such a species is known to exist within an unmapped area, the type, extent and boundaries of this area shall be determined by a qualified professional.

22.10.200 Requirements for habitat conservation area reports.

When development is proposed within a fish and wildlife habitat conservation area or its buffer, or where development is proposed to be located adjacent to a fish and wildlife habitat conservation area or its buffer or close enough to the FWHCA so as to likely impact critical area ecosystem functions and values, a habitat conservation report shall be prepared consisting of the following:

A. The report shall be prepared by a qualified professional using the best available science;

B. The area addressed in any report for a fish and wildlife habitat conservation area shall include the project area and adjacent lands within 300 feet of the project boundaries to account for potential buffers that may not be accurately mapped at the time of application. Further the report shall identify all habitat conservation areas, shorelines, floodplains, other critical areas and related buffers;

C. A habitat conservation report shall include an assessment to evaluate the presence or absence of priority habitat. At a minimum the habitat assessment shall include:

1. Detailed description of vegetation on and adjacent to the project area, including the existence or nonexistence of plant species native to the state of Washington identified by the State of Washington Natural Heritage Program that are in danger of extinction, threatened to become endangered, vulnerable, or declining and are likely to become endangered or threatened in a significant portion of their range within the state without cooperative management or removal of threats;

2. Identification of any priority species and habitats (PHS) or any endangered, threatened, sensitive or candidate species and any habitat or species of local concern that have a primary association with habitat on or adjacent to the project area, and assessment of potential project impacts to the protected habitat or use of the site by the species;

3. A discussion of any federal, state or local special management recommendations, including Department of Fish and Wildlife habitat management recommendations, that have been developed for species or habitats located on or adjacent to the project area;

4. A discussion of measures, including avoidance, minimization and mitigation proposed to preserve existing habitats or restore any habitat that was degraded prior to the current proposed land use activity and to be conducted in accordance with RMC 22.10.220 (mitigation sequencing);

5. A discussion of ongoing management practices that will protect habitat after the project site has been developed, including proposed monitoring and maintenance

programs;

6. When warranted, the administrator may require detailed surface and subsurface hydrologic features both on and adjacent to the site;

D. Habitat conservation area reports shall be forwarded to the Washington Department of Fish and Wildlife and local Native American Indian tribes to provide them with an opportunity to comment on the adequacy and accuracy of the report;

E. The administrator may waive the requirement for the preparation of a habitat conservation area report upon a determination that by reason of previous development that the proposed project site does not provide functional habitat. Such waiver shall be made in writing and a copy shall be provided to the Washington State Department of Fish and Wildlife.

22.10.210 Fish and wildlife habitat conservation area – Performance standards.

Development or any regulated activity occurring within a designated habitat conservation area or within its respective protection buffer, or development or any regulated activity proposed to occur adjacent to, or close enough to, a habitat conservation area so as to likely impact critical area ecosystem functions and values, shall only be permitted in accordance with the conditions of an approved habitat conservation area report. Such report shall be based on the following standards using the best available science:

A. Consider habitat in site planning and design;

B. Locate buildings and structures in a manner that preserves and minimizes adverse impacts to important habitat areas, including use of bird-friendly building design and use of dark sky lighting standards;

C. Integrate retained habitat into open space and native plantings, consistent with the provisions of all open space and landscaping requirements;

D. Activity within or close to a habitat conservation area shall not result in the degradation of the functions and values of the habitat;

E. Nonindigenous species shall not be introduced into a habitat conservation area;

F. Contiguous corridors through a project area shall be maintained. Measures necessary to mitigate impacts within a habitat conservation area shall attempt to achieve contiguous functioning habitat corridors in order to minimize the isolating effects of development on habitat;

G. Identify habitat contiguous to other habitat areas, open space or landscape areas to contribute to a continuous system or corridor that provides connections to adjacent habitat areas and allows movement of wildlife;

H. Use native species in any landscaping of disturbed or undeveloped areas and in any enhancement of habitat areas;

I. Emphasize heterogeneity and structural diversity of vegetation in landscaping and food producing plants beneficial to wildlife;

J. Width of riparian corridors shall be in accordance with buffer widths suggested by BAS, including WDFW publication Riparian Ecosystems, Volume 2: Management Recommendations, May 2018, or as revised. Riparian corridors shall also meet the minimum requirements as established in RMC Title 26 and wetland buffer requirements as established in RMC 22.10.110;

K. Activities within a habitat conservation area shall be conditioned as identified in the habitat conservation area report to avoid, minimize, or mitigate potential adverse impacts. Conditions shall include protective buffers based on the State of Washington Department of Fish and Wildlife management recommendations for Washington's priority species modified for local conditions and the recommendations of the Department of Fish and Wildlife biologists and may include, but are not limited to, the following measures:

1. Establishment of undisturbed habitat areas;
2. Staking of undisturbed habitat areas prior to any construction, including clearing, grading and filling taking place on site;
3. Fencing of undisturbed habitat areas in a manner consistent with the provisions of RMC 22.10.115(H);
4. Temporary erosion and sedimentation controls, pursuant to an approved plan, shall be implemented during construction;
5. Preservation of critically important vegetation;
6. Supplemental planting of native tree or shrub cover;
7. Removal and/or control of any noxious or undesirable species of plants and animals;
8. Preservation of significant trees and/or snags, preferably in groups, consistent with achieving the objectives of these standards;
9. Replanting of disturbed areas and/or areas where noxious weed species were removed with native vegetation types, including ongoing plans for weed control and irrigation as appropriate;
10. Limitation of access to an identified habitat area, including fencing to deter unauthorized access;

11. Seasonal restriction on construction activities;

12. Implementation of a schedule for periodic review of completed mitigation measures for a specified time period;

13. Posting of a bond or other financial surety to ensure completion and success of proposed mitigation measures. Such bond or other security device shall be required to assure successful establishment of required planting for an appropriate monitoring period. The amount of the bond or other security device shall equal 125 percent of the cost of the mitigation project for a period of five years. The administrator may agree to reduce the bond in phases in proportion to work successfully completed over the period of the bond.

22.10.220 Fish and wildlife habitat conservation area alteration.

A. Adverse impacts to habitat functions and values shall be mitigated to the extent feasible and reasonable. Mitigation actions by an applicant or property owner shall occur in the following preferred sequence:

1. Avoiding the impact altogether by not taking a certain action or parts of actions;
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology and engineering, or by taking affirmative steps to avoid or reduce adverse impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
5. Compensating for the impact by replacing, enhancing, or providing similar substitute resources or environments. Preference shall be given to measures that replace the impacted functions on site or in the immediate vicinity of the impact;
6. Monitoring the impact over time and taking corrective measures to minimize additional impacts.

B. Where impacts cannot be avoided, the applicant or property owner shall seek to implement other appropriate mitigation actions in compliance with the intent, standards and criteria of this section. In an individual case, these actions may include consideration of alternative site plans and layouts, reductions in the density or scope of the proposal, and/or implementation of the performance standards listed in RMC 22.10.210.

22.10.230 Fish and wildlife habitat performance standards and incentives.

Repealed by Ord. 40-17.

Article V. Geologically Hazardous Areas

22.10.240 Identification and definition.

A. Geologically hazardous areas identification and designation shall be consistent with the minimum guideline classifications established in WAC 365-190-120 which includes any future amendments to the code. Areas that are susceptible to one or more of the following types of hazards shall be classified as a geologically hazardous area:

1. Erosion hazard;
2. Landslide hazard;
3. Seismic hazard; and
4. Mine hazard.

B. Erosion Hazard Areas. Those areas that are identified by the United States Department of Agriculture Soil Conservation Service as having a severe rill and inter-rill erosion hazard.

C. Landslide Hazard Areas. Those areas that are potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include any areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Landslide hazard areas include, but are not limited to, the following types of areas:

1. Areas delineated by the United States Department of Agriculture Soil Conservation Service as having a severe limitation for building site development;
2. Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published by the United States Geological Survey or Department of Natural Resources Division of Geology and Earth Resources;
3. Areas with all three of the following characteristics:
 - a. Areas with slope steeper than 15 percent;
 - b. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and
 - c. Springs or ground water seepage;
4. Areas that have shown movement during the Holocene epoch (from 10,000 years ago to the present) or which are underlain or covered by mass wastage debris of that epoch;

5. Areas with slopes that are parallel or subparallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;
6. Areas with slopes having gradients steeper than 80 percent subject to rockfall during seismic shaking;
7. Areas potentially unstable as a result of rapid stream incision, stream bank erosion and undercutting by wave action;
8. Areas that show evidence of, or on, an active alluvial fan presently or potentially subject to inundation by debris flows or catastrophic flooding; or
9. Areas with a slope of 40 percent or steeper and with a vertical relief of 10 or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least 10 feet of vertical relief.

D. Seismic Hazard Areas. Those areas subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, soil liquefaction, or surface faulting. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primary cause of earthquake damage in Washington. The strength of ground shaking is primarily affected by: (1) magnitude of an earthquake; (2) distance from the source of an earthquake; (3) type of thickness of geologic materials at the surface; and (4) type of subsurface geologic structure.

E. Mine Hazard Areas. Those areas underlain by, adjacent to, or affected by mine working areas as designated by the Washington State Department of Natural Resources.

22.10.250 Applicability to geologically hazardous areas.

The provisions of this article shall apply to any activity that occurs in or within 200 feet of a geologically hazardous area unless otherwise exempt. These activities include but are not limited to the following:

- A. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter or materials of any kind;
- B. Dumping, discharging or filling with any material;
- C. Driving piling or placing obstructions;
- D. Constructing, reconstructing, demolishing or altering the size of any structure or infrastructure which has an adverse effect on a geologically hazardous area; destroying or altering vegetation through clearing or harvesting; road construction; utility installation; and any project permit established in Chapter 19.20 RMC.

22.10.260 Geologically hazardous area inventory maps.

The approximate location and extent of geologically hazardous areas within the city of Richland's planning area are shown on the critical areas maps adopted as part of this chapter. These maps should be used as a general guide only for the assistance of property owners and the city of Richland to identify and designate geologically hazardous areas.

22.10.270 Preliminary assessment.

A. The administrator shall conduct a preliminary assessment of the proposed activity. The preliminary assessment shall consist of reviewing geologically hazardous inventory maps, conducting an on-site evaluation, and, if necessary, consulting with state and/or federal agencies to determine whether there is a reasonable belief that a proposed activity may be present within 200 feet of a geologically hazardous area. In the event there is a disagreement as to whether the activity is within 200 feet of a geologically hazardous area, a geologic report prepared by a qualified professional as defined in RMC 22.10.380 shall be required, at the property owner or applicant's expense, to determine this issue.

B. If it is determined that there is a reasonable belief that a proposed activity may be present within 200 feet of a geologically hazardous area, then geologic reports and studies are required at the property owner's or applicant's expense.

22.10.280 Geologic reports and studies.

Geologic studies and reports shall comply with the requirements established in RMC 22.10.370(B)(6), permit process and application requirements.

22.10.290 Administrative evaluation of geologic reports and studies.

The administrator shall review the geologic reports and studies to determine the significant risks posed by the activity to life and property on and off the project site. The city of Richland may approve, conditionally approve or deny an activity, as appropriate, based on the degree to which significant risks are posed to public and private property and to the health and safety of the community. Conditional approval of the activity may include mitigation measures based on the geologic reports and studies. Where potential impacts of the activity cannot be effectively mitigated, or where the risk to public health, safety and welfare of the community is significant notwithstanding mitigation, the activity shall be denied.

22.10.295 Assurance.

The administrator may require assurance from the owner or applicant and/or qualified professional that the activity creates a minimal risk of danger to life or property on or off the project site. Such assurance may include the following:

A. A letter from the qualified professional who prepared the required study and report stating that the activity creates a minimal risk of danger to life or property on or off the project site; or

B. A letter from the owner or applicant stating its understanding and acceptance of any

risk of injury or damage associated with the activity and agreeing to notify any future purchasers of the site, portions of the site, or structures located on the site of the geologic hazard.

Article VI. Critical Aquifer Recharge Areas Protection

22.10.300 Identification and definition.

Critical aquifer recharge areas (CARAs) are defined as those areas having a critical recharging effect on aquifer use for potable water in community systems. CARAs are classified and designated as follows:

A. Those areas designated as “wellhead protection areas” pursuant to WAC 246-290-135(3) and the ground water contribution area in WAC 246-291-125. Wellhead protection areas shall, for the purpose of this regulation, include the identified recharge areas associated with either Group A ~~public water supply wells and those~~ or Group B public water supplies ~~wells with a wellhead protection plan filed with the city and/or Benton Franklin Health District~~; and

B. Any land identified in the soil survey of Benton County as having high potential for aquifer recharge, as determined by the administrator.

In order to protect the public health and safety, prevent degradation of ground water and for potentially usable potable water, and to provide for regulations that prevent and control risks to the degradation of ground water quality and quantity, development in CARAs shall be subject to the standards described in this section.

22.10.310 Critical aquifer recharge area maps.

The approximate location and extent of aquifer recharge areas are shown on the critical areas maps. Wellhead protection areas are shown in the state Department of Health’s Source Water Assessment Program mapping ~~city’s adopted wellhead protection plan as presented in the city’s 2017 Water System Plan~~. These maps should be used as a general guide only for the assistance of property owners and the city of Richland to identify and designate critical aquifer recharge areas.

22.10.320 Exemptions from critical aquifer recharge area regulations.

A. See RMC 22.10.360 for general exemptions to all critical areas.

B. The following activities shall be exempt from the CARA provisions of this section, provided they are conducted using best management practices for protecting surface and ground water quality:

1. Single-family residential development.
2. Development and improvement of parks, recreation facilities, open space, or conservation areas resulting in less than five percent total site impervious surface area that do not increase the use of a hazardous substance.

3. Group A [and Group B](#) public water system source development and associated infrastructure.
4. Public water supply aquifer storage and recovery (ASR) facilities.
5. Public water pipelines and supply storage structures.
6. The following underground storage tank (UST) systems, including any piping connected thereto:
 - a. Any UST system holding hazardous wastes subject to Subtitle C of the Federal Solid Waste Disposal Act, or a mixture of such hazardous waste and other regulated substances;
 - b. Any wastewater treatment tank system that is part of a wastewater treatment facility regulated under Section 402 or 307(b) of the Clean Water Act;
 - c. Equipment or machinery that contains regulated substances for operational purposes such as hydraulic lift tanks and electrical equipment tanks;
 - d. Any UST system whose capacity is 110 gallons or less;
 - e. Any UST system that contains a de minimis concentration of regulated substances;
 - f. Any emergency spill or overflow containment UST system that is expeditiously emptied after use;
 - g. UST systems used for storing heating oil for consumptive use on the premises where stored; except that such systems which store in excess of 1,100 gallons are subject to the release reporting requirements of WAC 173-360-372;
 - h. Any pipeline facility (including gathering lines) regulated under:
 - i. The Natural Gas Pipeline Safety Act of 1968 (49 U.S.C. App. 1671, et seq.), or
 - ii. The Hazardous Liquid Pipeline Safety Act of 1979 (49 U.S.C. App. 2001, et seq.), or
 - iii. Which is an intrastate pipeline facility regulated under state laws comparable to the provisions of the law referred to in subsection (B)(6)(h)(i) or (ii) of this section;
 - i. Surface impoundments, pits, ponds, or lagoons;
 - j. Stormwater or wastewater collection systems;

k. Flow-through process tanks;

l. Storage tanks situated in an underground area (such as a basement, cellar, vault, mineworking drift, shaft, or tunnel), if the storage tank is situated upon or above the surface of the floor.

22.10.330 Reports and studies.

Reports for CARAs shall be submitted to the administrator by the applicant when a development proposal activity not otherwise exempted as provided in RMC 22.10.320 is proposed on a parcel within an aquifer recharge area. Requirements for a ~~hydrogeologic assessment~~ critical aquifer recharge area report are found in RMC 22.10.370.

22.10.340 Performance standards.

A. Activities may only be permitted in a critical aquifer recharge area if the applicant can show that the proposed activity will not cause contaminants to enter the aquifer and that the proposed activity will not adversely affect the recharging of the aquifer.

B. The proposed activity must comply with the source water ~~source~~ protection requirements and recommendations of the U.S. Environmental Protection Agency, Washington State Department of Health, Washington State Department of Ecology, and the Benton-Franklin ~~County~~ Health District. ~~Department~~.

C. The proposed activity must be designed and constructed in accordance with existing local, state and federal laws and regulations, and the Stormwater Management Manual for Eastern Washington, as amended (Ecology ~~2004~~2019), and/or the locally adopted program, as applicable.

22.10.350 Uses prohibited in critical aquifer recharge areas.

The following activities and uses are prohibited in CARAs:

A. Landfills. Landfills, including hazardous or dangerous waste, municipal solid waste, special waste, wood waste, and inert and demolition waste landfills;

B. Underground Injection Wells. Class I, III, and IV wells, and underground injection wells that do not comply with Chapter 173-218 WAC or Chapter 173-200 WAC and subclasses 5F01, 5D03, 5F04, 5W09, 5W10, 5W11, 5W31, 5X13, 5X14, 5X15, 5W20, 5X28, and 5N24 of Class V wells;

C. Mining in critical aquifer recharge areas determined to be highly ~~susceptible in the city's wellhead protection plan.~~

1. Metals and hard rock mining;

2. Sand and gravel mining;

D. Wood Treatment Facilities. Wood treatment facilities that allow any portion of the

treatment process to occur over permeable surfaces (both natural and manmade);

E. Storage, Processing, or Disposal of Radioactive Substances. Facilities that store, process, or dispose of radioactive substances.

Article VII. General Standards Information

22.10.360 General exemptions.

The following activities shall be exempt from the provisions of this chapter, provided they are conducted using best management practices and minimize and/or mitigate the impacts to critical areas:

A. Existing and ongoing agricultural activities, as defined in RMC 22.10.040 and subject to the provisions found in RMC 22.10.080(C)(3);

B. Maintenance, operation and reconstruction of existing roads, streets, utilities, and associated structures; provided, that reconstruction of any structures may not increase the impervious area;

C. Normal maintenance, repair and reconstruction of residential or commercial structures; provided, that reconstruction of any structures may not increase the impervious floor area;

D. Site investigative work and studies necessary for preparing land use applications, including soils tests, water quality studies, wildlife studies and similar tests and investigations; provided, that any disturbance of critical areas shall be the minimum necessary to carry out the work or studies;

E. Educational activities, scientific research, and outdoor recreational activities, including but not limited to interpretive fields, bird watching, fishing and hiking, that will not have a significant effect on the habitat area;

F. Public agency emergency activities necessary to prevent an immediate threat to public health, safety or property; provided, that retroactive mitigation is required to restore a site to a pre-emergency response condition to ensure no net loss of ecological functions. Retroactive mitigation must occur within the first growing season following completion of the emergency work;

G. Prior to the effective date of the ordinance codified in this chapter any of the following activities that have met all conditions of approval in a timely manner and are consistent with the reasonable use provisions of this chapter:

1. Complete applications as defined by the appropriate ordinance;
2. Approved preliminary plats; and
3. Development of legally created lots which have been recorded with Benton County;

H. Minor activities not mentioned above and determined by the administrator to pose minimal risk to critical areas;

I. The operation, maintenance, or reconstruction of existing canals, waterways, wasteways, drains, reservoirs or other facilities that lie within the boundaries of and are maintained by an irrigation district or company; provided, that any new construction or related activity does not encroach into a critical area.

22.10.370 Permit process and application requirements.

A. Preapplication Conference. All applicants are encouraged to meet with the administrator prior to submitting an application subject to these regulations. The purpose of this meeting shall be to discuss the city of Richland's critical areas requirements, processes, and procedures; to review any conceptual site plans prepared by the applicant; to discuss appropriate investigative techniques and methodology; to identify potential impacts and mitigation measures; and to familiarize the applicant with state and federal programs, particularly those pertaining to wetlands. Such conference shall be for the convenience of the applicant and any recommendations shall not be binding on the applicant or the city of Richland.

B. Application Requirements. The information required by this section should be coordinated with reporting requirements required by this section for any other critical area located on the site.

1. Prior to the issuance of a SEPA threshold determination for a proposal, a wetland determination, wetland delineation report, fish and wildlife habitat conservation area report, geologic hazard report or critical aquifer recharge area report must be submitted to the administrator for review if such critical areas are indicated on any portion of the site. The purpose of the reports is to determine the extent and function of critical areas where regulated activities are proposed. The report will also be used by the administrator to determine the appropriate implementation of critical area regulations and the extent to which potential impacts of proposed activities are addressed by existing regulations that provide environmental analysis and measures that avoid or otherwise mitigate the probable specific adverse environmental impacts of proposed activities.

2. In addition, wetland boundaries must be staked and flagged in the field by a qualified professional.

3. The report on any critical area shall include the following information:

- a. Vicinity map;

- b. A map showing:

- i. Site boundary, property lines and roads;

- ii. Internal property lines, rights-of-way, easements, etc.;
- iii. Existing physical features of the site including buildings, fences, and other structures, roads, parking lots, utilities, water bodies, etc.;
- iv. Contours at the smallest readily available intervals, preferably at five-foot intervals;
- v. For large (50 acres or larger) or complex projects with wetlands or habitat areas, an aerial photo with overlays displaying the site boundaries and wetland delineation or habitat area(s) may be required. Generally, an orthophotograph at a scale of one inch equals 400 feet or greater (such as one inch equals 200 feet) should be used. If an orthophotograph is not available, the center of a small scale (e.g., one inch equals 2,000 feet) aerial enlarged to one inch equals 400 feet may be used;
- vi. Locational information including legal description and address;
- vii. All natural and manmade features within 150 feet of the site boundary;
- viii. General site conditions including topography, acreage, and water bodies or wetlands; and
- ix. Identification of any areas that have previously been disturbed or degraded by human activity or natural processes.

4. In addition to the general report requirements, a report on wetlands shall include the following information:

- a. Delineated wetland boundary;
- b. The wetland boundary must be accurately drawn at an appropriate engineering scale such that information shown is not cramped or illegible. The drawing shall be prepared by a surveyor. Generally, a scale of one inch equals 40 feet or greater (such as one inch equals 20 feet) should be used. Existing features must be distinguished from proposed features;
- c. Site designated on the wetlands areas maps described in RMC 22.10.090;
- d. Hydrologic mapping showing patterns of water movement into, through, and out of the site area;
- e. Location of all test holes and vegetation sample sites, numbered to correspond with flagging in the field and field data sheets;
- f. Field data sheets from the Federal Manual, numbered to correspond with sample

site locations as staked and flagged in the field; and describe:

- i. Specific descriptions of plant communities, soils, and hydrology;
- ii. A summary of existing wetland function and value; and
- iii. A summary of proposed wetland and buffer alterations, impacts, and the need for the alterations as proposed. Potential impacts may include but are not limited to loss of flood storage potential, loss of wildlife habitat, expected decreases in species diversity or quantity, changes in water quality, increases in human intrusion, and impacts on associated wetland or water resources. If alteration of a Category I, II, III or IV wetland is proposed, a wetland mitigation plan is required according to the standards of RMC 22.10.140.

5. In addition to the general report requirements, a report on fish and wildlife habitat conservation areas shall include the requirements listed in RMC 22.10.200 together with the following information. (The level of detail contained in the report shall generally reflect the size and complexity of the proposal and the function and value of the habitat. The administrator may require field studies at the applicant's expense in appropriate cases.)

- a. A map of vegetative cover types, reflecting the general boundaries of different plant communities on the site;
- b. A description of the species typically associated with the cover types, including an identification of any critical wildlife species expected to be found;
- c. The results of searches of Washington State Department of Natural Resource's Natural Heritage and Washington State Department of Wildlife's nongame data system databases, if available;
- d. Additional information on species occurrence available from the city of Richland or Benton County or the Washington State Department of Fish and Wildlife; and
- e. Include the following descriptions:
 - i. The layers, diversity and variety of habitat found on the site;
 - ii. Identification of edges between habitat types and any species commonly associated with that habitat;
 - iii. The location of any migration or movement corridors;
 - iv. A narrative summary of existing habitat functions and values;
 - v. A summary of proposed habitat and buffer alterations, impacts, and mitigation.

Potential impacts may include but are not limited to clearing of vegetation, fragmentation of wildlife habitat, expected decreases in species diversity or quantity, changes in water quality, increases in human intrusion, and impacts on wetlands or water resources; and

vi. Describe how mitigation meets the criteria of RMC 22.10.220 including the specified mitigation sequence.

6. In addition to the general report requirements, applicants for activities within 200 feet of geologically hazardous areas shall conduct technical studies and reports which include the following:

- a. Review site history and available information;
- b. Conduct a surface reconnaissance of the site and adjacent areas;
- c. Conduct subsurface exploration suitable to the site and proposal to assess geotechnical geohydrologic conditions;
- d. Conduct a detailed stability analysis of the existing landslide that demonstrates that the proposal will result in a suitable factor of safety during and following site development;
- e. Characterize soils, geology and drainage;
- f. Characterize ground water conditions including the presence of any public or private wells in the immediate vicinity;
- g. Analyze proposed clearing, grading and construction activities, including construction scheduling; potential direct and indirect, on-site and off-site, impacts from development; and proposed mitigation measures, including any special construction techniques, monitoring or inspection programs (during and after construction), and surface water management controls;
- h. Evaluate the presence of geologic conditions giving rise to geologic hazards;
- i. Evaluate the safety and appropriateness of the proposed activities;
- j. Recommend appropriate construction practices, monitoring programs and other mitigating measures required to ensure achievement of the purpose and intent of these regulations. The format of any required reports shall be determined by the administrator;
- k. Recommend surface water management controls during construction and operation;

l. Propose construction scheduling; and

m. Recommend site monitoring and inspection during construction.

7. In addition to the general report requirements, a report for critical aquifer recharge areas must meet the following requirements:

a. Available information regarding geologic and hydrogeologic characteristics of the site including the surface location of all CARAs located on site or immediately adjacent to the site, and permeability of the unsaturated zone;

b. Ground water depth, flow direction, and gradient based on available information;

c. Currently available data on wells and springs within 1,000 feet of the project area;

d. Location of other critical areas, including surface waters, within 1,000 feet of the project area;

e. Available historic water quality data for the area to be affected by the proposed activity;

f. Evaluation of the potential impact of the proposed development on ground water quality, both short and long term, based on an assessment of the cumulative impacts of the proposal in combination with existing and potential future land use activities;

g. ~~A proposed mitigation plan~~ Identified protective measures, as applicable. Applicants must demonstrate how they will integrate necessary and appropriate best management practices to prevent degradation of ground water.

8. In addition to the general report requirements, a report on floodplain development shall include the information required by RMC 22.16.040, Administration.

C. Permit Process. This section is not intended to create a separate permit process for development proposals. To the extent possible, the administrator shall consolidate and integrate the review and processing of critical area-related aspects of proposals with other land use and environmental considerations and approvals.

D. The administrator has the authority to seek expert advice in determining the adequacy of the submitted report, at the applicant's expense.

22.10.380 Requirements of qualified professional.

All reports or studies are to be performed by a professional, licensed or qualified as a consultant, in the critical area at issue. The administrator shall determine whether a person is a qualified professional pursuant to RMC 22.10.040, in accordance with ~~based on the criteria established in~~ WAC 365-195-905(4).

22.10.385 Notice on title.

A. In order to inform subsequent purchasers of real property of the existence of critical areas, the owner of any property that contains one or more critical areas or buffers for which a development proposal has been approved shall ~~file~~ [record](#) a notice with the county auditor's office according to the direction of the city. The notice shall state the presence of the critical area(s) or buffer(s) on the property, the application of this chapter to the property, and a listing of the limitations on actions in or affecting the critical area or buffer that may exist. The notice shall note specific requirements that may include but not be limited to the preservation of existing native vegetation; restrictions on access; the prohibition on construction of buildings or other improvements; the prohibition on grading, filling or clearing activities or other requirements as identified in this chapter. The notice shall "run with the land."

B. The notice on title shall not be required for a development proposal by a public agency or public or private utility:

1. Within a recorded easement or right-of-way;
2. Where the agency or utility has been adjudicated the right to an easement or right-of-way; or
3. On the site of a permanent public facility.

C. The applicant shall submit proof that the notice has been ~~filed for public~~ [recorded](#) before the city grants any final development approval for the property. In the case of subdivisions, short subdivisions or binding site plans, a note on the recorded plat shall satisfy the requirement for a notice on title.

22.10.390 Land divisions.

All proposed divisions of land which include regulated critical areas shall comply with the following procedure and development standard:

A. New lots shall contain at least one building site, including access that is suitable for development and is not within the regulated critical area or its associated buffer or setback in which a restriction of prohibition on alteration is provided by this program.

22.10.400 On-site density transfer for critical areas.

A. An owner of a residential site or property containing critical areas may be permitted to transfer the density attributable to the critical area and associated buffer area or setback to another non-sensitive portion of the same site or property, subject to the limitations of this section and other applicable regulations.

B. Density can be transferred from the critical portion and associated buffer area or setback to the nonsensitive portion of the residential site subject to the following conditions:

1. The basis for the density transfer will be an actual site plan for the site or property as if it did not have the critical area, subject to the provisions of the underlying zoning classification, applicable setbacks, and other standards of the city code or other land development regulations.

2. Based on the above site plan, a portion of the density that could be achieved on the critical portion and associated buffer or setback of the site can be transferred to the nonsensitive portion of the site. The following chart indicates the amount of density that can be transferred, based on the degree of sensitivity of the critical area:

Category of Critical Area	Percent of Density on Critical Area That May Be Transferred on Site
Category I and II Wetlands	25%
High and Very High Geologically Hazardous Area	25%
Seismic Hazard	25%
Category III and IV Wetlands	100%
Low and Medium Geologically Hazardous Area	100%

3. When transferring the density from the critical portion of the site and its associated buffer or setback to the nonsensitive portion of the site, the overall density of the nonsensitive portion of the site may be increased, provided the additional density does not exceed what would be allowed by the next residential zoning classification. In the case of the highest density multifamily zoning classifications, the density may not be increased beyond the current density.

4. The nonwetland portion of the site is not constrained by another environmentally critical or geologically hazardous area regulated by this code.

5. The nonwetland portion of the site is subject to the lot size and setback requirements of the next residential zoning classification. Land uses and other standards of the city code or other land development regulations shall continue to apply as per the existing zoning classification.

C. An on-site density transfer shall meet the requirements and follow the procedures of:

1. Planned unit development, RMC 23.50.010;
2. Plats and subdivision, RMC Title 24.

D. The fact that development rights have been sold or received, and all related conditions, will be recorded, in a form acceptable to the city attorney, to become a part of the deed of the “sending” and “receiving” properties.

22.10.405 Density bonus for increased buffers.

A. An owner of a residential site or property containing critical areas who chooses to increase the buffers adjacent to a wetland or wildlife habitat area beyond the minimums required under this title shall be permitted to increase the density on the portion of the site that lies outside of a critical area or its required buffer. The amount of density bonus shall be based on the amount of additional buffer lands provided, through a calculation of the area of the additional buffer and/or wildlife corridor proposed on site, expressed as a percentage of the total site area, exclusive of the total wetland, wetland buffer area and/or wildlife corridor as required under the provisions of this chapter. This percentage can then be doubled and applied to the total number of units located within the noncritical area portion of the site to determine the allowed density increase.

An example application of the density bonus provision is as follows: An applicant has a 15-acre site with an identified wetland area and buffer and proposes an additional three-quarter acre of buffer, which translates to five percent of the total site. This entitles the developer to a 10 percent increase in lot count. If the existing zoning permitted 40 lots, the density bonus would entitle the applicant to an additional four lots.

B. In order to qualify for a density bonus:

1. Any additional wetland buffer area must be adjacent to the required wetland buffer area;
2. Any additional habitat buffer area must be adjacent to the required habitat area;
3. A wildlife corridor not otherwise required by this title may qualify for a density bonus; provided, that the fish and wildlife habitat conservation area report prepared by a qualified professional identifies the location of said wildlife corridor as beneficial to priority, threatened or endangered species.

C. When transferring the density from the critical portion of the site and its associated buffer or setback to the nonsensitive portion of the site, the overall density of the nonsensitive portion of the site may be increased, provided the additional density does not exceed what would be allowed by the next residential zoning classification. In the case of the highest density multifamily zoning classifications, the density may not be increased beyond the current density.

22.10.410 Interpretations and appeals.

A. Interpretations and Conflicts. Any question regarding interpretation of these regulations shall be resolved pursuant to the procedures set forth in RMC 23.70.070.

B. Appeals from permit decisions shall be governed by the procedures set forth in Chapter 19.70 RMC.

22.10.415 Penalties.

Any person who has violated any provision of this chapter shall have committed a civil

infraction subject to a civil penalty as set forth in RMC 10.02.050(E).

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

22.10.420 General savings provision – Reasonable economic use.

A. The standards and regulations of this chapter are not intended, and shall not be construed or applied in a manner, to deny all reasonable economic use of private property. If an applicant demonstrates to the satisfaction of the administrator that strict application of these standards and the utilization of cluster techniques, planned unit development, and transfer of development rights would deny all reasonable economic use of its property, development may be permitted subject to appropriate conditions, derived from this chapter as determined by the administrator and after all variance requests from the hearing examiner have been denied.

B. An applicant for relief from strict application of these standards shall demonstrate the following:

1. That no reasonable use with less impact on the critical habitat and/or hazard area and buffer is feasible and reasonable;
2. That there is no feasible and reasonable on-site alternative to the activities proposed, considering possible changes in site layout, reductions in density and similar factors;
3. That the proposed activities, as conditioned, will result in the minimum possible impacts to wetlands and buffers;
4. That all reasonable mitigation measures have been implemented or assured;
5. That all provisions of the city's regulations allowing density transfer on site and off site have been considered;
6. That the inability to derive a reasonable economic use is not the result of the applicant's actions or that of a previous property owner, such as by segregating or dividing the property and creating an undevelopable condition.

22.10.430 No special duty created.

It is the purpose of this chapter to provide for the health, welfare, and safety of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this chapter. No provision or term used in this chapter is intended to impose any duty whatsoever upon the city or any of its officers, agents, or employees for whom the

implementation or enforcement of this chapter shall be discretionary and not mandatory.

Nothing contained in this chapter is intended to be, nor shall be construed to create or form the basis for any liability on the part of the city or its officers, agents, and employees for any injury or damage resulting from the failure of any premises to abate a nuisance or to comply with the provisions of this chapter or be a reason or a consequence of any inspection, notice, or order, in connection with the implementation or enforcement of this chapter, or by reason of any action of the city related in any manner to enforcement of this chapter by its officers, agents or employees.

22.10.435 Unauthorized alterations and enforcement.

A. When a critical area or its buffer has been altered in violation of this chapter, all ongoing development work shall stop and the critical area shall be restored. The administrator shall have the authority to issue a “stop-work” order to cease all ongoing development work and order restoration, rehabilitation, or replacement measures at the owner’s or other responsible party’s expense to compensate for violation of provisions of this chapter.

B. Requirement for Restoration Plan. All development work shall remain stopped until a restoration plan is prepared and approved by city. Such a plan shall be prepared by a qualified professional using the currently accepted scientific principles and shall describe how the actions proposed meet the minimum requirements described in subsection (C) of this section. The administrator shall, at the violator’s expense, seek expert advice in determining the adequacy of the plan. Inadequate plans shall be returned to the applicant or violator for revision and resubmittal.

C. Minimum Performance Standards for Restoration. The following minimum performance standards shall be met for the restoration of a critical area; provided, that if the violator can demonstrate that greater functions and habitat values can be obtained, these standards may be modified:

1. The historic structure, functions, and values of the affected critical area shall be restored, including water quality and habitat functions;
2. The historic soil types and configuration shall be restored to the extent practicable;
3. The affected critical area and its buffer shall be replanted with native vegetation that replicates the vegetation historically found on the site in species types, sizes, and densities. The historic functions and values should be replicated at the location of the alteration;
4. Information demonstrating compliance with other applicable provisions of this chapter shall be submitted to the administrator.

D. Site Investigations. The administrator is authorized to make site inspections and take such actions as necessary to enforce this chapter. The administrator shall present proper

credentials and make a reasonable effort to contact any property owner before entering onto private property.

E. Penalties. See RMC 22.10.415.

F. If the critical area affected cannot be restored, money from any associated penalties shall be deposited in a dedicated account for the preservation or restoration of landscape processes and functions in the watershed in which the affected wetland is located. The administrator may coordinate its preservation or restoration activities with others to optimize the effectiveness of the restoration action.

G. Illegal Modifications. Wetland rating categories and/or fish and wildlife conservation area boundaries shall not change due to illegal modifications made by the applicant or with the applicant's knowledge.

22.10.440 Severability.

The provisions of this chapter are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this chapter to any person or circumstance shall not affect the validity of the remainder of this chapter or the validity of its application to other persons or circumstances.

22.10.450 Critical area map.

The critical area map and all amendments thereto adopted as part of this code shall be filed in the office of the administrator and may be viewed in the development services division.

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

Section 3. 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 4. 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.

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PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the ____ day of _____, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 6/15/2021

Agenda Category: Ordinances - First Reading

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 17-21, Amending Chapter 23.70 of the Richland Municipal Code Related to Administration, Enforcement and Amendment

Department:

Development Services

Ordinance/Resolution Number:

17-21

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 17-21, amending Chapter 23.70 of the Richland Municipal Code related to administration, enforcement and amendment.

Summary:

Planning staff is proposing a text amendment to three (3) subsections of Chapter 23.70 of the Richland Municipal Code (RMC) relating to administrative variances. The proposed text amendment adds criteria for review and a process for approval/denial of administrative (minor) variances as well as appeals.

The proposed amendment is necessary to improve the variance process and reduce City risk. The current administrative variance process is devoid of criteria or a clear process for review, which makes it challenging to administer and may lead to arbitrary application.

Staff recommends approval of Ordinance No. 17-21 for first reading, by title only.

Fiscal Impact:

None.

Attachments:

- I. Ordinance No. 17-21

ORDINANCE NO. 17-21

AN ORDINANCE of the City of Richland amending Chapter 23.70 of the Richland Municipal Code related to administration, enforcement and amendment.

WHEREAS, the City has need, from time to time, to update the Richland Municipal Code (RMC) to eliminate ambiguities; and

WHEREAS, RMC 23.70.080 allowed for administrative approval of minor variances by the City's administrative official; and

WHEREAS, RMC 23.70.080 is difficult to administer because it does not currently contain any criteria by which the City's administrative official can make a sound decision; and

WHEREAS, adding objective criteria to RMC 23.70.080 to aid in its application will ensure that arbitrary and capricious land use decisions are not made.

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

Section 1. Chapter 23.70 of the Richland Municipal Code, entitled Administration, Enforcement, Amendment, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 51-19, is hereby amended as follows:

Chapter 23.70 ADMINISTRATION, ENFORCEMENT, AMENDMENT

Sections:

- 23.70.010 Administration.**
- 23.70.020 Duties of administrative official.**
- 23.70.030 Building permits – Required.**
- 23.70.040 Board of adjustment created – Membership.**
- 23.70.050 Board of adjustment – Rules of procedure.**
- 23.70.060 Board of adjustment – Powers and duties.**
- 23.70.070 ~~Administrative review~~ Appeals to Hearing Examiner – Procedures.**
- 23.70.080 ~~Administrative~~ Minor variances – Administrative review.**
- 23.70.110 Variances – Applications.**
- 23.70.120 Variances – Application – Plans.**
- 23.70.130 Variances – Notices – Hearings.**
- 23.70.140 Variances – Findings.**
- 23.70.150 Variances – Limitations – Conditions.**
- 23.70.160 Decisions of the board of adjustment.**
- 23.70.170 Appeal from board of adjustment.**
- 23.70.180 Amendment.**
- 23.70.190 Initiation of proceedings.**

- 23.70.200 Notice of hearing.**
- 23.70.210 Public hearing and recommendation to council.**
- 23.70.230 Consideration and action by council.**
- 23.70.240 Appeals.**
- 23.70.250 Resubmission of petition.**
- 23.70.270 Violations – Penalties.**
- 23.70.280 Severability.**

23.70.010 Administration.

The administrative official shall administer and be responsible for the enforcement of this title.

23.70.020 Duties of administrative official.

If the administrative official shall find that any of the provisions of this title are being violated, he shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of additions, alterations or structural changes thereto; discontinuance of any illegal work being done; or shall take any other action authorized by this title to ensure compliance with or to prevent violation of its provisions.

23.70.030 Building permits – Required.

No building or other structure shall be erected, moved, added to, or structurally altered without a building permit issued in accordance with the building code of the city of Richland. No building permit shall be issued except in conformity with the provisions of this title.

23.70.040 Board of adjustment created – Membership.

There is created a board of adjustment consisting of five members appointed by the city council. Members shall serve staggered terms of five years and until their successors are appointed and confirmed.

23.70.050 Board of adjustment – Rules of procedure.

Not less than one regular meeting shall be held in each month of each year; provided, that if no issues over which the board has jurisdiction are pending, a meeting may be cancelled.

23.70.060 Board of adjustment – Powers and duties.

The board of adjustment shall have the following powers and duties:

A. To hear and decide requests for reduction in the number of parking spaces required when parking is jointly shared between two or more uses;

B. To hear and decide applications for special use permits for special uses as specifically authorized under RMC 23.46.025(B) and to grant such permits when it finds that the requirements of this code specifically pertaining to such special uses are fully met. The

board, in granting special use permits, may impose such additional conditions and restrictions as are necessary to make the proposed use compatible with the other uses permitted in the particular use district or in a neighboring district;

C. To hear, decide and grant or deny variances to the regulations or restrictions contained in this title when such variances are in harmony with the general purposes and intent of this title and are in accordance with general or specific rules contained in this title.

23.70.070 ~~Administrative review~~ Appeals to Hearing Examiner – Procedures.

Appeal to the hearing examiner concerning interpretation or administration of this title may be taken by any person aggrieved. Such appeals shall be taken within 10 days from the date of the order, requirement, decision or determination, by filing with the administrative official and with the city clerk a notice of appeal specifying the grounds thereof, together with such fees as set forth in RMC 19.80.020. The administrative official shall transmit to the hearing examiner all papers constituting the record upon which the action appealed from was taken.

The hearing examiner shall fix a time for the hearing of the appeal, which time shall be within 45 days after the filing of the notice of appeal, and shall give 10 days' posted public notice thereof as well as notice in writing to be mailed at least 10 days before said time to the parties in interest. At the hearing, any party may appear in person or by agent or attorney.

23.70.080 ~~Administrative~~ Minor variances – Administrative review.

A. The administrative official may approve without notice a reduction in setback, lot width and/or depth and an increase in lot coverage and building height, none of which exceeds ten (10) percent of the standards of the zone in which the use is located. Minor variances ~~variations~~ shall not allow an increase in the number of dwelling units on a parcel, nor permit a reduction in lot area of any lot.

B. The minor variance may not be used to violate or invalidate any other portions of the municipal code or easements.

C. No minor variance shall be issued when there is an existing violation of this title.

D. Application. An application for a minor variance must be made in writing to the administrative official with the specific degree of variance requested and be accompanied with necessary materials for review as determined by the administrator, including but not limited to a plot plan of the property showing location and dimensions of existing and proposed improvements. The applicant must demonstrate how the proposal meets the criteria in RMC 23.70.110. The application shall be accompanied by such fees as required by RMC 19.80.010.

E. Review. The burden of proof is on the applicant. The application must be supported by clear and convincing evidence that the minor variance conforms to the applicable elements of the City's development regulations and the comprehensive plan. A minor

variance shall be denied unless the applicant demonstrates with clear and convincing evidence that the requested minor variance meets the criteria in RMC 23.70.110.

F. Decision. To grant or deny a minor variance, the administrative official shall issue a written decision stating the precise zoning requirements for which a minor variance is sought and the degree of variance, along with specific written findings showing compliance with this section and addressing the criteria in RMC 23.70.110. If granted, the administrative official's written decision shall also include a finding that the reasons set forth in the application justify granting the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, structure, or buildings. The administrative official shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this title, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

G. Denial. If the administrative official denies a minor variance ~~variation~~ request, an applicant may request approval of the variance ~~request~~ from the board of adjustment through the filing of a variance application in accordance with RMC 23.70.110.

23.70.110 Variances – Applications.

A variance from the terms of this title shall not be granted by the board of adjustment unless and until a written application for variance is submitted demonstrating:

- A. That special conditions and circumstances exist which are peculiar to the land, structures, or building involved and which are not applicable to other lands, structures, or buildings in the same district.
- B. That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.
- C. That the special conditions and circumstances do not result from the actions of the applicant.
- D. That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures, or buildings in the same district.

23.70.120 Variances – Application – Plans.

The application shall be accompanied by a report from a title insurance company showing ownership of record of the property involved, an accurate legal description of the property involved, and a list of the names and addresses of all owners of record of property within 100 feet of the proposed variance, and such fees as are required by this title. In addition, the report shall include an accurate key map showing the property involved and delineating the property within 100 feet of the proposed variance. Each parcel falling wholly or partly within the 100-foot distance shall be numbered to correspond with the ownership report.

The application shall also be accompanied by a plot plan of the property showing location and dimensions of existing and proposed improvements and proposed location of accessory facilities such as automobile parking areas. If new building construction is involved, tentative plans and sketches shall also be submitted. Where use of existing buildings is involved, a floor plan showing existing conditions and proposed changes shall be submitted.

23.70.130 Variances – Notices – Hearings.

Written notice of public hearing shall be addressed through the United States mail to the property owner requesting the variance and to the owners of record of all property within 100 feet of the exterior boundaries of subject property pursuant to the title insurance company report required by RMC 23.70.120. Notice of the time and place of the hearing shall also be published at least once in the official newspaper of the city. Both published and mailed notices shall be given at least 10 days in advance of the public hearing.

23.70.140 Variances – Findings.

The board of adjustment shall make findings that the requirements of RMC 23.70.110 have been met by the applicant for the variance. The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, structure, or buildings. The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this title, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

23.70.150 Variances – Limitations – Conditions.

No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

The board of adjustment shall not grant a variance under any circumstances to allow a use not permissible under the terms of this title in the district involved, or any use expressly or by implication prohibited by the terms of this title in said district. In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards in conformity with this title.

The board of adjustment may prescribe a time limit within which the action for which the variance is granted shall be begun or completed, or both. Failure to begin or complete, or both, such action within the time limit set shall void the variance. In the event that no specific time limit to begin or complete an action for which the variance is granted is identified, the action shall be completed within two years from the date the variance was granted. Said time limits may be extended by the board of adjustment for good cause shown.

23.70.160 Decisions of the board of adjustment.

The concurring vote of a majority of the members of the board of adjustment shall be necessary to decide in favor of the applicant on any matter upon which it is required to pass under this title, or to effect any variation in the application of this title.

The board shall render a decision on all applications at a public meeting no later than 30 days after hearing of an application. The applicant shall be notified of the decision in writing.

23.70.170 Appeal from board of adjustment.

A. Appeals from variance decisions shall be made in accordance with RMC 19.70.060 (Judicial appeals).

B. Appeals from decisions on special use permits or on decisions regarding parking reduction for jointly shared parking facilities shall be made in accordance with Chapter 19.70 RMC (Closed Record Decisions and Appeals).

23.70.180 Amendment.

The regulations, restrictions and boundaries set forth in this title may from time to time be amended, supplemented, changed or repealed; provided, however, that no such action shall be taken until after a public hearing at which parties in interest and citizens shall have an opportunity to be heard.

23.70.190 Initiation of proceedings.

Proceedings for a reclassification or an amendment to this title may be initiated by either of the following two means:

A. The verified petition of one or more persons or corporations requesting the amendment or owning property which is proposed to be reclassified shall be filed with the secretary of the planning commission. A petition for reclassification shall also be accompanied by a report from a title insurance company showing ownership of the property involved and a list of the names and addresses of all owners of property within 300 feet of boundaries of the property involved. In addition, the report shall include an accurate key map showing the property involved and delineating the property within 300 feet of the property involved. Each parcel falling wholly or partly within the 300-foot distance shall be numbered to correspond with the ownership report. The petition shall also be accompanied by such fees as are required by RMC 19.80.020;

B. On the request of the city council or by the planning commission, on its own initiative.

23.70.200 Notice of hearing.

Notice of public hearing consistent with the requirements of Chapter 19.40 RMC shall be published at least once in the official newspaper of the city. In addition, written notice shall be mailed to the owner or owners of the property involved, and to all property owners of record within a radius of 300 feet of the exterior areas of subject property pursuant to the title insurance company report required by RMC 23.70.190. Both published and mailed notices shall be given at least 10 days in advance of the public hearing.

23.70.210 Public hearing and recommendation to council.

A. Reclassification. The hearing examiner shall conduct an open record public hearing as required by RMC Title 19 for a Type IIIA permit application. The recommendation shall include written findings of fact and the reasons for the hearing examiner's action; and shall refer expressly to the maps, description and other matters intended by the hearing examiner to constitute the reclassification.

B. Amendment. The planning commission shall conduct an open record public hearing as required by RMC Title 19 for a Type IV permit application. The recommendation to the city council of any amendment hereto by the planning commission shall be by the affirmative vote of not less than a majority of the total members of the commission. The recommendation shall be by a recorded motion, which shall include written findings of fact of the commission and the reasons for its action; and the motion shall refer expressly to the specific language of the proposed amendment and any other graphics or materials intended by the commission to constitute the amendment. The secretary of the planning commission shall prepare and sign an action summary of the commission's recommendation, which shall be forwarded to the city clerk for scheduling for city council consideration.

23.70.230 Consideration and action by council.

The planning commission's or hearing examiner's recommendation on any reclassification or amendment, together with other reports, maps, documentation and recommendations, shall be considered by the city council in accordance with the provisions and requirements of RMC Title 19 (Development Regulation Administration).

The council may, by ordinance, adopt or adopt with modification, any reclassification or amendment which the planning commission or hearing examiner has made a recommendation on, or by motion reject the reclassification or amendment.

The council may refer any request for reclassification or amendment back to the planning commission or hearing examiner for further review and recommendation.

23.70.240 Appeals.

Appeals from city council decisions on requests for reclassification or amendment shall be made in accordance with RMC 19.70.060 (Judicial appeals).

23.70.250 Resubmission of petition.

A petition for reclassification or amendment which has been disapproved by the council cannot be resubmitted to the city within six months of the date of disapproval, without a waiver of the council.

23.70.270 Violations – Penalties.

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

Provided, if the same violator has been found to have committed an infraction violation

for the same or similar conduct two separate times, with the violations occurring at the same location and involving the same or similar sections of the Richland Municipal Code or other similar codes, the third or subsequent violation shall constitute a misdemeanor, punishable as provided in RMC 1.30.010 for criminal offenses.

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

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

23.70.280 Severability.

If any section, subsection, sentence, clause, phrase of any portion of this title is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this title. The city council of the city of Richland hereby declares that it would have adopted this title and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

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 ____ day of _____, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 6/15/2021

Agenda Category: Ordinances - Second Reading & Passage

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 14-21, Amending the 2021 Budget in the General Fund, Public Safety Facilities 73 and 75 Construction Funds, Streets Capital Fund, Capital Improvement Fund, Industrial Development Fund, and Broadband Fund

Department:

Administrative Services

Ordinance/Resolution Number:

14-21

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 14-21, amending the 2021 Budget in the General Fund, Public Safety Facilities 73 and 75 Construction Funds, Streets Capital Fund, Capital Improvement Fund, Industrial Development Fund, and Broadband Fund.

Summary:

Proposed Ordinance No. 14-21 will amend the 2021 Budget appropriations. Additional appropriations in the amount of \$1,216,530 are identified in the attached ordinance. The increases are primarily the result of additional expenditures unanticipated or not appropriated in the General Fund, Public Safety Facilities 73 and 75 Construction Funds, Streets Fund, Capital Improvement Fund, Broadband Fund and Industrial Development Fund. See Ordinance No. 14-21 for more details.

In some instances, it is necessary for the City to declare that a public emergency exists, as required by state law, because certain expenses were not originally anticipated when the 2021 Budget was adopted and unappropriated fund balance is being appropriated.

A public hearing was held on June 1, 2021 as required by state law. No public testimony was received. Since first reading, additional appropriations in the amount of \$70,000 have been added to Ordinance No. 14-21 for the Traffic Signal Systemic Safety Upgrades project due to the receipt of additional project information. The increase will be funded by Real Estate Excise Tax (REET) revenues.

Staff recommends approval of Ordinance No. 14-21 for second reading and passage.

Fiscal Impact:

The total increase in appropriations to the 2021 Budget is \$1,216,530.

Attachments:

- I. Ordinance No. 14-21

ORDINANCE NO. 14-21

AN ORDINANCE of the City of Richland amending the 2021 Budget to provide for additional appropriations and declaring that a public emergency exists in the City's General Fund, Capital Improvement Fund, and Industrial Development Fund.

WHEREAS, on November 17, 2020, Richland City Council approved Ordinance No. 46-20 approving the 2021 Budget; and

WHEREAS, additional funds are needed for the Public Safety Station (aka Fire Station) 73/75 capital project to cover unanticipated expenses including COVID-19 cost impacts; and

WHEREAS, no funds were appropriated in the General Fund for unanticipated expenses including COVID-19 cost impacts; and

WHEREAS, sufficient unappropriated funds are available in the General Fund Reserve to support the required budget adjustment for the Public Safety Station (aka Fire Station) 73/75 project; and

WHEREAS, additional funds are needed to expand the scope of the Traffic Signal Systemic Safety Upgrades project to achieve its maximum benefit; and

WHEREAS, sufficient unappropriated funds are available in the Capital Construction Fund to support the expanded scope of the Traffic Signal Systemic Safety Upgrades project; and

WHEREAS, to prepare surplus property for sale, surveying, boundary line adjustments, easement recordings and new appraisals are required; and

WHEREAS, the City has a long-time lease for farm circles in the Horn Rapids Industrial Park that requires an annual irrigation assessment to be paid by the City; and

WHEREAS, fiber infrastructure was not installed when Henderson Loop was originally constructed, and is now needed to serve current and new businesses in the area; and

WHEREAS, no funds were appropriated in the Industrial Development Fund for use as detailed herein; and

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

WHEREAS, on June 1, 2021, a public hearing was held pursuant to RCW 35.33.091 regarding the increase in appropriations from beginning fund balance in the General Fund, Capital Improvement Fund, and Industrial Development Fund.

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

Section 1. Facts Constituting Emergency. The expenses contained within this Ordinance were not anticipated when the 2021 Budget was approved.

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

Section 3. Amendment of the 2021 Budget. The 2021 Budget is hereby amended to provide additional appropriations in the Public Safety Facility 73 Construction Fund and the Public Safety Facility 75 Construction Fund from unappropriated fund balance in the General Fund as follows:

General Fund
Current Appropriation: \$ 64,668,825
Increase in Appropriation: \$ 240,000
Amended Appropriation: \$ 64,908,825

Public Safety Facilities 73 Construction Fund
Current Appropriation: \$ 0
Increase in Appropriation: \$ 231,399
Amended Appropriation: \$ 231,399

Public Safety Facilities 75 Construction Fund
Current Appropriation: \$ 0
Increase in Appropriation: \$ 8,601
Amended Appropriation: \$ 8,601

Section 4. Amendment of the 2021 Budget. The 2021 Budget is hereby amended to provide additional appropriations in the Street Capital Fund from unappropriated fund balance in the Capital Improvement Fund as follows:

Streets Capital Fund
Current Appropriation: \$ 14,450,817
Increase in Appropriation: \$ 200,000
Amended Appropriation: \$ 14,650,817

Capital Improvement Fund
Current Appropriation: \$ 5,055,337
Increase in Appropriation: \$ 200,000
Amended Appropriation: \$ 5,255,337

Section 5. Amendment of the 2021 Budget. The 2021 Budget is hereby amended to provide additional appropriations in the Broadband Fund and the Industrial Development Fund from unappropriated fund balance in the Industrial Development Fund as follows:

Broadband Fund

Current Appropriation: \$ 421,598

Increase in Appropriation: \$ 50,000

Amended Appropriation: \$ 471,598

Industrial Development Fund

Current Appropriation: \$ 6,569,490

Increase in Appropriation: \$ 286,530

Amended Appropriation: \$ 6,856,020

Section 6. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 15th day of June, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: June 20, 2021



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 6/15/2021

Agenda Category: Resolutions - Adoption

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Core Focus Area 6 - Enhance Neighborhood & Community Safety

Subject:

Resolution No. 65-21, Amending the Design-Build Agreement with DGR Grant Construction for Public Safety Response Stations 73 & 75

Department:
Parks & Public Facilities

Ordinance/Resolution Number:
65-21

Document Type:
Contract/Agreement/Lease

Recommended Motion:

Adopt Resolution No. 65-21, authorizing the City Manager to sign and execute an amendment to Contract No. 79-20 with DGR Grant Construction for Public Safety Response Stations 73 & 75 to increase the guaranteed maximum price by \$240,000.

Summary:

On March 3, 2020, Richland City Council adopted Resolution No. 39-20 authorizing a design-build agreement with DGR Grant Construction to construct Public Safety Response Stations (aka Fire Stations) 73 and 75. Tonight's agenda includes second reading and passage of Ordinance No. 14-21 to increase the project budget of \$8,863,162 (including Washington State sales tax) for the two stations by \$240,000 for a total of \$9,103,162 (an increase of 2.7%). The increased cost is due to unforeseen expenses related to COVID-19 material shortages, relocation of an existing City water main traversing one of the sites, and station alerting electronics that link the station to new technology at Benton County Emergency Services (BCES) for dispatching.

Even with the increase, the project budget remains an excellent value to Richland taxpayers and is under the square foot cost of other area stations. Other portions of the project budget were scrutinized and reductions were made, where practical, to ensure that this budget adjustment is reasonable and responsible.

Staff recommends adoption of Resolution No. 65-21.

Fiscal Impact: The action will have a \$240,000 fiscal impact to be funded by General Fund Reserves as approved by Ordinance No. 14-21.

Attachments:

1. Resolution No. 65-21
2. Draft First Amendment to Contract No. 79-20

RESOLUTION NO. 65-21

A RESOLUTION of the City of Richland amending a design-build agreement with DGR Grant Construction for Public Safety Response Stations 73 & 75.

WHEREAS, on March 3, 2020, Richland City Council adopted Resolution No. 39-20 authorizing a design-build agreement with DGR Grant Construction for the Public Safety Response Station (aka Fire Station) 73/75 capital project (see Richland Contract No. 79-20); and

WHEREAS, on October 6, 2020, the guaranteed maximum price (GMP) of the design-build contract was set at \$8,863,162; and

WHEREAS, due to unforeseen project expenses, including a city water main relocation, station alerting electronics, and COVID-19 material shortages, a \$240,000 increase in the guaranteed maximum price is necessary; and

WHEREAS, Richland City Council separately approved Ordinance No. 14-21 in support of this increase in GMP.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the guaranteed maximum price of the Progressive Design-Build Agreement with DGR Grant Construction for the Public Safety Response Station (aka Fire Station) 73/75 capital project is increased by \$240,000 from \$8,863,162 to \$9,103,162.

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 15th day of June, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



**CITY OF RICHLAND
AGREEMENT WITH DGR GRANT CONSTRUCTION
CONTRACT NO. 79-20**

AMENDMENT NO. 2

I. RECITALS

There is now in full force and effect between the Parties a Progressive Design Build Agreement, Contract No. 79-20, related to **Public Safety Response Stations (aka Fire Stations) 73 & 75**. The Agreement was fully executed on **4/22/2020** and amended on October 6, 2020 to establish the Guaranteed Maximum Price (GMP). The expiration date of the Agreement is **10/13/2021**. The Parties desire to amend the Agreement as provided in Section II below.

II. AGREEMENT

In exchange for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree to amend Contract No. 79-20 as follows:

1. The Guaranteed Maximum Price shall increase as provided in Section 2 for the reasons identified in **Resolution No. 65-21**, which is hereby incorporated into Contract No. 79-20.
2. Fees.
 - a. ☐ The contract value remains unchanged.
 - b. ☒ Compensation for the additional services rendered pursuant to this Amendment shall be \$240,000. The new contract value is now \$9,103,162.
3. The contract period shall: ☒ remain unchanged; ☐ extend to **N/A**.
4. It is understood and agreed that all other terms and conditions of the Agreement shall be and remain the same. This Amendment may be executed electronically.

III. SIGNATURES

City:

DGR Grant Construction

By: _____
Jon Amundson, ICMA-CM
Interim City Manager

By: _____

Name: _____

Date: _____

Title: _____

Date: _____

Approved as to form:

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 6/15/2021

Agenda Category: Resolutions - Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 67-21, Adopting the 2022-2027 Transportation Improvement Program

Department:
Public Works

Ordinance/Resolution Number:
67-21

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 67-21, adopting the 2022-2027 Six-Year Transportation Improvement Program.

Summary:

RCW 35.77.010 requires local jurisdictions to prepare and adopt a perpetual six-year Transportation Improvement Program (TIP). The City's TIP is combined with other state and local agency TIPs into a state-wide STIP. The STIP is used primarily to manage expenditure of state and federal funds. For the City, the TIP indicates the priority transportation improvements to which the City intends to apply for state and federal grant funding.

Richland's long-standing practice for preparing its TIP involves multiple public involvement opportunities that include involvement of the Parks & Recreation Commission and Planning Commission. The COVID-19 orders limiting traditional public meetings resulted in obtaining public involvement differently again this year. The draft TIP was posted on the City's website with an opportunity to provide comment. Public meetings to consider the TIP were held via Zoom by the Parks & Recreation Commission and the Planning Commission. The Planning Commission voted on May 26, 2021 to unanimously recommend Council approval of the proposed TIP. The Parks & Recreation Commission is expected to vote on June 10, 2021 to recommend approval of the proposed TIP.

No objections to the items listed in the proposed TIP have been received. In recent weeks, Council received, via public comment, a request to add a feature to the City's trail network. The feature would enable users of the trail segment parallel to SR-240 to cross SR-240 at Airport Way. That item is not presented in the TIP, but is being evaluated by staff for possible inclusion in a future plan.

RCW 35.77.010 requires a public hearing before adoption of the City's TIP. A public hearing was advertised and held at tonight's meeting to accept additional public comment on the topic. Barring any compelling public testimony to the contrary, staff recommends adoption of Resolution No. 67-21.

Fiscal Impact: None.

Attachments:

1. Resolution No. 67-21
2. 2022-2027 Transportation Improvement Plan

RESOLUTION NO. 67-21

A RESOLUTION of the City of Richland adopting the 2022-2027 Six-Year Transportation Improvement Program.

WHEREAS, RCW 35.77.010 requires local jurisdictions to prepare and adopt a perpetual six-year Transportation Improvement Program (TIP); and

WHEREAS, the City of Richland's practice for preparing and reviewing its TIP typically involves multiple public involvement opportunities; and

WHEREAS, in an effort to comply with state-mandated COVID-19 orders limiting public meetings, staff provided the 2022-2027 TIP electronically to the Richland Planning Commission, Richland Parks & Recreation Commission, and the general public through the Public Works Department webpage; and

WHEREAS, no objections to items listed in the TIP were received; and

WHEREAS, the list of projects contained in the TIP are necessary to meet Richland's transportation needs; and

WHEREAS, as required by state law, Richland City Council held a public hearing on June 15, 2021 to receive public input on the proposed 2022-2027 Six-Year Transportation Improvement Program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the 2022-2027 Six-Year Transportation Improvement Program attached as **Exhibit A** and incorporated by reference is hereby adopted.

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 15th day of June, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
02	1	SR240/Aaron Interchange Improvements SR240 SR240 EB Ramp to I-182 EB Ramp Construct grade separated eastbound ramp from EB SR240 to EB I-182. Reconstruct existing SR240/Aaron Dr intersection.	WA-12909	06/15/21	06/15/21			03		0.570	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0	OTHER	1,600,000	0	1,600,000
P	CN	2025		0	OTHER	28,200,000	0	28,200,000
Totals				0		29,800,000	0	29,800,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	1,600,000	0	0
CN	0	0	0	29,800,000	0
Totals	0	0	1,600,000	29,800,000	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
03	2	Downtown Connectivity Improvements George Washington Way to Add active transportation connectivity and safety improvements.	WA-12723	06/15/21	06/15/21		85-20	03	P S W	1.300	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2022		0		0	1,051,440	1,051,440
P	RW	2023		0		0	231,600	231,600
P	CN	2024		0	TIB	4,000,000	8,091,560	12,091,560
Totals				0		4,000,000	9,374,600	13,374,600

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	1,051,440	0	0	0	0
RW	0	231,600	0	0	0
CN	0	0	12,091,560	0	0
Totals	1,051,440	231,600	12,091,560	0	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
03	3	/ 9903(023) South George Washington Way Intersection Improvements George Washington Way I-182 to Comstock Street Upgrade and reconfigure George Washington Way(GWW) including the intersections of GWW/Columbia Point Drive/Adams Street and GWW/Comstock Street to provide improved safety, capacity, and mobility. Also includes modifying the WB I-182, NB SR 240, and SB SR 240 ramps to improve safety.	R031	06/15/21	06/15/21		85-20	03	O S W	0.680	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	RW	2022	STP(UL)	389,250		0	60,750	450,000
P	CN	2023	STP(UL)	1,323,754	TIB	3,309,385	1,985,631	6,618,770
Totals				1,713,004		3,309,385	2,046,381	7,068,770

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
RW	450,000	0	0	0	0
CN	0	6,618,770	0	0	0
Totals	450,000	6,618,770	0	0	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	4	South George Washington Way Pedestrian Access & Safety Improvements George Washington Way Aaron Way to Columbia Point Drive Improve pedestrian access and safety crossing George Washington Way by constructing a grade-separated pedestrian crossing.	WA-11158	06/15/21	06/15/21		85-20	28	O S W	0.050	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023	TAP(UL)	106,090		0	106,090	212,180
P	CN	2024	TAP(UL)	763,851	TIB	254,617	763,851	1,782,319
P	CN	2024		0	Ped/Bike Program	763,851	0	763,851
Totals				869,941		1,018,468	869,941	2,758,350

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	212,180	0	0	0
CN	0	0	2,546,170	0	0
Totals	0	212,180	2,546,170	0	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
05	5	/ 9903(025) Vantage Highway Pathway - Phase 2 Saint Street Hagen Road to Stevens Drive Construct a new, separated Hot Mix Asphalt multi-use pathway connecting the Vantage Highway Pathway Phase 1 with the Stevens Drive Pathway.	R018	06/15/21	06/15/21		85-20	28	P W	0.400	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2022	STP(UL)	232,092		0	0	232,092
S	CN	2022	TAP(UL)	295,459		0	0	295,459
P	CN	2022		0	CWA	300,000	300,000	600,000
Totals				527,551		300,000	300,000	1,127,551

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	1,027,551	0	0	0	0
Totals	1,027,551	0	0	0	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	6	/ 3459(001) Center Parkway North Extension Center Parkway Gage Blvd to Tapteal Dr Construct new 3-lane roadway with bike lanes, curb, gutter and sidewalk on both sides. Construct a signalized/gated at-grade crossing of the Port of Benton R/R track.	R001	06/15/21	06/15/21		85-20	01		0.330	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	CN	2022		0	TIB	360,420	1,425,000	1,785,420
Totals				0		360,420	1,425,000	1,785,420

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	1,785,420	0	0	0	0
Totals	1,785,420	0	0	0	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	7	Center Parkway South Extension Center Parkway Leslie Rd to Clearwater Creek Construct a 2-lane rural collector with bike lanes, separated pathway, and storm drainage on both sides of the street. Left turn lanes will be constructed where needed.	R008	06/15/21	06/15/21		85-20	01	O P S W	0.520	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	CN	2022		0		0	1,995,000	1,995,000
Totals				0		0	1,995,000	1,995,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	1,995,000	0	0	0	0
Totals	1,995,000	0	0	0	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	8	Gage Boulevard Improvements Gage Boulevard Penny Royal Ave to Morency Dr. Add curb, gutter, sidewalks, bike lanes, street lights, storm drainage on Gage Boulevard.	R028	06/15/21	06/15/21		85-20	04	O P	0.750	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0		0	124,800	124,800
P	RW	2023		0		0	52,000	52,000
P	CN	2024		0		0	1,575,600	1,575,600
Totals				0		0	1,752,400	1,752,400

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	124,800	0	0	0
RW	0	52,000	0	0	0
CN	0	0	1,752,400	0	0
Totals	0	176,800	1,752,400	0	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	9	Van Giesen and Shelterbelt Trail Improvments VanGiesen St SR240 to Birch Ave Re-stripe existing pavement to add additional signal que storage. Re-route pathway to signalized intersection. Install Rapid Flash Beacons at Birch Crossing.	WA-11968	06/15/21	06/15/21		85-20	21		0.200	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2022		0		0	12,700	12,700
P	CN	2022		0		0	152,300	152,300
Totals				0		0	165,000	165,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	12,700	0	0	0	0
CN	152,300	0	0	0	0
Totals	165,000	0	0	0	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	10	Wright/Swift Intersection Improvements Swift Blvd Wright Ave to Wright Ave Reconstruct the intersection of Swift and Wright as a single lane roundabout.	WA-11970	06/15/21	06/15/21		85-20	03		0.050	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0		0	70,000	70,000
P	CN	2024		0		0	616,030	616,030
Totals				0		0	686,030	686,030

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	70,000	0	0	0
CN	0	0	616,030	0	0
Totals	0	70,000	616,030	0	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	11	Jadwin Pedestrian Crossing at Catskill Jadwin Ave. Catskill St to Catskill St Install pedestrian safety enhancing equipment at the crossing of Jadwin Avenue at Catskill Street.	WA-12725	06/15/21	06/15/21		85-20	21		0.100	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023	HSIP	12,480		0	1,352	13,832
P	CN	2024	HSIP	166,504		0	0	166,504
Totals				178,984		0	1,352	180,336

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	13,832	0	0	0
CN	0	0	166,504	0	0
Totals	0	13,832	166,504	0	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
00	12	Street Light Retrofit City Wide to City Wide Retrofit the City street light system with full LED implementation.	WA-12727	06/15/21	06/15/21		85-20	43	P		CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	CN	2022		0		0	2,000,000	2,000,000
Totals				0		0	2,000,000	2,000,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	2,000,000	0	0	0	0
Totals	2,000,000	0	0	0	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	13	Queensgate Drive Extension - Phase 1 Queensgate Drive Shockley Rd to Keene Rd Construct a 3-lane street with curb, gutter, bike lanes, sidewalk, street lights and drainage facilities on both sides. Modify the Keene Road/Queensgate Drive traffic signal to accommodate the new south leg of Queensgate Drive.	R012	06/15/21	06/15/21		85-20	01	C G P S T W	0.450	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	80,100	80,100
P	RW	2024		0		0	598,790	598,790
P	CN	2025		0		0	267,000	267,000
Totals				0		0	945,890	945,890

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	80,100	0	0
RW	0	0	598,790	0	0
CN	0	0	0	267,000	0
Totals	0	0	678,890	267,000	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
02	14	Island View to Vista Field Trail Active Transportation Network Improvements Georgia Ave to Columbia Park Trail Construct separate dedicated active transportation links and on-street active transportation features to overcome barriers to active transportation travel. This will include a bridge over SR240, a crossing or bridge over the Columbia Irrigation District canal, a bridge over Columbia Center Boulevard, pedestrian/ bicycle trail from Steptoe east to Center Parkway, crossing of Steptoe traffic control and pedestrian crossing safety improvements and additional at-grade intersections.	WA-11160	06/15/21	06/15/21		85-20	28			CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023	STP(UL)	250,000	OTHER	250,000	2,000,000	2,500,000
P	RW	2024	TAP(UL)	300,000	OTHER	300,000	2,400,000	3,000,000
P	CN	2025	STP(UL)	1,050,000	OTHER	1,050,000	8,400,000	10,500,000
Totals				1,600,000		1,600,000	12,800,000	16,000,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	2,500,000	0	0	0
RW	0	0	300,000	0	0
CN	0	0	0	10,500,000	0
Totals	0	2,500,000	300,000	10,500,000	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	15	Duportail/Kennedy Intersection Improvements Duportail Street Kennedy Road to Kennedy Road Reconstruct intersection.	WA-11973	06/15/21	06/15/21		85-20	03		0.050	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0		0	50,000	50,000
P	CN	2024		0		0	450,000	450,000
Totals				0		0	500,000	500,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	50,000	0	0	0
CN	0	0	450,000	0	0
Totals	0	50,000	450,000	0	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	16	Duportail/Driveway Intersection Improvement Duportail Street Driveway to Driveway Reconstruct intersection.	WA-11974	06/15/21	06/15/21		85-20	03		0.050	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2025		0		0	50,000	50,000
P	CN	2025		0		0	450,000	450,000
Totals				0		0	500,000	500,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	50,000	0
CN	0	0	0	450,000	0
Totals	0	0	0	500,000	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	17	Steptoe Street / Tapteal Drive Intersection Improvements CID Canal to Canyon Street Realign Tapteal Drive and Steptoe Street intersection by constructing a new intersection. Also includes sidewalks, street lights, fully signalized and gated at-grade railroad crossing, traffic signal and storm drainage.	R029	06/15/21	06/15/21		85-20	03	S W	0.230	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	CN	2026		0		0	1,475,840	1,475,840
Totals				0		0	1,475,840	1,475,840

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	0	0	0	0	1,475,840
Totals	0	0	0	0	1,475,840

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	18	Dallas Rd/Trowbridge Blvd I/S Improvements Trowbridge Blvd Dallas Rd to Dallas Rd Reconstruct intersection for additional capacity.	WA-11173	06/15/21	06/15/21		85-20	03	P S	0.110	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	65,000	65,000
P	CN	2025		0		0	435,000	435,000
Totals				0		0	500,000	500,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	65,000	0	0	0
CN	0	0	435,000	0	0
Totals	0	65,000	435,000	0	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
12	19	Vantage Highway Pathway - Phase 3 SR 240 Twin Bridges Road to Kingsgate Way Construct a separated multi-use pathway on the north side of SR 240.	R034	06/15/21	06/15/21		85-20	28		1.750	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2025	TAP(UL)	56,774		0	0	56,774
P	CN	2026	TAP(UL)	624,509		0	0	624,509
Totals				681,283		0	0	681,283

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	56,774	0
CN	0	0	0	0	624,509
Totals	0	0	0	56,774	624,509

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	20	Dallas Rd/Ava Way I/S Improvements Ava Way Dallas Rd to Dallas Rd Reconstruct intersection for additional capacity.	WA-11174	06/15/21	06/15/21		85-20	03		0.110	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0		0	67,600	67,600
P	CN	2024		0		0	452,400	452,400
Totals				0		0	520,000	520,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	67,600	0	0	0
CN	0	0	452,400	0	0
Totals	0	67,600	452,400	0	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
11	21	Dallas Rd/I-82 WB Ramp I/S Improvements Dallas Road I-82 to I-82 Reconstruct ramp and intersection for added capacity.	WA-11177	06/15/21	06/15/21		85-20	03	P S	0.410	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	81,120	81,120
P	CN	2025		0		0	542,880	542,880
Totals				0		0	624,000	624,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	81,120	0	0
CN	0	0	0	542,880	0
Totals	0	0	81,120	542,880	0

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
11	22	Dallas Rd/I-82 EB Ramp I/S Improvements Dallas Road I-82 to I-82 Reconstruct ramp and intersection for added capacity.	WA-11178	06/15/21	06/15/21		85-20	03	P S	0.410	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	81,120	81,120
P	CN	2025		0		0	542,880	542,880
Totals				0		0	624,000	624,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	81,120	0	0
CN	0	0	0	542,880	0
Totals	0	0	81,120	542,880	0

Six Year Transportation Improvement Program
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Agency: Richland

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MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	23	Dallas Road Widening Dallas Road City Limits to I-82 Widening Dallas Road from 2-lanes to 4-lanes with curb, gutter, sidewalk, bike lanes, streets lights and storm drainage facilities.	WA-11171	06/15/21	06/15/21		85-20	03	P S	0.720	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2025		0		0	285,240	285,240
P	CN	2026		0		0	950,800	950,800
Totals				0		0	1,236,040	1,236,040

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	285,240	0
CN	0	0	0	0	950,800
Totals	0	0	0	285,240	950,800

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Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	24	Gage Boulevard Extension Gage Boulevard Morency Dr. to Queensgate Blvd. Construct a 3-lane street with curb, gutter, sidewalk, bike lanes, street lights and drainage facilities.	WA-11159	06/15/21	06/15/21		85-20	01	O P	0.600	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	200,117	200,117
P	RW	2024		0		0	1,023,058	1,023,058
P	CN	2025		0		0	856,055	856,055
Totals				0		0	2,079,230	2,079,230

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	200,117	0	0
RW	0	0	1,023,058	0	0
CN	0	0	0	856,055	0
Totals	0	0	1,223,175	856,055	0

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Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	25	Shockley Rd Extension Shockley Rd Keene Rd to S of Badger Valley Way Construct a new 2-lane street with curb, gutter, sidewalk, bike lanes, street lights and storm drainage facilities	WA-11166	06/15/21	06/15/21		85-20	01	O P S W	0.600	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2025		0		0	51,770	51,770
P	RW	2025		0		0	295,170	295,170
P	CN	2026		0		0	280,800	280,800
Totals				0		0	627,740	627,740

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	51,770	0
RW	0	0	0	295,170	0
CN	0	0	0	0	280,800
Totals	0	0	0	346,940	280,800

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Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	26	Trowbridge Blvd Sol Duc Ave to Gage Blvd Construct a new 2-lane street with curb, gutter, sidewalk, bike lanes, street lights and storm drainage facilities.	WA-11169	06/15/21	06/15/21		85-20	01	O P S W	1.090	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	360,615	360,615
P	RW	2024		0		0	1,262,665	1,262,665
P	CN	2025		0		0	1,202,055	1,202,055
Totals				0		0	2,825,335	2,825,335

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	360,615	0	0
RW	0	0	1,262,665	0	0
CN	0	0	0	1,202,055	0
Totals	0	0	1,623,280	1,202,055	0

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MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	27	Bella Coola Ln Bella Coola Ln Copper Mountain Apartments to Gage Blvd Construct a new 2-lane street with curb, gutter, sidewalk, bike lanes, street lights and storm drainage facilities.	WA-11172	06/15/21	06/15/21		85-20	01	O P S W	0.630	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	266,783	266,783
P	RW	2024		0		0	927,578	927,578
P	CN	2025		0		0	889,274	889,274
Totals				0		0	2,083,635	2,083,635

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	266,783	0	0
RW	0	0	927,578	0	0
CN	0	0	0	889,274	0
Totals	0	0	1,194,361	889,274	0

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Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	28	Gage Blvd/Trowbridge I/S Improvements Trowbridge Blvd to Reconstruct intersection for additional capacity.	WA-11179	06/15/21	06/15/21		85-20	03	P S	0.110	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2025		0		0	67,600	67,600
P	CN	2026		0		0	452,400	452,400
Totals				0		0	520,000	520,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	67,600	0
CN	0	0	0	0	452,400
Totals	0	0	0	67,600	452,400

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N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	29	Gage Blvd - Badger Mountain South Improvements Road B-C Corvina St to Queensgate Dr. Construct a new 2-lane street with curb, gutter, sidewalk, bike lanes, street lights and storm drainage facilities.	WA-11167	06/15/21	06/15/21		85-20	01	O P S W	0.880	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2025		0		0	169,156	169,156
P	RW	2025		0		0	1,264,536	1,264,536
P	CN	2026		0		0	563,867	563,867
Totals				0		0	1,997,559	1,997,559

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	169,156	0
RW	0	0	0	1,264,536	0
CN	0	0	0	0	563,867
Totals	0	0	0	1,433,692	563,867

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	30	Stevens Drive Pathway Stevens Drive Spengler St to Horn Rapids Rd Construct a separated multi-use pathway on east side of Stevens Drive.	R016	06/15/21	06/15/21		85-20	28	C P T	2.250	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2025		0		0	74,260	74,260
P	CN	2026		0		0	933,590	933,590
Totals				0		0	1,007,850	1,007,850

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	74,260	0
CN	0	0	0	0	933,590
Totals	0	0	0	74,260	933,590

Six Year Transportation Improvement Program
From 2022 to 2027

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
00	31	Vantage Highway Pathway - Phase 4 Twin Bridges Rd. to W City Limits Construct a separate multi-use pathway on the north side of SAR240	WA-13464	06/15/21	06/15/21			28		3.210	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2026		0		0	135,383	135,383
P	CN	2027		0		0	1,489,217	1,489,217
Totals				0		0	1,624,600	1,624,600

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	135,383
CN	0	0	0	0	1,489,217
Totals	0	0	0	0	1,624,600

	Federal Funds		State Funds	Local Funds	Total Funds
Grand Totals for Richland	5,570,763		40,388,273	98,907,423	144,866,459

City of Richland

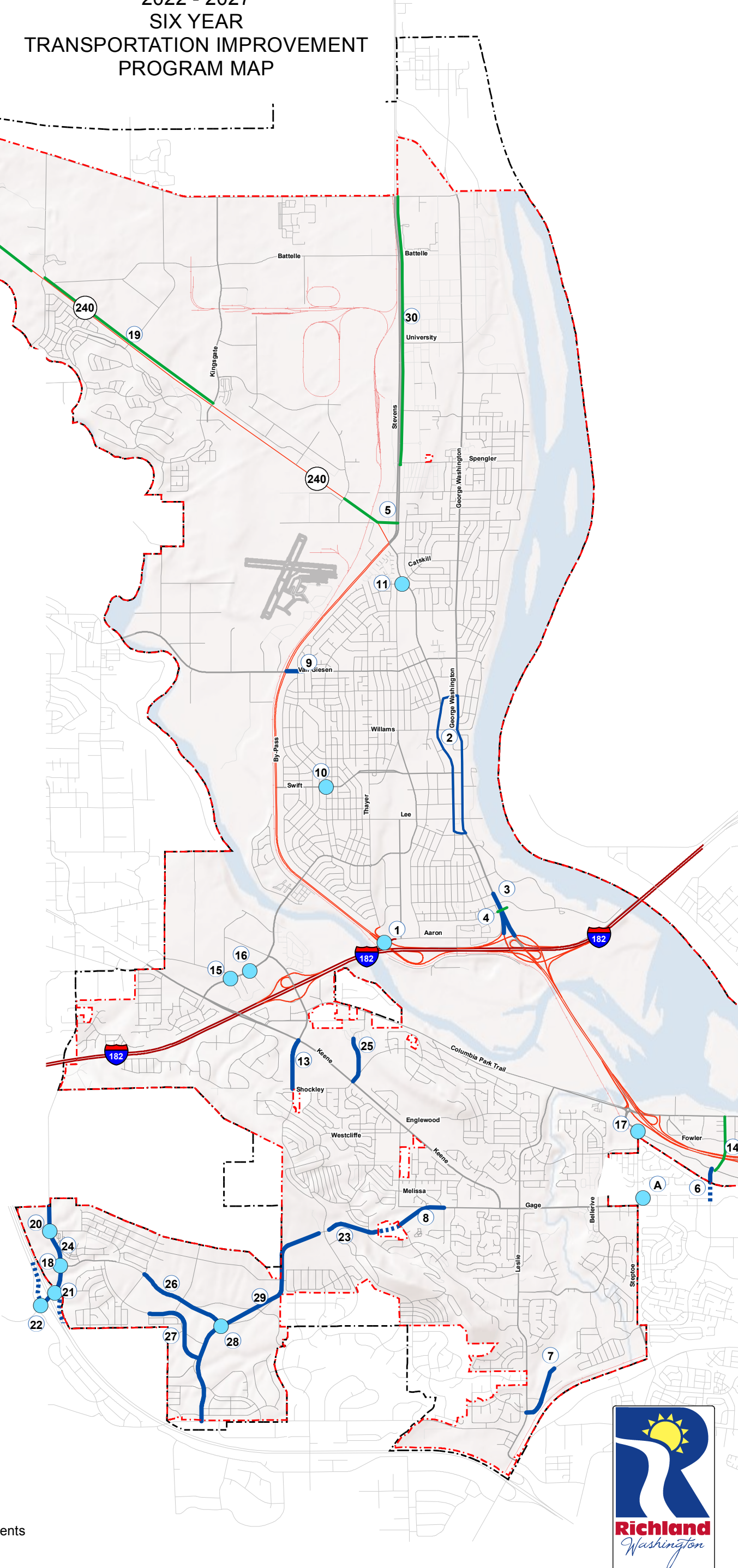
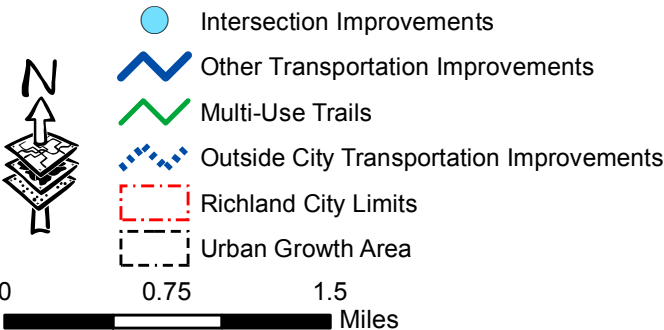
2022 - 2027 SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM MAP

Project List

- 1 SR240/Aaron Interchange Improvements
- 2 Downtown Connectivity Improvements
- 3 South GWW Intersection Improvements
- 4 South GWW Pedestrian Access and Safety Improvements
- 5 Vantage Highway Pathway Phase 2
- 6 Center Parkway North Extension
- 7 Center Parkway South Extension
- 8 Gage Boulevard Improvements
- 9 Van Giesen and Shelterbelt Trail Improvements
- 10 Wright/Swift Intersection Improvements
- 11 Jadwin Pedestrian Crossing at Catskill
- 12 Street Light Retrofit (City wide)
- 13 Queensgate Drive Extension - Phase I
- 14 Island View to Vista Field Trail
- 15 Duportail/Kennedy Intersection Improvements
- 16 Duportail/Driveway Intersection Improvements
- 17 Steptoe/Tapteal Intersection Improvements
- 18 Dallas Rd/Trowbridge Blvd I/S Improvements
- 19 Vantage Highway Pathway Phase 3
- 20 Dallas Rd/Ava Way I/S Improvements
- 21 Dallas Rd/I-82 WB Ramps I/S Improvements
- 22 Dallas Rd/I-82 EB Ramps I/S Improvements
- 23 Gage Boulevard Extension
- 24 Dallas Rd Widening
- 25 Shockley Rd Extension
- 26 Trowbridge Blvd - Sol Duc Ave to Gage Blvd
- 27 Bella Coola Ln - East Copper Mtn. Apts to Gage Blvd
- 28 Gage Blvd/Trowbridge Blvd I/S Improvements
- 29 Gage Blvd-Badger South Improvements
- 30 Stevens Drive Pathway
- 31 Vantage Highway Pathway Phase 4

Partner Project List

- A Steptoe Street/Gage Blvd Intersection



THE CITY OF RICHLAND DOES NOT WARRANT, GUARANTEE OR ACCEPT ANY LIABILITY FOR THE ACCURACY, PRECISION OR COMPLETENESS OF ANY INFORMATION SHOWN HEREON OR FOR ANY INTERFERENCES MADE THEREFROM. ANY USE MADE OF THIS INFORMATION IS SOLELY AT THE RISK OF THE USER. THE CITY MAKES NO WARRANTY, EXPRESS OR IMPLIED, AND ANY STATEMENT BY ANY EMPLOYEE OF THE CITY OR AGENTS THEREOF TO THE CONTRARY, IS VOID AND ULTRA VIRES. THE INFORMATION SHOWN IS A PRODUCT OF THE CITY OF RICHLAND GEOGRAPHIC INFORMATION SYSTEMS, AND IS PREPARED FOR PRESENTATION PURPOSES ONLY.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 6/15/2021

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 69-21, Approving the Final Plat of West Vineyard - Phase 2

Department:
Development Services

Ordinance/Resolution Number:
69-21

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 69-21, authorizing final plat approval of West Vineyard - Phase 2 subject to the conditions stated therein.

Summary:

South Richland Communities, LLC has requested for final plat approval of West Vineyard - Phase 2, dividing approximately 24 acres located in the Badger Mountain South master planned community into 46 residential lots and five (5) tracts which will be utilized for pedestrian travel. As allowed by state law, the developer has entered into a Security and Improvement Agreement for unfinished public improvements. This plat includes substantial segments of both Ava Way and Trowbridge Boulevard.

Staff recommends adoption of Resolution No. 69-21.

Fiscal Impact:

Final plat approval will foster the creation of 46 new residential lots available for construction of new homes which will contribute to the City's tax base by way of increasing Richland's total assessed value. Additional residential lots will also increase demand on City services.

Attachments:

1. Resolution No. 69-21
2. Vicinity Map

RESOLUTION NO. 69-21

A RESOLUTION of the City of Richland approving the final plat of West Vineyard - Phase 2 subject to the conditions of approval of Technical Advisory Committee Report No. S2017-105, Richland Hearing Examiner's Report No. S2017-105, and the findings and conclusions of the Richland City Council as adopted by Resolution No. 39-18.

WHEREAS, on January 25, 2018, the Richland Hearing Examiner held an open-record public hearing to consider the preliminary plat application of West Vineyard - Phase 2 as submitted by South Richland Communities LLC; and

WHEREAS, the Richland Hearing Examiner recommended the Richland City Council conditionally approve the preliminary plat of West Vineyard - Phase 2; and

WHEREAS, on March 20, 2018, Richland City Council held a closed-record hearing to consider the West Vineyard - Phase 2 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 Vineyard - Phase 2, consisting of 46 lots and 5 tracts on 24.09 acres, are being constructed in accordance with the conditions of approval contained in Technical Advisory Committee (TAC) Report No. S2017-105 dated January 18, 2017, and Richland Hearing Examiner's Report No. S2017-105 issued on February 27, 2018; and

WHEREAS, RCW 58.17.130 and RMC 24.24.020 expressly allow a developer to post a performance bond or other security in the amount and form satisfactory to the City in lieu of construction of the required improvements prior to final plat approval.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the final plat of West Vineyard - Phase 2, 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 No. S2017-105, attached hereto and incorporated herein as **Exhibit B**; and
2. The Richland Hearing Examiner's Report No. S2017-105, issued February 27, 2018, attached hereto and incorporated herein as **Exhibit C**; and
3. The Security and Improvement Agreement, attached hereto and incorporated herein as **Exhibit D**, including the posting of security as required therein; and
4. The findings and conclusions of Richland City Council as adopted by Resolution No. 39-18.

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 15th day of June, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

PLAT OF
WEST VINEYARD PHASE 2

LOCATED IN A PORTION OF SECTION 32,
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



TRACT USE TABLE

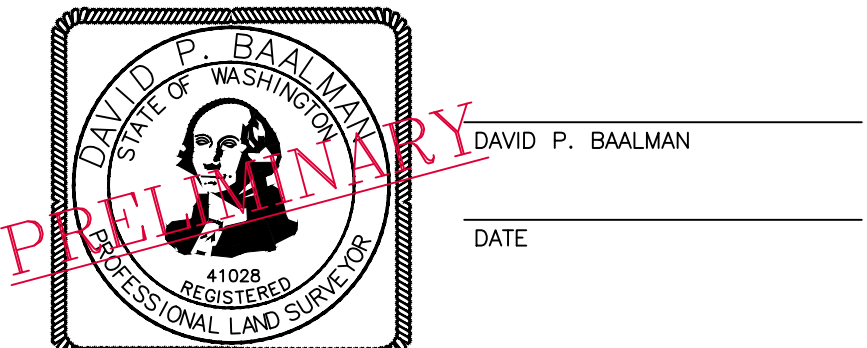
TRACT	TO BE OWNED BY	USE
A	HOMEOWNERS ASSOC.	LANDSCAPING & PEDESTRIAN PATH
B	HOMEOWNERS ASSOC.	PEDESTRIAN PATH
C	HOMEOWNERS ASSOC.	PEDESTRIAN PATH
D	HOMEOWNERS ASSOC.	PEDESTRIAN PATH
E	HOMEOWNERS ASSOC.	LANDSCAPING & PEDESTRIAN PATH

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/ YELLOW PLASTIC CAP STAMPED "LS 38480" PER PLAT OF GOOSE RIDGE PHASE 1 (VOL 15 PG 687) 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 GOOSE RIDGE PHASE 1.
- EQUIPMENT AND PROCEDURES USED: MULTI-FREQUENCY GNSS RECEIVERS USING REAL TIME KINEMATIC METHODS & A 1" [1MM+1.5PPM] ROBOTIC MULTI-STATION USING RADIAL TECHNIQUES.

SURVEYOR'S CERTIFICATION

I, DAVID P. BAALMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, (REG. 41028) HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN TRUE AND CORRECT THEREON, AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE MAP.



RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA 98952
PHONE (509) 788-4141
FAX: (509) 788-8894
www.rogerssurveying.com

Curve Table						Curve Table						Curve Table						Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD	CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD	CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD	CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	19.13	25.00	43°51'13"	S42°29'40"W	18.67	C22	38.86	25.00	89°04'14"	N82°47'50"E	35.07	C43	72.71	430.00	9°41'18"	S16°47'59"W	72.62	C64	11.34	370.00	1°45'24"	N1°50'38"W	11.34
C2	17.78	25.00	40°45'03"	S01°13'32"W	17.41	C23	93.66	2338.00	2°17'43"	N53°48'55"W	93.66	C44	110.16	430.00	14°40'40"	S4°37'00"W	109.85	C65	21.26	2452.00	0°29'48"	N60°12'54"W	21.26
C3	82.41	660.00	7°09'16"	N16°36'21"W	82.36	C24	114.20	2338.00	2°47'55"	N56°21'44"W	114.19	C45	101.39	3000.00	1°56'11"	N75°54'25"W	101.38	C66	116.46	2452.00	2°43'16"	N61°49'26"W	116.44
C4	37.33	25.00	85°33'45"	S55°48'36"E	33.96	C25	34.69	2338.00	0°51'00"	N58°11'12"W	34.69	C46	27.85	72.00	22°09'44"	S71°02'51"E	27.68	C67	10.00	2452.00	0°14'01"	N65°54'10"W	10.00
C5	94.65	328.00	16°32'02"	S89°40'33"W	94.32	C26	31.91	2531.00	0°43'20"	N58°58'22"W	31.91	C47	84.09	2508.00	1°55'16"	N60°55'37"W	84.09	C68	28.67	2452.00	0°40'11"	N68°49'52"W	28.67
C6	86.02	328.00	15°01'34"	N74°32'39"W	85.77	C27	110.12	2531.00	2°29'34"	N60°34'49"W	110.11	C48	98.65	2508.00	2°15'13"	N65°16'41"W	98.64	C69	66.45	660.00	5°46'06"	N53°33'28"E	66.42
C7	39.85	25.00	91°19'30"	N67°18'23"E	35.76	C28	105.14	2531.00	2°22'48"	N63°01'01"W	105.13	C49	96.55	2508.00	2°12'20"	N67°44'10"W	96.54	C70	78.64	660.00	6°49'38"	N0°44'24"W	78.60
C8	73.96	400.00	10°35'37"	N23°34'28"E	73.85	C29	10.00	2531.00	0°13'35"	N64°19'13"W	10.00	C50	14.32	2508.00	0°19'38"	N69°00'09"W	14.32	C71	37.33	25.00	85°33'45"	S38°37'40"W	33.96
C9	44.82	25.00	102°43'32"	N47°13'42"W	39.06	C30	100.22	2531.00	2°16'07"	N65°34'04"W	100.21	C51	120.35	3000.00	2°17'55"	N78°01'28"W	120.35	C72	773.38	605.00	7°31'43"	N28°10'46"W	721.79
C10	57.32	128.00	25°39'36"	S84°14'42"E	56.85	C31	100.03	2531.00	2°15'52"	N67°50'04"W	100.03	C52	92.11	72.00	7°31'02"	S32°30'57"E	85.96	C73	733.67	572.73	7°32'34"	N28°15'22"W	684.53
C11	65.20	128.00	29°11'10"	S36°07'06"E	64.50	C32	100.02	2531.00	2°15'51"	N70°05'56"W	100.01	C53	165.25	300.00	31°33'36"	N82°48'40"W	163.17	C74	94.00	65.00	82°51'23"	N37°44'51"W	86.02
C12	41.23	128.00	18°27'17"	S59°56'20"E	41.05	C33	100.16	2531.00	2°16'03"	N72°21'53"W	100.16	C54	33.32	150.00	12°43'32"	N2°13'42"W	33.25	C75	701.58	2462.00	16°19'38"	N66°46'31"W	699.21
C13	105.98	2452.00	2°28'35"	N67°15'29"W	105.98	C34	63.63	2531.00	1°26'26"	N74°13'07"W	63.63	C55	20.63	3000.00	0°23'38"	N79°22'11"W	20.63	C76	387.20	2269.00	9°46'39"	N53°43'23"W	386.73
C14	111.34	2452.00	2°36'06"	N64°29'07"W	111.33	C35	99.83	2307.00	2°28'46"	N50°04'26"W	99.83	C56	187.29	630.00	17°01'59"	N0°04'29"W	186.60	C77	170.11	400.00	24°21'58"	S9°27'39"W	168.83
C15	209.23	400.00	29°58'13"	N22°51'23"E	206.85	C36	293.85	2307.00	7°17'53"	N54°57'46"W	293.65	C57	177.40	630.00	16°08'03"	N16°39'30"W	176.82	C78	157.35	370.00	24°21'58"	S9°27'39"W	156.17
C16	38.68	100.00	22°09'44"	S71°02'51"E	38.44	C37	712.41	2500.00	16°19'38"	N66°46'31"W	710.00	C58	441.15	630.00	40°07'15"	N44°47'09"W	432.19	C79	304.43	430.00	40°33'50"	N17°33'35"E	298.11
C17	398.20	2480.00	9°11'59"	S64°33'59"E	397.77	C38	16.13	178.00	5°11'27"	N13°22'21"E	16.12	C59	10.00	2508.00	0°13'42"	N66°31'08"W	10.00	C80	38.55	25.00	88°21'35"	S5°49'13"E	34.85
C18	127.93	100.00	7°31'02"	S32°30'57"E	119.39	C39	36.56	25.00	83°47'31"	S40°50'23"W	33.39	C60	99.08	2508.00	2°15'49"	N63°01'10"W	99.08	C81	47.57	2338.00	1°09'57"	N49°25'02"W	47.57
C19	49.51	128.00	22°09'44"	S71°02'51"E	49.20	C40	123.74	272.00	26°03'54"	N84°13'54"W	122.67	C61	99.09	437.00	12°59'33"	S57°55'30"W	98.88	C82	492.23	660.00	42°43'54"	N43°31'26"W	480.90
C20	43.13	25.00	98°50'13"	N32°42'37"W	37.97	C41	19.79	272.00	4°10'05"	N69°06'55"W	19.78	C62	80.18	437.00	10°30'45"	S46°10'20"W	80.07	C83	312.49	430.00	41°38'18"	N43°36'07"E	305.66
C21	139.19	370.00	21°33'13"	N27°29'06"E	138.37	C42	38.69	25.00	88°40'17"	N22°41'31"W	34.94	C63	43.13	25.00	98°50'13"	N48°27'10"E	37.97						

SHEET

LINE TABLE

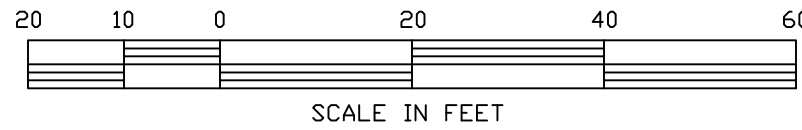
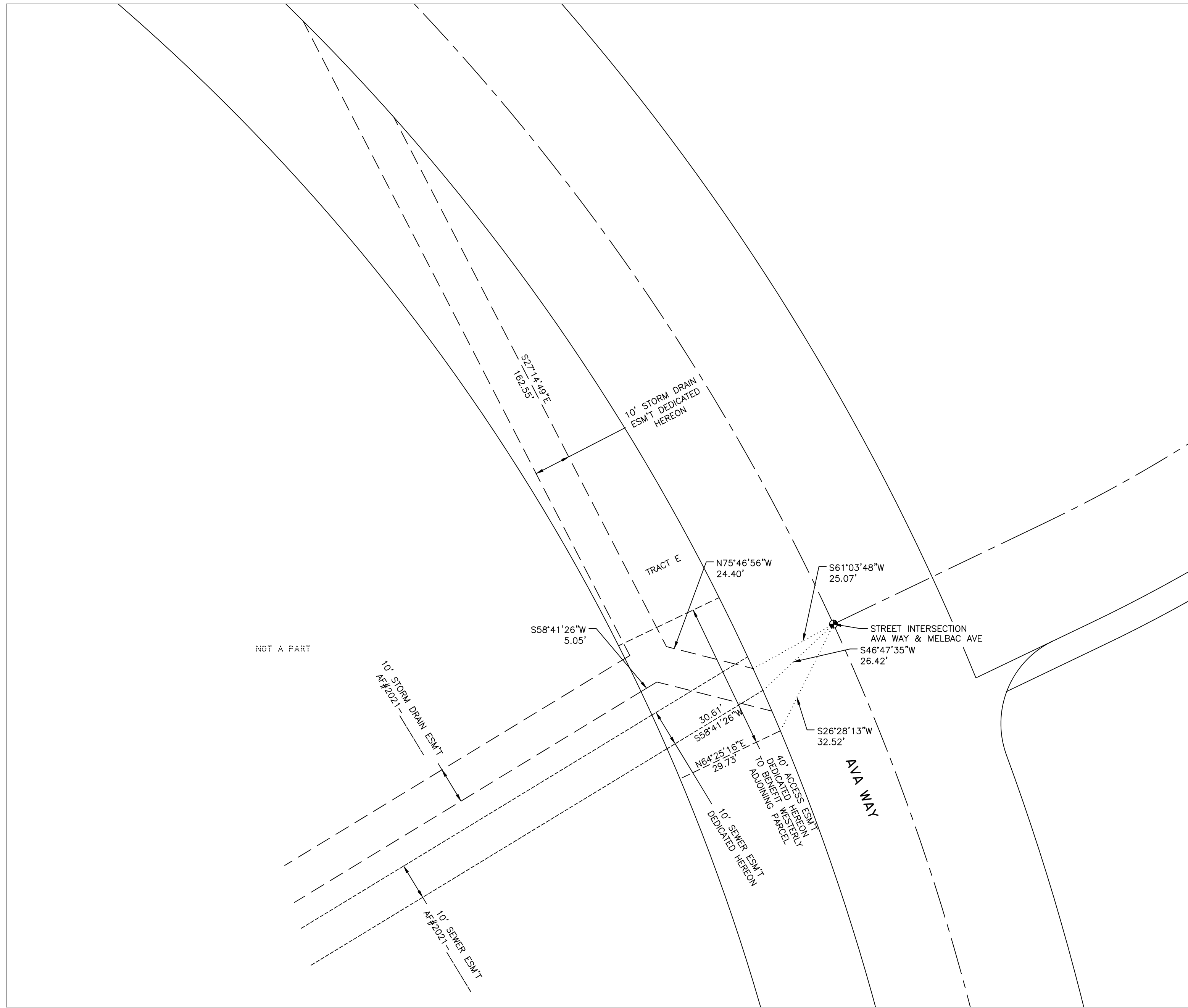
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L1	S8°35'28"E	26.45
L2	N67°01'52"W	15.77
L3	S64°25'16"W	28.91
L4	N67°13'02"W	14.62
L5	S67°13'47"E	10.00
L6	N67°01'52"W	15.00
L7	N67°01'52"W	10.00
L8	S61°58'26"W	37.30
L9	S67°01'53"E	10.00
L10	S89°06'09"W	634.86

AUDITOR'S CERTIFICATE

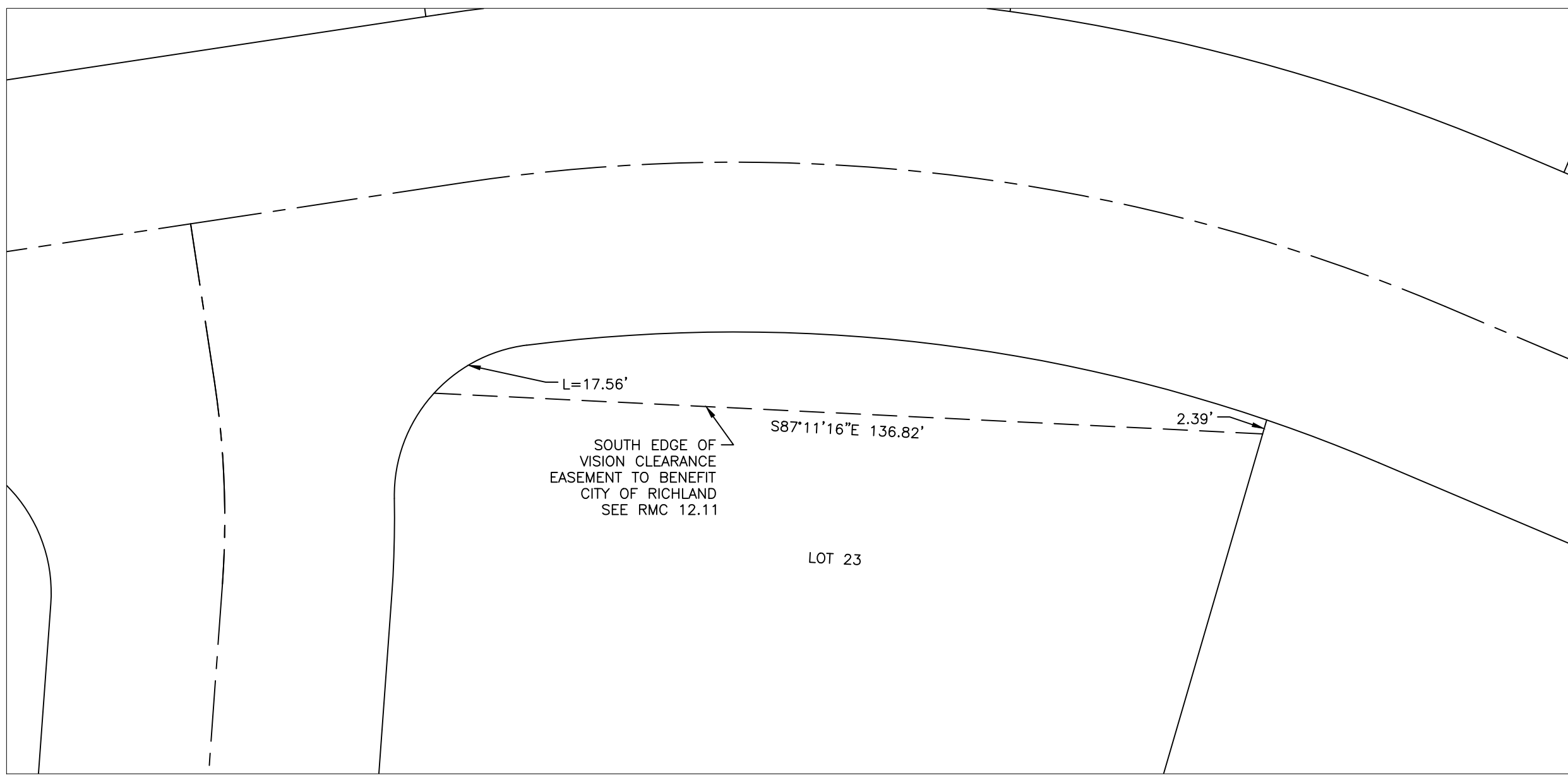
FILED FOR RECORD AT THE REQUEST OF ROGERS SURVEYING INC.
RECORDED IN VOLUME _____ OF PLATS, PAGE _____, RECORDS OF
BENTON COUNTY, WASHINGTON, AT _____ MINUTES PAST
M., THIS _____ DAY OF _____, 20____.

PLAT OF
WEST VINEYARD PHASE 2
LOCATED IN A PORTION OF SECTION 32,
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

DETAIL A
1"=20'



DETAIL B
1"=20'



CITY OF RICHLAND NOTES:

1. [] = ADDRESSES SHOWN IN BRACKETS ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND, ZIP CODE: 99352.
2. 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.
3. ALL LANDSCAPED TRACTS AND AREAS WITHIN THE PLAT OF WEST VINEYARD PHASE 2 WHICH ARE LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN.
4. 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.
5. 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.
6. 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.
7. 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.
8. TROWBRIDGE BOULEVARD, AVA WAY, AND SOL DUC AVENUE ARE NEIGHBORHOOD COLLECTOR STREETS. LOTS 1, 13, 14, AND 33-48 INCLUSIVE WILL NOT BE ALLOWED DIRECT VEHICULAR ACCESS TO OR FROM SAID STREETS. LOTS 1 AND 2 WILL NOT BE ALLOWED TO CROSS TRACT A FOR ACCESS.
9. PARKING IS NOT PERMITTED ON TROWBRIDGE BOULEVARD, AVA WAY, OR SOL DUC AVENUE.
10. SOL DUC AVENUE IS A COLLECTOR STREET AND IS THEREFOR SUBJECT TO INCREASED LEVELS OF TRAFFIC

OWNERS CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT WE ARE THE OWNERS OF THE LAND SHOWN ON THE PLAT OF WEST VINEYARD PHASE 2 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

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF }

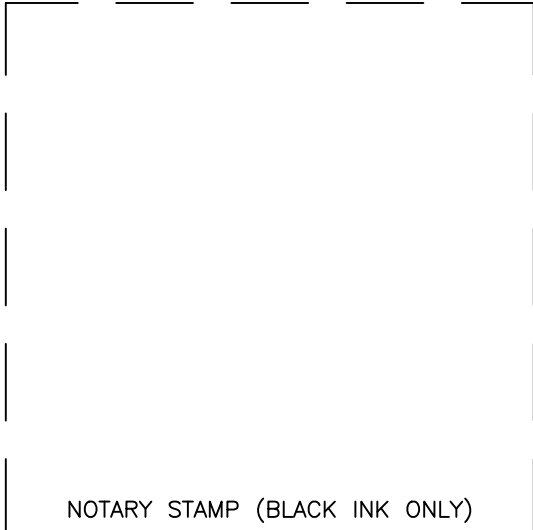
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GEOFFREY T. CLARK IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF SOUTH RICHLAND COMMUNITIES, 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: _____



LEGAL DESCRIPTION

(SEE QCD AF# 2020-036504)

THAT PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER 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 SOUTHERLY MOST CORNER OF PARCEL B, RECORD SURVEY 4905, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4905, RECORDS OF BENTON COUNTY; THENCE NORTH 64°25'16" EAST 34.72 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL B TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 430.00 FEET; THENCE NORTHEASTERLY 312.49 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°38'18" TO A POINT OF CURSP ON THE NORTHWESTERLY BOUNDARY OF THAT PARCEL DESCRIBED IN REAL ESTATE CONTRACT RECORDED UNDER AUDITOR'S FILE NUMBER 2015-017224, RECORDS OF BENTON COUNTY; THENCE SOUTH 22°46'58" WEST 135.90 FEET ALONG SAID NORTHWESTERLY BOUNDARY TO THE WESTERLY MOST CORNER OF SAID PARCEL; THENCE SOUTH 67°13'02" EAST 1109.54 FEET ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL; THENCE SOUTH 22°58'08" WEST 120.59 FEET; THENCE SOUTH 67°01'52" EAST 2.94 FEET; THENCE SOUTH 22°58'08" WEST 176.00 FEET; THENCE SOUTH 67°01'52" EAST 15.77 FEET; THENCE SOUTH 30°02'01" WEST 164.04 FEET; THENCE SOUTH 59°57'59" EAST 88.47 FEET; THENCE SOUTH 30°02'01" WEST 200.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2338.00 FEET; THENCE SOUTHEASTERLY 93.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°17'44" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 53°48'54" EAST 93.67 FEET) TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY 39.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°29'28"; THENCE SOUTH 50°51'44" EAST 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 38.85 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°21'35" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 05°49'13" EAST 34.85 FEET) TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2338.00 FEET; THENCE SOUTHEASTERLY 47.57 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°09'57"; THENCE SOUTH 41°09'57" WEST 69.00 FEET TO THE NORTHEASTERLY BOUNDARY OF THAT PARCEL DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2014-012871, RECORDS OF BENTON COUNTY, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2269.00 FEET; THENCE NORTHWESTERLY 387.20 FEET ALONG SAID NORTHEASTERLY BOUNDARY AND THE WESTERLY PROLONGATION THEREOF, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°46'39" (THE LONG CHORD OF SAID CURVE BEARS NORTH 53°43'23" WEST 386.73 FEET); THENCE NORTH 58°36'42" WEST 434.7 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2462.00 FEET; THENCE NORTHWESTERLY 701.58 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°19'38"; THENCE NORTH 74°56'20" WEST 76.26 FEET; THENCE SOUTH 64°32'31" WEST 142.52 FEET; THENCE NORTH 72°40'53" WEST 65.19 FEET TO THE EASTERLY BOUNDARY OF THAT PARCEL DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2017-029924, RECORDS OF BENTON COUNTY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 65.00 FEET (THE LONG CHORD OF SAID CURVE BEARS NORTH 37°44'51" WEST 86.02 FEET); THENCE NORTHWESTERLY 94.00 FEET ALONG SAID EASTERLY BOUNDARY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°51'23" TO THE SOUTHEAST CORNER OF TRACT E, PLAT OF WEST VILLAGE PHASE 1, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 566, RECORDS OF BENTON COUNTY; THENCE NORTH 10°49'39" WEST 68.00 FEET ALONG THE EAST LINE OF SAID TRACT E AND ALONG THE EASTERLY BOUNDARY OF SAID PLAT TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 3000.00 FEET (THE LONG CHORD OF SAID CURVE BEARS NORTH 79°22'11" WEST 20.63 FEET); THENCE WESTERLY 20.63 FEET ALONG THE NORTHERLY RIGHT OF WAY OF TROWBRIDGE BOULEVARD AS SHOWN ON SAID PLAT AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°33'38"; THENCE NORTH 10°25'56" EAST 38.02 FEET; THENCE NORTH 61°58'26" EAST 104.96 FEET; THENCE NORTH 08°28'31" EAST 102.86 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 572.73 FEET; THENCE NORTHWESTERLY 733.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°23'48" TO THE EASTERLY BOUNDARY OF THE PLAT OF WEST VINEYARD 1, PHASE 1, A BADGER MOUNTAIN SOUTH DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 458, RECORDS OF BENTON COUNTY; THENCE NORTH 24°02'57" EAST 86.49 FEET ALONG SAID EAST BOUNDARY TO THE WESTERLY MOST CORNER OF SAID PARCEL B, RECORD SURVEY 4905, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 660.00 FEET; THENCE SOUTHEASTERLY 492.23 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL B THROUGH A CENTRAL ANGLE OF 42°43'54" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 43°31'26" EAST 480.90 FEET) TO THE POINT OF BEGINNING

TOGETHER WITH THAT PORTION 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 SOUTHERLY MOST CORNER OF PARCEL B, RECORD SURVEY 4905, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4905, RECORDS OF BENTON COUNTY; THENCE NORTH 64°25'16" EAST 34.72 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL B TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 430.00 FEET; THENCE NORTHEASTERLY 312.49 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°38'18" TO A POINT OF CURSP ON THE NORTHWESTERLY BOUNDARY OF THAT PARCEL DESCRIBED IN REAL ESTATE CONTRACT RECORDED UNDER AUDITOR'S FILE NUMBER 2015-017224, RECORDS OF BENTON COUNTY; THENCE SOUTH 22°46'58" WEST 135.90 FEET ALONG SAID NORTHWESTERLY BOUNDARY TO THE WESTERLY MOST CORNER OF SAID PARCEL; THENCE SOUTH 67°13'02" EAST 1109.54 FEET ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2020-025012, RECORDS OF BENTON COUNTY; THENCE THE FOLLOWING TEN COURSES ALONG THE EASTERLY BOUNDARY OF SAID PARCEL: THENCE SOUTH 22°58'08" WEST 120.59 FEET; THENCE SOUTH 67°01'52" EAST 2.94 FEET; THENCE SOUTH 22°58'08" WEST 176.00 FEET; THENCE SOUTH 67°01'52" EAST 15.77 FEET; THENCE SOUTH 30°02'01" WEST 164.04 FEET; THENCE SOUTH 59°57'59" EAST 88.47 FEET; THENCE SOUTH 30°02'01" WEST 200.97 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2338.00 FEET; THENCE SOUTHEASTERLY 93.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°17'44" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 53°48'54" EAST 93.67 FEET) TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; HENCE NORTHEASTERLY 39.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°29'28"; THENCE SOUTH 50°51'44" EAST 60.02 FEET; THENCE LEAVING THE BOUNDARY OF SAID PARCEL NORTH 37°50'30" EAST 3.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 430.00 FEET; THENCE NORTHERLY 304.43 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°33'50"; THENCE NORTH 02°43'20" WEST 16.25 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 370.00 FEET; THENCE NORTHERLY 157.35 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°21'58"; THENCE NORTH 21°38'38" EAST 223.60 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THAT PARCEL DESCRIBED IN REAL ESTATE CONTRACT RECORDED UNDER AUDITOR'S FILE NUMBER 2015-017224, RECORDS OF BENTON COUNTY; THENCE NORTH 67°13'02" WEST 165.01 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE TRUE POINT OF BEGINNING.

CONTAINS 24.09 ACRES, MORE OR LESS.

PLAT OF
WEST VINEYARD PHASE 2

LOCATED IN A PORTION OF SECTION 32,
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

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 RCW 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 1-3298-300-0003-020

BENTON COUNTY TREASURER	DATE
BENTON COUNTY ASSESSOR	DATE



DATE

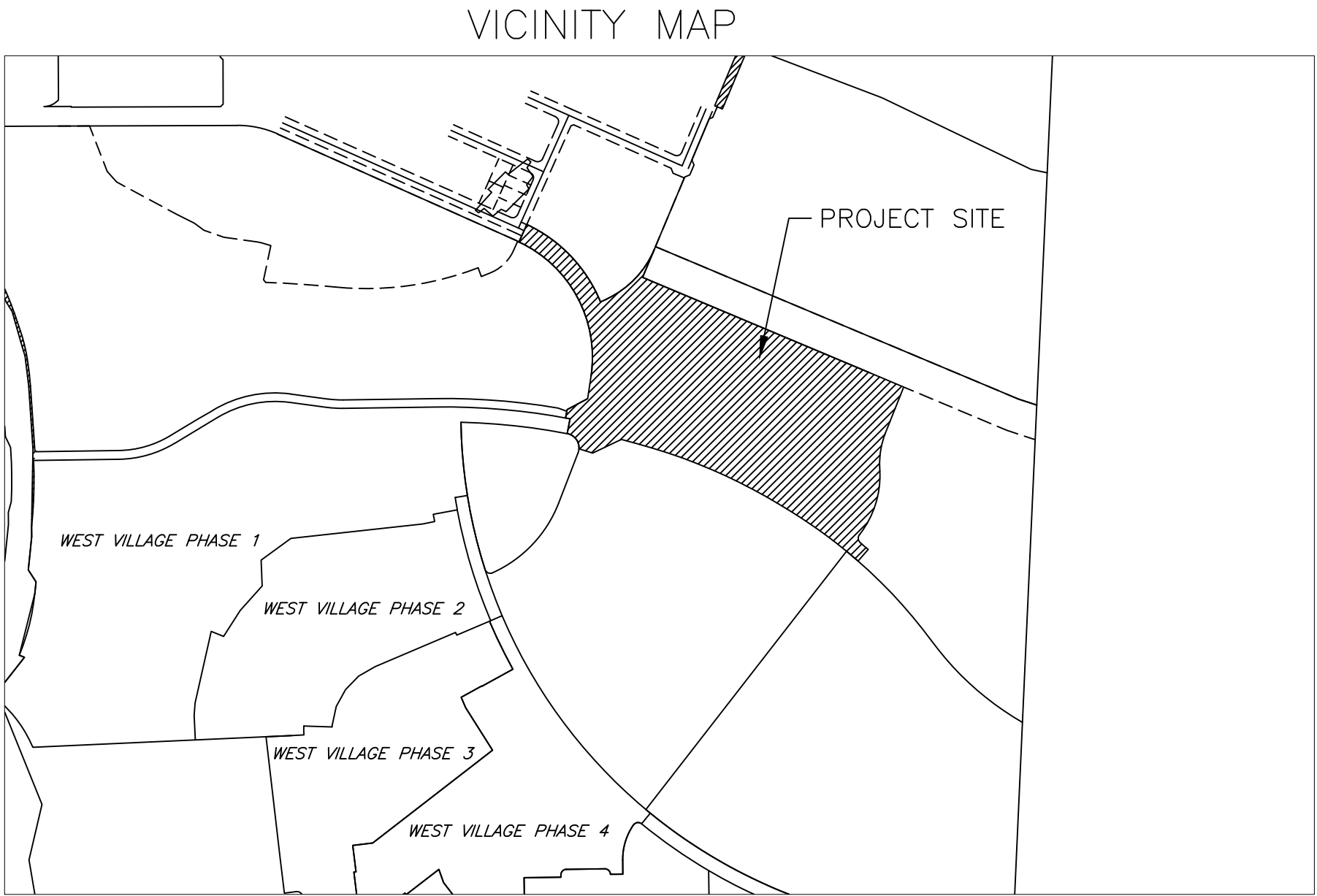


EXHIBIT B

CITY OF RICHLAND PUBLIC WORKS ENGINEERING DEVELOPMENT COMMENTS

DATE: January 18, 2017

TO: RICK SIMON, DEVELOPMENT SERVICES MANAGER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
PETE ROGALSKY, PUBLIC WORKS DIRECTOR
JEFF PETERS, TRANSPORTATION AND DEVELOPMENT ENGINEER

PROJECT NAME: BADGER MOUNTAIN SOUTH – WEST VINEYARD 2

PROJECT LOCATION: AVA WAY, EAST OF THE PLAT OF WEST VINEYARD

The Public Works Engineering Division has reviewed the preliminary plat received in this office on December 13, 2017 for the above referenced property and has the following conditions.

General Conditions:

1. Sheet C0.2 needs to identify the road section for Malbec Avenue.
2. All final plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide paper, mylar and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The mylar record drawings (including street lights) shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
3. 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.
4. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.
5. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way permit prior to construction, per RMC Chapter 12.08. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the final plan submittal.
6. 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.

7. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for plat acceptance.
8. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.
9. 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'.
10. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
11. 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/>
12. 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.
13. 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:

14. Public improvement design shall follow the following general format:
 - A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
 - B. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - C. Storm sewer shall be aligned on the south and east side of street centerlines.
 - D. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - E. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - F. Water lines shall be aligned on the south and east side of street centerlines.
 - G. Watermains larger than 8-inches in diameter shall be ductile iron.
 - H. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - I. All watermains outside areas zoned R1 shall be ductile iron.

- J. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - K. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC or C900 PVC. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.
 - L. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - M. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
 - N. The minimum centerline radius for local streets shall be 100-feet.
 - O. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
 - P. 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.
15. 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.
16. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVA only).
 - B. 2% cross-slope, maximum.
 - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - D. Be 20-feet in width.
 - E. Have radii that are accommodating with those needed for City Fire apparatus.

Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.

17. **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:

- 18. The West Vineyard 2 Preliminary Plat is identified as generating 46 PM peak hour trips. These 46 PM peak hour trips shall count toward all other Master Agreement Exhibit, Section 5.1 improvements that are triggered by a specific number of traffic PM peak hour trips.
- 19. Trowbridge Blvd. 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.
- 20. The extension of Ava Way from the plat of West Vineyards to the roundabout at the intersection with Trowbridge Blvd. shall be constructed full-width at the time of phase 1 construction.
- 21. A traffic signal shall be constructed at the Dallas Road/Trowbridge Blvd. 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.

22. The frontage of Ava Way, Trowbridge Blvd. Malbec Ave. and "Road C" shall be completed to City standards by the developer at the time that the phase which constructs the lots adjacent to each roadway is developed. The frontage improvements shall consist of curb, gutter, sidewalk, street lights & a storm drainage system. A ten-foot public utility easement along these roadways shall be provided on the face(s) of the final plat.
23. A note will be shown on the face of the final plat stating that Ava Way and Trowbridge Blvd. are both classified as collector streets. Subsequently, no driveways accessing single family lots will be allowed directly onto either.
24. Sidewalks shall be installed along all public Right of Way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, etc.).
25. 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.
26. The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
27. 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:

28. This proposed preliminary plat is located primarily within both Tapteal 4 water pressure zone. The closest watermain capable of serving this property is located adjacent to but outside the pre-plat boundary. It shall be the responsibility of the developer to install the necessary offsite infrastructure and to extend a watermain to this property to serve domestic water prior to final plat acceptance.
29. Any grading operations that take place near to or over the top of an existing water main shall ensure that adequate cover remains over the water line so as to protect it from breakage and freezing. It shall be the responsibility of the developer to re-install any water mains that have too little (or too much) cover over them as a result of his grading operations.
30. The fire hydrant layout shall be approved by the City Fire Marshal.
31. If any homes within this preliminary plat are required to install residential fire sprinkler systems, the sprinkler systems shall be flow-through type in compliance with the City's cross connection control program.
32. Domestic water shall be extended to the adjoining properties adjacent to the plat, provided they are in the correct pressure zone.
33. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.

Sanitary Sewer:

34. The closest sanitary sewer available for this development is located offsite. It shall be the responsibility of the developer to install the necessary offsite infrastructure and to extend a sewer main to this property to serve sanitary sewer at the time of plat construction. A sanitary sewer collection system shall be constructed to City standard and accepted prior to final plat acceptance.
35. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.
36. Sanitary sewer shall be extended to the adjoining properties adjacent to the plat.

Storm Water:

37. 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.
38. 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.
39. 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.
40. 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.
41. 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.

42. 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").
43. 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.
44. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat.
45. 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.
46. 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.
47. 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 Requirements:

48. 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.
49. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.

50. 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.
51. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.
52. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
53. 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.
54. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.
55. A one-foot "No access / screening easement" will be required along the Ava Way, Trowbridge Blvd., Malbec Ave. and the "Road C" Rights-of-Way.
56. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
57. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
58. Any restricted parking areas shall be indicated on the final plats.



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

**FINDINGS, CONCLUSIONS AND
RECOMMENDATION OF APPROVAL
“WEST VINEYARD PHASE 2” PRELIMINARY PLAT**

FILE NUMBER: S2017-105

APPLICANT/OWNER: NOR AM INVESTMENT, LLC

APPLICATION: TO SUBDIVIDE 23.62 ACRES INTO 46 RESIDENTIAL LOTS

LOCATION: PART OF THE BADGER MOUNTAIN SOUTH SUB-AREA, SOUTHEAST OF THE INTERSECTION OF AVA WAY AND BELLAVIEW AVENUE, WITH TROWBRIDGE BOULEVARD ALIGNMENT FORMING THE PLAT’S SOUTHERN BORDER.

PARCEL NUMBERS: THE PROPOSED PLAT APPEARS TO LIE ON PORTIONS OF MORE THAN ONE PARCEL, MOSTLY ON BENTON COUNTY ASSESSOR PARCEL NO. 132983000003013, OWNED BY THE APPLICANT, NOR AM INVESTMENT, LLC.

REVIEW PROCESS: TYPE III, PRELIMINARY PLAT,
HEARING EXAMINER RECOMMENDATION TO CITY COUNCIL

SUMMARY OF RECOMMENDATION: *APPROVE*, SUBJECT TO CONDITIONS

DATE OF RECOMMENDATION: FEBRUARY 27, 2018

PROJECT DESCRIPTION AND SUMMARY of PROCEEDINGS

Nor Am Investment, LLC, of Lakewood, Washington, is the owner and applicant in this matter. (*Exhibit 1; Ex. 2, page C0.1*).

The proposed subdivision would divide almost 24 acres into a development site with 46 residential lots. Condition of Approval No. 50 mandates that the applicant shall identify building types for each lot, prior to final plat approval, i.e. single-family, duplex, etc. (*See LUDR Sec. 1.G(5)*). The site is located to the southeast of West Vineyard Phase 1, much of which is already occupied or under construction, with access off of an extension of Ava Way, which will run to Trowbridge Boulevard. 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, which intersects with Ava Way and Trowbridge Blvd. (*Staff Report, pages 6 and 9; Ex. 2, page C0.1*).

The project site is currently vacant, with rolling hills, that are/were used agricultural purposes. It is apparent that prep work has occurred over the years, with grading and construction-type dirt driving lanes through much of the plat area. (*Site visit*).

The property owner’s design team submitted an application for preliminary plat approval on or about December 1, 2017. (*Staff Report, page 9; Ex. 1, Preliminary Plat Application Form cover sheet, dated November 22, 2017*). 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 issued a Master Agreement Consistency Determination on December 20, 2017 (*Ex. 6*), and provided Notice of the Application and Public Hearing for the matter on or about December 29, 2017. (*Staff Report, page 9; Ex. 3*). The City did not receive any comments opposing the proposed plat prior to or during the public hearing held for the pending application. Some neighboring property owners submitted written comments expressing concerns that traffic should be adequately addressed and that the developer should fulfill commitments to include retail businesses in the Badger Mountain South area to serve the growing residential base. (*Ex. 11*).

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 Vineyard 2 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 page 10; Ex. 5, Planned Action Consistency Determination; and Ex. 6, Master Agreement Consistency Determination*). With such documentation, and the Modified Environmental Checklist issued for this project (*Ex. 4, final two pages*), the pending application satisfied applicable SEPA review requirements.

Public Hearing.

The open-record public hearing for the application occurred on January 25, 2018, 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 of the hearing.

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 Vineyard Phase 2” Preliminary Plat, File No. S2017-105, dated January 25, 2018;

1 – 14. As described and indexed on pages 17 and 18 of the Staff Report.

Testimony/Comments: The only people who spoke at the public hearing were staff and applicant representatives. Everyone who spoke was sworn and provided testimony under oath at the open-record hearing. A digital recording of the brief public hearing is maintained by staff and is included as part of the file for this matter.

APPLICABLE LAW

Under applicable provisions of the Richland Municipal Code (RMC), a preliminary plat 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)¹ 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;

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).

¹ "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).

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, Senior Planner Shane O'Neill summarized his Staff Report and recommendation of approval for the proposed plat.
4. Mr. O'Neill 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. 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

6. 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

7. The applicant's submittals 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, 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.

8. 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 2, 4, 5, and 6.
 - B. Open Spaces: *Staff Report, pages 15 and 16, describing urban trails that are consistent with the LUDR; 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; Ex. 2, grading and drainage plans, on page C2.1; Ex. 12, TAC Report, pages 6 – 8, 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. *Staff Report; Exhibit 2, site plans; Exhibits 12, Technical Advisory Committee report and proposed conditions, particularly pages 4 and 5.*
 - 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 12.*

- 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, page 12; Ex. 4, conceptual water system plans, showing connections to city water supply system; Ex. 12, 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. 2, page C3.1, conceptual water and sewer system plans, showing connections and extensions for city sewer service; Ex. 12, page 6, recommended Sanitary Sewer conditions.*
- H. Parks and recreation, playgrounds, schools: The Staff Report and site plans show that the project includes provisions for new open space, advancing the Badger Mountain South vision of urban trails throughout the master planned community. The Staff Report explains that the park mitigation fees will be paid for each dwelling unit constructed within the plat. School needs for future residents are adequately addressed in the LUDR for the Badger Mountain South master planned community.
- 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.

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.²

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.

² 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.

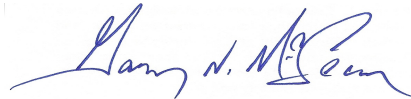
CONCLUSIONS of LAW

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 12, 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.

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 Vineyard Phase 2" Preliminary Plat** application, subject to all Conditions of Approval contained in the City's Technical Advisory Committee Report, a copy of which is included in the Record as *Exhibit 12*, and adopted herein by reference.

Recommendation issued: February 27, 2018.

A handwritten signature in blue ink, appearing to read "Gary N. McLean".

Gary N. McLean
Hearing Examiner for the City of Richland

SECURITY AND IMPROVEMENT AGREEMENT

THIS SECURITY AND IMPROVEMENT AGREEMENT ("Agreement") is made and entered into on this 20 day of April, 2021 by and between the **City of Richland**, a Washington municipal corporation ("City"), and **South Richland Communities, LLC**, a **Limited Liability Company** seeking final plat approval of West Vineyard Phase 2 ("Developer"). City and Developer are referred to collectively as the "Parties."

I. RECITALS

WHEREAS, pursuant to Chapter 24.12 of the Richland Municipal Code (RMC), Developer has filed with the City an application for final plat approval of West Vineyard Phase 2 (the "Project"); and

WHEREAS, the West Vineyard Phase 2 was given preliminary plat approval by the Richland City Council on 03/20/2018, subject to the conditions of approval listed in Technical Advisory Committee (TAC) Report S2017-105 and the applicable state and local development regulations in existence at the time; and

WHEREAS, RCW 58.17.170 provides that final plat approval shall be given by the City when the City finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval, and that said subdivision meets the requirements of RCW 58.17, other applicable state laws, and any local ordinances in effect at the time of preliminary plat approval; and

WHEREAS, under circumstances where the improvements and land division work required by the RMC and the conditions of approval are not complete prior to a developer's application for final plat approval, RCW 58.17.130 and RMC 24.24.020 allow a developer to comply with the conditions of approval by entering into a secured agreement with the City to complete the improvements and land division work within a period of time specified by the City; and

WHEREAS, pursuant to RMC 24.12.090, upon receipt of a final plat application, the City Engineer is required to review the plat to determine whether minimum improvements have been provided as described by the RMC. If minimum improvements are lacking, the plat shall be rejected; and

WHEREAS, in consideration of final plat approval for the proposed Project by the City prior to completion of improvements, Developer desires to enter into this Agreement whereby Developer promises to install and complete, at its sole expense, all public improvement work required by the City for the proposed Project. Developer has secured this Agreement by improvements security required by RMC 24.24.020; and

WHEREAS, improvement plans and related specifications for the construction, installation and completion of the improvements identified herein have been prepared by the Developer, approved by the City, and are on file in the City's Public Works Department. Said improvement plans and related specifications are incorporated herein by this reference.

NOW, THEREFORE, in consideration of the approval by the City of the Final Plat of West Vineyard Phase 2, Developer and City agree as follows:

II. AGREEMENT

1. DEVELOPER'S OBLIGATION TO CONSTRUCT IMPROVEMENTS

- a. At its sole expense, Developer shall, in compliance with state law, the improvement plans approved pursuant to Right-of-Way Construction Permit No. PW-18-02685 and all applicable City standards, furnish, construct, install and guarantee the improvements described in the West Vineyard Phase 2 preliminary plat, the Richland Municipal Code, and the conditions of approval (the "Improvements").
- b. Developer shall acquire and dedicate, or pay the cost of acquisition of, all rights-of-way, easements and other real property for the construction or installation of the improvements, free and clear of all liens and encumbrances.
- c. Subject to any time extensions granted in accordance with Section 4, Developer shall complete all Improvements within twelve (12) months of the effective date of the agreement; provided, however, that if the City Engineer reasonably determines that accelerated construction of the Improvements is essential in order to protect the public health, welfare and safety, including, without limitation, providing for the orderly subdivision of the surrounding area, the City Engineer shall give Developer not less than fifteen (15) calendar days' prior written notice to commence or accelerate installation and construction of improvements, or any portion thereof. The notice shall describe the work to be done by the Developer, the time within which the work will commence, and the period within which the work will be completed. All or any portions of said Improvements may be required to be constructed or completed at a specified time.
- d. If improvements to be constructed by Developer include monumentation, such monumentation shall be installed no later than thirty (30) days after the City's acceptance of all other Improvements pursuant to Section 2. As used herein, "monumentation" shall mean the setting of survey monuments and tie points in accordance with the Revised Code of Washington and Richland Municipal Code, and the delivery to the City Engineer of tie notes for said points.
- e. Developer shall, at its sole expense, replace or repair all existing and newly constructed public improvements, public utility facilities, and surveying or subdivision monuments which are destroyed or damaged as a result of any work under this Agreement. Any such

replacement or repair shall be subject to the approval of the City Engineer.

- f. Until any category of Improvements is accepted by the City, Developer shall be responsible for the care and maintenance of such improvements and shall bear all risks of loss or damage to said improvements. Neither City, nor its officers, agents and employees, shall have any liability for any accident, loss or damage to the Improvements prior to their completion and acceptance by the City.
- g. Developer shall, at its sole expense, obtain all necessary permits and licenses for the construction and installation of the Improvements, give all necessary notices, and pay all fees required by the federal, state, county, town or improvement district and all taxes required by law.
- h. Not less than fifteen (15) days prior to commencement of work on the Improvements, Developer shall give written notice to the City Engineer of the date fixed for such commencement of work in order that the City Engineer shall have adequate time to schedule all necessary inspections.

2. INSPECTION OF WORK AND FINAL ACCEPTANCE

- a. Developer shall at all times maintain proper facilities and safe access for inspection for the Improvements by the City Engineer.
- b. Upon completion of the work on all or any category of the Improvements specified in Schedule A, the Developer may request a final inspection by the City Engineer. If the City Engineer determines that all or any specified category of the Improvements have been completed in accordance with this Agreement and in compliance with the Improvement Plans and all applicable City standards, then the City Engineer shall certify the completion of such Improvements.
- c. Developer understands and agrees that no building permits for homes to be constructed on the lots located within West Vineyard Phase 2 will be issued by the City of Richland Building Department until the minimum improvements identified in Schedule A are inspected and accepted by the City Engineer. Developer shall include this notice of restriction in all contracts for sale of lots within West Vineyard Phase 2 to homebuilders until the restrictions of this subsection c. are no longer applicable.

3. GUARANTEE AND WARRANTY OF THE IMPROVEMENTS

- a. If, within a period of one (1) year following the acceptance by the City of the last of the Improvements specified in Schedule A, any Improvements or part of any Improvements furnished, installed or constructed by the Developer, or any of the work performed under this Agreement, fails to comply with any requirements of this Agreement, or the Revised Code of Washington, Richland Municipal Code, or the Improvement Plans and related specifications, the Developer shall, without delay and without cost to the City, repair, replace, or reconstruct any defective or otherwise unsatisfactory part or parts of the Improvements.

- b. Should the Developer fail or refuse to act promptly or in accordance with subparagraph A above, or should the exigencies of the situation require repair, replacement or reconstruction to be undertaken before the Developer can be notified, then the City may, at its discretion, make the necessary repairs or replacements or perform the necessary reconstruction. If the Developer's improvement security does not cover the total cost of such repair, replacement or reconstruction, the Developer shall reimburse the City for any excess costs incurred.
- c. The security furnished for the Developer's obligation to construct and install the Improvements described herein shall not be reduced below ten percent (10%) unless and until a warranty bond is posted for the warranty period.

4. TIME EXTENSIONS

- a. Upon a showing of the Developer of good cause, the date of commencement of work on the Improvements, or the duration of the Completion Period, may be extended by the City Engineer, with the written concurrence of the City Manager. As used herein, "Good Cause" may include, without limitation, delay resulting for an act of the City, acts of God or force majeure; and strikes, boycotts or similar job actions by employees or labor organizations which prevent the conduct of the work.
- b. A time extension may be granted without notice to any surety or sureties of the Developer and shall not affect the validity of this Agreement nor release the surety or sureties on any bond given as an improvement security pursuant to this Agreement.
- c. As a condition of any time extension provided for herein, the City Engineer, with the written concurrence of the City Manager, may require the Developer to furnish new or modified improvement security guaranteeing performance of this Agreement, as extended, in an increased amount necessary to compensate for any projected increase in the Estimated Total Cost of Improvements, as determined by the City Engineer.

5. IMPROVEMENT SECURITY

- a. Prior to the City's execution of this Agreement, Developer shall provide as security to the City an amount equal to one hundred fifty percent (150%) of the Estimated Total cost of the Improvements, Grading and Monumentation as set forth in Schedule A and in accordance with established City policy. With this security, the form of which shall be subject to City's prior approval, the Developer assures faithful performance under this agreement and guarantees the Improvements for one (1) year after the completion and acceptance of the last of such Improvements against any defective workmanship or material or any unsatisfactory performance pursuant to Section 3 hereof.
- b. Modifications of the Improvement Plans and related specifications, and modification of the Improvements, not exceeding ten percent (10%) of the original Estimated Total Cost of Improvements, shall not relieve or release any improvement security furnished

by Developer pursuant to this Agreement. If any such modifications exceed ten percent (10%) of the Estimated Total Cost of the Improvements, Developer shall furnish additional improvement security for performance and guarantee, and for payment, as required by subparagraph A above, for one hundred fifty percent (150%) of the revised Estimated Total Cost of the Improvements.

6. REDUCTION OR RELEASE OF IMPROVEMENT SECURITY

- a. Partial release or reductions in the Developer's improvement security may be authorized prior to the City's acceptance of all Improvements required hereunder, as provided in this section.
- b. Upon acceptance of all or any specified category of the Improvements, and upon request of the Developer, the improvement security may be reduced or released as follows:
 - i. Security for Performance and Guarantee: Security may be released incrementally following the completion and documentation of the completion of work and approval by the City Engineer. Securities will be released incrementally in conformance with Schedule A and only upon completion of all improvements in a related category of Schedule A. Unless the Developer submits a warranty bond (where applicable) or additional security in an amount equal to ten percent (10%) of the Estimated Total Cost of the Improvements, security shall not be reduced or released in an amount greater than ninety percent (90%) of the total security amount thereof prior to the expiration of the one (1) year guarantee and warranty period specified in Section 3.A. nor until any claims filed during the one (1) year warranty period have been settled.
- c. If Developer's obligations relating to any Improvements, such as the water system or sewer system, are subject to the approval of another governmental agency, the City shall not release the improvement security therefor until the obligations are performed to the satisfaction of such other governmental agency. Such agency shall have two (2) months after Developer's performance of the obligation to register its satisfaction or dissatisfaction. If at the end of that period it has not registered its satisfaction or dissatisfaction, it shall be conclusively deemed that the Developer's performance of the obligation was satisfactorily completed.

7. INDEMNIFICATION OF CITY BY DEVELOPER

- a. Neither the City, nor its officers, agents and employees, shall be liable or responsible for any accident, injury, loss, or damage to either property or person attributable to or arising out of the construction or installation of the Improvements. Developer shall indemnify, hold harmless and defend the City, its officers, agents and employees, from and against any and all losses, claims, costs, expenses, liabilities, damages, actions, causes of action and judgments, including reasonable attorneys' fees, arising out of or attributable to Developer's performance under this Agreement.

- b. Developer's obligations under this section are not conditioned or dependent upon the City, or its officers, agents and employees who prepared, supplied or reviewed any Improvement Plans or related specifications in connection with the Project Improvements, or has insurance or other indemnification covering any of these matters.
- c. Developer's obligation to indemnify, hold harmless and defend the City shall extend to injuries to persons and damages to or alleged taking of property resulting from the design or construction of the Project, and the Improvements required herein, and shall likewise extend to adjacent property owners asserting claims based upon the diversion of waters caused by the Developer's design or construction of public drainage systems, streets, and other public facilities or improvements. The City's acceptance of the Improvements shall not constitute an assumption by the City of any responsibility or liability for any damage or alleged taking of property referenced herein. City shall not be responsible or liable for the design or construction of the Project or the Improvements constructed or installed pursuant to the approved Improvement Plans or the Final Plat, unless the particular Improvement design was required by the City over the written objection of the Developer, which objection stated that the Improvement design was potentially dangerous or defective and set forth an alternative design.

8. OWNERSHIP OF IMPROVEMENTS

Ownership of all or any category of the Improvements constructed and installed by the Developer pursuant to this Agreement shall vest in the City (or other specified governmental agency) upon acceptance of Improvements by the City (or other specified governmental agency).

9. DEFAULT AND BREACH BY THE DEVELOPER AND REMEDIES OF THE CITY

- a. Upon the occurrence of any of the following events, the Developer shall be deemed to be in default under this Agreement:
 - i. Subject to any time extensions granted in accordance with Section 4, failure to commence construction and installation of the Improvements by the commencement date set forth herein;
 - ii. Failure to correct or cure any defect in the Improvements during the one (1) year guarantee and warranty period as required in Section 3.A.;
 - iii. Subject to any time extensions granted in accordance with Section 4, failure to perform substantial construction work, after commencement of work on the Improvements, for a period of thirty (30) days after written notice from the City;
 - iv. Insolvency, appointment of a receiver, or the filing of any petition in bankruptcy, whether voluntary or involuntary, and such is not cured or discharged within a period of thirty (30) days;

- v. Commencement of a foreclosure action against the Project or any portion thereof, or any conveyance by the developer in lieu or in avoidance of foreclosure; or
 - vi. Failure to perform any other obligations in accordance with the terms and provisions of this Agreement within thirty (30) days after written notice from the City.
- b. City reserves to itself all remedies available to it at law or in equity for any breach of Developer's obligations under this Agreement. City shall have the right, without limitation of other rights or remedies, to draw upon or utilize any improvement security furnished hereunder to mitigate City's damages in the event of Developer's default.
 - c. Developer acknowledges that the Estimated Total Costs and improvement security amounts set forth herein may not reflect the actual cost of construction or installation of the Improvements, and consequently, City's damages for Developer's default shall be measured by the cost of completing the required Improvements. If the damages incurred by the City in taking over the completing of the Improvements exceeds the principal amount of the improvement security, then the Developer shall reimburse the City in the amount of such excess damages.
 - d. City may, without liability for doing so, take possession of, and utilize in completing the Improvements, such materials, appliances, plant and other property belonging to Developer as may be on the site of the work and necessary for the performance of the work. Developer hereby consents to entry by the City and its forces, including contractors, upon any real property in the Project owned by the Developer or by any assignee of this Agreement, in the event the City elects to maintain or complete the work on the Improvements following Developer's default.
 - e. Developer acknowledges and agrees that, upon approval of the Final Plat, City will confer substantial rights upon the Developer, including the right to sell, lease or finance lots within the Subdivision, and that such approval constitutes the final act necessary to permit the division of land within the Subdivision. As a result, City will be damaged to the extent of the cost of construction or installation of the Improvements upon Developer's failure to perform its obligations under this Agreement. Developer further acknowledges that any determination as to whether a reversion to acreage or rescission of approval of the Final Plat constitutes an adequate or necessary remedy for Developer's default shall be within the sole discretion of the City.
 - f. The City's failure to take an enforcement action with respect to a default, or to declare a default or breach, shall not be construed as a waiver of that default or breach or any subsequent default or breach of the Developer.
 - g. If City sues to compel Developer's performance of this Agreement, or to recover damages or costs incurred in completing or maintaining the work on the Improvements, Developer agrees to pay all attorneys' fees and other costs and expenses of litigation incurred by the City in connection therewith, even if the Developer subsequently resumes and completes the work.

10. RELATIONSHIP OF THE PARTIES

Neither Developer, nor any of the Developer's contractors, employees or agents, are or shall be deemed to be agents of the City in connection with the performance of Developer's obligations under this Agreement.

11. ASSIGNMENT

- a. Developer shall not assign this Agreement without the prior written consent of the City. Any attempted or purported assignment in violation of this subparagraph a. shall be null and void and shall have no force or effect.
- b. The sale or other disposition of the Subdivision shall not relieve Developer of its obligations hereunder. If Developer intends to sell the Project, or any portion thereof, to any other person or entity, the Developer may request a novation of this Agreement and substitution of improvement security. Upon the City's approval of the novation and substitution of improvement security, the Developer may request a release or reduction of the improvement security furnished pursuant to this Agreement.

12. NOTICES

- a. All notices required or provided for in this agreement shall be in writing and delivered in person or by mail, postage prepaid, and addressed as follows:

If to the City:	Richland City Engineer 625 Swift Blvd. MS-26 Richland, WA 99352
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If to the Developer:	South Richland Communities, LLC PO Box 1307 Gig Harbor, WA 98335
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- b. Notice shall be effective on the date that it is delivered in person, or, if mailed, on the date of deposit in the United States mail.

13. ENTIRE AGREEMENT

This agreement constitutes the entire Agreement of the parties with respect to its subject matter. All modifications, amendments, or waiver of any terms of this Agreement shall be in writing and signed by the duly authorized representatives of the parties. In the case of the City, the duly authorized representative, unless otherwise specified herein, shall be the City Engineer.

14. SEVERABILITY

The provisions of this Agreement are severable. If any portion of this Agreement is held invalid by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect.

15. GOVERNING LAW

This Agreement shall be governed by the laws of the State of Washington.

16. EFFECTIVE DATE OF THE AGREEMENT

This Agreement shall be and become effective as of the date of recordation of the Final Plat for West Vineyard Phase 2, and shall remain in effect until expiration of the one (1) year warranty found in Section 3; provided, however, that Section 7 shall survive expiration of this Agreement.

[Signature pages to follow]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective officers, thereto duly authorized, as of the dates set forth below their respective signatures.

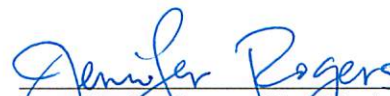
Geoffrey Clark
DEVELOPER – South Richland
Communities, LLC


By: _____
Its: Managing member
Date: May 1 2021

CITY OF RICHLAND


Jon Amundson, City Manager

Attest:


Jennifer Rodgers, City Clerk

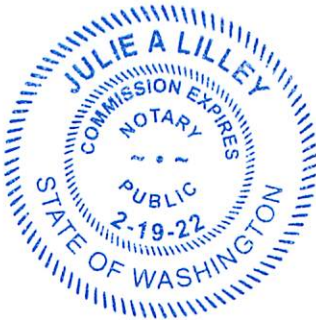
Approved as to Form:


Heather Kintzley, City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Geoffrey T Clark, Managing Member of **South Richland Communities, LLC**, known to me to be the same person whose name is subscribed to the foregoing **Security and Improvement Agreement**, appeared before me this day in person and acknowledged that, pursuant to her authority, she signed the said Agreement as his/her free and voluntary act on behalf of South Richland Communities, LLC for the uses and purposes therein stated.

Given under my hand and seal this 1st day of May, 2021.



Julie A Lilley
Notary Public
Residing at: Gig Harbor, WA
My commission expires 2-19-22

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Jon Amundson, Richland City Manager**, known to me to be the same person whose name is subscribed to the foregoing **Security and Improvement Agreement**, appeared before me this day in person and acknowledged that, pursuant to her authority, she signed the said Agreement as her free and voluntary act on behalf of the City of Richland for the uses and purposes therein stated.

Given under my hand and seal this 6th day of May, 2021.



Toni Sue Clark
Notary Public
Residing at: Kennewick, WA
My commission expires 09/29/2021

Schedule A

SCHEDULE A

WORK TO BE COMPLETED PRIOR TO CITY APPROVAL OF FINAL PLAT			
Sanitary sewer system installed and functional			
Domestic water system installed and functional			
Storm drainage system installed and functional			
Street subgrade and base rock placed & compacted to grade			
Property pins placed around boundary of plat, including back yard corners			
Signed third party easements			
Building lots graded per approved grading plan			
WORK TO BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE			
TYPE OF WORK	COST PER UNIT	LENGTH/SF	VALUE
Public improvements fronting building lots			\$
Top rock placed & compacted	19.5	4800	93600
Concrete curb and gutter installed	10.5	4000	42000
Paving of city streets (including roundabouts cost at \$56K each, signage and striping at \$21K, ADA ramps @\$42.9K, Bella Coola Demo @ \$15K)	1 LS		390900
Unobstructed access to water main/hydrant valves			\$
Sidewalk and pathway segments aside from building lots	4.25	23302	99033.5
Property pins placed at all interior lot corners			\$
Centerline monuments installed by surveyor			\$
All disturbed soils stabilized to protect against erosion			\$
Street lighting & circuit installed	1 LS		207000
WORK TO BE COMPLETED PRIOR TO RELEASE OF SECURITY FUNDS			
TYPE OF WORK	COST PER UNIT	LENGTH	VALUE
Punchlist Value			832533.5
Record Drawings			2500
Surveyor Information			2500
Total Value (All sections)			837533.5
Total value X 150%			1256300.25

Vicinity Map

Item: Final Plat - West Vineyard Phase 2
Applicant: South Richland Communities LLC
File #: FP2021-103





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 6/15/2021

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 70-21, Awarding Commercial Façade Improvement Program Funding

Department:
Development Services

Ordinance/Resolution Number:
70-21

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 70-21, authorizing the City Manager to sign and execute an agreement with Parkway Dream LLC for Commercial Façade Improvement Program funding.

Summary:

Brian Mair, owner of 610 The Parkway, is requesting half the project cost to repair the soffit along the Parkway frontage for the buildings at 612 and 614. The amount requested is \$7,835.50 and the total project cost is \$15,671. These buildings are occupied by Thrive Dance, Parkway Tattoo, Senior Helpers, and Legacy Barbershop. The total investment for all renovations in these buildings during the past year is \$120,000.

The project presented is to remove existing soffits and re-install new soffits over the walkway in front of these businesses on the Parkway side of the building. The current soffits have been in place since the building was built in the 1950s. The refresh will update the look of the soffit and create a better cover for the walkway below. The soffits are currently dilapidated and need repair from water and weather damage over the years.

The applicant is on notice that a building permit and other city permits are required. The Economic Development Committee recommends approval of the funding request.

Staff recommends adoption of Resolution No. 70-21.

Fiscal Impact: Existing budget is available to fulfill this request. If approved, the total remaining in the Business License Reserve Fund will be \$36,996.

Attachments:

1. Resolution No. 70-21
2. Photograph - Existing Soffit
3. Photograph - Proposed Soffit

RESOLUTION NO. 70-21

A RESOLUTION of the City of Richland awarding the distribution of funds from the Commercial Façade Improvement Program.

WHEREAS, the improvement of the exterior of buildings in the City of Richland enhances the overall appearance and economic character of the City; and

WHEREAS, Richland City Council passed Ordinance No. 15-08, as amended, authorizing the establishment of a Commercial Façade Improvement Program intended to encourage economic development and reduce blight in the City; and

WHEREAS, the Economic Development Committee (EDC) reviews and recommends to Richland City Council projects for funding from the Commercial Façade Improvement Program; and

WHEREAS, at its May 24, 2021 meeting, the EDC provided a positive recommendation to allocate \$7,835.50 toward projects that are determined eligible under RMC 5.04.388 and as further described in the Commercial Façade Improvement Program Application List, attached hereto as **Exhibit A**.

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 Commercial Façade Improvement Program funding agreement in the amount identified and with the applicant listed in **Exhibit A**.

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 15th day of June, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

EXHIBIT A

Commercial Improvement Program Project Application List

Projects	Award Amount
CFIP2021-005 Parkway Dreams, LLC (The Parkway)	\$7,835.50
TOTAL	\$7,835.50
Total remaining in the program for 2021	\$36,996.50



LEGACY

610

Thrive
DANCE

THRIVE
WHERE
YOU ARE
PLANTED

509-578-1117

WWW.THRIVECREATIVEDANCE.COM

@THRIVEDANCE_TC
#THRIVEDANCECITIES





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 6/15/2021

Agenda Category: Resolutions - Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 71-21, Authorizing a Consultant Agreement with Parametrix, Inc. for Phase 2 of the Horn Rapids Landfill Closure

Department:
Public Works

Ordinance/Resolution Number:
71-21

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 71-21, authorizing the City Manager to sign and execute an agreement with Parametrix, Inc. for Phase 2 of the Horn Rapids Landfill Closure.

Summary:

The City of Richland owns and operates the Horn Rapids Landfill. The originally permitted landfill area was completed in two phases. Phase 1, the westerly approximately 18 acres of the landfill, was closed in 2011, after which municipal solid waste was placed in Phase 2. Phase 2, the easterly approximately 26 acres, reached capacity and final elevation in late 2020. Waste is now being placed in the landfill expansion area. State and federal regulations require closure by securing and isolating the waste from exposure to people and the environment.

The 2021-2026 Capital Improvement Plan (CIP) includes a project entitled Landfill Closure Phase 2. Consulting engineering services are needed for the project because staff engineering expertise does not include the design of landfill closure projects. In conformance with the City's competitive purchasing process, the City previously selected Parametrix, Inc. to complete preliminary design and permitting activities for the Landfill's Phase 1 closure, as well as for the related Landfill capacity expansion. Based on its familiarity with the City's site and operation, the most efficient and cost-effective means for designing and completing the Phase 2 closure is to utilize Parametrix, Inc. to complete the Project's design and oversee the construction in accordance with the Capital Improvement Plan.

A scope of work and budget that provides the City with the necessary professional services at a good value has been negotiated with Parametrix, Inc. Staff recommends adoption of Resolution No. 71-21.

Fiscal Impact:

The total cost of this contract will not exceed \$355,561. The project budget has an available balance of \$3,745,240.

Attachments:

1. Resolution No. 71-21
2. Draft Consultant Agreement - Landfill Phase 2 Closure

RESOLUTION NO. 71-21

A RESOLUTION of the City of Richland authorizing a consultant agreement with Parametrix, Inc. for the Horn Rapids Landfill Phase 2 Closure.

WHEREAS, the City of Richland owns and operates the Horn Rapids Landfill (the “Landfill”); and

WHEREAS, Phase 1 of the Horn Rapids Landfill was closed in 2011, after which municipal solid waste was placed in Phase 2 of the Landfill; and

WHEREAS, Phase 2 of the Landfill has now reached final grade and needs to be closed by securing and isolating the waste from exposure to people and the environment, consistent with state and federal regulations; and

WHEREAS, the 2021-2026 Capital Improvement Plan (CIP) includes a project entitled Landfill Closure Phase 2 (the “Project”); and

WHEREAS, consulting engineering services are needed for the Project since staff engineering expertise does not include the design of landfill closure projects; and

WHEREAS, in conformance with the City’s competitive purchasing process, the City previously selected Parametrix, Inc. to complete preliminary design and permitting activities for the Landfill’s Phase 1 closure, as well as for the related Landfill capacity expansion; and

WHEREAS, based on Parametrix, Inc.’s familiarity with the City’s site and operation, the most efficient and cost-effective means for designing and completing the Phase 2 closure is to utilize Parametrix, Inc. to complete the Project’s design and oversee the construction in accordance with the Capital Improvement Plan; and

WHEREAS, a scope of work and budget that provides the City with the necessary professional services at a good value has been negotiated with Parametrix, Inc.

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 Parametrix, Inc. for design and oversight of the Horn Rapids Landfill Phase 2 Closure 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 15th day of June, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



AGREEMENT BETWEEN CITY AND CONSULTANT

Horn Rapids Landfill – Phase 2 Closure

This Agreement is entered into this _____ day of June, 2021 (“Effective Date”) by and between the **City of Richland** (“**City**”), a Washington municipal corporation located at 625 Swift Blvd. Richland, WA 99352, and **Parametrix** (“**Consultant**”), a Washington for-profit corporation with service at 719 2nd Avenue, Ste. 200, Seattle, WA. **City** and **Consultant** are referred to individually herein as a “Party” and collectively herein as the “Parties.”

WITNESSETH:

1. SCOPE OF WORK

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

2. TIME FOR COMPLETION

Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by December 31, 2022.

3. TERM

The term of this Agreement shall commence on the Effective Date identified above and end at midnight on December 31, 2022.

4. PAYMENT

- a. Services rendered by Consultant under this Agreement will be paid at the rate set forth in Exhibit A Scope of Work, but in no event shall the total compensation for services rendered under this Agreement exceed **Three Hundred Fifty Five Thousand, Five Hundred Sixty Dollars and Nine Cents (\$355,560.09)**, including all fees and those reimbursable expenses listed in Exhibit A.
- b. City shall pay Consultant for services rendered after receipt of a detailed invoice. Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices.
- c. Partial payments to cover the percentage of work completed may be requested by Consultant. These payments shall not be more than one (1) per month.
- d. Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations as provided below, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
 - i. Hotel accommodations: eligible lodging expenses include the room cost only; itemized receipts must be provided for hotel reimbursements.
 - ii. Hotel reimbursement is limited to the single room rate. If two or more consultants are sharing a room, reimbursement is allowable for only one consultant at the double room rate.
 - iii. The maximum reimbursement should be limited to the best discount rate available and allowable that meets traveler's business needs and basic needs for health, safety and cleanliness. Non-smoking rooms are authorized even if they are more expensive.
- e. Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f. Consultant will allow access to the City, State of Washington, Federal Grantor Agency, Comptroller General of the United States, or any of their duly authorized representatives, to any books, documents, papers, and records which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three (3) years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this Agreement is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

5. INDEPENDENT CONTRACTOR

Consultant, and any and all employees of Consultant or other persons engaged in the performance of any work or services required of Consultant under this Agreement, are

independent contractors and shall not be considered employees of the City. Any and all claims that arise at any time under any Workers' Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of Consultant's employees or other persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of Consultant.

6. OWNERSHIP OF DOCUMENTS

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

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

7. TERMINATION

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

8. AVAILABILITY OF RECORDS FOR PUBLIC INSPECTION

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

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

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

9. DISPUTE RESOLUTION

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

10. DEBARMENT CERTIFICATION

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

www.sam.gov and <https://secure.lni.wa.gov/verify/>

11. VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

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

12. ATTORNEY'S FEES

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

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

13. INSURANCE

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

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

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

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

14. INDEMNIFICATION / HOLD HARMLESS

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

15. STANDARD OF CARE

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

16. SUCCESSORS OR ASSIGNS

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

17. NOTICES

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

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

Contact Name: Jenifer Young
Name of Firm: Parametrix, Inc.
Address: 719 2nd Avenue, Ste. 200
Address: Seattle, WA 98104
Email: jyoung@parametrix.com
Phone Number: (206) 394-3718
Fax Number: n/a

18. EQUAL OPPORTUNITY AGREEMENT

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

19. SEVERABILITY

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

20. AMENDMENTS

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

21. CHANGE IN LAW

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

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

22. CONFIDENTIALITY

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

23. CHANGES OF WORK

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

24. EXTRA WORK

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

25. ENTIRE AGREEMENT

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

26. AUTHORITY TO EXECUTE

Each person executing this Agreement on behalf of another person, corporation, partnership, company, or other organization or entity represents and warrants that he or she is fully authorized to so execute and deliver this Agreement on behalf of the entity or party for which he or she is signing. The Parties hereby warrant to each other that each has full power and authority to enter into this Agreement and to undertake the actions contemplated herein, and that this Agreement is enforceable in accordance with its terms.

27. COUNTERPART ORIGINALS

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, each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole agreement.

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

CITY OF RICHLAND

CONSULTANT

Jon Amundson, ICMA-CM
Interim City Manager

Signature

Printed Name

Attest:

Title

Jennifer Rogers, City Clerk

Approved as to form:

Heather Kintzley, City Attorney

EXHIBIT A: Detailed Scope of Work

See Exhibit A attached

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SCOPE OF WORK

City of Richland Horn Rapids Landfill Phase 2 Closure

INTRODUCTION

The Horn Rapids Landfill (HRL) is owned and operated by the City of Richland Public Works Department (City). It is located near the northwest corner boundary of and within the city limits of Richland, Washington, in an area bounded by Twin Bridges Road on the west, Horn Rapids Road on the north, and State Route 240 on the south. The landfill is located within the southwest quadrant of a larger 275-acre parcel of City owned property that includes the 46-acre existing landfill (Landfill) permitted for disposal of municipal solid waste (MSW), a support facility, a 9-acre composting facility, a customer service transfer station that includes a small household hazardous waste receiving area, and the landfill expansion (Expansion), which began operation in the fall of 2020.

The Landfill began receiving MSW in 1974. The Landfill historically accepted only municipal wastes and was initially developed by placing waste into a series of north-south oriented trenches in the Phase 1 western portion of the Landfill. The waste depths in the trenches ranged from 12 to 30 feet. The Landfill is unlined.

Phase 1 of the Landfill was closed in 2011 and included installation of an active landfill gas (LFG) collection system. Following closure of Phase 1, MSW was placed in Phase 2 (the eastern portion) of the Landfill. The waste ranges in thickness from approximately 60 to 100 feet. As of September 2020, MSW has been placed in Phase 1E of the Expansion. The 104-acre Expansion is a lined facility located east of the 46-acre Landfill.

Phase 2 of the Landfill has reached final grade and needs to be closed. The closure will be performed in two phases. The first phase will be performed by others and will include design and installation of the Phase 2 LFG system. The Phase 2 LFG system is anticipated for installation in 2021. Following LFG system installation, the Phase 2 Closure cover will be installed in 2022. The following scope of work describes the tasks required to complete the Phase 2 Closure project.

SCOPE OF WORK

Task 1: Project Management

Objective: This task covers our day-to-day management of the work, including the work of our teaming partners, to make certain that the project progresses on schedule, within budget, and meets the City's expectations for content and quality.

Activities: The following activities will be performed as part of this task:

- Developing an internal work plan, or Project Management Plan (PMP), which will include an outline of project objectives, communication plan, project criteria, quality control plan, scheduling, deliverables, and the many other aspects required to execute, monitor, and control the project
- Managing project activities

- Schedule tracking
- Preparing monthly invoices accompanied by a project status report
- Administering subcontractor agreements
- Coordinating, scheduling, and participating in project meetings, including preparation of meeting notes

Project management will be provided for the duration of the work, including the design and construction. Along with project management, our quality assurance/quality control (QA/QC) program will be implemented.

Deliverables: The following deliverables will be prepared:

- Monthly invoice and status reports (PDF)
- Meeting notes (PDF)
- Periodic schedule updates (MS Project or PDF)

Assumptions: The following assumptions apply to this task.

- Project management is assumed to occur from June 1, 2021 through December 30, 2022, a project duration of 19 months

Task 2: Phase 2 Closure Construction Documents

Objective: Provide engineering services to develop the Landfill Phase 2 Closure final design plans, specifications, and engineer's opinion of probable cost (PS&E) and the Construction Quality Assurance (CQA) Plan. The design will include the landfill cover system and stormwater controls to be installed over the Phase 2 LFG system (designed and installed by others). The Phase 2 Closure will be based on the Horn Rapids Landfill Phase 1 Closure Project (Parametrix, March 2011) meeting the requirements of the Horn Rapids Landfill Closure/Post-Closure Plan (Parametrix, November 2008).

The design will also include settlement repairs on the south side of the Phase 1 Closure.

Activities:

Subtask 2A: Phase 2 LFG System Review and Coordination

As provided by the City, Parametrix will review and comment on the proposed Phase 2 LFG system design for compatibility with the future Phase 2 Closure prior to the finalized LFG system design. The Phase 2 LFG system review will not be a functional evaluation of the proposed LFG system. The review will include consideration of impacts to available road widths.

Parametrix staff will visit the site to review the completed Phase 2 LFG construction for compatibility with the closure design.

Subtask 2B: 60% Plans, Specifications, and Engineer's Opinion of Probable Cost

Based on the preliminary design presented in the approved Horn Rapids Landfill Closure/Post-Closure Plan (Parametrix, November 2008) and the Phase 2 LFG system design, Parametrix will provide 60%-level PS&E contract documents. We will prepare 60% PS&E in detail sufficient for City staff and agency review. The specifications will contain the current CQA Plan as an appendix. The specifications will follow the format

contained in “Washington State Department of Transportation 2021 Standard Specifications for Road Bridge, and Municipal Construction.” The City will provide Parametrix with new topographic survey information, which shows the existing landfill, landfill access roads, refuse limit, stockpiles, trees, and any other deviations from the base map as indicated on the preliminary closure plans. The survey information preferably shall be in AutoCAD 2020 or newer format.

Parametrix will review options for temporary closure cover watering for the establishment of cover vegetation; evaluate available onsite soil for use as cover soil; and assess the existing downstream surface water management system for capacity to receive the clean runoff from the Phase 2 Closure area after closure.

The City will provide Parametrix the design, and if available, the Record Drawings, for the Phase 2 LFG system in AutoCAD. The Phase 2 Closure cover will be installed above the LFG system with cover penetrations where required. The Phase 2 LFG system design will provide material and clearances appropriate for industry standard pipe penetrations through the closure geomembrane such that the penetrations can be sealed, including but not limited to pipe sleeves in accordance with the Phase 1 Closure design.

The design will include repairs to the Phase 1 Closure settlement area identified at the base of the south slope of Phase 1. The repairs will include a breach of the cover system, restoration of settlement grades, cover system repair, and reestablishment of the impacted stormwater ditch and roadway, if applicable.

Plans and specifications covering the following plan sheets will be prepared:

1. Title Sheet, Vicinity Map, and Index to Drawings
2. Abbreviation and Legend
3. Overall Site Plan
4. Phase 2 Grading Plan – North
5. Phase 2 Grading Plan – South
6. Phase 1 Settlement Area
7. Survey Control Schedule
8. Grading, Access Road, and Surface Water Sections and Details
9. Cover System Sections and Details
10. Miscellaneous Details
11. Miscellaneous Details

A meeting will be scheduled after the 60% completion for review with City and agency staff. Parametrix will attend one review meeting with City and agency staff, which will be scheduled for one day.

Subtask 2C: 90% Plans, Specifications, and Engineer’s Opinion of Probable Cost

Parametrix will provide 90%-level design based on the 60%-level design, and City and agency staff review comments. We will prepare 90% PS&E in finished detail sufficient for City staff and agency review. The specifications will contain the current CQA Plan as an appendix.

Subtask 2D: Final Construction Contract Documents

Parametrix will provide 100%-level design based on the 90%-level design, and City and agency staff review comments. We will prepare PS&E and final bidding schedule. Parametrix will provide one (1) reproducible copy and one (1) electronic copy (read only) of biddable plans and specifications for bidding by the City.

Subtask 2E: Bidding Assistance

Parametrix will assist the City in soliciting and evaluating bids for the construction of the landfill closure. This work will consist of engineering support during the bidding process that we anticipate will occur over a 30-day period. This work will include the following assistance to the City:

- Address inquiries from prospective bidders and suppliers to provide clarification of design and elements of CQA.
- Prepare up to two (2) addenda as necessary for contract amendment.
- Assist the City and attend a pre-bid meeting including a visit to the landfill site to familiarize prospective bidders with the site, discuss the major elements of the work, answer questions and address concerns.
- Assist the City in preparing a pre-bid meeting summary to be issued to all plan holders in the form of an addendum.
- Prepare supplemental and revised contract drawings and specifications as needed for addenda.

Deliverables:

Parametrix will prepare and submit to the City electronic copies of the 60% and 90%-level PS&E, one (1) copy-ready original and one (1) electronic copy (read only) of the final bid documents (100%-level design), and incorporate the CQA Plan into the both the 90%-level and final specifications as an appendix. Parametrix will also provide the following bidding process deliverables: 1) addenda (up to two (2), as required); pre-bid meeting summary; and 3) bid tabulation statement.

Assumptions: The following assumptions apply to this task.

- The City will provide a current site topographic survey with +/- 1-inch accuracy
- The City will provide the Phase 2 LFG system design in AutoCAD, and if available the Record Drawings
- Phase 1 repairs will only include grading and cover system work
- The Phase 2 Closure will include the cover system and stormwater controls. No LFG, structural, electrical or other work is anticipated
- Review packages will result in one round of reviews.
- An allowance for geotechnical support has been provided for onsite source material evaluation for use in the closure.
- The City will review bids and prepare a bid tabulation stating the apparent low bidder and recommendation for award.

Task 3: Phase 2 Closure Services During Construction

Objective: Provide task oversight and documentation that the Contractor follows the intent of the final design for Phase 2 Closure, as presented in the contract documents, and to provide construction documentation as required in WAC 173-351-730(6).

Considering our previous experience at the site and other Eastern Washington landfills, we foresee Phase 2 Closure construction being relatively straightforward and requiring approximately twenty weeks to complete (from mobilization to final punch-list).

Activities:

This scope of services assumes that the City will be assigning a full-time construction manager to oversee the construction. Parametrix will be on-site during periods of critical work, namely final subgrade and geomembrane installation, including LFG system penetrations. We will work with the City to make sure there is adequate overlap in these efforts and that the WAC 173-351 requirements for independent third-party review are met. Parametrix will perform the following work:

Construction Engineering: Parametrix will provide continuing engineering design assistance to the City during the construction of the Phase 2 Closure. This task consists of the engineering during construction and includes the following assistance to the City:

- Assistance during the pre-construction conference and preparation of a submittal requirements list.
- Review submittals for conformance to project requirements and the intent of the plans and specifications.
- Review and respond to requests for information (RFIs).
- Interpret and clarify design information as presented in the plans and specifications.
- Evaluate proposed changes to the design. Prepare field-engineered design modifications.
- Assist City in preparing/reviewing field orders and change orders (as required).
- Prepare supplemental drawings as necessary for clarification and documentation of design modifications, field orders and change orders.
- Review contractor-prepare as-built drawings based on plans, modifications to the design, and construction records.
- Attend weekly construction meetings.

Construction Observation: Parametrix will provide day-to-day construction observation and field engineering during critical periods of landfill construction to ensure contractor compliance with plans and specifications during the construction of Phase 2 Closure. This task consists of the day-to-day on-site construction observation and field engineering after final subgrade preparation and during placement of geomembrane, and includes the following:

- Perform field observations to monitor Contractor's work activities and progress to verify conformance to contract plans and specifications and submitted work schedule.
- Review City tracked quantities for payments.
- Assist City in directing Contractor's activities and providing documentation for work done under force account.
- During periods on-site, prepare daily field reports that identify site conditions, work performed, problems encountered, and issues of concern.
- Ensure that the Contractor is maintaining an updated set of construction drawings to depict work as it is observed.
- Assist in the final walk through and punch list for the landfill closure.
- Assist City in keeping a photographic log of work accomplished.

- Assist City with final inspection and project acceptance; review and concur with City's final pay estimate, and other final Contract documentation.
- Preparation of the CQA Report.

Deliverables:

Parametrix will provide the following construction services deliverables.

- Construction Engineering /Record Drawings:
 - Pre-construction conference meeting summaries
 - Reviewed submittals
 - Reviewed RFIs
 - Supplemental drawings
 - Reviewed change orders
 - Reviewed as-built drawings
 - Prepared CQA Report

Assumptions:

The above scope of services and associated budgets during the construction project are based upon the following assumptions:

- The Phase 2 Closure will occur over a twenty-week period, with Parametrix staff on-site full time for an eight-week period. Days and hours will depend on the contractor work schedule which has been assumed to be 10-hour days and 6-day weeks. Additional hours will be required daily for report preparation and documentation. Delays in the construction contract, outside the control of Parametrix that require additional services, shall be provided for under a negotiated Amendment to the Contract.
- Parametrix CQA observers will be provided to oversee that the final subgrade and geomembrane are constructed to meet the specifications and regulations. The CQA Engineer or his representative will attend weekly progress meetings during the above construction activities.
- Twenty (20) hours are budgeted for project orientation and CQA Report preparation. Verification testing will consist of review of contractor field testing and limited (3 to 5 samples) third-party verification testing (paid directly by City, if needed).
- The City will provide a full-time Resident Engineer/Inspector on-site to represent the City. The Resident Engineer/Inspector will be the primary contact for the Contractor. The Resident Engineer/Inspector will be responsible for the administration of the Construction Contract and for providing, as required, daily direction to the Contractor, oversight of the Contractor's work and progress, and project closeout. The City responsibilities include, but are not limited to:
 - Coordinate communications with the Contractor.
 - Conduct daily inspections and prepare daily inspection reports.
 - Act as the CQA Officer and perform CQA inspection as required in the CQA Plan, except for CQA inspection of the final subgrade and geomembrane, which will be performed by Parametrix personnel.

- Review and approve Contractor submittals; transmit soil and geosynthetic submittals to Parametrix for review.
- Conduct weekly progress meetings with the Contractor and prepare minutes of the meetings.
- City prepares monthly progress payments.
- Identify and resolve construction problems, including Parametrix in the resolution as appropriate.
- Maintain on-site and at the City office a complete set of project documents including, but not limited to: Plans, Specifications, Addendum, written communication, daily reports, CQA inspection forms, meeting notes, and submittals.
- Assist in the review of Contractor-prepared As-Built Drawings at the end of the project.
- Final inspection and project acceptance, final pay estimate, and other final Contract documentation.

DRAFT

Client: City of Richland
Project: Phase 2 Closure
Project No: P5533820815

Client: City of Richland Project: Phase 2 Closure Project No: P5533820815																	
					Project Manager	Principal Consultant	Project Controls Specialist	Project Accountant	Sr Contract Administrator	Sr Consultant	Engineer IV	Designer IV	Engineer II	Engineer IV	Sr Engineer	Publications Supervisor	Engineer III-12
Billing Rates:					\$217.89	\$319.42	\$125.98	\$111.39	\$154.98	\$258.11	\$179.78	\$158.14	\$118.91	\$157.02	\$177.54	\$141.28	\$127.39
Task	Subtask	Description	Labor Dollars	Labor Hours													
01		Project Management	\$16,638.28	92	40	8	20	20	4								
01	01	Project Management	\$16,638.28	92	40	8	20	20	4								
02		Construction Documents	\$135,462.50	788	198	34				4	38	222	220	8	56	8	
02	01	LFG System Review and Coordination	\$9,442.04	48	24	4				4			16				
02	02	60% PS&E	\$75,784.36	444	92	16					26	138	104	8	56	4	
02	03	90% PSE	\$25,690.02	156	26	8					10	60	52				
02	04	Final Construction Contract Documents	\$11,072.68	66	16	4					2	16	24			4	
02	05	Bidding Assistance	\$13,473.40	74	40	2						8	24				
03		Services During Construction	\$158,197.72	1,020	260	24					4	24	104			4	600
03	01	RFIs	\$6,027.64	34	16	2							16				
03	02	Submittals	\$4,284.52	26	8	2							16				
03	03	Design Modifications	\$10,228.28	62	16	2					4	16	24				
03	04	Construction Observation	\$87,704.96	648	40	8											600
03	05	CQA Report	\$7,778.16	42	20	2						8	8			4	
03	06	Construction Meetings	\$42,174.16	208	160	8							40				

Labor Totals:	\$310,298.50	1,900	498	66	20	20	4	4	42	246	324	8	56	12	600
Escalation Amt:	\$7,121.59		\$2,404.66	\$325.81	\$0.00	\$0.00	\$0.00	\$0.00	\$75.51	\$507.63	\$713.46	\$0.00	\$0.00	\$33.91	\$3,060.61
Totals:	\$317,420.09		\$110,913.88	\$21,407.53	\$2,519.60	\$2,227.80	\$619.92	\$1,032.44	\$7,626.27	\$39,410.07	\$39,240.30	\$1,256.16	\$9,942.24	\$1,729.27	\$79,494.61

Subconsultants

SEE&I	\$11,000.00
	\$11,000.00

Other Direct Expenses

Lodging	\$10,500.00
Meals	\$4,000.00
Mileage	\$12,390.00
Other Direct Costs	\$250.00
	\$27,140.00

\$355,560.09



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 6/15/2021

Agenda Category: Resolutions - Adoption

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Resolution No. 73-21, Setting a Meeting Date to Review a Proposed Annexation (Badger Mountain Estates)

Department:
Development Services

Ordinance/Resolution Number:
73-21

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 73-21, declaring the date of July 6, 2021 as the date to meet with petitioners for the Badger Mountain Estates annexation.

Summary:

The property owners of land commonly referred to as Lots 1 - 8 of Badger Mountain Estates have requested that their lots be annexed into Richland city limits.

State Law requires that, upon receiving a request for annexation, City Council set a meeting date with the applicants through adoption of a formal resolution. Resolution No. 73-21 establishes Tuesday, July 6, 2021 as the official date for Richland City Council to meet with the annexation proponents to discuss the merits of the application.

Staff recommends adoption of Resolution No. 73-21.

Fiscal Impact: None.

Attachments:

- I. Resolution No. 73-21

RESOLUTION NO. 73-21

A RESOLUTION of the City of Richland setting a meeting date to review a proposed annexation of Lots 1–8 of Badger Mountain Estates consisting of approximately 12 acres and located at 1560 Brantingham Road, 1570 Brantingham Road, 1600 Brantingham Road, 1620 Brantingham Road, 1640 Brantingham Road, 1650 Brantingham Road and 1660 Brantingham Road in Section 26, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, the City received a written request for the annexation of properties owned by Joseph & Colleen Lane (1560 Brantingham Road), Wayne & Sue Flaten (1570 Brantingham Road), Mark & Barbara Buckmaster (1600 Brantingham Road), Eric Van Mason (1620 Brantingham Road), Jonathan Guymon (1640 Brantingham Road), Dustin Gillespie (1650 Brantingham Road) and Daniel & Claudia Becker (1660 Brantingham Road); and

WHEREAS, Richland City Council was presented with the request at its regular meeting on June 15, 2021; and

WHEREAS, RCW 35.13.125 requires the legislative body to set a date for a meeting with the annexation petitioners.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the regular meeting date of **July 6, 2021** is hereby established as the date on which the Richland City Council will meet with the annexation petitioners.

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 15th day of June, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 6/15/2021

Agenda Category: Resolutions - Adoption

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 74-21, Authorizing Award of Bid to Magnum Power, LLC for Construction of the Gateway Substation

Department:
Energy Services

Ordinance/Resolution Number:
74-21

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 74-21, authorizing the City Manager to sign and execute an agreement with Magnum Power, LLC in the amount of \$2,955,520.22 for construction of the Gateway Substation, and to execute change orders in an aggregate amount of up to ten percent (10%) of the approved contract amount.

Summary:

The proposed contract is for construction of Richland Energy Services' (RES) Gateway Substation. This contract has been identified as part of the 2021 Capital Improvement Plan (CIP).

City of Richland Energy Services was informed by Development Services of the continued interest in the Horn Rapids Industrial Area. The area is being actively marketed for large industrial projects. Multiple companies have approached the City about utilizing the area for new industry. Construction of a new substation on the west side of the Horn Rapids Industrial Area will address the need for additional capacity due to economic growth and provide reliability to existing customers in the surrounding area.

Bids were solicited in conformance with the City's purchasing policies with five (5) bids received and opened on May 25, 2021. Upon review, Magnum Power, LLC was determined to be the lowest responsible bidder.

Staff recommends adoption of Resolution No. 74-21.

Fiscal Impact: The project is included in the approved 2021 Capital Improvement Plan as well as the approved 2021 Budget in the Energy Fund.

Attachments:

1. Resolution No. 74-21
2. Bid Tab - Gateway Substation Construction
3. Map - Gateway Substation Construction

RESOLUTION NO. 74-21

A RESOLUTION of the City of Richland authorizing the award of a bid to Magnum Power, LLC for the Gateway Substation.

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, in preparation for known economic growth to the Horn Rapids Industrial Area in north Richland, the City is taking affirmative steps to support load growth and provide connectivity for increased reliability; and

WHEREAS, construction of the Gateway Substation is identified in the City's 2021-2026 Capital Improvement Plan (CIP), as well as in the 2021 Energy Services budget; and

WHEREAS, bids were solicited in accordance with the City's purchasing policies, with five (5) bids received and opened on May 25, 2021; and

WHEREAS, Magnum Power, LLC submitted the lowest responsive bid in the amount of \$2,955,520.22; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a construction contract with Magnum Power, LLC in the amount of \$2,955,520.22, and to execute change orders in an aggregate amount of up to ten percent (10%) of the approved contract amount.

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 15th day of June, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



City of Richland

DATE BIDS OPENED:	5/25/21	ITB No.	21-0012
**PROJECT NAME **		CONSTRUCTION OF THE GATEWAY SUBSTATION	

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE		MAGNUM POWER KELSO, WA		DJ's ELECTRICAL BATTLEGROUND, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	Schedule A - Base Bid								
A-1	STORMWATER POLLUTION PREVENTION PLAN	1	LS	\$5,000.00	5,000.00	3,909.00	3,909.00	3,000.00	3,000.00
A-2	TEMPORARY EROSION AND POLLUTION CONTROL	1	LS	15,000.00	15,000.00	10,064.61	10,064.61	20,000.00	20,000.00
A-3	CLEARING AND GRUBBING	11,400	SQ YD	3.00	34,200.00	2.50	28,500.00	12.00	136,800.00
A-4	UNUSABLE EXCAVATION	500	CU YD	15.00	7,500.00	45.00	22,500.00	27.00	13,500.00
A-5	CLASSIFIED FILL AND BACKFILL, TYPE IIA	4,450	CU YD	35.00	155,750.00	30.20	134,390.00	54.00	240,300.00
A-6	QUARRY SPALLS	27	CU FT	100.00	2,700.00	124.25	3,354.75	82.00	2,214.00
A-7	CRUSHED ROCK SURFACE COURSE W/ GEOTEXTILE	1,145	CU YD	80.00	91,600.00	35.00	40,075.00	75.00	85,875.00
A-8	LEVELING COURSE	35	CU YD	80.00	2,800.00	95.83	3,354.05	230.00	8,050.00
A-9	12" GALVANIZED CORRUGATED STEEL CULVERT	100	FT	75.00	7,500.00	67.09	6,709.00	100.00	10,000.00
A-10	EXCAVATION AND GRADING – OIL CONTAINMENT	1	LS	43,200.00	43,200.00	13,419.00	13,419.00	40,000.00	40,000.00
A-11	STRUCTURAL FILL, DRAIN ROCK AND CRUSHED ROCK – OIL CONTAINMENT	1	LS	51,600.00	51,600.00	45,002.00	45,002.00	45,000.00	45,000.00
A-12	SEPARATION FABRIC, GEOTEXTILE FABRIC, GEOMEMBRANE AND GEONET– OIL CONTAINMENT	1	LS	85,400.00	85,400.00	26,838.97	26,838.97	33,000.00	33,000.00
A-13	SYSTEM BORDER, FOUNDATION SEALS AND LINER WELDS – OIL CONTAINMENT	1	LS	23,000.00	23,000.00	56,143.00	56,143.00	15,000.00	15,000.00
A-14	DRAIN PIPE ASSEMBLIES, CONCRETE BASIN AND DRYWELL	1	LS	46,600.00	46,600.00	17,523.00	17,523.00	50,000.00	50,000.00
A-15	SYSTEM TESTING – OIL CONTAINMENT	1	LS	3,840.00	3,840.00	6,709.74	6,709.74	3,000.00	3,000.00
A-16	115 KV H-FRAME FOOTING (F1)	4	EACH	9,000.00	36,000.00	12,500.00	50,000.00	9,000.00	36,000.00
A-17	115 KV DIAGONAL BUS SUPPORT FOOTING (F2)	5	EACH	5,000.00	25,000.00	8,600.00	43,000.00	9,000.00	45,000.00
A-18	115 KV HIGH SWITCH SUPPORT FOOTING (F3)	5	EACH	4,000.00	20,000.00	5,600.00	28,000.00	7,000.00	35,000.00
A-19	115KV & 15KV SWITCH/BUS SUPPORT FOOTING (F4)	5	EACH	5,000.00	25,000.00	5,600.00	28,000.00	7,000.00	35,000.00
A-20	115 KV HIGH SWITCH SUPPORT FOOTING (F5)	4	EACH	6,000.00	24,000.00	6,200.00	24,800.00	9,000.00	36,000.00
A-21	115 KV LOW SWITCH SUPPORT FOOTING (F6)	2	EACH	6,000.00	12,000.00	6,200.00	12,400.00	10,000.00	20,000.00
A-22	115 KV CIRCUIT SWITCHER FOOTING (F7)	1	EACH	7,000.00	7,000.00	6,500.00	6,500.00	11,000.00	11,000.00
A-23	TRANSFORMER FOUNDATION PAD (F8)	1	EACH	15,000.00	15,000.00	7,250.00	7,250.00	17,000.00	17,000.00
A-24	15 KV SWITCHGEAR PAD (F9)	1	EACH	30,000.00	30,000.00	10,820.00	10,820.00	42,000.00	42,000.00
A-25	CONTROL BUILDING PAD (F10)	1	EACH	35,000.00	35,000.00	12,752.00	12,752.00	40,000.00	40,000.00
A-26	LIGHT POLE FOUNDATION (F11)	5	EACH	2,000.00	10,000.00	5,656.00	28,280.00	5,000.00	25,000.00
A-27	OIL CONTAINMENT LIGHT POLE FOUNDATION (F12)	1	EACH	4,000.00	4,000.00	4,245.00	4,245.00	7,000.00	7,000.00
A-28	COMMUNICATION TOWER AND FOOTING,MFG DESIGN (F13)	1	EACH	20,000.00	20,000.00	15,757.00	15,757.00	25,000.00	25,000.00



City of Richland

DATE BIDS OPENED:	5/25/21	ITB No. 21-0012
**PROJECT NAME **		CONSTRUCTION OF THE GATEWAY SUBSTATION

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE		MAGNUM POWER KELSO, WA		DJ's ELECTRICAL BATTLEGROUND, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A-29	115 KV DISCONNECT SWITCH INSTALLATION - OWNER FURNISHED	5	EACH	7,200.00	36,000.00	4,759.00	23,795.00	5,000.00	25,000.00
A-30	115 KV DISCONNECT SWITCH WITH INTERRUPTER INSTALLATION - OWNER FURNISHED	1	EACH	11,520.00	11,520.00	4,759.19	4,759.19	5,000.00	5,000.00
A-31	115KV CIRCUIT SWITCHER INSTALLATION - OWNER FURNISHED	1	LS	15,360.00	15,360.00	3,569.40	3,569.40	5,000.00	5,000.00
A-32	115-12.47/7.2KV, 15/20/25MVA POWER TRANSFORMER INSTALLATION – OWNER FURNISHED	1	LS	40,000.00	40,000.00	3,569.40	3,569.40	25,000.00	25,000.00
A-33	115 KV STATION POST INSULATORS	51	EACH	600.00	30,600.00	196.31	10,011.81	800.00	40,800.00
A-34	115 KV BUS/JUMPER CONNECTORS	1	LS	194,000.00	194,000.00	20,522.00	20,522.00	111,000.00	111,000.00
A-35	115 KV TERMINATION STRUCTURES INSTALLATION	1	LS	15,000.00	15,000.00	17,846.98	17,846.98	30,000.00	30,000.00
A-36	STRUCTURAL STEEL	1	LS	215,000.00	215,000.00	444,588.00	444,588.00	395,000.00	395,000.00
A-37	SWITCHGEAR/ BUILDING INSTALLATION - OWNER FURNISHED	1	EACH	24,000.00	24,000.00	30,000.00	30,000.00	31,000.00	31,000.00
A-38	15KV GROUP OPERATED VERTICAL BREAK SWITCH INSTALLATION - OWNER FURNISHED	1	EACH	5,760.00	5,760.00	12,750.00	12,750.00	4,000.00	4,000.00
A-39	15KV STATION POST INSULATORS	6	EACH	600.00	3,600.00	3,500.00	21,000.00	5,000.00	30,000.00
A-40	15 kV BUS/JUMPER AND CONNECTORS	1	LS	25,000.00	25,000.00	117,520.00	117,520.00	50,000.00	50,000.00
A-41	15KV STATION SERVICE TRANSFORMER MAIN INSTALLATION - OWNER FURNISHED	1	LS	4,000.00	4,000.00	52,000.00	52,000.00	4,000.00	4,000.00
A-42	15KV STATION SERVICE TRANSFORMER AUX INSTALLATION OWNER FURNISHED	1	LS	4,000.00	4,000.00	48,600.00	48,600.00	4,000.00	4,000.00
A-43	GROUNDING CONDUCTOR - 4/0 COPPER	10,500	FT	17.00	178,500.00	3.25	34,125.00	22.00	231,000.00
A-44	GROUNDING CONDUCTOR – 500 MCM COPPER	80	FT	22.00	1,760.00	35.12	2,809.60	20.00	1,600.00
A-45	GRID COMPRESSION (SWAGED OR EXOTHERMIC) CONNECTOR WITH HARDWARE IF NEEDED	450	EACH	150.00	67,500.00	144.40	64,980.00	110.00	49,500.00
A-46	GROUNDING MATERIAL/CONNECTOR - MISCELLANEOUS	1	LS	15,000.00	15,000.00	71,000.00	71,000.00	8,000.00	8,000.00
A-47	GROUNDING WELLS	2	EACH	8,000.00	16,000.00	24,175.00	48,350.00	27,000.00	54,000.00
A-48	SWITCH GROUNDING PLATFORM	8	EACH	1,500.00	12,000.00	525.00	4,200.00	700.00	5,600.00
A-49	GROUND ROD 3/4X10 FT AND CONNECTOR	25	EACH	500.00	12,500.00	250.00	6,250.00	115.00	2,875.00
A-50	CONDUIT SYSTEM – LOW VOLTAGE	1	LS	185,000.00	185,000.00	152,000.00	152,000.00	205,000.00	205,000.00
A-51	STATION SERVICE X-FORMER VAULT-V3	2	EACH	7,500.00	15,000.00	9,750.00	19,500.00	8,000.00	16,000.00
A-52	POWER VAULT – V29	5	EACH	13,260.00	66,300.00	9,750.00	48,750.00	7,000.00	35,000.00
A-53	POWER VAULT – V11	2	EACH	11,260.00	22,520.00	9,750.00	19,500.00	5,000.00	10,000.00



City of Richland

DATE BIDS OPENED:	5/25/21	ITB No.	21-0012
**PROJECT NAME **		CONSTRUCTION OF THE GATEWAY SUBSTATION	

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE		MAGNUM POWER KELSO, WA		DJ's ELECTRICAL BATTLEGROUND, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A-54	FEEDER 6" CONDUIT SYSTEM	1	LS	190,000.00	190,000.00	100,000.00	100,000.00	120,000.00	120,000.00
A-55	LIGHTING SYSTEM INCLUDING ANCHOR BOLTS	1	LS	41,600.00	41,600.00	42,506.00	42,506.00	10,000.00	10,000.00
A-56	CHAIN LINK FENCE WITH SWING GATES	1	LS	125,000.00	125,000.00	150,000.00	150,000.00	230,000.00	230,000.00
A-57	MODULAR CONTROL HOUSE INCLUDING ALL EQUIP, INSTALLATION - OWNER FURNISHED MATERIAL	1	LS	20,000.00	20,000.00	25,000.00	25,000.00	28,000.00	28,000.00
A-58	WATER SERVICE & SEPTIC SYSTEM	1	LS	17,500.00	17,500.00	38,175.00	38,175.00	22,000.00	22,000.00
A-59	3-500 AWG Cu. w/G Cu, 600V	1	LS	3,662.00	3,662.00	12,500.00	12,500.00	10,000.00	10,000.00
A-60	3-4/0 AWG Cu. w/G Cu, 600V	1	LS	3,970.00	3,970.00	12,500.00	12,500.00	10,000.00	10,000.00
A-61	3-#2 AWG Cu w/G Cu, 600V	1	LS	3,816.00	3,816.00	12,500.00	12,500.00	10,000.00	10,000.00
A-62	#2 600V	1	LS	2,023.00	2,023.00	12,500.00	12,500.00	10,000.00	10,000.00
A-63	#8 600V	1	LS	1,847.00	1,847.00	12,500.00	12,500.00	10,000.00	10,000.00
A-64	4/C #10 AWG Cu. 600V	1	LS	1,693.00	1,693.00	12,500.00	12,500.00	10,000.00	10,000.00
A-65	4/C #12 AWG Cu. 600V	1	LS	3,811.00	3,811.00	12,500.00	12,500.00	10,000.00	10,000.00
A-66	7/C #12 AWG Cu 600V	1	LS	1,907.00	1,907.00	12,500.00	12,500.00	10,000.00	10,000.00
A-67	12/C #12 AWG Cu 600V	1	LS	1,748.00	1,748.00	12,500.00	12,500.00	10,000.00	10,000.00
A-68	4/C #10 AWG SHIELDED Cu. 600V	1	LS	3,145.00	3,145.00	12,500.00	12,500.00	10,000.00	10,000.00
A-69	4/C #12 SHIELDED Cu. 600V	1	LS	1,412.00	1,412.00	12,500.00	12,500.00	10,000.00	10,000.00
A-70	INDENTIFICATION SIGNS & SAFETY SIGNS	1	LS	3,000.00	3,000.00	5,000.00	5,000.00	8,000.00	8,000.00
A-71	TESTING, COMMISSIONING & START-UP	1	LS	20,000.00	20,000.00	95,000.00	95,000.00	140,000.00	140,000.00
A-72	TRENCH SAFETY	1	LS	2,500.00	2,500.00	6,000.00	6,000.00	32,000.00	32,000.00
A-73	TRANSMISSION LINE	1	LS	46,880.00	46,880.00	150,000.00	150,000.00	50,000.00	50,000.00
Schedule A - Base Bid				SUBTOTAL		\$2,550,124.00		\$3,208,114.00	
8.6%				SALES TAX		219,310.66		275,897.80	
TOTAL BASE BID				TOTAL		\$2,769,434.66		\$3,484,011.80	
						\$2,721,473.50		\$2,955,520.22	
						234,046.72			



City of Richland

DATE BIDS OPENED:	5/25/21	ITB No. 21-0012
**PROJECT NAME ** CONSTRUCTION OF THE GATEWAY SUBSTATION		

Richland
Washington

				PALOUSE POWER, LLC QUINCY, WA		POTELCO, INC. SUMNER, WA		TITAN ELECTRIC, INC. CASPER, WY	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	Schedule A - Base Bid								
A-1	STORMWATER POLLUTION PREVENTION PLAN	1	LS	2,506.16	2,506.16	5,185.00	5,185.00	161,215.49	161,215.49
A-2	TEMPORARY EROSION AND POLLUTION CONTROL	1	LS	18,302.76	18,302.76	17,435.00	17,435.00	204,206.28	204,206.28
A-3	CLEARING AND GRUBBING	11,400	SQ YD	11.57	131,898.00	1.28	14,592.00	17.91	204,174.00
A-4	UNUSABLE EXCAVATION	500	CU YD	27.05	13,525.00	24.78	12,390.00	38.38	19,190.00
A-5	CLASSIFIED FILL AND BACKFILL, TYPE IIA	4,450	CU YD	55.25	245,862.50	54.58	242,881.00	79.33	353,018.50
A-6	QUARRY SPALLS	27	CU FT	83.64	2,258.28	65.77	1,775.79	19.19	518.13
A-7	CRUSHED ROCK SURFACE COURSE W/ GEOTEXTILE	1,145	CU YD	74.97	85,840.65	90.65	103,794.25	108.76	124,530.20
A-8	LEVELING COURSE	35	CU YD	235.67	8,248.45	160.54	5,618.90	108.76	3,806.60
A-9	12" GALVANIZED CORRUGATED STEEL CULVERT	100	FT	99.39	9,939.00	67.00	6,700.00	70.37	7,037.00
A-10	EXCAVATION AND GRADING – OIL CONTAINMENT	1	LS	40,125.87	40,125.87	17,356.00	17,356.00	27,125.15	27,125.15
A-11	STRUCTURAL FILL, DRAIN ROCK AND CRUSHED ROCK – OIL CONTAINMENT	1	LS	42,674.92	42,674.92	40,650.00	40,650.00	92,826.85	92,826.85
A-12	SEPARATION FABRIC, GEOTEXTILE FABRIC, GEOMEMBRANE AND GEONET– OIL CONTAINMENT	1	LS	32,458.09	32,458.09	45,840.00	45,840.00	84,446.21	84,446.21
A-13	SYSTEM BORDER, FOUNDATION SEALS AND LINER WELDS – OIL CONTAINMENT	1	LS	11,984.77	11,984.77	15,435.00	15,435.00	23,657.73	23,657.73
A-14	DRAIN PIPE ASSEMBLIES, CONCRETE BASIN AND DRYWELL	1	LS	47,133.28	47,133.28	34,155.00	34,155.00	51,115.55	51,115.55
A-15	SYSTEM TESTING – OIL CONTAINMENT	1	LS	2,605.81	2,605.81	1,566.00	1,566.00	7,037.18	7,037.18
A-16	115 KV H-FRAME FOOTING (F1)	4	EACH	9,056.30	36,225.20	11,723.00	46,892.00	21,399.44	85,597.76
A-17	115 KV DIAGONAL BUS SUPPORT FOOTING (F2)	5	EACH	8,916.73	44,583.65	7,353.00	36,765.00	10,344.66	51,723.30
A-18	115 KV HIGH SWITCH SUPPORT FOOTING (F3)	5	EACH	6,468.88	32,344.40	3,705.00	18,525.00	5,386.64	26,933.20
A-19	115KV & 15KV SWITCH/BUS SUPPORT FOOTING (F4)	5	EACH	6,174.92	30,874.60	3,655.00	18,275.00	5,175.53	25,877.65
A-20	115 KV HIGH SWITCH SUPPORT FOOTING (F5)	4	EACH	9,109.36	36,437.44	8,873.00	35,492.00	11,795.60	47,182.40
A-21	115 KV LOW SWITCH SUPPORT FOOTING (F6)	2	EACH	9,451.67	18,903.34	10,344.00	20,688.00	8,886.04	17,772.08
A-22	115 kv CIRCUIT SWITCHER FOOTING (F7)	1	EACH	40,125.87	40,125.87	11,344.00	11,344.00	12,755.22	12,755.22
A-23	TRANSFORMER FOUNDATION PAD (F8)	1	EACH	17,346.06	17,346.06	25,706.00	25,706.00	18,373.45	18,373.45
A-24	15 KV SWITCHGEAR PAD (F9)	1	EACH	42,148.48	42,148.48	40,138.00	40,138.00	51,416.23	51,416.23
A-25	CONTROL BUILDING PAD (F10)	1	EACH	4,135.12	4,135.12	38,974.00	38,974.00	37,885.64	37,885.64
A-26	LIGHT POLE FOUNDATION (F11)	5	EACH	4,262.38	21,311.90	2,860.00	14,300.00	2,635.75	13,178.75
A-27	OIL CONTAINMENT LIGHT POLE FOUNDATION (F12)	1	EACH	6,720.07	6,720.07	2,683.00	2,683.00	3,742.50	3,742.50
A-28	COMMUNICATION TOWER AND FOOTING,MFG DESIGN (F13)	1	EACH	11,581.00	11,581.00	21,293.00	21,293.00	31,520.19	31,520.19



City of Richland

DATE BIDS OPENED:	5/25/21	ITB No. 21-0012
**PROJECT NAME **		CONSTRUCTION OF THE GATEWAY SUBSTATION

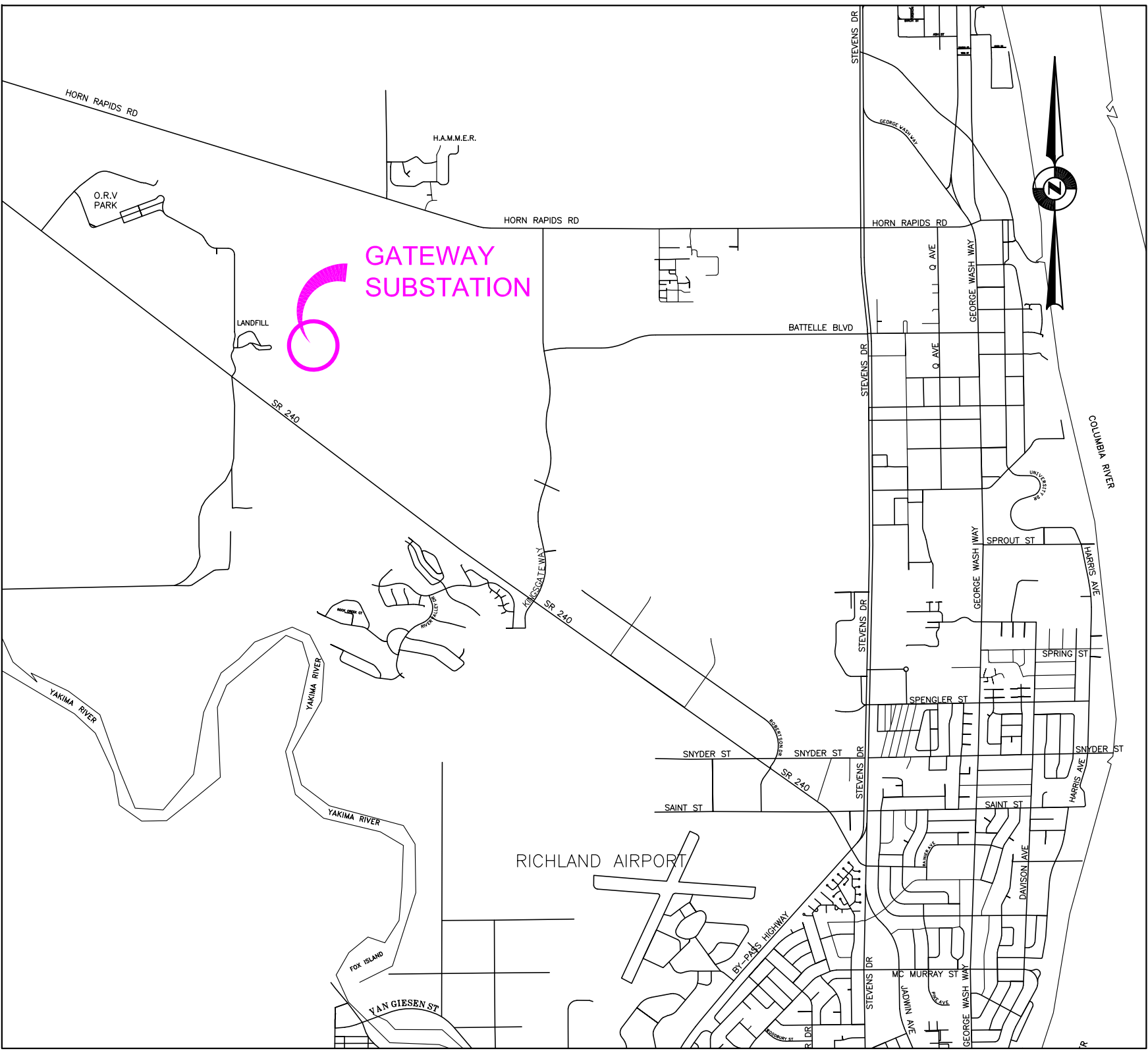
Item	Description	Qty	Unit	PALOUSE POWER, LLC QUINCY, WA		POTELCO, INC. SUMNER, WA		TITAN ELECTRIC, INC. CASPER, WY	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A-29	115 KV DISCONNECT SWITCH INSTALLATION - OWNER FURNISHED	5	EACH	10,594.08	52,970.40	6,352.00	31,760.00	14,699.43	73,497.15
A-30	115 KV DISCONNECT SWITCH WITH INTERRUPTER INSTALLATION - OWNER FURNISHED	1	EACH	15,134.40	15,134.40	13,540.00	13,540.00	11,024.57	11,024.57
A-31	115KV CIRCUIT SWITCHER INSTALLATION - OWNER FURNISHED	1	LS	15,134.40	15,134.40	13,540.00	13,540.00	31,848.76	31,848.76
A-32	115-12.47/7.2KV, 15/20/25MVA POWER TRANSFORMER INSTALLATION – OWNER FURNISHED	1	LS	32,055.30	32,055.30	31,760.00	31,760.00	45,851.81	45,851.81
A-33	115 KV STATION POST INSULATORS	51	EACH	727.08	37,081.08	622.00	31,722.00	979.96	49,977.96
A-34	115 KV BUS/JUMPER CONNECTORS	1	LS	212,434.04	212,434.04	31,760.00	31,760.00	208,401.43	208,401.43
A-35	115 KV TERMINATION STRUCTURES INSTALLATION	1	LS	40,293.46	40,293.46	13,540.00	13,540.00	3,674.86	3,674.86
A-36	STRUCTURAL STEEL	1	LS	477,698.47	477,698.47	345,000.00	345,000.00	78,396.94	78,396.94
A-37	SWITCHGEAR/ BUILDING INSTALLATION - OWNER FURNISHED	1	EACH	17,280.73	17,280.73	31,760.00	31,760.00	-	-
A-38	15KV GROUP OPERATED VERTICAL BREAK SWITCH INSTALLATION - OWNER FURNISHED	1	EACH	11,350.80	11,350.80	5,800.00	5,800.00	7,349.71	7,349.71
A-39	15KV STATION POST INSULATORS	6	EACH	1,449.16	8,694.96	933.00	5,598.00	1,714.93	10,289.58
A-40	15 kV BUS/JUMPER AND CONNECTORS	1	LS	72,413.27	72,413.27	2,800.00	2,800.00	95,143.61	95,143.61
A-41	15KV STATION SERVICE TRANSFORMER MAIN INSTALLATION - OWNER FURNISHED	1	LS	7,567.20	7,567.20	2,800.00	2,800.00	2,694.89	2,694.89
A-42	15KV STATION SERVICE TRANSFORMER AUX INSTALLATION OWNER FURNISHED	1	LS	7,567.20	7,567.20	2,800.00	2,800.00	2,694.89	2,694.89
A-43	GROUNDING CONDUCTOR - 4/0 COPPER	10,500	FT	11.14	116,970.00	19.18	201,390.00	39.45	414,225.00
A-44	GROUNDING CONDUCTOR – 500 MCM COPPER	80	FT	125.91	10,072.80	140.00	11,200.00	56.36	4,508.80
A-45	GRID COMPRESSION (SWAGED OR EXOTHERMIC) CONNECTOR WITH HARDWARE IF NEEDED	450	EACH	122.95	55,327.50	139.00	62,550.00	134.84	60,678.00
A-46	GROUNDING MATERIAL/CONNECTOR - MISCELLANEOUS	1	LS	21,399.81	21,399.81	38,000.00	38,000.00	131,076.80	131,076.80
A-47	GROUNDING WELLS	2	EACH	27,957.71	55,915.42	33,390.00	66,780.00	28,182.08	56,364.16
A-48	SWITCH GROUNDING PLATFORM	8	EACH	4,018.55	32,148.40	700.00	5,600.00	980.66	7,845.28
A-49	GROUND ROD 3/4X10 FT AND CONNECTOR	25	EACH	1,260.88	31,522.00	112.00	2,800.00	818.66	20,466.50
A-50	CONDUIT SYSTEM – LOW VOLTAGE	1	LS	144,063.50	144,063.50	178,491.00	178,491.00	209,535.28	209,535.28
A-51	STATION SERVICE X-FORMER VAULT-V3	2	EACH	7,564.31	15,128.62	5,900.00	11,800.00	7,548.13	15,096.26
A-52	POWER VAULT – V29	5	EACH	7,070.45	35,352.25	8,327.00	41,635.00	19,732.93	98,664.65
A-53	POWER VAULT – V11	2	EACH	4,317.59	8,635.18	5,137.00	10,274.00	10,724.96	21,449.92



City of Richland

DATE BIDS OPENED:	5/25/21	ITB No.	21-0012
**PROJECT NAME **		CONSTRUCTION OF THE GATEWAY SUBSTATION	

Item	Description	Qty	Unit	PALOUSE POWER, LLC QUINCY, WA		POTELCO, INC. SUMNER, WA		TITAN ELECTRIC, INC. CASPER, WY	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A-54	FEEDER 6" CONDUIT SYSTEM	1	LS	238,498.39	238,498.39	200,010.00	200,010.00	353,450.29	353,450.29
A-55	LIGHTING SYSTEM INCLUDING ANCHOR BOLTS	1	LS	90,660.28	90,660.28	44,000.00	44,000.00	34,323.04	34,323.04
A-56	CHAIN LINK FENCE WITH SWING GATES	1	LS	234,760.51	234,760.51	87,625.00	87,625.00	112,035.88	112,035.88
A-57	MODULAR CONTROL HOUSE INCLUDING ALL EQUIP, INSTALLATION - OWNER FURNISHED MATERIAL	1	LS	47,909.36	47,909.36	51,200.00	51,200.00	-	-
A-58	WATER SERVICE & SEPTIC SYSTEM	1	LS	21,854.37	21,854.37	19,993.00	19,993.00	28,884.44	28,884.44
A-59	3-500 AWG Cu. w/G Cu, 600V	1	LS	10,699.90	10,699.90	12,800.00	12,800.00	45,948.00	45,948.00
A-60	3-4/0 AWG Cu. w/G Cu, 600V	1	LS	5,161.99	5,161.99	12,800.00	12,800.00	8,904.00	8,904.00
A-61	3-#2 AWG Cu w/G Cu, 600V	1	LS	12,391.57	12,391.57	12,800.00	12,800.00	2,503.20	2,503.20
A-62	#2 600V	1	LS	3,146.42	3,146.42	8,800.00	8,800.00	11,104.80	11,104.80
A-63	#8 600V	1	LS	7,974.46	7,974.46	8,800.00	8,800.00	4,497.60	4,497.60
A-64	4/C #10 AWG Cu. 600V	1	LS	3,246.67	3,246.67	12,800.00	12,800.00	29,955.00	29,955.00
A-65	4/C #12 AWG Cu. 600V	1	LS	12,523.68	12,523.68	22,800.00	22,800.00	24,549.00	24,549.00
A-66	7/C #12 AWG Cu 600V	1	LS	8,600.99	8,600.99	12,800.00	12,800.00	41,223.00	41,223.00
A-67	12/C #12 AWG Cu 600V	1	LS	8,657.38	8,657.38	22,800.00	22,800.00	56,476.00	56,476.00
A-68	4/C #10 AWG SHIELDED Cu. 600V	1	LS	12,339.48	12,339.48	22,800.00	22,800.00	33,920.00	33,920.00
A-69	4/C #12 SHIELDED Cu. 600V	1	LS	7,915.55	7,915.55	12,800.00	12,800.00	33,920.00	33,920.00
A-70	INDENTIFICATION SIGNS & SAFETY SIGNS	1	LS	17,616.21	17,616.21	5,400.00	5,400.00	4,933.01	4,933.01
A-71	TESTING, COMMISSIONING & START-UP	1	LS	226,882.14	226,882.14	107,850.00	107,850.00	106,180.60	106,180.60
A-72	TRENCH SAFETY	1	LS	18,364.82	18,364.82	2,028.00	2,028.00	18,142.18	18,142.18
A-73	TRANSMISSION LINE	1	LS	68,360.22	68,360.22	128,500.00	128,500.00	204,000.00	204,000.00
Schedule A - Base Bid				SUBTOTAL		\$3,629,876.25		\$4,603,570.09	
8.6%				SALES TAX		312,169.36		395,907.03	
TOTAL BASE BID				TOTAL		\$3,942,045.61		\$3,150,002.66	
						\$2,900,554.94		\$4,999,477.12	
						249,447.72			





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 6/15/2021

Agenda Category: Resolutions - Adoption

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 75-21, Authorizing Award of Bid to Magnum Power, LLC for the 2021 Overhead Pole and Conductor Replacement Project

Department:
Energy Services

Ordinance/Resolution Number:
75-21

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 75-21, authorizing the City Manager to sign and execute an agreement with Magnum Power, LLC in the amount of \$534,303.09 for the 2021 Overhead Pole and Conductor Replacement, and to execute change orders in an aggregate amount of up to ten percent (10%) of the approved contract amount.

Summary:

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

The City's 2019-2024 Capital Improvement Plan (CIP) identified aging overhead power poles and associated infrastructure that have met or exceeded life expectancy and are in need of replacement. The 2021 Overhead Pole Replacement Project will replace approximately 100 poles, conductors and associated infrastructure in order to increase capacity and reliability to existing customers.

The City received three (3) bids on May 18, 2021, with the lowest qualified bid of \$534,303.09 from Magnum Power, LLC of Castle Rock, Washington. The other two (2) bids were \$883,479.73 and \$1,096,387.05. The engineer's estimate for the project was \$669,774.21 and was based on past contract bids with similar construction.

Construction will begin in June and is expected to be completed this year.

Staff recommends adoption of Resolution No. 75-21.

Fiscal Impact:

This project is included in the City's approved 2021 Capital Improvement Plan and funded at \$534,303.09 in the approved 2021 Budget for the Electric Fund.

Attachments:

1. Resolution No. 75-21
2. Map - 2021 Overhead Pole and Conductor Replacement
3. Bid Tab - 2021 Overhead Pole and Conductor Replacement

RESOLUTION NO. 75-21

A RESOLUTION of the City of Richland authorizing the award of a bid to Magnum Power, LLC for the 2021 Overhead Pole and Conductor Replacement project.

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, some infrastructure has met or exceeded its life expectancy and is in need of replacement; and

WHEREAS, the City's 2021-2026 Capital Improvement Plan (CIP) includes various projects related to electric utility renewal and replacement; and

WHEREAS, bids were solicited in accordance with the City's purchasing policies, with three (3) bids received and opened on May 18, 2021; and

WHEREAS, Magnum Power, LLC submitted the lowest responsive bid in the amount of \$534,303.09; and

WHEREAS, the City's best interests are served by rebuilding aging overhead power distribution infrastructure to improve system reliability in residential areas.

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 construction contract with Magnum Power, LLC in the amount of \$534,303.09 for the 2021 Overhead Pole and Conductor Replacement project, and to execute change orders in an aggregate amount of up to ten percent (10%) of the approved contract amount.

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 15th day of June, 2021.

Ryan Lukson, Mayor

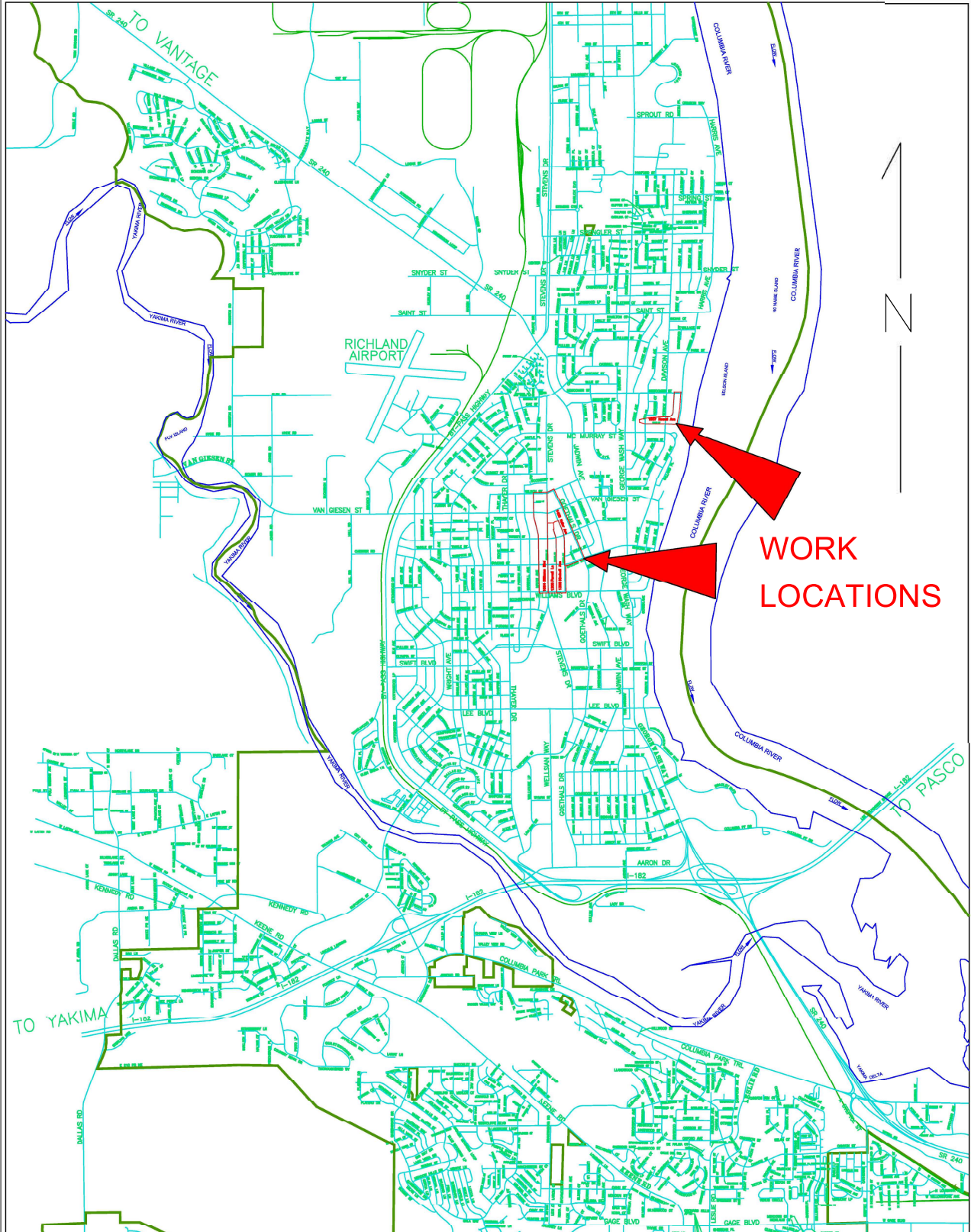
Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

SITE MAP



RICHLAND WASHINGTON

Area Map
2021 Overhead Pole and Conductor Replacement



DATE: 03/29/2021

DRAWN: J Bircher

ENG'R: J Bircher

SCALE: NTS

MAP#:

SVC JT:

PROJ JT:

WO#:

SHT 1 of 1



City of Richland

DATE BIDS OPENED:	5/18/21	ITB No.	21-0034
**PROJECT NAME **		2021 OVERHEAD POLE & CONDUCTOR REPLACEMENT	

				ENGINEER'S ESTIMATE		MAGNUM POWER CASTLE ROCK, WA		DJ'S ELECTRICAL, INC. BRUSH PRAIRIE, WA		PALOUSE POWER QUINCY, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	Schedule A - 1004 Williams Blvd										
A-1	Mobilization per Task Order	1	LS	\$10,000.00	10,000.00	1,500.00	1,500.00	2,500.00	2,500.00	21,320.72	21,320.72
A-2	Install Single Phase A1	19	EA	400.00	7,600.00	170.00	3,230.00	100.00	1,900.00	179.75	3,415.25
A-3	Install Single Phase A4	4	EA	550.00	2,200.00	170.00	680.00	200.00	800.00	179.75	719.00
A-4	Install Single Phase A5	3	EA	375.00	1,125.00	175.00	525.00	150.00	450.00	179.75	539.25
A-5	Install Single Phase A6	2	EA	550.00	1,100.00	175.00	350.00	200.00	400.00	239.63	479.26
A-6	Install Three Phase C21	1	EA	575.00	575.00	350.00	350.00	550.00	550.00	239.66	239.66
A-7	Install Down Guy E10	12	EA	325.00	3,900.00	200.00	2,400.00	250.00	3,000.00	179.75	2,157.00
A-8	Install Span Guy E10SP	3	EA	375.00	1,125.00	200.00	600.00	550.00	1,650.00	299.57	898.71
A-9	Install Sidewalk Guy E10SW	1	EA	425.00	425.00	250.00	250.00	400.00	400.00	359.49	359.49
A-10	Install Ground GRP, GRP6	23	EA	125.00	2,875.00	100.00	2,300.00	100.00	2,300.00	299.57	6,890.11
A-11	Install Secondary Clevis K10	58	EA	150.00	8,700.00	65.00	3,770.00	50.00	2,900.00	119.82	6,949.56
A-12	Install Light Fixture LR100L, LR100S, LS100L, LR200SF	5	EA	250.00	1,250.00	150.00	750.00	250.00	1,250.00	359.49	1,797.45
A-13	Install #6 Duplex Secondary Wire LS#6ALDE	169	FT	1.60	270.40	4.50	760.50	2.10	354.90	1.50	253.50
A-14	Install #1/0 ACSR Primary Wire NP10ACSR	7,251	FT	1.75	12,689.25	4.50	32,629.50	3.00	21,753.00	4.50	32,629.50
A-15	Install #1/0 Triplex Secondary Wire NS10ALX	815	FT	2.25	1,833.75	6.75	5,501.25	2.10	1,711.50	1.70	1,385.50
A-16	Install #4/0 Triplex Secondary Wire NS40ALX	442	FT	2.50	1,105.00	6.75	2,983.50	5.00	2,210.00	1.85	817.70
A-17	Install 30' Class 3 Wood Pole P303	3	EA	800.00	2,400.00	1,000.00	3,000.00	1,000.00	3,000.00	2,156.95	6,470.85
A-18	Install 35' Class 3 Wood Pole P353	2	EA	825.00	1,650.00	1,000.00	2,000.00	1,500.00	3,000.00	2,156.95	4,313.90
A-19	Install 45' Class 3 Wood Pole P453	28	EA	900.00	25,200.00	1,400.00	39,200.00	2,000.00	56,000.00	2,516.43	70,460.04
A-20	Install 100A Loadbreak Cutout SC100	23	EA	275.00	6,325.00	300.00	6,900.00	200.00	4,600.00	359.49	8,268.27
A-21	Install Transformer MOV Arrester SMOVT	20	EA	250.00	5,000.00	80.00	1,600.00	250.00	5,000.00	179.75	3,595.00
A-22	Install 25kVA Single Phase O/H Transformer TO25-F	9	EA	700.00	6,300.00	550.00	4,950.00	1,000.00	9,000.00	1,437.96	12,941.64
A-23	Install 50kVA Single Phase O/H Transformer TO50-F	10	EA	750.00	7,500.00	550.00	5,500.00	1,000.00	10,000.00	1,797.46	17,974.60
A-24	Install 75kVA Single Phase O/H Transformer TO75-F	1	EA	800.00	800.00	650.00	650.00	1,000.00	1,000.00	2,156.95	2,156.95
A-25	Retire Single Phase A1	11	EA	250.00	2,750.00	40.00	440.00	50.00	550.00	89.87	988.57
A-26	Retire Single Phase A4	4	EA	300.00	1,200.00	40.00	160.00	100.00	400.00	89.87	359.48
A-27	Retire Single Phase A5	2	EA	250.00	500.00	40.00	80.00	75.00	150.00	89.87	179.74
A-28	Retire Single Phase A6	2	EA	300.00	600.00	40.00	80.00	100.00	200.00	118.63	237.26
A-29	Retire Single Phase A7	1	EA	325.00	325.00	40.00	40.00	200.00	200.00	118.63	118.63
A-30	Retire Single Phase A9	8	EA	275.00	2,200.00	40.00	320.00	100.00	800.00	118.63	949.04
A-31	Retire Three Phase C21	1	EA	300.00	300.00	40.00	40.00	225.00	225.00	118.63	118.63
A-32	Retire Down Guy E10	13	EA	200.00	2,600.00	40.00	520.00	125.00	1,625.00	89.87	1,168.31
A-33	Retire Span Guy E10SP	3	EA	275.00	825.00	40.00	120.00	225.00	675.00	150.98	452.94
A-34	Remove Sidewalk Guy E10SW	1	EA	200.00	200.00	40.00	40.00	200.00	200.00	179.75	179.75
A-35	Retire Anchor F20	1	EA	125.00	125.00	60.00	60.00	200.00	200.00	179.75	179.75



City of Richland

DATE BIDS OPENED:	5/18/21	ITB No.	21-0034
**PROJECT NAME **		2021 OVERHEAD POLE & CONDUCTOR REPLACEMENT	

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE		MAGNUM POWER CASTLE ROCK, WA		DJ'S ELECTRICAL, INC. BRUSH PRAIRIE, WA		PALOUSE POWER QUINCY, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A-36	Retire Ground GRP, GRP6	21	EA	150.00	3,150.00	40.00	840.00	75.00	1,575.00	150.98	3,170.58
A-37	Retire Secondary Clevis JRACK3W	43	EA	125.00	5,375.00	20.00	860.00	300.00	12,900.00	61.12	2,628.16
A-38	Retire Secondary Clevis K13	14	EA	150.00	2,100.00	20.00	280.00	25.00	350.00	61.12	855.68
A-39	Retire Light Fixture LR100L, LR100S, LS100L, LR200SF	5	EA	175.00	875.00	80.00	400.00	125.00	625.00	179.75	898.75
A-40	Retire #6 Copper Primary Wire NP#6CU	6,822	FT	1.00	6,822.00	1.20	8,186.40	2.25	15,349.50	2.00	13,644.00
A-41	Retire #1/0 ACSR Primary Wire NP10ACSR	15	FT	1.50	22.50	1.20	18.00	50.00	750.00	0.75	11.25
A-42	Retire #2 Weather Proof Secondary Wire NS#2WP	253	FT	1.10	278.30	1.20	303.60	5.00	1,265.00	0.75	189.75
A-43	Retire #6 Weather Proof Secondary Wire NS#6WP	429	FT	1.00	429.00	1.20	514.80	5.00	2,145.00	0.75	321.75
A-44	Retire #1/0 Triplex Secondary Wire NS10ALX	654	FT	1.50	981.00	1.20	784.80	4.00	2,616.00	0.75	490.50
A-45	Retire #4/0 Triplex Secondary Wire NS40ALX	442	FT	1.75	773.50	1.20	530.40	6.00	2,652.00	0.75	331.50
A-46	Retire 30' Class 3 Wood Pole P303	2	EA	250.00	500.00	70.00	140.00	600.00	1,200.00	1,258.22	2,516.44
A-47	Retire 30' Class 5 Wood Pole P305	1	EA	250.00	250.00	70.00	70.00	600.00	600.00	1,258.22	1,258.22
A-48	Retire 35' Class 4 Wood Pole P354	1	EA	275.00	275.00	70.00	70.00	600.00	600.00	1,258.22	1,258.22
A-49	Retire 35' Class 5 Wood Pole P355	1	EA	275.00	275.00	70.00	70.00	600.00	600.00	1,258.22	1,258.22
A-50	Retire 40' Class 3 Wood Pole P403	23	EA	300.00	6,900.00	70.00	1,610.00	800.00	18,400.00	1,258.22	28,939.06
A-51	Retire 40' Class 4 Wood Pole P404	2	EA	300.00	600.00	70.00	140.00	800.00	1,600.00	1,258.22	2,516.44
A-52	Retire 45' Class 2 Wood Pole P452	1	EA	325.00	325.00	70.00	70.00	800.00	800.00	1,258.22	1,258.22
A-53	Retire 45' Class 3 Wood Pole P453	2	EA	325.00	650.00	70.00	140.00	800.00	1,600.00	1,258.22	2,516.44
A-54	Retire 100A Loadbreak Cutout SC100	19	EA	225.00	4,275.00	40.00	760.00	100.00	1,900.00	83.87	1,593.53
A-55	Remove MOV Arrester SMOV	1	EA	200.00	200.00	40.00	40.00	125.00	125.00	83.87	83.87
A-56	Retire 25kVA Single Phase O/H Transformer TO25-F	5	EA	350.00	1,750.00	120.00	600.00	600.00	3,000.00	1,078.47	5,392.35
A-57	Retire 37.5kVA Single Phase O/H Transformer TO37.5-F	4	EA	375.00	1,500.00	120.00	480.00	600.00	2,400.00	1,258.22	5,032.88
A-58	Retire 50kVA Single Phase O/H Transformer TO50-F	9	EA	400.00	3,600.00	120.00	1,080.00	600.00	5,400.00	1,258.22	11,323.98
A-59	Flagging per Task Order	1	LS	5,000.00	5,000.00	500.00	500.00	1,072.00	1,072.00	8,440.36	8,440.36
A-60	ROW Permitting Per Task Order	1	LS	1,500.00	1,500.00	20.00	20.00	1,000.00	1,000.00	1,406.72	1,406.72
Schedule A - 1004 Williams Blvd				SUBTOTAL		\$171,979.70		\$142,787.75		\$221,478.90	
8.6%				SALES TAX		14,790.25		12,279.75		19,047.19	
Schedule A - 1004 Williams Blvd				TOTAL		\$186,769.95		\$155,067.50		\$240,526.09	
Schedule B - 1305 Farrell Ln											
B-1	Mobilization per Task Order	1	LS	\$10,000.00	10,000.00	1,500.00	1,500.00	2,500.00	2,500.00	14,213.81	14,213.81
B-2	Install Single Phase A1	9	EA	400.00	3,600.00	170.00	1,530.00	100.00	900.00	179.75	1,617.75
B-3	Install Single Phase A5	7	EA	375.00	2,625.00	175.00	1,225.00	150.00	1,050.00	179.75	1,258.25
B-4	Install Down Guy E10	3	EA	325.00	975.00	200.00	600.00	250.00	750.00	179.75	539.25
B-5	Install Span Guy E10SP	2	EA	375.00	750.00	200.00	400.00	550.00	1,100.00	299.57	599.14
B-6	Install Sidewalk Guy E10SW	1	EA	425.00	425.00	200.00	200.00	400.00	400.00	359.49	359.49
B-7	Install Ground GRP, GRP6	12	EA	125.00	1,500.00	100.00	1,200.00	100.00	1,200.00	299.57	3,594.84
B-8	Install Secondary Clevis K10	26	EA	150.00	3,900.00	80.00	2,080.00	50.00	1,300.00	119.82	3,115.32
B-9	Install Light Fixture LR100L, LR100S, LS100L, LR200SF	2	EA	250.00	500.00	180.00	360.00	250.00	500.00	359.49	718.98



City of Richland

DATE BIDS OPENED:	5/18/21	ITB No.	21-0034
**PROJECT NAME **		2021 OVERHEAD POLE & CONDUCTOR REPLACEMENT	

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE		MAGNUM POWER CASTLE ROCK, WA		DJ'S ELECTRICAL, INC. BRUSH PRAIRIE, WA		PALOUSE POWER QUINCY, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
B-10	Install #1/0 ACSR Primary Wire NP10ACSR	3,582	FT	1.75	6,268.50	4.50	16,119.00	3.00	10,746.00	1.44	5,158.08
B-11	Install #4/0 Triplex Secondary Wire NS40ALX	83	FT	2.50	207.50	6.75	560.25	6.00	498.00	1.44	119.52
B-12	Install 30' Class 3 Wood Pole P303	1	EA	800.00	800.00	1,000.00	1,000.00	1,000.00	1,000.00	2,156.95	2,156.95
B-13	Install 35' Class 3 Wood Pole P353	1	EA	825.00	825.00	1,000.00	1,000.00	1,500.00	1,500.00	2,156.95	2,156.95
B-14	Install 45' Class 3 Wood Pole P453	13	EA	900.00	11,700.00	1,400.00	18,200.00	2,200.00	28,600.00	2,516.43	32,713.59
B-15	Install 100A Loadbreak Cutout SC100	12	EA	275.00	3,300.00	300.00	3,600.00	200.00	2,400.00	359.49	4,313.88
B-16	Install Transformer MOV Arrester SMOVT	12	EA	250.00	3,000.00	80.00	960.00	250.00	3,000.00	179.75	2,157.00
B-17	Install 25kVA Single Phase O/H Transformer TO25-F	2	EA	700.00	1,400.00	500.00	1,000.00	1,000.00	2,000.00	1,437.96	2,875.92
B-18	Install 50kVA Single Phase O/H Transformer TO50-F	10	EA	750.00	7,500.00	500.00	5,000.00	1,000.00	10,000.00	1,797.46	17,974.60
B-19	Retire Single Phase A1	9	EA	250.00	2,250.00	40.00	360.00	50.00	450.00	89.87	808.83
B-20	Retire Single Phase A4	1	EA	300.00	300.00	40.00	40.00	100.00	100.00	89.87	89.87
B-21	Retire Single Phase A5	6	EA	250.00	1,500.00	40.00	240.00	75.00	450.00	89.87	539.22
B-22	Retire Down Guy E10	3	EA	200.00	600.00	40.00	120.00	125.00	375.00	89.87	269.61
B-23	Retire Span Guy E10SP	1	EA	275.00	275.00	40.00	40.00	225.00	225.00	150.98	150.98
B-24	Remove Sidewalk Guy E10SW	1	EA	200.00	200.00	40.00	40.00	200.00	200.00	179.75	179.75
B-25	Retire Ground GRP, GRP6	10	EA	150.00	1,500.00	40.00	400.00	75.00	750.00	179.75	1,797.50
B-26	Retire Secondary Clevis JRACK3W	26	EA	125.00	3,250.00	40.00	1,040.00	225.00	5,850.00	239.66	6,231.16
B-27	Retire Secondary Clevis K13	1	EA	150.00	150.00	40.00	40.00	300.00	300.00	61.12	61.12
B-28	Retire Light Fixture LR100L, LR100S, LS100L, LR200SF	2	EA	175.00	350.00	40.00	80.00	125.00	250.00	179.75	359.50
B-29	Retire #6 Copper Primary Wire NP#6CU	3,772	FT	1.00	3,772.00	1.20	4,526.40	2.25	8,487.00	0.90	3,394.80
B-30	Retire #2 Triplex Secondary Wire NS2ALX	126	FT	1.25	157.50	1.20	151.20	4.00	504.00	0.72	90.72
B-31	Retire #4/0 Triplex Secondary Wire NS40ALX	83	FT	1.75	145.25	1.20	99.60	6.00	498.00	0.72	59.76
B-32	Retire 30' Class 6 Wood Pole P306	1	EA	250.00	250.00	70.00	70.00	600.00	600.00	1,258.22	1,258.22
B-33	Retire 35' Class 6 Wood Pole P356	1	EA	275.00	275.00	70.00	70.00	600.00	600.00	1,258.22	1,258.22
B-34	Retire 35' Class 5 Wood Pole P355	1	EA	275.00	275.00	70.00	70.00	600.00	600.00	1,258.22	1,258.22
B-35	Retire 40' Class 3 Wood Pole P403	3	EA	300.00	900.00	70.00	210.00	800.00	2,400.00	1,258.22	3,774.66
B-36	Retire 40' Class 2 Wood Pole P402	1	EA	300.00	300.00	70.00	70.00	800.00	800.00	1,258.22	1,258.22
B-37	Retire 45' Class 2 Wood Pole P452	5	EA	325.00	1,625.00	70.00	350.00	800.00	4,000.00	1,258.22	6,291.10
B-38	Retire 45' Class 3 Wood Pole P453	3	EA	325.00	975.00	70.00	210.00	800.00	2,400.00	1,258.22	3,774.66
B-39	Retire 100A Loadbreak Cutout SC100	10	EA	225.00	2,250.00	100.00	1,000.00	100.00	1,000.00	83.87	838.70
B-40	Retire 25kVA Single Phase O/H Transformer TO25-F	4	EA	350.00	1,400.00	150.00	600.00	600.00	2,400.00	1,078.47	4,313.88
B-41	Retire 37.5kVA Single Phase O/H Transformer TO37.5-F		EA	375.00	-	150.00	-	600.00	-	1,168.34	-
B-42	Retire 50kVA Single Phase O/H Transformer TO50-F	6	EA	400.00	2,400.00	150.00	900.00	600.00	3,600.00	1,258.22	7,549.32
B-43	Flagging per Task Order	1	LS	5,000.00	5,000.00	250.00	250.00	1,072.00	1,072.00	8,440.36	8,440.36
B-44	ROW Permitting Per Task Order	1	LS	1,500.00	1,500.00	20.00	20.00	1,000.00	1,000.00	1,406.72	1,406.72
Schedule B - 1305 Farrell Ln				SUBTOTAL		\$90,875.75		\$67,531.45		\$108,355.00	
8.6%				SALES TAX		7,815.31		5,807.70		9,318.53	
Schedule B - 1305 Farrell Ln				TOTAL		\$98,691.06		\$73,339.15		\$117,673.53	
										\$151,098.42	
										12,994.46	
										\$164,092.88	



City of Richland

DATE BIDS OPENED:	5/18/21	ITB No.	21-0034
**PROJECT NAME **		2021 OVERHEAD POLE & CONDUCTOR REPLACEMENT	

				ENGINEER'S ESTIMATE		MAGNUM POWER CASTLE ROCK, WA		DJ'S ELECTRICAL, INC. BRUSH PRAIRIE, WA		PALOUSE POWER QUINCY, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	Schedule C - 1303 Kimball Ave										
C-1	Mobilization per Task Order	1	LS	\$10,000.00	10,000.00	1,500.00	1,500.00	2,500.00	2,500.00	14,213.81	14,213.81
C-2	Install Single Phase A1	10	EA	400.00	4,000.00	170.00	1,700.00	100.00	1,000.00	179.75	1,797.50
C-3	Install Single Phase A5	4	EA	375.00	1,500.00	180.00	720.00	150.00	600.00	179.75	719.00
C-4	Install Single Phase A6	1	EA	550.00	550.00	180.00	180.00	200.00	200.00	179.75	179.75
C-5	Install Single Phase A8	1	EA	800.00	800.00	180.00	180.00	300.00	300.00	239.63	239.63
C-6	Install Three Phase C8-1	1	EA	1,000.00	1,000.00	250.00	250.00	550.00	550.00	239.66	239.66
C-7	Install Down Guy E10	6	EA	325.00	1,950.00	200.00	1,200.00	250.00	1,500.00	179.75	1,078.50
C-8	Install Span Guy E10SP	1	EA	375.00	375.00	200.00	200.00	550.00	550.00	299.57	299.57
C-9	Install Sidewalk Guy E10SW	2	EA	425.00	850.00	200.00	400.00	400.00	800.00	359.49	718.98
C-10	Install Anchor F20	1	EA	750.00	750.00	500.00	500.00	600.00	600.00	2,156.95	2,156.95
C-11	Install Ground GRP, GRP6	12	EA	125.00	1,500.00	100.00	1,200.00	100.00	1,200.00	299.57	3,594.84
C-12	Install Secondary Clevis K10	30	EA	150.00	4,500.00	80.00	2,400.00	50.00	1,500.00	119.82	3,594.60
C-13	Install Light Fixture LR100L, LR100S, LS100L, LR200SF	2	EA	250.00	500.00	180.00	360.00	250.00	500.00	359.49	718.98
C-14	Install #6 Duplex Secondary Wire LS#6ALDE	134	FT	1.60	214.40	6.75	904.50	2.10	281.40	1.44	192.96
C-15	Install #2 ACSR Primary Wire NP#2ACSR	760	FT	1.55	1,178.00	6.75	5,130.00	4.50	3,420.00	1.44	1,094.40
C-16	Install #1/0 ACSR Primary Wire NP10ACSR	3,350	FT	1.75	5,862.50	4.50	15,075.00	4.50	15,075.00	1.44	4,824.00
C-17	Install #1/0 Triplex Secondary Wire NS10ALX	128	FT	2.25	288.00	6.75	864.00	2.10	268.80	1.44	184.32
C-18	Install #4/0 Triplex Secondary Wire NS40ALX	294	FT	2.50	735.00	6.75	1,984.50	5.00	1,470.00	1.44	423.36
C-19	Install #500UG Triplex Secondary Wire NUS50ALX	34	FT	4.50	153.00	10.00	340.00	10.00	340.00	2.88	97.92
C-20	Install 30' Class 3 Wood Pole P303	1	EA	800.00	800.00	1,000.00	1,000.00	1,000.00	1,000.00	2,156.95	2,156.95
C-21	Install 40' Class 3 Wood Pole P403	1	EA	850.00	850.00	1,000.00	1,000.00	1,750.00	1,750.00	2,156.95	2,156.95
C-22	Install 45' Class 3 Wood Pole P453	16	EA	900.00	14,400.00	1,400.00	22,400.00	2,000.00	32,000.00	2,516.43	40,262.88
C-23	Install 100A Loadbreak Cutout SC100	12	EA	275.00	3,300.00	300.00	3,600.00	200.00	2,400.00	359.49	4,313.88
C-24	Install Tap MOV Arrester SMOV	1	EA	250.00	250.00	80.00	80.00	250.00	250.00	179.75	179.75
C-25	Install Riser MOV Arrester SMOVR	1	EA	250.00	250.00	80.00	80.00	250.00	250.00	179.75	179.75
C-26	Install Transformer MOV Arrester SMOVT	10	EA	250.00	2,500.00	80.00	800.00	250.00	2,500.00	179.75	1,797.50
C-27	Install 25kVA Single Phase O/H Transformer TO25-F	2	EA	700.00	1,400.00	500.00	1,000.00	800.00	1,600.00	1,437.96	2,875.92
C-28	Install 50kVA Single Phase O/H Transformer TO50-F	4	EA	750.00	3,000.00	500.00	2,000.00	800.00	3,200.00	1,797.46	7,189.84
C-29	Install 75kVA Single Phase O/H Transformer TO75-F	4	EA	800.00	3,200.00	500.00	2,000.00	800.00	3,200.00	2,156.95	8,627.80
C-30	Install Stress Cone 1/OJAL USC10.1	1	EA	335.00	335.00	150.00	150.00	250.00	250.00	89.87	89.87
C-31	Retire Single Phase A1	11	EA	250.00	2,750.00	40.00	440.00	50.00	550.00	89.87	988.57
C-32	Retire Single Phase A5	3	EA	250.00	750.00	40.00	120.00	75.00	225.00	89.87	269.61
C-33	Retire Single Phase A6	1	EA	300.00	300.00	40.00	40.00	100.00	100.00	118.63	118.63
C-34	Retire Single Phase A9	1	EA	275.00	275.00	40.00	40.00	100.00	100.00	118.63	118.63
C-35	Retire Three Phase C8-1	1	EA	350.00	350.00	40.00	40.00	200.00	200.00	239.66	239.66
C-36	Retire Down Guy E10	6	EA	200.00	1,200.00	40.00	240.00	125.00	750.00	89.87	539.22
C-37	Retire Span Guy E10SP	1	EA	275.00	275.00	40.00	40.00	225.00	225.00	150.98	150.98
C-38	Retire Ground GRP, GRP6	12	EA	150.00	1,800.00	40.00	480.00	75.00	900.00	150.98	1,811.76



City of Richland

DATE BIDS OPENED:	5/18/21	ITB No.	21-0034
**PROJECT NAME **	2021 OVERHEAD POLE & CONDUCTOR REPLACEMENT		

				ENGINEER'S ESTIMATE		MAGNUM POWER CASTLE ROCK, WA		DJ'S ELECTRICAL, INC. BRUSH PRAIRIE, WA		PALOUSE POWER QUINCY, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
C-39	Retire Secondary Clevis JRACK3W	20	EA	125.00	2,500.00	40.00	800.00	300.00	6,000.00	61.12	1,222.40
C-40	Retire Secondary Clevis K10	7	EA	150.00	1,050.00	40.00	280.00	25.00	175.00	61.12	427.84
C-41	Retire Light Fixture LR100L, LR100S , LS100L, LR200SF	2	EA	175.00	350.00	40.00	80.00	125.00	250.00	179.75	359.50
C-42	Retire #6 Duplex Secondary Wire LS#6ALDE	134	FT	1.00	134.00	1.20	160.80	2.10	281.40	0.90	120.60
C-43	Retire #6 Copper Primary Wire NP#6CU	4,015	FT	1.00	4,015.00	1.20	4,818.00	2.25	9,033.75	0.90	3,613.50
C-44	Retire #2 Weather Proof Secondary Wire NS#2WP	21	FT	1.10	23.10	1.20	25.20	5.00	105.00	0.72	15.12
C-45	Retire #1/0 Triplex Secondary Wire NS10ALX	120	FT	1.50	180.00	1.20	144.00	4.00	480.00	0.72	86.40
C-46	Retire #4/0 Triplex Secondary Wire NS40ALX	294	FT	1.75	514.50	1.20	352.80	6.00	1,764.00	0.72	211.68
C-47	Retire 25' Class 4 Wood Pole P254	1	EA	225.00	225.00	70.00	70.00	600.00	600.00	1,258.22	1,258.22
C-48	Retire 35' Class 6 Wood Pole P356	1	EA	275.00	275.00	70.00	70.00	600.00	600.00	1,258.22	1,258.22
C-49	Retire 40' Class 2 Wood Pole P402	1	EA	300.00	300.00	70.00	70.00	800.00	800.00	1,258.22	1,258.22
C-50	Retire 40' Class 3 Wood Pole P403	2	EA	300.00	600.00	70.00	140.00	800.00	1,600.00	1,258.22	2,516.44
C-51	Retire 40' Class 4 Wood Pole P404	1	EA	300.00	300.00	70.00	70.00	800.00	800.00	1,258.22	1,258.22
C-52	Retire 45' Class 2 Wood Pole P452	7	EA	325.00	2,275.00	70.00	490.00	800.00	5,600.00	1,258.22	8,807.54
C-53	Retire 45' Class 3 Wood Pole P453	6	EA	325.00	1,950.00	70.00	420.00	800.00	4,800.00	1,258.22	7,549.32
C-54	Retire 100A Loadbreak Cutout SC100	11	EA	225.00	2,475.00	100.00	1,100.00	100.00	1,100.00	83.87	922.57
C-55	Remove MOV Arrester SMOVT	1	EA	200.00	200.00	40.00	40.00	125.00	125.00	83.87	83.87
C-56	Retire 25kVA Single Phase O/H Transformer TO25-F	2	EA	350.00	700.00	100.00	200.00	600.00	1,200.00	1,078.47	2,156.94
C-57	Retire 50kVA Single Phase O/H Transformer TO50-F	4	EA	400.00	1,600.00	100.00	400.00	600.00	2,400.00	1,258.22	5,032.88
C-58	Retire 75kVA Single Phase O/H Transformer TO75-F	4	EA	425.00	1,700.00	100.00	400.00	600.00	2,400.00	1,258.22	5,032.88
C-59	Flagging per Task Order	1	LS	5,000.00	5,000.00	100.00	100.00	1,072.00	1,072.00	8,440.36	8,440.36
C-60	ROW Permitting Per Task Order	1	LS	1,500.00	1,500.00	20.00	20.00	1,000.00	1,000.00	1,406.72	1,406.72
Schedule C - 1303 Kimball Ave		SUBTOTAL		\$102,557.50		\$80,888.80		\$126,291.35		\$163,476.32	
8.6%		SALES TAX		8,819.95		6,956.44		10,861.06		14,058.96	
Schedule C - 1303 Kimball Ave		TOTAL		\$111,377.45		\$87,845.24		\$137,152.41		\$177,535.28	
Schedule D - 1403 Keller Ave											
D-1	Mobilization per Task Order	1	LS	\$10,000.00	10,000.00	1,000.00	1,000.00	2,500.00	2,500.00	17,056.58	17,056.58
D-2	Install Single Phase A1	11	EA	400.00	4,400.00	170.00	1,870.00	100.00	1,100.00	179.75	1,977.25
D-3	Install Single Phase A4	1	EA	550.00	550.00	170.00	170.00	200.00	200.00	179.75	179.75
D-4	Install Single Phase A5	8	EA	375.00	3,000.00	180.00	1,440.00	150.00	1,200.00	179.75	1,438.00
D-5	Install Single Phase A6	1	EA	550.00	550.00	180.00	180.00	200.00	200.00	239.63	239.63
D-6	Install Three Phase C1	6	EA	525.00	3,150.00	200.00	1,200.00	300.00	1,800.00	239.63	1,437.78
D-7	Install Three Phase C7	1	EA	625.00	625.00	240.00	240.00	550.00	550.00	359.49	359.49
D-8	Install Three Phase C7-1	1	EA	650.00	650.00	240.00	240.00	750.00	750.00	359.49	359.49
D-9	Install Down Guy E10	10	EA	325.00	3,250.00	200.00	2,000.00	250.00	2,500.00	179.75	1,797.50
D-10	Install Span Guy E10SP	1	EA	375.00	375.00	200.00	200.00	550.00	550.00	299.57	299.57
D-11	Install Ground GRP, GRP6	19	EA	125.00	2,375.00	100.00	1,900.00	100.00	1,900.00	299.57	5,691.83
D-12	Install Secondary Clevis K10	45	EA	150.00	6,750.00	80.00	3,600.00	50.00	2,250.00	119.82	5,391.90
D-13	Install #2 ACSR Primary Wire NP#2ACSR	7,044	FT	1.65	11,622.60	4.50	31,698.00	4.50	31,698.00	1.44	10,143.36



City of Richland

DATE BIDS OPENED:	5/18/21	ITB No.	21-0034
**PROJECT NAME **		2021 OVERHEAD POLE & CONDUCTOR REPLACEMENT	

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE		MAGNUM POWER CASTLE ROCK, WA		DJ'S ELECTRICAL, INC. BRUSH PRAIRIE, WA		PALOUSE POWER QUINCY, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
D-14	Install #1/0 Triplex Secondary Wire NS10ALX	356	FT	2.25	801.00	6.75	2,403.00	2.10	747.60	1.44	512.64
D-15	Install #4/0 Triplex Secondary Wire NS40ALX	97	FT	2.50	242.50	6.75	654.75	5.00	485.00	1.44	139.68
D-16	Install 40' Class 4 Wood Pole P403	1	EA	850.00	850.00	1,000.00	1,000.00	1,750.00	1,750.00	2,516.43	2,516.43
D-17	Install 45' Class 3 Wood Pole P453	24	EA	900.00	21,600.00	1,400.00	33,600.00	2,000.00	48,000.00	2,516.43	60,394.32
D-18	Install 100A Loadbreak Cutout SC100	24	EA	275.00	6,600.00	300.00	7,200.00	200.00	4,800.00	359.49	8,627.76
D-19	Install Transformer MOV Arrester SMOVT	20	EA	250.00	5,000.00	80.00	1,600.00	250.00	5,000.00	179.75	3,595.00
D-20	Install 15kVA Single Phase O/H Transformer TO15-F	2	EA	675.00	1,350.00	500.00	1,000.00	800.00	1,600.00	1,258.22	2,516.44
D-21	Install 25kVA Single Phase O/H Transformer TO25-F	9	EA	700.00	6,300.00	500.00	4,500.00	800.00	7,200.00	1,437.96	12,941.64
D-22	Install 50kVA Single Phase O/H Transformer TO50-F	7	EA	750.00	5,250.00	500.00	3,500.00	800.00	5,600.00	1,797.46	12,582.22
D-23	Install 75kVA Single Phase O/H Transformer TO75-F	2	EA	800.00	1,600.00	500.00	1,000.00	800.00	1,600.00	2,156.95	4,313.90
D-24	Retire Single Phase A1	10	EA	250.00	2,500.00	40.00	400.00	50.00	500.00	89.87	898.70
D-25	Retire Single Phase A4	1	EA	300.00	300.00	40.00	40.00	100.00	100.00	89.87	89.87
D-26	Retire Single Phase A5	8	EA	250.00	2,000.00	40.00	320.00	75.00	600.00	89.87	718.96
D-27	Retire Single Phase A6	1	EA	300.00	300.00	40.00	40.00	100.00	100.00	118.63	118.63
D-28	Retire Three Phase C1	5	EA	300.00	1,500.00	40.00	200.00	150.00	750.00	120.63	603.15
D-29	Retire Three Phase C7-1	1	EA	350.00	350.00	40.00	40.00	400.00	400.00	120.63	120.63
D-30	Retire Three Phase C8	1	EA	350.00	350.00	40.00	40.00	200.00	200.00	120.63	120.63
D-31	Retire Three Phase C9	2	EA	300.00	600.00	40.00	80.00	150.00	300.00	120.63	241.26
D-32	Retire Down Guy E10	13	EA	200.00	2,600.00	40.00	520.00	250.00	3,250.00	89.87	1,168.31
D-33	Retire Anchor F20	2	EA	125.00	250.00	60.00	120.00	200.00	400.00	179.75	359.50
D-34	Retire Ground GRP, GRP6	16	EA	150.00	2,400.00	20.00	320.00	75.00	1,200.00	150.98	2,415.68
D-35	Retire Secondary Clevis JRACK3W	30	EA	125.00	3,750.00	20.00	600.00	300.00	9,000.00	61.12	1,833.60
D-36	Retire Secondary Clevis K10, K13	17	EA	150.00	2,550.00	20.00	340.00	50.00	850.00	61.12	1,039.04
D-37	Retire #6 Copper Primary Wire NP#6CU	7,472	FT	1.00	7,472.00	1.20	8,966.40	2.25	16,812.00	0.90	6,724.80
D-38	Retire #2 Weather Proof Secondary Wire NS#2WP	138	FT	1.10	151.80	1.20	165.60	5.00	690.00	0.72	99.36
D-39	Retire #1/0 Triplex Secondary Wire NS10ALX	356	FT	1.50	534.00	1.20	427.20	4.00	1,424.00	0.72	256.32
D-40	Retire #4/0 Triplex Secondary Wire NS40ALX	97	FT	1.75	169.75	1.20	116.40	6.00	582.00	0.72	69.84
D-41	Retire 35' Class 4 Wood Pole P354	1	EA	275.00	275.00	70.00	70.00	600.00	600.00	1,258.22	1,258.22
D-42	Retire 40' Class 4 Wood Pole P404	11	EA	300.00	3,300.00	70.00	770.00	800.00	8,800.00	1,258.22	13,840.42
D-43	Retire 40' Class 5 Wood Pole P405	1	EA	300.00	300.00	70.00	70.00	800.00	800.00	1,258.22	1,258.22
D-44	Retire 45' Class 2 Wood Pole P452	9	EA	325.00	2,925.00	70.00	630.00	800.00	7,200.00	1,258.22	11,323.98
D-45	Retire 45' Class 3 Wood Pole P453	2	EA	325.00	650.00	70.00	140.00	800.00	1,600.00	1,258.22	2,516.44
D-46	Retire 45' Class 4 Wood Pole P454	1	EA	325.00	325.00	70.00	70.00	800.00	800.00	1,258.22	1,258.22
D-47	Retire 100A Loadbreak Cutout SC100	19	EA	225.00	4,275.00	120.00	2,280.00	100.00	1,900.00	83.87	1,593.53
D-48	Retire 15kVA Single Phase O/H Transformer TO15-F	2	EA	325.00	650.00	100.00	200.00	600.00	1,200.00	1,078.47	2,156.94
D-49	Retire 25kVA Single Phase O/H Transformer TO25-F	6	EA	350.00	2,100.00	100.00	600.00	600.00	3,600.00	1,078.47	6,470.82
D-50	Retire 37.5kVA Single Phase O/H Transformer TO37.5-F	5	EA	375.00	1,875.00	100.00	500.00	600.00	3,000.00	1,258.22	6,291.10
D-51	Retire 50kVA Single Phase O/H Transformer TO50-F	2	EA	400.00	800.00	100.00	200.00	600.00	1,200.00	1,258.22	2,516.44



City of Richland

DATE BIDS OPENED:	5/18/21	ITB No.	21-0034
**PROJECT NAME **		2021 OVERHEAD POLE & CONDUCTOR REPLACEMENT	

				ENGINEER'S ESTIMATE		MAGNUM POWER CASTLE ROCK, WA		DJ'S ELECTRICAL, INC. BRUSH PRAIRIE, WA		PALOUSE POWER QUINCY, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
D-52	Flagging per Task Order	1	LS	5,000.00	5,000.00	150.00	150.00	1,072.00	1,072.00	8,440.36	8,440.36
D-53	ROW Permitting Per Task Order	1	LS	1,500.00	1,500.00	20.00	20.00	1,000.00	1,000.00	1,406.72	1,406.72
Schedule D - 1403 Keller Ave		SUBTOTAL		\$148,643.65		\$120,631.35		\$193,910.60		\$231,721.85	
8.6%		SALES TAX		12,783.35		10,374.30		16,676.31		19,928.08	
Schedule D - 1403 Keller Ave		TOTAL		\$161,427.00		\$131,005.65		\$210,586.91		\$251,649.93	
	Schedule E - 1907 Howell Ave										
E-1	Mobilization per Task Order	1	LS	\$10,000.00	10,000.00	1,000.00	1,000.00	2,500.00	2,500.00	14,213.81	14,213.81
E-2	Install Single Phase A1	5	EA	400.00	2,000.00	170.00	850.00	100.00	500.00	179.75	898.75
E-3	Install Single Phase A7	3	EA	550.00	1,650.00	180.00	540.00	200.00	600.00	239.63	718.89
E-4	Install Two Phase B1	8	EA	500.00	4,000.00	200.00	1,600.00	300.00	2,400.00	239.63	1,917.04
E-5	Install Two Phase B7	3	EA	600.00	1,800.00	200.00	600.00	550.00	1,650.00	239.63	718.89
E-6	Install Three Phase C1	1	EA	525.00	525.00	220.00	220.00	300.00	300.00	239.63	239.63
E-7	Install Ground GRP, GRP6	13	EA	125.00	1,625.00	100.00	1,300.00	100.00	1,300.00	299.57	3,894.41
E-8	Install Secondary Clevis K10	25	EA	150.00	3,750.00	80.00	2,000.00	50.00	1,250.00	119.82	2,995.50
E-9	Install Light Fixture LR100L, LR100S , LS100L, LR200SF	1	EA	250.00	250.00	180.00	180.00	250.00	250.00	359.49	359.49
E-10	Install #2 ACSR Primary Wire NP#2ACSR	5,237	FT	1.65	8,641.05	4.50	23,566.50	4.50	23,566.50	1.44	7,541.28
E-11	Install #2 Triplex Secondary Wire NS#2ALX	209	FT	2.00	418.00	6.75	1,410.75	2.10	438.90	1.44	300.96
E-12	Install 45' Class 3 Wood Pole P453	16	EA	900.00	14,400.00	1,400.00	22,400.00	2,500.00	40,000.00	2,516.43	40,262.88
E-13	Install 100A Loadbreak Cutout SC100	17	EA	275.00	4,675.00	300.00	5,100.00	200.00	3,400.00	359.49	6,111.33
E-14	Install Transformer MOV Arrester SMOVT	12	EA	250.00	3,000.00	80.00	960.00	250.00	3,000.00	179.75	2,157.00
E-15	Install 25kVA Single Phase O/H Transformer TO25-F	12	EA	700.00	8,400.00	500.00	6,000.00	2,500.00	30,000.00	1,437.96	17,255.52
E-16	Retire Single Phase A7	1	EA	325.00	325.00	40.00	40.00	100.00	100.00	118.63	118.63
E-17	Retire Two Phase B1	1	EA	300.00	300.00	40.00	40.00	550.00	550.00	239.63	239.63
E-18	Retire Two Phase B7	2	EA	350.00	700.00	40.00	80.00	200.00	400.00	239.63	479.26
E-19	Retire Two Phase B9	6	EA	300.00	1,800.00	40.00	240.00	150.00	900.00	239.63	1,437.78
E-20	Retire Three Phase C7	2	EA	350.00	700.00	40.00	80.00	200.00	400.00	239.63	479.26
E-21	Retire Three Phase C8	1	EA	350.00	350.00	40.00	40.00	200.00	200.00	239.63	239.63
E-22	Retire Three Phase C9	8	EA	300.00	2,400.00	40.00	320.00	150.00	1,200.00	239.63	1,917.04
E-23	Retire Down Guy E10	9	EA	200.00	1,800.00	40.00	360.00	125.00	1,125.00	89.87	808.83
E-24	Retire Anchor F20	1	EA	125.00	125.00	60.00	60.00	200.00	200.00	179.75	179.75
E-25	Retire Ground GRP, GRP6	10	EA	150.00	1,500.00	20.00	200.00	75.00	750.00	150.98	1,509.80
E-26	Retire Secondary Clevis JRACK3W	19	EA	125.00	2,375.00	30.00	570.00	300.00	5,700.00	61.12	1,161.28
E-27	Retire Secondary Clevis K10	13	EA	150.00	1,950.00	30.00	390.00	25.00	325.00	61.12	794.56
E-28	Retire Light Fixture LR100L, LR100S , LS100L, LR200SF	1	EA	175.00	175.00	80.00	80.00	125.00	125.00	179.75	179.75
E-29	Retire #6 Copper Primary Wire NP#6CU	4,832	FT	1.00	4,832.00	1.20	5,798.40	2.25	10,872.00	0.90	4,348.80
E-30	Retire #2 Weather Proof Secondary Wire NS#2WP	456	FT	1.10	501.60	1.20	547.20	5.00	2,280.00	0.72	328.32
E-31	Retire #6 Weather Proof Secondary Wire NS#6WP	171	FT	1.00	171.00	1.20	205.20	5.00	855.00	0.72	123.12
E-32	Retire #4/0 Triplex Secondary Wire NS40ALX	337	FT	1.75	589.75	1.20	404.40	6.00	2,022.00	0.72	242.64
E-33	Retire 35' Class 4 Wood Pole P354	1	EA	275.00	275.00	70.00	70.00	600.00	600.00	1,258.22	1,258.22



City of Richland

DATE BIDS OPENED:	5/18/21	ITB No.	21-0034
**PROJECT NAME **		2021 OVERHEAD POLE & CONDUCTOR REPLACEMENT	

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE		MAGNUM POWER CASTLE ROCK, WA		DJ'S ELECTRICAL, INC. BRUSH PRAIRIE, WA		PALOUSE POWER QUINCY, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
E-34	Retire 40' Class 4 Wood Pole P404	1	EA	300.00	300.00	70.00	70.00	800.00	800.00	1,258.22	1,258.22
E-35	Retire 40' Class 5 Wood Pole P405	1	EA	300.00	300.00	70.00	70.00	800.00	800.00	1,258.22	1,258.22
E-36	Retire 45' Class 2 Wood Pole P452	14	EA	325.00	4,550.00	70.00	980.00	800.00	11,200.00	1,258.22	17,615.08
E-37	Retire 100A Loadbreak Cutout SC100	12	EA	225.00	2,700.00	80.00	960.00	100.00	1,200.00	83.87	1,006.44
E-38	Retire 25kVA Single Phase O/H Transformer TO25-F	1	EA	350.00	350.00	100.00	100.00	1,250.00	1,250.00	1,078.47	1,078.47
E-39	Retire 37.5kVA Single Phase O/H Transformer TO37.5-F	2	EA	375.00	750.00	100.00	200.00	1,250.00	2,500.00	1,258.22	2,516.44
E-40	Retire 50kVA Single Phase O/H Transformer TO50-F	2	EA	400.00	800.00	100.00	200.00	1,250.00	2,500.00	1,258.22	2,516.44
E-41	Retire 75kVA Single Phase O/H Transformer TO75-F	1	EA	425.00	425.00	100.00	100.00	1,400.00	1,400.00	1,437.96	1,437.96
E-42	Flagging per Task Order	1	LS	5,000.00	5,000.00	200.00	200.00	1,072.00	1,072.00	8,440.36	8,440.36
E-43	ROW Permitting Per Task Order	1	LS	1,500.00	1,500.00	20.00	20.00	1,000.00	1,000.00	1,406.72	1,406.72
Schedule E - 1907 Howell Ave				SUBTOTAL		\$102,678.40		\$80,152.45		\$163,481.40	
8.6%				SALES TAX		8,830.34		6,893.11		14,059.40	
Schedule E - 1907 Howell Ave				TOTAL		\$111,508.74		\$87,045.56		\$177,540.80	
Schedule A - 1004 Williams Blvd						\$186,769.95		\$155,067.50		\$240,526.09	
Schedule B - 1305 Farrell Ln						98,691.06		73,339.15		117,673.53	
Schedule C - 1303 Kimball Ave						111,377.45		87,845.24		137,152.41	
Schedule D - 1403 Keller Ave						161,427.00		131,005.65		210,586.91	
Schedule E - 1907 Howell Ave						111,508.74		87,045.56		177,540.80	
GRAND TOTAL						\$669,774.21		\$534,303.09		\$883,479.73	
										\$1,096,387.05	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 6/15/2021

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 78-21, Authorizing Award of Business License Reserve Funds

Department:

Development Services

Ordinance/Resolution Number:

78-21

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 78-21, authorizing the City Manager to sign and execute an agreement with the Tri-Cities Regional Chamber of Commerce for Live @ 5 funding.

Summary:

This application involves requesting \$10,000 from the Business License Reserve Fund (BLRF) to be used for sponsorship of the stage and security expenses incurred by the upcoming season of Live @ 5. The applicant is the Tri-Cities Regional Chamber of Commerce on behalf of Stevens Media Group for Live @ 5.

The group applied for funds in January of 2021; however, the application was held due to COVID restrictions. With Washington expected to fully reopen by the end of June, the application is now being processed. The Parks & Public Facilities Department has authorized use of the HAPO Community Stage for the requested dates, which are every Thursday at 5:00 p.m. for ten (10) weeks beginning July 1, 2021.

Live @ 5 has been supported by the Business License Reserve Fund in some capacity for over ten (10) years. The Economic Development Committee supports the proposed funding award.

Staff recommends adoption of Resolution No. 78-21.

Fiscal Impact:

The BLRF fund balance is currently \$16,690. If approved, the fund balance will be \$6,690.

Attachments:

- I. Resolution No. 78-21

RESOLUTION NO. 78-21

A RESOLUTION of the City of Richland awarding the distribution of funds from the Business License Reserve Fund.

WHEREAS, pursuant to RMC 5.04.385, City Council established a reserve funded through a portion of fees for business licenses that is used to promote business activities related to tourism, core development, general economic development, capital expenditures for community improvements, and the prevention of blight; and

WHEREAS, an estimated \$16,690 remains available for additional eligible projects in 2021; and

WHEREAS, applications were solicited and reviewed by the Economic Development Committee (EDC); and

WHEREAS, at its May 24, 2021 meeting, the EDC recommended allocation of \$10,000 toward projects determined eligible under RMC 5.04.385 and RMC 5.04.386 as described on **Exhibit A**, attached hereto and incorporated herein by reference.

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 Business License Reserve Fund funding agreement in the amount identified and with the applicant listed on **Exhibit A**.

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 15th day of June, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

EXHIBIT A

Description	Applicant	Amount
Live @ 5 Event (001): Sponsorship of stage and security fees	Tri-City Regional Chamber of Commerce	\$10,000
	TOTAL	\$10,000
	Total Remaining Funds	\$6,690



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 6/15/2021

Agenda Category: Expenditures - Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Expenditures from May 1, 2021 to May 31, 2021 for \$42,097,189.31 including Travel Check Nos. 19993-19996, Accounts Payable Check Nos. 289641-290505, Accounts Payable Wire Nos. 8557-8608, Payroll Wires & ACH Nos. 12096-12142, Payroll Direct Deposit & Check Nos. 178712-179810 and Pension Check Nos. 5833-5860.

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from May 1, 2021 to May 31, 2021 in the amount of \$42,097,189.31

Summary:

Breakdown of Expenditures:

Travel Checks	19993-19996	\$1,879.02
Accounts Payable Checks	289641-290505	\$5,302,503.45
Accounts Payable Wires	8557-8608	\$31,253,224.24
Payroll Wires & ACH	12096-12142	\$3,152,914.20
Payroll Direct Deposit & Checks	178712-179810	\$2,363,331.25
Pension Checks	5833-5860	\$23,337.15
TOTAL		\$42,097,189.31

Fiscal Impact:

Total Disbursements: \$42,097,189.31

Attachments:

1. Expenditure Summary
2. Travel Checks
3. Accounts Payable Checks
4. Accounts Payable Wires
5. Payroll Wires and ACH
6. Payroll Direct Deposit & Checks
7. Pension Checks

Expenditure Summary - 5/1/2021 - 5/31/2021

AP-EXP-SUMMARY-001

Expenditure Breakdown Summary

	REPORT	START CHECK	END CHECK	CHECK COUNT	CHECK TOTALS	VOID AMT
Travel Checks	(AP-TRVLCHKS-001)	19993	19996	4	\$1,879.02	\$632.47
Accounts Payable Checks	(AP-CHKHIST-DETAIL-001)	289641	290505	865	\$5,302,503.45	\$3,898.18
Accounts Payable Wires	(AP-WIRENOS-001)	8557	8608	47	\$31,253,224.24	\$0.00
Payroll Wires & ACH	(PR-WIRESACH-001)	12096	12142	47	\$3,152,914.20	\$0.00
Payroll Direct Deposit & Checks	(PR-CHKHIST-DETAIL-001)	178712	179810	1099	\$2,363,331.25	\$0.00
Pension Checks	(PR-CHKHIST-DETAIL-002)	5833	5860	28	\$23,337.15	\$0.00

\$42,097,189.31

AP Travel Checks - MUNIS 5/1/2021 - 5/31/2021

Travel Check Summary Information

CHECK DATE	START CHECK	END CHECK	CHECK KNT	CHECK TOTALS	VOID AMT
05/05/2021	19993	19993	1	\$1,018.40	\$0.00
05/12/2021	19994	19994	1	\$682.62	\$0.00
05/26/2021	19995	19996	2	\$178.00	\$632.47
			4	\$1,879.02	\$632.47

Travel Check Detail Information

CHECK DATE	START CHECK	VOID	PAYEE	CHECK AMT	CHK COMMENT	VOID AMT	VOID COMMENT
05/05/2021	19993		DREW FLORENCE	\$1018.40	21-021 Florence Police Leaders	\$0.00	
05/12/2021	19994		SCOTT MOORE	\$682.62	21-065 MOORE SIEMENS WORKSTATI	\$0.00	
05/26/2021	19995		ERIC J EDWARDS	\$178.00	21-071 EDWARDS-LATERAL CANDIDA	\$0.00	
05/26/2021	19996	VOID	MATT NELSON	\$0.00	VOID AFTER UPDATE 05/27/2021	\$632.47	
				\$1879.02		\$632.47	

Accounts Payable Checks

5/1/2021 - 5/31/2021

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/04/2021	289643	P	10855	BEDEN, LARRY	\$148.50	0	050421PP	MEDICARE PREMIUM/BEDEN
05/04/2021	289644	P	10169	DALE A BRUNSON	\$128.50	0	050421PP	MEDICARE PREMIUM/BRUNSON
05/04/2021	289645	P	10162	LEE BUSH	\$147.50	0	050421PP	MEDICARE PREMIUM/BUSH
05/04/2021	289646	P	10170	RANDY H CARPER	\$619.50	0	050421PP	MEDICARE PREMIUM/CARPER
05/04/2021	289647	P	10167	MIKE CASE	\$144.50	0	050421PP	MEDICARE PREMIUM/CASE
05/04/2021	289648	P	10029	MICHAEL CLEAVENGER	\$148.50	0	050421PP	MEDICARE PREMIUM/CLEAVENGER
05/04/2021	289649	P	10028	WILL J CLEAVENGER	\$148.50	0	050421PP	MEDICARE PREMIUM/CLEAVENGER
05/04/2021	289650	P	10038	LARRY COUCH	\$148.50	0	050421PP	MEDICARE PREMIUM/COUCH
05/04/2021	289651	P	10166	JAMES J DEMYER	\$148.50	0	050421PP	MEDICARE PREMIUM/DEMYER
05/04/2021	289652	P	10048	DOUGLAS D DRIVER	\$148.50	0	050421PP	MEDICARE PREMIUM/DRIVER
05/04/2021	289653	P	10165	GANLEY, JOHN M	\$148.50	0	050421PP	MEDICARE PREMIUM/GANLEY
05/04/2021	289654	P	12445	GILL, JAMES GREG	\$148.50	0	050421PP	MEDICARE PREMIUM/GILL
05/04/2021	289655	P	31042	JAMES B GOULD	\$144.60	0	050421PP	MEDICARE PREMIUM/GOULD
05/04/2021	289656	P	10251	HIGGINS, FRED C	\$125.50	0	050421PP	MEDICARE PREMIUM/HIGGINS
05/04/2021	289657	P	10271	SCOTT K LARSON	\$148.50	0	050421PP	MEDICARE PREMIUM/LARSON
05/04/2021	289658	P	10156	DAVID L LEWIS	\$118.50	0	050421PP	MEDICARE PREMIUM/LEWIS
05/04/2021	289659	P	10164	MOORE, ROBERT	\$148.50	0	050421PP	MEDICARE PREMIUM/MOORE
05/04/2021	289660	P	10117	DAVID W SPARKS	\$148.50	0	050421PP	MEDICARE PREMIUM/SPARKS
05/04/2021	289661	P	10119	TANNER, WILLIAM	\$149.80	0	050421PP	MEDICARE PREMIUM/TANNER
05/04/2021	289662	P	10332	RANDAL L TAYLOR	\$148.50	0	050421PP	MEDICARE PREMIUM/TAYLOR
05/04/2021	289663	P	10163	GERALD D THOMAS	\$148.50	0	050421PP	MEDICARE PREMIUM/THOMAS
05/04/2021	289664	P	10800	ROY TURNER	\$148.50	0	050421PP	MEDICARE PREMIUM/TURNER
05/04/2021	289665	P	10151	GERALD ZIMMERMAN	\$148.50	0	050421PP	MEDICARE PREMIUM/ZIMMERMAN
05/04/2021	289666	P	10004	MARSHALL R BAKER	\$144.60	0	050421FP	MEDICARE PREMIUM/BAKER
05/04/2021	289667	P	10005	RON BEARDEMPHL	\$160.20	0	050421FP	MEDICARE PREMIUM/BEARDEMPHL
05/04/2021	289668	P	10015	DAVID BOWLS	\$104.90	0	050421FP	MEDICARE PREMIUM/BOWLS
05/04/2021	289669	P	10180	CANFIELD, HARRY R	\$144.60	0	050421FP	MEDICARE PREMIUM/CANFIELD
05/04/2021	289670	P	10023	HENRY CARRICK	\$134.00	0	050421FP	MEDICARE PREMIUM/CARRICK
05/04/2021	289671	P	10040	DANNY DOWNS	\$144.60	0	050421FP	MEDICARE PREMIUM/DOWNS

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/04/2021	289672	P	10045	ALLEN LARRY FERRIANS	\$148.50	0	050421FP	MEDICARE PREMIUM/FERRIANS
05/04/2021	289673	P	10064	NEILS E JOHNSON	\$120.60	0	050421FP	MEDICARE PREMIUM/JOHNSON
05/04/2021	289674	P	10704	HAROLD JONES	\$144.60	0	050421FP	MEDICARE PREMIUM/JONES
05/04/2021	289675	P	10185	ROGER P LAHTI	\$117.50	0	050421FP	MEDICARE PREMIUM/LAHTI
05/04/2021	289676	P	10085	JAMES P MULROY	\$148.50	0	050421FP	MEDICARE PREMIUM/MULROY
05/04/2021	289677	P	10086	DAVID MURRAY	\$116.50	0	050421FP	MEDICARE PREMIUM/MURRAY
05/04/2021	289678	P	10087	MYERS, EDWARD A	\$148.50	0	050421FP	MEDICARE PREMIUM/MYERS
05/04/2021	289679	P	10820	OWEN, MICHAEL	\$123.50	0	050421FP	MEDICARE PREMIUM/OWEN
05/04/2021	289680	P	10533	POLLARD, JAMES	\$135.50	0	050421FP	MEDICARE PREMIUM/POLLARD
05/04/2021	289681	P	10109	RODGERS, GARY H	\$148.50	0	050421FP	MEDICARE PREMIUM/RODGERS
05/04/2021	289682	P	10111	LARRY RONEY	\$132.50	0	050421FP	MEDICARE PREMIUM/RONEY
05/04/2021	289683	P	10116	DONALD SIEMENS	\$156.30	0	050421FP	MEDICARE PREMIUM/SIEMENS
05/04/2021	289684	P	12440	MARK STRATTON	\$135.50	0	050421FP	MEDICARE PREMIUM/STRATTON
05/04/2021	289685	P	10142	WEST, ROYAL	\$116.00	0	050421FP	MEDICARE PREMIUM/WEST
05/04/2021	289686	P	10148	CRAIG E WILLIAMSON	\$116.50	0	050421FP	MEDICARE PREMIUM/WILLIAMSON
05/05/2021	289687	P	10000	KBL, INC.	\$610.33	0	050521	COVID - COMFORT STATION CLEANI
05/05/2021	289688	P	10000	KBL, INC.	\$385.62	0	050521	CONTRACT MANUAL - 1ST STREET
05/05/2021	289689	P	10838	GRIGG ENTERPRISES INC	\$223.79	0	050521	TUBING AND FITTINGS FOR POLYME
05/05/2021	289690	P	31437	ADEPT TESTING OCCUPATIONAL MEDICINE LLC	\$405.00	0	050521	PRE-EMP PHYSICALS - K KURTH, J
05/05/2021	289691	P	31498	ALL SERVICE ASPHALT LLC	\$678.20	0	050521	HYDRANT METER REFUND #303
05/05/2021	289692	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$1,324.92	0	050521	CONCRETE - 3500 PSI 5.5 SK EXT
05/05/2021	289693	P	10301	BAVCO	\$297.34	0	050521	CK DISC/ SPG MOD BKFLOW REPAI
05/05/2021	289694	P	10518	BEAVER BARK & ROCK	\$14.12	0	050521	SOD 10 SQFT TQY 2 TM0856
05/05/2021	289695	P	11076	BELL BROWN & RIO PLLC	\$24,535.12	0	050521	PROSECUTION SERVICES MAY 2021
05/05/2021	289696	P	10207	BENTON COUNTY AUDITOR	\$30.00	0	050521	APRIL 2021 IMAGES FOR PUBLIC W
05/05/2021	289697	P	10008	BENTON PUD	\$129.10	0	050521	(9) WYE LIGHTS-BADGER REPEATER
05/05/2021	289698	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$2,686.72	0	050521	KENNEDY BOOSTER STATION
05/05/2021	289699	P	12412	BIZODO INC SEAMLESS DOCS	\$23,253.90	0	050521	4/15/21-4/14/23 SEAMLESSDOCS A

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/05/2021	289700	P	12320	BUILDERS FIRSTSOURCE, INC	\$262.21	0	050521	2X4-8' STD&BRT DF 200/2' BOARD
05/05/2021	289701	P	10707	CABOT J DOW	\$918.75	0	050521	LABOR RELATIONS & NEGOTIATION
05/05/2021	289702	P	10026	CASCADE NATURAL GAS CORP	\$39.24	0	050521	GAS FOR SUNDANCE L/S GENERATOR
05/05/2021	289703	P	30116	CHRISTENSEN, INC.	\$1,572.03	0	050521	SHELL V220C OIL FOR SHOPS
05/05/2021	289704	P	10261	CITY OF RICHLAND	\$1,528.86	0	050521	21-016 BRAZEAU WSNIA CONF ADV
05/05/2021	289705	P	11516	COLEMAN OIL COMPANY	\$17,226.32	0	050521	WEEKLY CARD LOCK FUEL 4/26-4/3
05/05/2021	289706	P	11644	COLLABWARE	\$3,100.00	0	050521	SUPPORT
05/05/2021	289707	P	11773	COLUMBIA BASIN RACQUET CLUB	\$574.65	0	050521	REFUND-HYDRANT METER 303
05/05/2021	289708	P	10470	COMMERCIAL TIRE INC	\$53.76	0	050521	FLAT REPAIR VEH#4111 WO#62100
05/05/2021	289709	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$2,278.23	0	050521	SHOPS 100 - LIGHTS
05/05/2021	289710	P	11881	TARGETSOLUTIONS LEARNING, LLC	\$3,247.24	0	050521	DEC 2020-MONTHLY CREW SCHEDULI
05/05/2021	289711	P	10858	CROWN PAPER & JANITORIAL SUPPLY INC	\$173.65	0	050521	COVID - HAND SANITIZER DISPENS
05/05/2021	289712	P	30166	CUMMINS NORTHWEST LLC	\$1,183.18	0	050521	CUMMINS SETUP AUTO EXERCISE VE
05/05/2021	289713	P	10139	DEPARTMENT OF ECOLOGY	\$51,363.02	0	050521	WWTF AERATION BASIN 2 MODS-LOA
05/05/2021	289714	P	10392	DEPARTMENT OF ENTERPRISE SERVICES	\$798.10	0	050521	SELF INS. 1-1-2021 TO 6-30-202
05/05/2021	289715	P	11830	DSU PETERBILT & GMC INC	\$72.75	0	050521	DOOR HINGE VEH#3332 WO#61842
05/05/2021	289716	P	31499	EDGEWATER POOLS	\$703.85	0	050521	HYDRANT METER REFUND #341
05/05/2021	289717	P	12498	EMS TECHNOLOGY SOLUTIONS, LLC	\$510.00	0	050521	RFID FOLDING TAGS
05/05/2021	289718	P	11762	ENTERPRISE HOLDINGS INC	\$580.73	0	050521	21-051 EDWARDS & 21-054 FOURNI
05/05/2021	289719	P	11533	ENTERPRISE SALES INC	\$33,605.18	0	050521	30 CU YD ROLL OFF CONTAINERS -
05/05/2021	289720	P	30356	JOHN T CLARY	\$300.00	0	050521	PRE-EMP POLYGRAPH POLICE - D N
05/05/2021	289721	VOID	31170	HIS DIME, LLC	\$0.00	203.77	050521	VOID AFTER UPDATE 05/17/2021
05/05/2021	289722	P	10508	FASTENAL COMPANY	\$18.54	0	050521	ANCHORS QTY 4 WTP MECH
05/05/2021	289723	P	10268	FEDERAL EXPRESS CORP	\$40.81	0	050521	SAMPLE SHPG PRE-TREAT 03-29-21
05/05/2021	289724	P	10315	FERGUSON US HOLDINGS INC	\$1,464.75	0	050521	HOWARD AMON - PLUMBING PARTS
05/05/2021	289725	P	10289	FIELD INSTRUMENTS & CONTROLS INC	\$274.91	0	050521	NOSHOK PRESSURE TRANSMITTER T8
05/05/2021	289726	P	11264	FINANCIAL CONSULTING SOLUTIONS GROUP INC.	\$1,557.50	0	050521	WATER & SEWER RATE REVENUE & F
05/05/2021	289727	P	30381	AIMEE FOURNIER-PLANTE	\$15.62	0	050521	21-054 FOURNIER-PLANTE 360° DI

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/05/2021	289728	P	30399	BOYD GROUP U S INC	\$3,802.51	0	050521	BODY SHOP REPAIR VEH#2417 WO#6
05/05/2021	289729	P	11665	GTP INVESTMENTS LLC	\$2,969.23	0	050521	MAY 2021 - BADGER MTN RADIO SI
05/05/2021	289730	P	30535	BRYCE HENRY	\$5.00	0	050521	21-045 HENRY WEST POINT MODEL
05/05/2021	289731	P	11813	HERC RENTALS INC	\$179.83	0	050521	16.2 GALLON OF LIQUID PROPANE
05/05/2021	289732	P	10489	HERITAGE PROFESSIONAL LANDSCAPING INC	\$648.34	0	050521	APRIL LANDSCAPE MAINTENANCE
05/05/2021	289733	P	31500	HERITAGE PROFESSIONAL LANDSCAPING	\$478.70	0	050521	HYDRANT METER REFUND #369
05/05/2021	289734	P	12051	HORN RAPIDS MHA	\$750.00	0	050521	HYDRANT METER REFUND
05/05/2021	289735	P	30553	HOTSYS OF SPOKANE LLC	\$1,954.80	0	050521	DRIVE THRU CARWASH SOAP
05/05/2021	289736	P	30560	INTERMOUNTAIN LOCK AND SECURITY SUPPLY	\$426.63	0	050521	STREETS - PADLOCKS
05/05/2021	289737	P	30005	INTERWEST TECHNOLOGY SYSTEMS INC	\$5,516.45	0	050521	GENETEC SECURITY SYSTEM-RCC,LI
05/05/2021	289738	P	31378	SOUTHWEST ANSWERING SERVICE INC	\$138.45	0	050521	ANSWERING SERVICE 3-25-2021 TO
05/05/2021	289739	P	11667	KENWORTH SALES COMPANY	\$186.65	0	050521	DEF FILTER VEH#3363 WO#62031
05/05/2021	289740	P	10219	LES SCHWAB TIRE CENTERS OF WASHINGTON INC	\$181.33	0	050521	CREDIT FOR RELEARN
05/05/2021	289741	P	31047	AMBER LILLY	\$50.96	0	050521	APRIL 2021 MILEAGE REIMBURSEME
05/05/2021	289742	P	10384	M CAMPBELL & COMPANY INC	\$2,257.95	0	050521	Contract 125-20 George Prout P
05/05/2021	289743	P	10624	MACKAY & SPOSITO INC	\$5,033.00	0	050521	C354-18 WAYFINDING SIGNAGE & G
05/05/2021	289744	P	10578	MIDWEST TAPE	\$4,003.04	0	050521	HOOPLA APRIL 2021
05/05/2021	289745	P	30233	MITCHELL, FRANK	\$15.68	0	050521	APRIL 2021 MILEAGE REIMBURSEME
05/05/2021	289746	P	31295	MORENO & NELSON CONSTRUCTION	\$5,031.29	0	050521	2020 RRFB - CDBG - 208-20 - PM
05/05/2021	289747	P	12469	MORNINGSTAR INC	\$275.00	0	050521	SUBSCRIPTION ID:35912333 04/15
05/05/2021	289748	P	11429	MOSS ADAMS LLP	\$9,470.00	0	050521	2019-2020 Self Insured Medical
05/05/2021	289749	P	12494	MURRAYSMITH, INC	\$22,530.40	0	050521	WWTF AERAT BASIN #2 RETROFIT-D
05/05/2021	289750	P	11153	JT AUTOMOTIVE PARTS, INC	\$1,085.77	0	050521	OUTER AIR FILTER VEH#7143 WO#6
05/05/2021	289751	P	11561	ON SCENE MEDICAL SERVICES, P.C.	\$5,950.00	0	050521	ON-SITE VACCINE SHOT
05/05/2021	289752	P	10981	OIL RE-REFINING CO	\$430.00	0	050521	USED OIL RECYCLING/HAULING 4/3
05/05/2021	289753	P	10027	THE PAPE' GROUP	\$1,396.53	0	050521	WINDOW VEH#7109 WO#62090
05/05/2021	289754	P	10971	PARAMOUNT COMMUNICATIONS INC	\$2,326.21	0	050521	LOCATION & PROOFING OF CONDUIT
05/05/2021	289755	P	10456	PERMIT SURVEYING INC	\$4,435.00	0	050521	CLUBHOUSE LANE SURVEYING

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/05/2021	289756	P	30055	POWER CITY ELECTRIC INC	\$3,729.00	0	050521	C286-20 Tapteal Sub Relay Repl
05/05/2021	289757	P	10102	PASCO RANCH AND HOME INC	\$292.14	0	050521	PALLET WTR SOFT SALT 50 LB WTP
05/05/2021	289758	P	10047	R.D. OFFUTT COMPANY	\$197.39	0	050521	FILTERS VEH#6631 WO#61935
05/05/2021	289759	P	31380	REISS-LANDREAU RESEARCH LLC	\$11,213.80	0	050521	COLUMBIA PARK TRAIL EAST-CULTU
05/05/2021	289760	P	11488	RWC INTERNATIONAL LTD	\$298.83	0	050521	SURGE TANK,CAP VEH#3294 WO#620
05/05/2021	289761	P	12003	SHI INTERNATIONAL CORP	\$5,049.90	0	050521	SHI ADOBE CREATIVE CLOUD TEAMS
05/05/2021	289762	P	10536	SPRAGUE PEST SOLUTIONS	\$476.63	0	050521	[M] COMMERCIAL GENERAL PEST -W
05/05/2021	289763	P	10359	US LINEN & UNIFORM	\$1,626.74	0	050521	WORK SHIRTS - SOLID WASTE DISP
05/05/2021	289764	P	10961	TACOMA SCREW PRODUCTS INC	\$1,434.81	0	050521	HARDWARE FOR SHOPS
05/05/2021	289765	P	30808	TANKMAX INC.	\$917.40	0	050521	REBUILD DRIVELINE VEH#3222 WO#
05/05/2021	289766	P	10242	GALLURY INC	\$179.19	0	050521	SNAKE DRAIN LINE FROM WWTF LAB
05/05/2021	289767	P	10442	TITAN TRUCK EQUIPMENT	\$12,052.19	0	050521	ONE NEW 2021 SINGLE REEL TRAIL
05/05/2021	289768	P	12160	TYLER TECHNOLOGIES, INC	\$8,400.00	0	050521	EnerGov per Contract 184-17 Am
05/05/2021	289769	P	10326	VERMEER ROCKY MOUNTAIN INC	\$509.44	0	050521	PUMP,HOSES VEH#6579 WO#61995
05/05/2021	289770	P	11974	VIKING BUILDERS LLC	\$750.00	0	050521	HYDRANT METER REFUND
05/05/2021	289771	P	31462	WELLABLE LLC	\$525.00	0	050521	COR Wellness - Wellable Contra
05/05/2021	289772	P	31218	WHECO CORPORATION	\$12,288.23	0	050521	WHECO BODY SHOP REPAIRS VEH#50
05/05/2021	289773	P	10147	WILBUR-ELLIS HOLDINGS II, INC	\$354.00	0	050521	CITY WIDE - SAMPLE KUO CHEMICA
05/07/2021	289774	P	31231	ABM INDUSTRIES INC	\$290.00	0	0507211	STATION 72 - CARPET CLEAN
05/07/2021	289775	P	10644	ANIXTER INC	\$2,210.02	0	0507211	Bolts
05/07/2021	289776	P	999000	AUREF	\$121.41	0	0507211	1205 GEORGE WASHINGTON WAY 13
05/07/2021	289777	P	999000	AUREF	\$127.98	0	0507211	2100 BELLERIVE DR N161
05/07/2021	289778	P	999000	AUREF	\$76.90	0	0507211	2555 DUPORTAIL ST G151
05/07/2021	289779	P	999000	AUREF	\$0.65	0	0507211	650 GEORGE WASHINGTON WAY Apt
05/07/2021	289780	P	999000	AUREF	\$23.02	0	0507211	650 GEORGE WASHINGTON WAY Apt
05/07/2021	289781	P	999000	AUREF	\$21.94	0	0507211	650 GEORGE WASHINGTON WAY Apt
05/07/2021	289782	P	999000	AUREF	\$38.94	0	0507211	650 GEORGE WASHINGTON WAY Apt
05/07/2021	289783	P	999000	AUREF	\$21.46	0	0507211	650 GEORGE WASHINGTON WAY Apt
05/07/2021	289784	P	999000	AUREF	\$72.89	0	0507211	650 GEORGE WASHINGTON WAY Apt

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05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/07/2021	289785	P	999000	AUREF	\$246.65	0	0507211	1333 GILLESPIE ST
05/07/2021	289786	P	999000	AUREF	\$80.12	0	0507211	1775 COLUMBIA PARK TRL 133
05/07/2021	289787	P	999000	AUREF	\$112.24	0	0507211	1650 MOWRY SQ 116
05/07/2021	289788	P	999000	AUREF	\$135.66	0	0507211	2100 BELLERIVE DR I122
05/07/2021	289789	P	999000	AUREF	\$113.16	0	0507211	3003 QUEENSGATE DR Apt 275
05/07/2021	289790	P	999000	AUREF	\$67.24	0	0507211	207 THAYER DR
05/07/2021	289791	P	999000	AUREF	\$177.76	0	0507211	1114 POMPANO CT
05/07/2021	289792	P	12199	MARK BAUDER	\$5,400.00	0	0507211	2020 DEV REFUND - 6 LOTS - WES
05/07/2021	289793	P	10352	BAUDER, MILO B	\$600.00	0	0507211	2020 DEV REFUND - 1 LOT - FALC
05/07/2021	289794	P	10713	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	\$129,487.42	0	0507211	Richland EGP March 2021
05/07/2021	289795	P	10019	BRUTZMAN'S OFFICE SOLUTIONS	\$30.89	0	0507211	Lock Plug & Key Set - Hannah's
05/07/2021	289796	P	10025	CASCADE FIRE EQUIPMENT CORP	\$2,271.91	0	0507211	FD WILDLAND HELMETS / HELMET E
05/07/2021	289797	P	10240	CENTRAL HOSE & FITTINGS INC	\$147.01	0	0507211	HORN RAPIDS - HOSE / ADAPTERS
05/07/2021	289798	P	10261	CITY OF RICHLAND	\$161.00	0	0507211	21-054 FOURNIER-PLANTE 911 LEA
05/07/2021	289799	P	11285	CONSOLE CLEANING SPECIALISTS	\$4,936.12	0	0507211	CONSOLE CLEANING
05/07/2021	289800	P	10858	CROWN PAPER & JANITORIAL SUPPLY INC	\$8,206.03	0	0507211	Janitorial Paper Products
05/07/2021	289801	P	11445	DAY MANAGEMENT CORPORATION	\$4,417.85	0	0507211	TRUCK VAULT VEH#2491 WO#62000
05/07/2021	289802	P	10177	DEPARTMENT OF LABOR & INDUSTRIES	\$450.00	0	0507211	TEAM EXPLOSIVE LICENSE RENEWAL
05/07/2021	289803	P	11362	ELIJAH FAMILY HOMES	\$792.78	0	0507211	Parenting Course Supplies CDBG
05/07/2021	289804	P	11044	EWING IRRIGATION PRODUCTS INC	\$442.23	0	0507211	IRRIGATION RPR PARTS SW POND M
05/07/2021	289805	P	10315	FERGUSON US HOLDINGS INC	\$844.18	0	0507211	Valve Boxes
05/07/2021	289806	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$4,708.22	0	0507211	TELEPHONE CHARGE 4/19/21 - 5/1
05/07/2021	289807	P	10203	W.W. GRAINGER, INC	\$2,511.91	0	0507211	HALF MASK RESPIRATOR KIT
05/07/2021	289808	P	11313	HAYDEN HOMES	\$4,800.00	0	0507211	2020 DEV REFUND - 2 LOTS - CLE
05/07/2021	289809	P	10837	INTERGRAPH CORPORATION	\$562.00	0	0507211	MAP CONSULTING AND TRAINING FO
05/07/2021	289810	P	31204	ISPYFIRE, INC.	\$1,629.00	0	0507211	ANNUAL SUBSCRIPTION
05/07/2021	289811	P	10298	LN CURTIS & SONS	\$5,061.90	0	0507211	Armor - Kane
05/07/2021	289812	P	10463	LUDLUM MEASUREMENTS INC	\$19,195.05	0	0507211	LUDLUM M26-1 PANCAKE FRISKERS

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/07/2021	289813	P	10624	MACKAY & SPOSITO INC	\$9,494.00	0	0507211	Wayfinding Signage & Gateway P
05/07/2021	289814	P	10584	JOHN MEYER	\$600.00	0	0507211	2020 DEV REFUND - 1 LOT - SKYL
05/07/2021	289815	P	31503	MERCY CORPS	\$3,869.64	0	0507211	Micro Business Grant expenditu
05/07/2021	289816	P	11835	MILLER PAINT COMPANY INC	\$3,564.17	0	0507211	BADGER MTN PLAYFIELD -LACROSSE
05/07/2021	289817	P	10371	MOTOROLA SOLUTIONS INC	\$237.83	0	0507211	Wireless mic - Stohel
05/07/2021	289818	P	10942	MUNICIPAL EMERGENCY SERVICES INC	\$7,789.88	0	0507211	HOSE ORDER FOR ENGINE #5056
05/07/2021	289819	P	10263	NORCO INC	\$2,274.17	0	0507211	Inverted Marking Paint
05/07/2021	289820	P	10812	NORTH STONE RICHLAND LLC	\$2,400.00	0	0507211	2020 DEV REFUND - 4 LOTS - WIL
05/07/2021	289821	P	999002	PERMIT REFUND	\$51.50	0	0507211	Schneidmiller - 539 Meadows Dr
05/07/2021	289822	P	10611	PITNEY BOWES PURCHASE POWER	\$4,745.65	0	0507211	March and April 2021 Postage A
05/07/2021	289823	P	10962	PROFORCE MARKETING INC DBA	\$1,905.94	0	0507211	New officer rifles
05/07/2021	289824	P	10746	RC OF WASHINGTON	\$5,400.00	0	0507211	2020 DEV REFUND - 1 LOT - WHIT
05/07/2021	289825	P	12318	RINGOLD EMBROIDERY	\$238.92	0	0507211	NAME PATCH WITH VELCRO
05/07/2021	289826	P	10311	SEA WESTERN INC	\$30,378.40	0	0507211	TURN OUT GEAR ORDER
05/07/2021	289827	P	10536	SPRAGUE PEST SOLUTIONS	\$416.21	0	0507211	RCC - PEST CONTROL
05/07/2021	289828	P	10393	STONEMAN ELECTRIC SUPPLY	\$14.02	0	0507211	COLUMBIA PLAYFIELD - OUTLET CO
05/07/2021	289829	P	11959	STOP STICK, LTD	\$1,330.35	0	0507211	Stop sticks for new vehicles
05/07/2021	289830	P	11195	STRATEGIC GOVERNMENT RESOURCES INC	\$7,666.67	0	0507211	EXECUTIVE SEARCH FOR DEPUTY FI
05/07/2021	289831	P	31456	TALLEY INC	\$2,095.52	0	0507211	FD RADIO SUPPLIES FOR NEW STAT
05/07/2021	289832	P	30811	TE AMO RAPIDO, LLC	\$4,800.00	0	0507211	2020 DEV REFUND - 8 LOTS - HOR
05/07/2021	289833	P	10374	TELCO WIRING & REPAIR INC	\$434.40	0	0507211	REPAIR OF BOMB ROBOT
05/07/2021	289834	P	11406	SOLUTIONS INC	\$190.06	0	0507211	RECORDS SEARCH APRIL
05/07/2021	289835	P	10642	SIRJMR INC	\$210.00	0	0507211	COFFEE DELIVERY AND WATER COOL
05/07/2021	289836	P	10194	XEROX CORPORATION	\$552.84	0	0507211	8TB338154 / 02/01-02/28/2021
05/12/2021	289837	P	10439	PYC LLC	\$116.21	0	0512211	UNIFORM LAUNDRY
05/12/2021	289838	P	999009	A/R REFUNDS	\$213.75	0	0512211	FROM ALLEN BRECKE - RE: NICOLE
05/12/2021	289839	P	10000	KBL, INC.	\$813.11	0	0512211	SWIFT / SR 240 PLAN & CONTRACT
05/12/2021	289840	P	10838	GRIGG ENTERPRISES INC	\$680.46	0	0512211	SANITIZER AND TARPS
05/12/2021	289841	P	11492	ALS GROUP USA CORP	\$540.00	0	0512211	WWTP DECANT FAC (COR VAC TRK)

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/12/2021	289842	P	31454	AMERICAN POWER SYSTEMS LLC	\$1,315.16	0	0512211	MEADOW HILLS RADIO SITE FRONT
05/12/2021	289843	P	10644	ANIXTER INC	\$654.32	0	0512211	Crossarms, Deadends, Insulator
05/12/2021	289844	P	31205	ARAMARK UNIFORM & CAREER APPAREL GROUP, INC	\$545.83	0	0512211	LINEN CHARGES FOR APRIL
05/12/2021	289845	P	10175	AT&T LONG DISTANCE	\$74.60	0	0512211	FAX LINES 03/22-04/21/21
05/12/2021	289846	P	10518	BEAVER BARK & ROCK	\$488.48	0	0512211	GRAVEL FOR SW POND ON CITY VIE
05/12/2021	289847	P	31293	ROBERT B. BENSON	\$4,400.00	0	0512211	#206-20 Benson Consulting
05/12/2021	289848	P	10009	COUNTY OF BENTON	\$1,878.86	0	0512211	BENTON COUNTY COVID-19 PANDEMI
05/12/2021	289849	P	10009	COUNTY OF BENTON	\$1,281.38	0	0512211	PROP ID 311079 CORRECTED STATE
05/12/2021	289850	P	10009	COUNTY OF BENTON	\$791.87	0	0512211	CRIME VICTIMS BCDC APRIL 21
05/12/2021	289851	P	10713	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	\$245.00	0	0512211	HHANDS APPLICATIONS Q1-2021
05/12/2021	289852	P	10008	BENTON PUD	\$8,178.07	0	0512211	1ST QTR RATTLESNAKE LEASE
05/12/2021	289853	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$29.95	0	0512211	COLLINS RD RADIO TOWER
05/12/2021	289854	P	11778	DSD CAPITAL LLC	\$82.00	0	0512211	Pol Service-1032 University
05/12/2021	289855	P	11272	BOYD'S TREE SERVICE LLC	\$4,225.04	0	0512211	MCMURRAY STORMWATER DITCH CLEA
05/12/2021	289856	P	31506	CANDACE GURROLA	\$100.92	0	0512211	Refund March Benefit Premiums
05/12/2021	289857	P	10026	CASCADE NATURAL GAS CORP	\$1,590.36	0	0512211	NATURAL GAS USAGE 1/20-2/16/21
05/12/2021	289858	P	10841	CASELLE INC	\$169.33	0	0512211	CASELLE CONTRACT SUPPORT AND M
05/12/2021	289859	P	10240	CENTRAL HOSE & FITTINGS INC	\$9.09	0	0512211	FITTINGS VEH#3142 WO#62146
05/12/2021	289860	P	30116	CHRISTENSEN, INC.	\$4,275.93	0	0512211	DEF BULK FOR SHOPS
05/12/2021	289861	P	10072	CITY OF KENNEWICK	\$4,302.53	0	0512211	STEPTOE / GAGE INTERSECTN IMPR
05/12/2021	289862	P	10261	CITY OF RICHLAND	\$219,840.94	0	0512211	UTILITIES 04/01-05/03/21
05/12/2021	289863	P	10261	CITY OF RICHLAND	\$75,548.00	0	0512211	COLUMBIA PARK TRAIL EAST-IRR M
05/12/2021	289864	P	10261	CITY OF RICHLAND	\$215.00	0	0512211	ZONING-LOT ADJUST, 3012 VILLAG
05/12/2021	289865	P	10261	CITY OF RICHLAND	\$2,729.52	0	0512211	21-017 NASH WSNA CONFERENCE
05/12/2021	289866	P	10261	CITY OF RICHLAND	\$2,328.48	0	0512211	HP REBATE - 514 DOUGLASS
05/12/2021	289867	P	11516	COLEMAN OIL COMPANY	\$20,086.03	0	0512211	LANFILL FUEL DYED DIESEL
05/12/2021	289868	P	11907	SYCURE CORP	\$300.00	0	0512211	100MBPS FULL DUPLEX INTERNET S
05/12/2021	289869	P	11801	COLUMBIA SAFETY LLC	\$1,702.85	0	0512211	4 AED BATTERIES

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/12/2021	289870	P	10470	COMMERCIAL TIRE INC	\$1,611.09	0	0512211	FLAT REPAIR VEH#6565 WO#62139
05/12/2021	289871	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$60,911.57	0	0512211	10754 LUMINAIRE, LED, 70 W EQU
05/12/2021	289872	P	11444	CORPORATE TRANSLATION SERVICES	\$689.58	0	0512211	TRANSLATION SERVICES 04/01-04/
05/12/2021	289873	P	11526	CORWIN OF PASCO LLC	\$320.25	0	0512211	HOSE ASSY VEH#2478 WO#62132
05/12/2021	289874	P	11663	D&D TELECOMMUNICATION PROPERTIES LLC	\$782.87	0	0512211	INSPIRATION POINT - MAY 2021
05/12/2021	289875	P	10039	DAILY JOURNAL OF COMMERCE	\$301.00	0	0512211	LEGAL041121 2021LGD1ASS
05/12/2021	289876	P	10452	DAYCO INCORPORATED	\$11,367.00	0	0512211	HP LOAN - 514 DOUGLASS
05/12/2021	289877	P	11226	DGR GRANT CONSTRUCTION INC	\$1,144,754.10	0	0512211	Contract 79-20 Design-Build Fi
05/12/2021	289878	P	11830	DSU PETERBILT & GMC INC	\$97.87	0	0512211	SWITCH PLATE VEH#5056 WO#62151
05/12/2021	289879	P	30207	ERIC J EDWARDS	\$25.70	0	0512211	21-060 EDWARDS LATERAL CAND BA
05/12/2021	289880	P	11762	ENTERPRISE HOLDINGS INC	\$92.41	0	0512211	766793026, 21-060 EDWARDS
05/12/2021	289881	P	31170	HIS DIME, LLC	\$805.17	0	0512211	40 VINYL - PREMIUM- RICHLAND "
05/12/2021	289882	P	10508	FASTENAL COMPANY	\$49.15	0	0512211	Safety Glasses - J. Henning
05/12/2021	289883	P	30909	FREEDOM EQUIPMENT RENTALS	\$199.66	0	0512211	CARBURATOR VEH#0030 WO#61495
05/12/2021	289884	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$218.46	0	0512211	FAX LINES 04/19-05/18/21
05/12/2021	289885	P	11010	GARDA CL NORTHWEST INC	\$516.12	0	0512211	ARMORED CAR SERVICES MAY 2021
05/12/2021	289886	P	10050	GENERAL PACIFIC INC	\$317,583.61	0	0512211	Connectors_E4
05/12/2021	289887	P	10203	W.W. GRAINGER, INC	\$288.76	0	0512211	TEST LEADS 48"
05/12/2021	289888	VOID	30553	HOTSY OF SPOKANE LLC	\$0.00	1954.8	0512211	VOID AFTER UPDATE 05/24/2021
05/12/2021	289889	P	10474	INSITUFORM TECHNOLOGY INC	\$33,306.50	0	0512211	2019 TRENCHLESS SEWER REHAB PR
05/12/2021	289890	P	10406	JUB ENGINEERS INC	\$850.00	0	0512211	NORTH RHLD TRAFFIC IMPACT FEE
05/12/2021	289891	P	10063	JACOBS & RHODES INC	\$7,129.59	0	0512211	DHP LOAN - 624 BERKSHIRE
05/12/2021	289892	P	10290	JIM'S PACIFIC GARAGES INC	\$506.47	0	0512211	CONDENSER VEH#3306 WO#62118
05/12/2021	289893	P	10291	JOB'S NURSERY	\$788.40	0	0512211	Trees - Arbor Day at Drollinge
05/12/2021	289894	P	31378	SOUTHWEST ANSWERING SERVICE INC	\$300.39	0	0512211	AFTER HOURS EMERGENCY CALLS 20
05/12/2021	289895	P	11110	PUD NO. 1 OF KICKITAT COUNTY	\$359.24	0	0512211	GOLGOTHA UTILITIES 03/31-04/30
05/12/2021	289896	P	10432	LANGUAGE LINE SERVICES INC	\$584.50	0	0512211	TRANSLATION SERVICES 04/01-04/

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05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/12/2021	289897	P	11369	LEGACY TELECOMMUNICATIONS LLC	\$4,252.55	0	0512211	QRTLY GENERATOR MAINTENANCE -
05/12/2021	289898	P	10219	LES SCHWAB TIRE CENTERS OF WASHINGTON INC	\$24.97	0	0512211	TIRE SWAP VEH#2430 WO#62190
05/12/2021	289899	P	10262	LIFE ASSIST INC	\$3,544.91	0	0512211	CONTERRA INFINITY JUMP II MEDI
05/12/2021	289900	P	10298	LN CURTIS & SONS	\$2,465.18	0	0512211	Armor - Heid
05/12/2021	289901	P	10465	MALLORY SAFETY & SUPPLY LLC	\$598.22	0	0512211	FOAM VEH#5055 WO#61100
05/12/2021	289902	P	11473	PATTI L MASON	\$260.40	0	0512211	CLASSES 8313, 8316, 8319, 8315
05/12/2021	289903	P	30799	MEDLINE INDUSTRIES INC.	\$1,198.68	0	0512211	GLOVES L, XL, M
05/12/2021	289904	P	11652	MENKE JACKSON BEYER LLP	\$971.82	0	0512211	ACCOUNT #065 - GENERAL (CITY A
05/12/2021	289905	P	11576	MERCER (US) INC	\$7,083.33	0	0512211	CONSULTING SERVICES FOR MARCH
05/12/2021	289906	P	11358	JO ANN MILLER	\$154.00	0	0512211	CLASS 8309
05/12/2021	289907	P	10083	MONARCH MACHINE & TOOL CO INC	\$44.31	0	0512211	METAL VEH#7145 WO#62191
05/12/2021	289908	P	10358	MOON SECURITY SERVICES INC	\$27.16	0	0512211	FIRE ALARM INSPECTION
05/12/2021	289909	P	11153	JT AUTOMOTIVE PARTS, INC	\$7,114.24	0	0512211	BATTERY VEH#2441 WO#62119
05/12/2021	289910	P	31505	SPORTSENGINE INC	\$111.00	0	0512211	BACKGROUND CHECKS
05/12/2021	289911	P	10548	BLUETARP FINANCIAL INC	\$3,523.72	0	0512211	PULL TARP SYSTEM VEH#3331 WO#6
05/12/2021	289912	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$433.49	0	0512211	LAMP VEH#3212 WO#61862
05/12/2021	289913	P	10981	OIL RE-REFINING CO	\$415.00	0	0512211	OIL & ANTIFREEZE RECYCLING - 5
05/12/2021	289914	P	10357	OXARC INC	\$95.43	0	0512211	LNC OUTERSHEILD 71M 035 10# WT
05/12/2021	289915	P	31255	PACIFIC GOLF & TURF LLC	\$149.97	0	0512211	GAUGE VEH#6580 WO#62045
05/12/2021	289916	P	10027	THE PAPE' GROUP	\$1,471.39	0	0512211	FILTER VEH#7151 WO#62162
05/12/2021	289917	P	31206	CI - PW LLC	\$40.13	0	0512211	BOTTLED WATER FOR APRIL
05/12/2021	289918	P	10232	PERFECTION GLASS INC	\$11,590.88	0	0512211	HP LOAN - 2057 HOXIE
05/12/2021	289919	P	999002	PERMIT REFUND	\$380.00	0	0512211	EA2021-106_2172 Syrah Ave_Refu
05/12/2021	289920	P	31495	ERNEST S PLACE	\$750.00	0	0512211	HAM RADIO EQUIPMENT
05/12/2021	289921	P	31210	LEPS-PSS, PLLC	\$1,700.00	0	0512211	SAR & POST-COE PSYCH EVAL
05/12/2021	289922	P	10047	R.D. OFFUTT COMPANY	\$4,307.40	0	0512211	DOOR VEH#6631 WO#62138
05/12/2021	289923	P	11136	RICHARD SCHURFELD	\$258.00	0	0512211	PORTAL SERVICE LOCATES APRIL 2
05/12/2021	289924	P	10939	RETAIL LOCKBOX INC	\$2,649.06	0	0512211	UB PAYMENT PROCESSING APRIL 20

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/12/2021	289925	P	10777	RIGGLE PLUMBING INC	\$742.81	0	0512211	BATHROOM REPAIR
05/12/2021	289926	P	10647	RIVER CITY TOWING INC	\$362.72	0	0512211	TOW CHARGE
05/12/2021	289927	P	10769	RULE STEEL TANKS INC	\$33,796.00	0	0512211	FRONT LOADERS
05/12/2021	289928	P	30023	TAIFEI SCOTT	\$277.20	0	0512211	CLASS 8311
05/12/2021	289929	P	11785	SOLENIIS LLC	\$10,022.37	0	0512211	POLYMER FOR BFPS AND RDT
05/12/2021	289930	P	10440	SOLID WASTE SYSTEMS INC	\$4,543.74	0	0512211	MOTOR WAS WARRANTY VEH#7164 WO
05/12/2021	289931	P	10536	SPRAGUE PEST SOLUTIONS	\$416.91	0	0512211	PEST CONTROL SVCS - MAY
05/12/2021	289932	P	30655	HYRUM STOHEL	\$56.00	0	0512211	21-038 STOHEL WSNIA CONFERENCE
05/12/2021	289933	P	10393	STONEMAN ELECTRIC SUPPLY	\$1,889.64	0	0512211	Barrier, Handhole, Pedestal
05/12/2021	289934	P	11195	STRATEGIC GOVERNMENT RESOURCES INC	\$8,369.80	0	0512211	DEPUTY FIRE CHIEF RECRUITMENT
05/12/2021	289935	P	10961	TACOMA SCREW PRODUCTS INC	\$523.66	0	0512211	GAS CYLINDER VEH#3364 WO#62128
05/12/2021	289936	P	30047	HOME DEPOT USA	\$1,019.10	0	0512211	Janitorial Chemicals
05/12/2021	289937	P	10395	TOTAL ENERGY MANAGEMENT INC	\$18,635.40	0	0512211	SAINT ST MTN BLDG HVAC UPGRADE
05/12/2021	289938	P	11295	TOWNSEND CONTROLS & ELECTRIC LLC	\$6,589.85	0	0512211	2020 WWTF SCADA SUPPORT SERVIC
05/12/2021	289939	P	10122	TRAFFIC SAFETY SUPPLY CO INC	\$1,256.83	0	0512211	SIGN BLANKS
05/12/2021	289940	P	10187	TRANS UNION LLC	\$65.16	0	0512211	CREDIT REPORT - APRIL FEE
05/12/2021	289941	P	10126	TRI CITIES BATTERY & AUTO REPAIR	\$136.57	0	0512211	LUGS VEH#3363 WO#62120
05/12/2021	289942	P	10106	US LINEN & UNIFORM	\$353.30	0	0512211	WEEKLY SHOP UNIFORMS
05/12/2021	289943	P	10202	UTILITIES UNDERGROUND LOCATION CENTER	\$599.85	0	0512211	APRIL 2021 UTILITY LOCATE SERV
05/12/2021	289944	P	11395	INLAND NW FRANCHISING INC	\$775.00	0	0512211	JANITORIAL SERVICES - MAY
05/12/2021	289945	P	10860	VERIZON WIRELESS	\$415.27	0	0512211	COUNCIL WIRELESS CHARGES APRIL
05/12/2021	289946	P	10140	WASHINGTON STATE PATROL	\$914.25	0	0512211	BACKGROUND CHECKS APRIL 2021
05/12/2021	289947	P	10173	WASHINGTON STATE TREASURER	\$37,634.83	0	0512211	4/21 FINES & FORFEITURES BC
05/12/2021	289948	P	11015	WEBCHECK INC	\$1,200.03	0	0512211	WEBCHECK SERVICE APRIL 2021
05/12/2021	289949	P	10145	WESCO DISTRIBUTION INC	\$4,183.27	0	0512211	Secondary Wire
05/12/2021	289950	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$1,736.49	0	0512211	FITTINGS VEH#3142 WO#62084
05/12/2021	289951	P	10147	WILBUR-ELLIS HOLDINGS II, INC	\$316.03	0	0512211	WECO NW TOUGH MIX SEED
05/12/2021	289952	P	10194	XEROX CORPORATION	\$1,253.61	0	0512211	8TB-339295 MARCH BASE CHARGE

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05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/14/2021	289953	P	10838	GRIGG ENTERPRISES INC	\$112.90	0	0514211	THRD SEAL TAPE/HEX BUSHES/NIP T
05/14/2021	289954	P	11197	LUCAS M MILLER	\$825.10	0	0514211	2021 RAILROAD CROSSING INSPECT
05/14/2021	289955	P	10644	ANIXTER INC	\$24,473.20	0	0514211	Fuses
05/14/2021	289956	P	31480	ASCENDENT LLC	\$57,908.26	0	0514211	CONCRTE CRUSHING@HRN RAPIDS LA
05/14/2021	289957	P	12435	ASPECT CONSULTING, LLC	\$1,150.50	0	0514211	CPT-LESLIE STORM RETROFIT-WORK
05/14/2021	289958	P	30307	AT&T MOBILITY	\$333.10	0	0514211	CELL PHONE CHARGE 3/27/21 - 4/
05/14/2021	289959	P	999000	AUREF	\$236.00	0	0514211	322 CASEY AVE
05/14/2021	289960	P	999000	AUREF	\$12.61	0	0514211	2100 BELLERIVE DR T204
05/14/2021	289961	P	999000	AUREF	\$96.96	0	0514211	93 CASEY AVE
05/14/2021	289962	P	999000	AUREF	\$94.49	0	0514211	41 MERCURY DR
05/14/2021	289963	P	999000	AUREF	\$150.83	0	0514211	2555 BELLA COOLA LN Apt 288
05/14/2021	289964	P	999000	AUREF	\$26.46	0	0514211	1621 GEORGE WASHINGTON WAY B12
05/14/2021	289965	P	999000	AUREF	\$0.53	0	0514211	1402 LEE BLVD
05/14/2021	289966	P	999000	AUREF	\$27.71	0	0514211	303 GAGE BLVD 209
05/14/2021	289967	P	999000	AUREF	\$163.05	0	0514211	850 AARON DR 90
05/14/2021	289968	P	999000	AUREF	\$20.07	0	0514211	1780 PIKE AVE Apt B207
05/14/2021	289969	P	999000	AUREF	\$100.61	0	0514211	2131 NEWCOMER AVE
05/14/2021	289970	P	999000	AUREF	\$86.75	0	0514211	2519 ALLEGHENY CT
05/14/2021	289971	P	999000	AUREF	\$129.63	0	0514211	2100 BELLERIVE DR FF72
05/14/2021	289972	P	999000	AUREF	\$212.68	0	0514211	231 HARTWOOD ST
05/14/2021	289973	P	999000	AUREF	\$93.54	0	0514211	1850 STEVENS DR 107
05/14/2021	289974	P	999000	AUREF	\$140.37	0	0514211	2500 GEORGE WASHINGTON WAY 134
05/14/2021	289975	P	999000	AUREF	\$110.05	0	0514211	2234 GREENBROOK BLVD
05/14/2021	289976	P	999000	AUREF	\$35.15	0	0514211	1004 WILLARD AVE
05/14/2021	289977	P	999000	AUREF	\$85.24	0	0514211	1775 COLUMBIA PARK TRL 135
05/14/2021	289978	P	999000	AUREF	\$137.50	0	0514211	1930 GEORGE WASHINGTON WAY 218
05/14/2021	289979	P	999000	AUREF	\$55.58	0	0514211	2139 SHERIDAN PL
05/14/2021	289980	P	999000	AUREF	\$14.98	0	0514211	2306 SWIFT BLVD
05/14/2021	289981	P	999000	AUREF	\$97.90	0	0514211	2513 DUPORTAIL ST Apt 307

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/14/2021	289982	P	999000	AUREF	\$36.84	0	0514211	2555 BELLA COOLA LN Apt 170
05/14/2021	289983	P	999000	AUREF	\$22.86	0	0514211	323 DOUGLASS AVE
05/14/2021	289984	P	999000	AUREF	\$265.98	0	0514211	1102 ADAMS ST
05/14/2021	289985	P	999000	AUREF	\$137.10	0	0514211	451 WESTCLIFFE BLVD Apt G152
05/14/2021	289986	P	999000	AUREF	\$145.49	0	0514211	618 MEADOWS DR E
05/14/2021	289987	P	999000	AUREF	\$128.63	0	0514211	2513 DUPORTAIL ST Apt 258
05/14/2021	289988	P	999000	AUREF	\$122.19	0	0514211	50 JADWIN AVE Apt 12
05/14/2021	289989	P	11079	AUTOZONE STORES LLC	\$424.93	0	0514211	RETURNED IDLER ARMS VEH#2342 W
05/14/2021	289990	P	12059	BADGER DEVELOPERS LLC	\$7,200.00	0	0514211	2020 DEV REFUND - 12 LOTS - WE
05/14/2021	289991	P	12199	MARK BAUDER	\$13,800.00	0	0514211	2020 DEV REFUND - 23 LOTS - WE
05/14/2021	289992	P	10518	BEAVER BARK & ROCK	\$172.65	0	0514211	CONCRETE - MH REPAIR A-070 - A
05/14/2021	289993	P	10009	COUNTY OF BENTON	\$61,016.97	0	0514211	BENTON COUNTY OFFICE OF PUBLIC
05/14/2021	289994	P	10008	BENTON PUD	\$309.57	0	0514211	EL SVCS 03/22/21-04/22/21
05/14/2021	289995	P	31284	LISA BOECKER	\$15.68	0	0514211	APRIL 2021 MILEAGE
05/14/2021	289996	P	10546	BOUND TREE MEDICAL LLC	\$228.57	0	0514211	FENTANYL
05/14/2021	289997	P	10025	CASCADE FIRE EQUIPMENT CORP	\$148.71	0	0514211	WOMEN'S BRUSH SHIRTS
05/14/2021	289998	P	10240	CENTRAL HOSE & FITTINGS INC	\$255.71	0	0514211	HOSE ASSY VEH#7119 WO#62214
05/14/2021	289999	P	11458	OLDCASTLE APG WEST INC	\$274.62	0	0514211	COL PT MARINA ENHANCE - FREEST
05/14/2021	290000	P	30116	CHRISTENSEN, INC.	\$297.46	0	0514211	GREASE VEH#0800 WO#62252
05/14/2021	290001	P	10877	CLAYTON WARD COMPANY	\$327.64	0	0514211	OFFICE PAPER RECYCLING - APRIL
05/14/2021	290002	P	10542	FIANDER & ASSOCIATES LLC	\$103.17	0	0514211	TREADMILL MAINTENANCE
05/14/2021	290003	P	10135	CI SUPPORT LLC	\$106.57	0	0514211	ONSITE 64 GALLON - ON-CALL SHR
05/14/2021	290004	P	10470	COMMERCIAL TIRE INC	\$53.76	0	0514211	FLAT REPAIR VEH#3320 WO#62230
05/14/2021	290005	P	31360	COMMONSTREET CONSULTING LLC	\$28,824.65	0	0514211	CENTER PARKWAY NORTH-GAGE TO T
05/14/2021	290006	P	11205	CONCRETE SPECIAL TIES INC	\$78.09	0	0514211	DROLLINGER PHASE II - SAFETY F
05/14/2021	290007	P	30153	CONSILIO LLC	\$422.90	0	0514211	TCRY V. CITY OF RICHLAND
05/14/2021	290008	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$2,911.29	0	0514211	RCC - LIGHTS
05/14/2021	290009	P	11526	CORWIN OF PASCO LLC	\$123.46	0	0514211	SWAY BAR LINKS VEH#2432 WO#622

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/14/2021	290010	P	11881	TARGETSOLUTIONS LEARNING, LLC	\$404.19	0	0514211	MAY - MONTHLY CREW SCHEDULING
05/14/2021	290011	P	30166	CUMMINS NORTHWEST LLC	\$443.42	0	0514211	OIL ANALYSIS VEH#6615 WO#61836
05/14/2021	290012	P	10366	D HITTLE & ASSOCIATES INC	\$3,935.66	0	0514211	C45-21 SCADA SOFTWARE INTEGRAT
05/14/2021	290013	P	10177	DEPARTMENT OF LABOR & INDUSTRIES	\$42,692.30	0	0514211	1st Qtr 2021 L&I
05/14/2021	290014	P	30093	DOS CABRAS VIEJAS LLC	\$5,400.00	0	0514211	2020 DEV REFUND - 9 LOTS - WIL
05/14/2021	290015	P	11044	EWING IRRIGATION PRODUCTS INC	\$204.36	0	0514211	FRANKFORT PARK - IRRIGATION JU
05/14/2021	290016	P	10447	FINAL TOUCH UPHOLSTERY	\$314.94	0	0514211	REUPHOLSTERY SEAT VEH#2402 WO#
05/14/2021	290017	P	11264	FINANCIAL CONSULTING SOLUTIONS GROUP INC.	\$2,832.50	0	0514211	C220-16 COSA & RATE DESIGN SUP
05/14/2021	290018	P	30379	FORTUNATO INC.	\$7,200.00	0	0514211	2020 DEV REFUND - 12 LOTS - SU
05/14/2021	290019	P	31421	GARY A TUCCI	\$1,397.00	0	0514211	MARCH HRSST BPA PASS THRU FEES
05/14/2021	290020	P	10050	GENERAL PACIFIC INC	\$15,337.40	0	0514211	Barrier, Handhole, Pedestal
05/14/2021	290021	P	11109	H2 PRE-CAST INC	\$2,334.90	0	0514211	Vaults
05/14/2021	290022	P	11313	HAYDEN HOMES	\$52,016.15	0	0514211	2020 DEV REFUND - 37 LOTS - CL
05/14/2021	290023	P	12178	THERAN W. HODGES	\$15,600.00	0	0514211	2020 DEV REFUND - 26 LOTS - JO
05/14/2021	290024	P	31395	JACOBS ENGINEERING GROUP INC.	\$8,659.76	0	0514211	SR240/AARON INTERCHANGE IMPRV
05/14/2021	290025	P	10290	JIM'S PACIFIC GARAGES INC	\$22.20	0	0514211	RED LED LIGHTS VEH#3404 WO#621
05/14/2021	290026	P	11667	KENWORTH SALES COMPANY	\$541.32	0	0514211	DEF FILTERS VEH#5047 WO#62205
05/14/2021	290027	P	31228	KOMAN HOLDINGS, LLC	\$2,168.40	0	0514211	QUEENSGATTE/CPT WETLAND MITIGA
05/14/2021	290028	P	10298	LN CURTIS & SONS	\$441.85	0	0514211	CREDIT FOR STORZ TO RIGID FEMA
05/14/2021	290029	P	10660	MILNE NAIL, POWER TOOL & REPAIR	\$310.59	0	0514211	WISE VEH#2516 WO#60442
05/14/2021	290030	P	11153	JT AUTOMOTIVE PARTS, INC	\$814.75	0	0514211	FILTERS VEH#7119 WO#62172
05/14/2021	290031	P	10812	NORTH STONE RICHLAND LLC	\$20,400.00	0	0514211	2020 DEV REFUND - 34 LOTS - WI
05/14/2021	290032	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$1,440.98	0	0514211	TRANSIMMISSION SHIFT PAD VEH#32
05/14/2021	290033	P	10972	LAKEYLAND INC	\$148.71	0	0514211	PANT REPAIR -SMITH
05/14/2021	290034	P	31263	PAHLISCH HOMES INC	\$7,200.00	0	0514211	2020 DEV REFUND - 12 LOTS - QU
05/14/2021	290035	P	10027	THE PAPE' GROUP	\$371.95	0	0514211	FILTERS VEH#7147 WO#62173
05/14/2021	290036	P	10540	CONSTRUCTION AHEAD INC	\$572.52	0	0514211	TRAFFIC CONTROL ON 04/13 - LES
05/14/2021	290037	P	10746	RC OF WASHINGTON	\$6,000.00	0	0514211	2020 DEV REFUND - 10 LOTS - WH

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/14/2021	290038	P	10047	R.D. OFFUTT COMPANY	\$2,458.67	0	0514211	ROOF VEH#6631 WO#62138
05/14/2021	290039	P	10857	ROGER G WRIGHT	\$7,280.00	0	0514211	2020 ENGINEERING SERVICES - 14
05/14/2021	290040	P	11012	RH2 ENGINEERING INC	\$4,831.34	0	0514211	WTP INTAKE SCREEN UPGRADE, CON
05/14/2021	290041	P	10927	STAN BONHAM COMPANY, INC	\$23,107.89	0	0514211	OIL PAN - CHARGED WRONG TAX -
05/14/2021	290042	P	11273	ROUTEWARE INC	\$47.58	0	0514211	CABLE VEH#3330 WO#62198
05/14/2021	290043	P	30027	SEATTLE SEWING SOLUTIONS INC	\$514.22	0	0514211	Jumpsuits - Hubby
05/14/2021	290044	P	31203	SOUTH RICHLAND COMMUNITIES LLC	\$46,800.00	0	0514211	2020 DEV REFUND - 45 LOTS - W
05/14/2021	290045	P	10961	TACOMA SCREW PRODUCTS INC	\$245.13	0	0514211	SELLARS CENTER PULL RAGS 12 BX
05/14/2021	290046	P	11108	THE PERSONAL TOUCH CLEANING INC	\$34,866.95	0	0514211	SHOPS 100 - JANITORIAL - APRIL
05/14/2021	290047	P	10481	WEST PUBLISHING CORPORATION	\$2,397.99	0	0514211	WEST INFORMATION CHARGES-APRIL
05/14/2021	290048	P	10126	TRI CITIES BATTERY & AUTO REPAIR	\$180.19	0	0514211	BATTERY VEH#3306 WO#62118
05/14/2021	290049	P	11131	SANDRA R NINEMIRE	\$1,377.07	0	0514211	UNIFORM/LINEN LAUNDRY SERVICES
05/14/2021	290050	P	11974	VIKING BUILDERS LLC	\$7,200.00	0	0514211	2020 DEV REFUND - 12 LOTS - RS
05/14/2021	290051	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$4,072.15	0	0514211	RENTAL TRACK EXCAVATOR SW RPR
05/14/2021	290052	P	10267	WSF, LLC	\$430.38	0	0514211	FLANGE, GASKET VEH#3350 WO#621
05/14/2021	290053	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$213.89	0	0514211	CTRL UNIT VEH#3213 WO#61863
05/14/2021	290054	P	10147	WILBUR-ELLIS HOLDINGS II, INC	\$3,534.45	0	0514211	STOCK - CHEMICALS
05/14/2021	290055	P	10194	XEROX CORPORATION	\$158.21	0	0514211	OFFICE COPIER CHARGES FOR APRI
05/19/2021	290056	P	31318	A WORKSAFE SERVICE INC	\$220.00	0	0519211	PRE EMP DRUG SCREEN CFLORES, M
05/19/2021	290057	P	10838	GRIGG ENTERPRISES INC	\$566.51	0	0519211	RILIE - GLOVES, PLIERS - C.P.
05/19/2021	290058	P	11078	ADVANCED PAGING & COMMUNICATIONS INC	\$2,925.73	0	0519211	FD RADIO EQUIPMENT ST 73 & 75
05/19/2021	290059	P	31493	WILLIAM B BARKER	\$2,580.88	0	0519211	LIFT INSPECTIONS AND REPAIRS
05/19/2021	290060	P	11492	ALS GROUP USA CORP	\$1,603.00	0	0519211	APEL 3-10-2021 SAMPLING EVENT
05/19/2021	290061	P	11431	ANDRITZ SEPARATION INC	\$299.83	0	0519211	SPRAY NOZZLES FOR RDT
05/19/2021	290062	P	10644	ANIXTER INC	\$340.14	0	0519211	HANDLINE BLOCK 3 #303B4PM
05/19/2021	290063	P	10644	ANIXTER INC	\$18,561.37	0	0519211	Devices_UG
05/19/2021	290064	P	11123	ASBESTOS AND MOLD SOLUTIONS INC	\$375.00	0	0519211	WWTP Digester Control Bldg - A
05/19/2021	290065	P	11079	AUTOZONE STORES LLC	\$4.29	0	0519211	FUSE VEH#5051 WO#62244

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/19/2021	290066	P	10367	BANK OF AMERICA	\$2,618.59	0	0519211	BANK ANALYSIS FEES
05/19/2021	290067	P	31336	BAYCOM INC	\$664.00	0	0519211	POCKETJET PRINTER VEH#2530
05/19/2021	290068	P	10518	BEAVER BARK & ROCK	\$405.94	0	0519211	CONCRETE - 5 BAG MIX 1.5 YRD/A
05/19/2021	290069	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$2,880.00	0	0519211	WATER SAMPLING ANALYSIS
05/19/2021	290070	P	11203	BIBLIOTHECA LLC	\$1,080.60	0	0519211	RFID WORKSTATION SHIELDED JUL
05/19/2021	290071	P	10461	CAROLINA SOFTWARE INC.	\$264.48	0	0519211	Wasteworks Statement Forms
05/19/2021	290072	P	31446	CASCADE ENGINEERING INC.	\$540.83	0	0519211	WHEELS FOR 96 CONTAINERS
05/19/2021	290073	P	11112	CENTURYLINK COMMUNICATIONS LLC	\$111.15	0	0519211	LONG DISTANCE 5/6-6/5/21
05/19/2021	290074	P	10847	CERIUM NETWORKS INC	\$1,041.36	0	0519211	CERIUM THREAT DEFENSE AMI FIRE
05/19/2021	290075	P	10250	CH2O INC	\$64.49	0	0519211	BOILER TESTING WWTF - APR '21
05/19/2021	290076	P	10597	CHARTER COMMUNICATIONS	\$166.72	0	0519211	CABLE SERVICES 04/30-05/29/21
05/19/2021	290077	P	10261	CITY OF RICHLAND	\$3,676.88	0	0519211	LANDFILL CHARGES - APRIL
05/19/2021	290078	P	10877	CLAYTON WARD COMPANY	\$29,676.70	0	0519211	Drop Box Recycling - April2021
05/19/2021	290079	P	11516	COLEMAN OIL COMPANY	\$18,082.49	0	0519211	WEEKLY CARD LOCK FUEL 5/10-5/1
05/19/2021	290080	P	11644	COLLABWARE	\$2,937.50	0	0519211	SUPPORT
05/19/2021	290081	P	10542	FIANDER & ASSOCIATES LLC	\$4,810.94	0	0519211	2 TREADMILLS FOR FITNESS ROOM
05/19/2021	290082	P	10135	CI SUPPORT LLC	\$80.79	0	0519211	CI SHRED SERVICE - WO CODE 020
05/19/2021	290083	P	10470	COMMERCIAL TIRE INC	\$14,121.28	0	0519211	TIRES VEH#3358 WO#62279
05/19/2021	290084	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$1,737.69	0	0519211	FIBERGLASS LONG SWEEP ELBOWS
05/19/2021	290085	P	12151	CORE & MAIN LP	\$1,392.32	0	0519211	Romac Water Parts
05/19/2021	290086	P	11526	CORWIN OF PASCO LLC	\$482.47	0	0519211	HUB CAP COVERS VEH#5052 WO#622
05/19/2021	290087	P	31510	DAVID TANNER	\$712.40	0	0519211	REFUND-HYDRANT METER #339
05/19/2021	290088	P	10756	DELL MARKETING LP	\$32,608.76	0	0519211	DELL PC PURCHASE Q# 3000081067
05/19/2021	290089	P	10139	DEPARTMENT OF ECOLOGY	\$621.01	0	0519211	STORMWATER CONST - 1ST STREET
05/19/2021	290090	P	30211	EIP COMMUNICATIONS I LLC	\$29,569.46	0	0519211	BADGER MTN LEASE RENEWAL 2021-
05/19/2021	290091	P	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$6,456.42	0	0519211	1st Qtr 2021 Unemployment
05/19/2021	290092	P	10146	ENERGY NORTHWEST	\$3,078.00	0	0519211	WATER SAMPLING ANALYSIS WQ
05/19/2021	290093	P	10315	FERGUSON US HOLDINGS INC	\$8,292.95	0	0519211	Valve Boxes

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/19/2021	290094	P	10315	FERGUSON US HOLDINGS INC	\$24.37	0	0519211	BRS SQ HD CORED PLUG TM8016
05/19/2021	290095	P	30874	BRENT THOMAS	\$108.60	0	0519211	HORN RAPIDS - STORAGE UNIT - M
05/19/2021	290096	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$2,674.35	0	0519211	PHONE LINES 05/04-06/03/21
05/19/2021	290097	P	10050	GENERAL PACIFIC INC	\$65,680.76	0	0519211	Primary Wire
05/19/2021	290098	P	11410	GENUINE AUTO GLASS OF TRI CITIES	\$607.60	0	0519211	CHIP REPAIR VEH#2465 WO#62239
05/19/2021	290099	P	10051	GLASS NOOK INC	\$21.72	0	0519211	RCC - ELECTRICAL - CLEAR DSB
05/19/2021	290100	P	10203	W.W. GRAINGER, INC	\$5,100.62	0	0519211	Horizon
05/19/2021	290101	P	11813	HERC RENTALS INC	\$1,894.45	0	0519211	BACKHOE FOR POLE LGHT RELO & L
05/19/2021	290102	P	11286	HILL INTERNATIONAL INC	\$10,364.79	0	0519211	Project & Const Mgmt Srvs for
05/19/2021	290103	P	12051	HORN RAPIDS MHA	\$659.20	0	0519211	REFUND-HYDRANT METER #339
05/19/2021	290104	P	30559	INNOVATIVE DATA ACQUISITIONS LLC	\$685.00	0	0519211	SR240 Aaron Interchange Traffi
05/19/2021	290105	P	10628	CPM DEVELOPMENT CORPORATION	\$316.83	0	0519211	ASPHALT - HMA 75 1/2" 64-28 35
05/19/2021	290106	P	10062	IRRIGATION SPECIALISTS INC	\$258.88	0	0519211	REPLACEMENT IRRIG SPRINKLERS A
05/19/2021	290107	P	31378	SOUTHWEST ANSWERING SERVICE INC	\$333.07	0	0519211	AFTER HOURS EMERGENCY CALLS 20
05/19/2021	290108	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$407.17	0	0519211	STEEL GARDEN EDGING/STAKES ADD
05/19/2021	290109	P	11667	KENWORTH SALES COMPANY	\$168.11	0	0519211	FENDER VEH#3350 WO#62262
05/19/2021	290110	P	10432	LANGUAGE LINE SERVICES INC	\$278.26	0	0519211	TRANSLATION SERVICES 04/01-04/
05/19/2021	290111	P	11369	LEGACY TELECOMMUNICATIONS LLC	\$1,153.33	0	0519211	BCES GENERATOR TROUBLESHOOTING
05/19/2021	290112	P	10298	LN CURTIS & SONS	\$2,373.19	0	0519211	FD EQUIPMENT FOR ENG 5056
05/19/2021	290113	P	10556	MAGELLAN HEALTHCARE INC	\$746.49	0	0519211	May 2021 EAP Premium
05/19/2021	290114	P	10316	MCDONALD & ASSOCIATES INC	\$488.70	0	0519211	STOCK - TOP SOIL
05/19/2021	290115	P	12135	M10, INC	\$710.50	0	0519211	REFUND - HYDRANT METER #304
05/19/2021	290116	P	11835	MILLER PAINT COMPANY INC	\$170.91	0	0519211	BADGER & CLAYBELL - PAINT FOR
05/19/2021	290117	P	11153	JT AUTOMOTIVE PARTS, INC	\$908.35	0	0519211	SOLENOIDS,OUTLET BOXES FOR UPF
05/19/2021	290118	P	31237	NETMOTION SOFTWARE, INC.	\$25,612.07	0	0519211	NETMOTION MAINTENANCE RENEWAL
05/19/2021	290119	P	31345	NISQUALLY COMMUNICATION SERVICES	\$1,382.50	0	0519211	FIBER BUILD- HAGEN RD & LOGAN
05/19/2021	290120	P	12333	NORTHVIEW SWIM CLUB	\$562.30	0	0519211	REFUND - HYDRANT METER #369
05/19/2021	290121	P	10357	OXARC INC	\$728.36	0	0519211	SODIUM HYPOCHLORITE (2) 53-GAL

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/19/2021	290122	P	31206	CI - PW LLC	\$80.25	0	0519211	Bottled Water - April
05/19/2021	290123	P	10936	PREMIER EXCAVATION INC	\$6,612.00	0	0519211	Clubhouse Lane Roundabout & Ro
05/19/2021	290124	P	10653	PROQUEST LP	\$2,639.10	0	0519211	PROQUEST 2021
05/19/2021	290125	P	31380	REISS-LANDREAU RESEARCH LLC	\$17,557.80	0	0519211	COLUMBIA PARK TRAIL EAST-CULTU
05/19/2021	290126	P	11485	RICK'S CUSTOM FENCING & DECKING INC	\$75.94	0	0519211	VINYL ADJ HINGE SEQUOIA SW PON
05/19/2021	290127	P	11796	RIVERCREST SWIM CLUB	\$617.40	0	0519211	REFUND - HYDRANT METER #369
05/19/2021	290128	P	30894	STERLING INFOSYSTEMS, INC	\$155.77	0	0519211	04/01/2021 - 04/31/2021 BACKGR
05/19/2021	290129	P	10393	STONEWAY ELECTRIC SUPPLY	\$282.64	0	0519211	Fuses - Thayer Bank 2 PLC Proj
05/19/2021	290130	P	10359	US LINEN & UNIFORM	\$214.49	0	0519211	EMBROIDERED JACKETS
05/19/2021	290131	P	11771	TOTAL COLLISION AND INJURY CARE LLC	\$100.00	0	0519211	DOT PHYS - D DESCHANE
05/19/2021	290132	P	10128	THE MCCLATCHY COMPANY	\$2,023.79	0	0519211	LEGAL032821 2021MICRO
05/19/2021	290133	P	10512	US BANK N A	\$196.00	0	0519211	APRIL 2021 POOLED INVESTMENT C
05/19/2021	290134	P	10860	VERIZON WIRELESS	\$13,826.86	0	0519211	MARCH WCC WIRELESS
05/19/2021	290135	P	10427	WA STATE DEPARTMENT OF HEALTH	\$1,581.00	0	0519211	WTP 2021 Sanitary Survey Inspe
05/19/2021	290136	P	10815	WATER SOLUTIONS INC	\$67.33	0	0519211	WATER FILTRATION 05/07-06/06/2
05/19/2021	290137	P	12400	WESTERN SYSTEMS, INC.	\$5,427.29	0	0519211	SPARE RRFB PARTS
05/19/2021	290138	P	10147	WILBUR-ELLIS HOLDINGS II, INC	\$3,855.75	0	0519211	GLY STAR PLUS QTY 5/DIMENSION
05/19/2021	290139	P	10194	XEROX CORPORATION	\$885.50	0	0519211	8TB-626038 COPIER SVCS 03/21-0
05/21/2021	290140	P	31231	ABM INDUSTRIES INC	\$15,061.10	0	0521211	MULTIPLE FACILITITES JANITORIA
05/21/2021	290141	P	10838	GRIGG ENTERPRISES INC	\$533.58	0	0521211	GATE VALE BRASS 2"/TAPE TM0856
05/21/2021	290142	P	30077	ALMON, BRETT	\$796.91	0	0521211	CBC BOOKSTORE WINTER QUATER
05/21/2021	290143	P	10644	ANIXTER INC	\$98.55	0	0521211	Bolts
05/21/2021	290144	P	10547	ARBAUGH & ASSOCIATES INC	\$3,000.00	0	0521211	CONTRACT FEES - APRIL 2021
05/21/2021	290145	P	10670	ARROW CONSTRUCTION SUPPLY INC	\$517.28	0	0521211	CRAFCO DETACK 5 GAL PAIL QTY 6
05/21/2021	290146	P	999000	AUREF	\$2.01	0	0521211	510 SNOW AVE
05/21/2021	290147	P	999000	AUREF	\$71.09	0	0521211	708 SMITH AVE
05/21/2021	290148	P	999000	AUREF	\$25.00	0	0521211	575 COLUMBIA POINT DR Apt 205
05/21/2021	290149	P	999000	AUREF	\$51.93	0	0521211	250 GAGE BLVD 4052
05/21/2021	290150	P	999000	AUREF	\$148.00	0	0521211	3547 WATERFORD ST

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5/1/2021 - 5/31/2021

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/21/2021	290151	P	999000	AUREF	\$133.66	0	0521211	1904 SYMONS ST
05/21/2021	290152	P	999000	AUREF	\$300.00	0	0521211	2001 NCOLUMBIA CENTER BLVD
05/21/2021	290153	P	999000	AUREF	\$97.73	0	0521211	250 GAGE BLVD 1054
05/21/2021	290154	P	999000	AUREF	\$181.33	0	0521211	1201 COTTONWOOD DR
05/21/2021	290155	P	999000	AUREF	\$9.03	0	0521211	1310 TOTTEN AVE
05/21/2021	290156	P	999000	AUREF	\$85.34	0	0521211	4610 CORVINA ST
05/21/2021	290157	P	999000	AUREF	\$198.75	0	0521211	1220 GLENWOOD CT
05/21/2021	290158	P	999000	AUREF	\$10.00	0	0521211	1628 BRITTELBUSH LN
05/21/2021	290159	P	999000	AUREF	\$347.93	0	0521211	1102 VAN GIESEN ST
05/21/2021	290160	P	999000	AUREF	\$237.44	0	0521211	415 COTTONWOOD DR
05/21/2021	290161	P	999000	AUREF	\$67.38	0	0521211	1307 HAUPT AVE
05/21/2021	290162	P	999000	AUREF	\$51.97	0	0521211	2738 WILLOWBROOK AVE
05/21/2021	290163	P	999000	AUREF	\$188.06	0	0521211	620 SMITH AVE
05/21/2021	290164	P	999000	AUREF	\$148.68	0	0521211	1850 STEVENS DR 109
05/21/2021	290165	P	999000	AUREF	\$3.07	0	0521211	2500 GEORGE WASHINGTON WAY 233
05/21/2021	290166	P	999000	AUREF	\$15.00	0	0521211	1529 COLUMBIA PARK TRL Apt 135
05/21/2021	290167	P	999000	AUREF	\$216.22	0	0521211	418 WRIGHT AVE
05/21/2021	290168	P	999000	AUREF	\$6.31	0	0521211	3003 BRIAN LN
05/21/2021	290169	P	999000	AUREF	\$168.06	0	0521211	300 COLUMBIA POINT DR F122
05/21/2021	290170	P	999000	AUREF	\$510.07	0	0521211	1436 RICHE CT
05/21/2021	290171	P	999000	AUREF	\$119.86	0	0521211	250 GAGE BLVD 2115
05/21/2021	290172	P	999000	AUREF	\$75.79	0	0521211	1496 BADGER MOUNTAIN LOOP
05/21/2021	290173	P	999000	AUREF	\$0.48	0	0521211	4090 BARBERA ST
05/21/2021	290174	P	999000	AUREF	\$274.89	0	0521211	148 BEAR DR
05/21/2021	290175	P	999000	AUREF	\$64.16	0	0521211	1904 SYMONS ST
05/21/2021	290176	P	999000	AUREF	\$475.70	0	0521211	110 DAVENPORT ST
05/21/2021	290177	P	999000	AUREF	\$203.43	0	0521211	265 ADAIR DR
05/21/2021	290178	P	999000	AUREF	\$152.66	0	0521211	3003 QUEENSGATE DR Apt 252
05/21/2021	290179	P	999000	AUREF	\$111.90	0	0521211	2513 DUPORTAIL ST Apt 333

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/21/2021	290180	P	999000	AUREF	\$109.72	0	0521211	2894 SALK AVE Apt 373
05/21/2021	290181	P	999000	AUREF	\$102.10	0	0521211	518 SINGLETREE CT
05/21/2021	290182	P	999000	AUREF	\$57.89	0	0521211	2894 SALK AVE Apt 120
05/21/2021	290183	P	999000	AUREF	\$65.83	0	0521211	1207 GEORGE WASHINGTON WAY 25
05/21/2021	290184	P	999000	AUREF	\$91.13	0	0521211	2895 PAULING AVE Apt 102
05/21/2021	290185	P	999000	AUREF	\$116.56	0	0521211	2513 DUPORTAIL ST Apt 134
05/21/2021	290186	P	999000	AUREF	\$10.00	0	0521211	1762 JADWIN AVE E
05/21/2021	290187	P	999000	AUREF	\$199.18	0	0521211	4765 ROARK DR
05/21/2021	290188	P	999000	AUREF	\$343.20	0	0521211	2822 BELLA CT
05/21/2021	290189	P	999000	AUREF	\$399.74	0	0521211	2557 ANVIL CT
05/21/2021	290190	P	999000	AUREF	\$203.68	0	0521211	1639 MEADOW HILLS DR
05/21/2021	290191	P	999000	AUREF	\$95.23	0	0521211	1308 CHARDONNAY DR
05/21/2021	290192	P	999000	AUREF	\$15.25	0	0521211	1075 KLAMATH CT
05/21/2021	290193	P	999000	AUREF	\$0.95	0	0521211	93 CRAIGHILL AVE
05/21/2021	290194	P	999000	AUREF	\$38.48	0	0521211	2894 SALK AVE Apt 270
05/21/2021	290195	P	999000	AUREF	\$254.82	0	0521211	2257 MORRIS AVE
05/21/2021	290196	P	999000	AUREF	\$46.68	0	0521211	218 MATA RD
05/21/2021	290197	P	999000	AUREF	\$42.25	0	0521211	1079 CAYUSE DR
05/21/2021	290198	P	999000	AUREF	\$295.23	0	0521211	83 NEWCOMER ST
05/21/2021	290199	P	999000	AUREF	\$164.45	0	0521211	1620 STEVENS DR
05/21/2021	290200	P	999000	AUREF	\$11.00	0	0521211	3003 QUEENSGATE DR Apt 247
05/21/2021	290201	P	999000	AUREF	\$77.74	0	0521211	1907 HOXIE AVE Apt A
05/21/2021	290202	P	999000	AUREF	\$350.00	0	0521211	526 BLUE ST
05/21/2021	290203	P	999000	AUREF	\$111.08	0	0521211	4936 MCEWAN DR
05/21/2021	290204	P	999000	AUREF	\$210.44	0	0521211	2188 NEWHAVEN LOOP
05/21/2021	290205	P	999000	AUREF	\$416.22	0	0521211	4950 STERLING HTS
05/21/2021	290206	P	999000	AUREF	\$220.08	0	0521211	1512 COTTONWOOD DR
05/21/2021	290207	P	999000	AUREF	\$114.60	0	0521211	2555 DUPORTAIL ST I269
05/21/2021	290208	P	999000	AUREF	\$76.61	0	0521211	3003 QUEENSGATE DR Apt 363

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/21/2021	290209	P	999000	AUREF	\$18.71	0	0521211	95 JADWIN AVE
05/21/2021	290210	P	999000	AUREF	\$4.09	0	0521211	2555 DUORTAIL ST E335
05/21/2021	290211	P	30312	AUST, RANDY	\$25.90	0	0521211	FOOD, DRINK FOR BC PROMOTIONAL
05/21/2021	290212	P	11079	AUTOZONE STORES LLC	\$428.09	0	0521211	IDLER ARM, TIE ROD VEH#2350 WO
05/21/2021	290213	P	10518	BEAVER BARK & ROCK	\$1,472.51	0	0521211	ENRICHED SOIL FOR DIGESTER GAR
05/21/2021	290214	P	10008	BENTON PUD	\$1,207.25	0	0521211	C-SC157A PRE-NOTIFICATION SERV
05/21/2021	290215	P	11272	BOYD'S TREE SERVICE LLC	\$4,362.78	0	0521211	TREE PRUNING & VEGETATION MANA
05/21/2021	290216	P	10026	CASCADE NATURAL GAS CORP	\$383.23	0	0521211	110 SAINT WTP 05/21-286318000
05/21/2021	290217	P	10240	CENTRAL HOSE & FITTINGS INC	\$136.18	0	0521211	HOSE ASSY VEH#6522 WO#62276
05/21/2021	290218	P	10847	CERIUM NETWORKS INC	\$1,954.80	0	0521211	ENGINEER-REMOTE SYS PROGRAMMIN
05/21/2021	290219	P	10597	CHARTER COMMUNICATIONS	\$222.97	0	0521211	INTERNET ULTRA STATIC IP 1
05/21/2021	290220	P	11075	CHINOOK HEATING & AIR INC	\$1,400.00	0	0521211	HP REBATE - 155 CEDARWOOD
05/21/2021	290221	P	10261	CITY OF RICHLAND	\$14,985.22	0	0521211	BIO-SOLIDS LANDFILL FEES APR '
05/21/2021	290222	P	10261	CITY OF RICHLAND	\$3,902.09	0	0521211	21-021 FLORENCE WESTPOINT MODE
05/21/2021	290223	P	10261	CITY OF RICHLAND	\$3,800.00	0	0521211	LI HP REBATE - 1028 SANFORD
05/21/2021	290224	P	10470	COMMERCIAL TIRE INC	\$280.77	0	0521211	TIRES VEH#4101 WO#62297
05/21/2021	290225	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$40,732.82	0	0521211	10754 LUMINAIRE, LED, 70 W EQU
05/21/2021	290226	P	10452	DAYCO INCORPORATED	\$11,134.55	0	0521211	HP REBATE - 333 SEATTLE
05/21/2021	290227	P	10177	DEPARTMENT OF LABOR & INDUSTRIES	\$50.00	0	0521211	EXPLOSIVE LICENSE RENEWAL JUDG
05/21/2021	290228	P	10966	JOSEPH SCOTT HOCKERSMITH & KATHLEEN C HOCKERSMITH	\$125.98	0	0521211	RANGE SPRING LAWN TREATMENT 4/
05/21/2021	290229	P	11169	EFFICIENCY SOLUTIONS LLC	\$8,185.50	0	0521211	C07-21 COMMERCIAL ENERGY EFFIC
05/21/2021	290230	P	31170	HIS DIME, LLC	\$32.38	0	0521211	DECALS VEH#2486 WO#62133
05/21/2021	290231	P	10508	FASTENAL COMPANY	\$7.36	0	0521211	1/4X2 SPRING PIN TM8014
05/21/2021	290232	P	10268	FEDERAL EXPRESS CORP	\$8.57	0	0521211	SHIPPING CHARGES
05/21/2021	290233	P	30375	DREW FLORENCE	\$0.05	0	0521211	21-021 FLORENCE WESTPOINT MODE
05/21/2021	290234	P	11257	FRESNO VALVES & CASTINGS INC	\$576.02	0	0521211	CK VALVE 10 QTY 1 CK VALVE 6 Q
05/21/2021	290235	P	10051	GLASS NOOK INC	\$304.00	0	0521211	WINDOW REBATE - 403 CASEY
05/21/2021	290236	P	10203	W.W. GRAINGER, INC	\$1,096.62	0	0521211	SAND BAG, GOBAGGER FILLING TOO

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/21/2021	290237	P	30411	SAMUEL GRANT	\$573.11	0	0521211	21-025 GRANT BASIC COMP FORENS
05/21/2021	290238	P	10046	HD FOWLER CO	\$1,857.94	0	0521211	FLANGE COUPLING ADAPTER RETURN
05/21/2021	290239	P	11813	HERC RENTALS INC	\$368.33	0	0521211	14.1 GALLON OF LIQUID PROPANE
05/21/2021	290240	P	10628	CPM DEVELOPMENT CORPORATION	\$956.67	0	0521211	CSS-1 TACK OIL QTY 56.47 GAL P
05/21/2021	290241	P	10837	INTERGRAPH CORPORATION	\$11,426.00	0	0521211	MAP CONSULTING AND TRAINING FO
05/21/2021	290242	P	10037	INTERMOUNTAIN WEST INSULATION	\$4,493.72	0	0521211	INSULATION REBATE - 1219 CEDAR
05/21/2021	290243	P	11843	IRON MOUNTAIN INC	\$393.86	0	0521211	SHRED SERVICE 3/24-4/27/21
05/21/2021	290244	P	10062	IRRIGATION SPECIALISTS INC	\$75.74	0	0521211	COUPLINGS AND VALVES FOR IRRIG
05/21/2021	290245	P	10496	ITRON INC	\$41,824.49	0	0521211	C69-20 AMI INSTALLATION & DEPL
05/21/2021	290246	P	10063	JACOBS & RHODES INC	\$2,400.00	0	0521211	HP REBATE - 223 WRIGHT
05/21/2021	290247	P	31459	KPFF INC	\$4,380.46	0	0521211	ISLAND VIEW - VISTA FIELD TRAI
05/21/2021	290248	P	30076	LARPENTEUR, DARREN	\$946.50	0	0521211	CASTLEBRANCH BOOKS, CBC PARAME
05/21/2021	290249	P	11332	LEADSONLINE LLC	\$2,284.00	0	0521211	LEADSONLINE POWERPLUS INVESTIG
05/21/2021	290250	P	10219	LES SCHWAB TIRE CENTERS OF WASHINGTON INC	\$97.73	0	0521211	ALIGNMENT VEH#2350 WO#62237
05/21/2021	290251	P	10319	LIFE INSURANCE COMPANY OF NORTH AMERICA	\$29,661.44	0	0521211	FLI051384 Premium - May 2021
05/21/2021	290252	P	10298	LN CURTIS & SONS	\$223.72	0	0521211	Armor carrier - Sharpe
05/21/2021	290253	P	10384	M CAMPBELL & COMPANY INC	\$2,400.00	0	0521211	HP REBATE - 1320 MCPHERSON
05/21/2021	290254	P	30799	MEDLINE INDUSTRIES INC.	\$985.65	0	0521211	GLOVES - XL
05/21/2021	290255	P	11153	JT AUTOMOTIVE PARTS, INC	\$526.45	0	0521211	BRAKE CLEANER VEH#3315 WO#6229
05/21/2021	290256	P	10357	OXARC INC	\$156.70	0	0521211	Rental Multiple Gas Cylinders
05/21/2021	290257	P	10027	THE PAPE' GROUP	\$1,605.04	0	0521211	DOOR VEH#7142 WO#62234
05/21/2021	290258	P	31206	CI - PW LLC	\$96.11	0	0521211	WWTF H/C DISP RENT 5 GAL H2O
05/21/2021	290259	P	10232	PERFECTION GLASS INC	\$918.90	0	0521211	WINDOW REBATE - 646 COTTONWOOD
05/21/2021	290260	P	12238	REXEL USA, INC	\$82.75	0	0521211	RELAY 14 BLADE 120V AC/RELAY 5
05/21/2021	290261	P	11026	POCKETINET COMMUNICATIONS INC	\$770.00	0	0521211	INTERNET SERVICES 06/01-06/30/
05/21/2021	290262	P	10102	PASCO RANCH AND HOME INC	\$584.28	0	0521211	PALLET WTR SOFT SALT 50 LB WTP
05/21/2021	290263	P	10047	R.D. OFFUTT COMPANY	\$1,735.47	0	0521211	PULL CABLE VEH#6601 WO#62248
05/21/2021	290264	P	11012	RH2 ENGINEERING INC	\$15,572.67	0	0521211	WATER RISK&RESILIENCE ASSMT&EM

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05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/21/2021	290265	P	12318	RINGOLD EMBROIDERY	\$285.36	0	0521211	NAME TAGS/EMBROIDERY
05/21/2021	290266	P	10647	RIVER CITY TOWING INC	\$481.09	0	0521211	TOW CHARGE
05/21/2021	290267	P	11022	MARY LOU GNOZA	\$282.36	0	0521211	HEM/TAG PANTS BIRKHEIMER
05/21/2021	290268	P	11563	SMARSH, INC.	\$3,068.25	0	0521211	SMARSH ANNUAL RENEWAL MESSAGE/
05/21/2021	290269	P	30027	SEATTLE SEWING SOLUTIONS INC	\$492.50	0	0521211	Jumpsuits - Hubby
05/21/2021	290270	P	12430	SYSTEMS DESIGN WEST, LLC	\$6,629.10	0	0521211	EMS BILLING MARCH
05/21/2021	290271	P	10374	TELCO WIRING & REPAIR INC	\$741.52	0	0521211	REPLACE FIBER ON SPOOL
05/21/2021	290272	P	30086	TELEFLEX LLC	\$444.61	0	0521211	AIRTRAQ SIZE 3, AIRTRAQ SIZE 2
05/21/2021	290273	P	10395	TOTAL ENERGY MANAGEMENT INC	\$12,058.47	0	0521211	HP LOAN - 1418 KELLER
05/21/2021	290274	P	10407	TOTER LLC	\$69,755.18	0	0521211	TOTER 96 GALLON EVR II UNIVERS
05/21/2021	290275	P	10642	SIRJMR INC	\$257.20	0	0521211	COFFEE/WATER COOLER RENTAL
05/21/2021	290276	P	31326	E SOURCE COMPANIES LLC	\$40,940.00	0	0521211	C95-19 SMART GRID PROGRAM MANA
05/21/2021	290277	P	10860	VERIZON WIRELESS	\$3,144.85	0	0521211	542076425-00001 Verizon Feb wi
05/21/2021	290278	P	10326	VERMEER ROCKY MOUNTAIN INC	\$73.08	0	0521211	SWITCH VEH#6579 WO#62213
05/21/2021	290279	P	11374	WASHINGTON ASSOCIATION OF PUBLIC RECORDS OFFICERS	\$25.00	0	0521211	WAPRO MEMBERSHIP HOGUE
05/21/2021	290280	P	10643	WASHINGTON ASSOCIATION OF BUILDING OFFICIALS	\$55.00	0	0521211	CERT RENEWAL, M. BORING
05/21/2021	290281	P	31511	WASHINGTON STATE CHAPTER APCO	\$375.00	0	0521211	2021 SPRING/SUMMER APCO FORUM
05/21/2021	290282	P	999003	WASTEWORX REFUND	\$862.41	0	0521211	REFUND OVERPAYMENT ON WW ACCT
05/21/2021	290283	P	30137	WSP USA INC	\$3,822.19	0	0521211	DUPORTAIL BRIDGE PH1-CNST SUPP
05/21/2021	290284	VOID	10194	XEROX CORPORATION	\$0.00	1739.61	0521211	VOID AFTER UPDATE 05/24/2021
05/25/2021	290285	P	10162	LEE BUSH	\$6,834.47	0	052521PP	NON COVERED MEDICAL
05/25/2021	290286	P	10170	RANDY H CARPER	\$60.00	0	052521PP	NON COVERED VISION
05/25/2021	290287	P	10167	MIKE CASE	\$139.44	0	052521PP	NON COVERED RX
05/25/2021	290288	P	10166	JAMES J DEMYER	\$55.00	0	052521PP	NON COVERED VISION
05/25/2021	290289	P	31512	JERALD S MORRELL,	\$445.50	0	052521PP	MEDICARE PREMIUM/MORRELL
05/25/2021	290290	P	10226	FULL SPECTRUM EYE CARE PS	\$45.00	0	052521PP	NON COVERED VISION
05/26/2021	290291	P	11355	DANIELLE B & CRAIG K EMORY	\$56,946.80	0	0526211	MANSFIELD & LESLIE CROSSING IM
05/26/2021	290292	P	10000	KBL, INC.	\$870.88	0	0526211	WWTF DIGESTER FACILITY IMPRV-P

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/26/2021	290293	P	10838	GRIGG ENTERPRISES INC	\$45.82	0	0526211	LANDFILL - DIEHARD BOOSTER CAB
05/26/2021	290294	P	10157	AMERIGAS	\$97.32	0	0526211	PROPANE, ST. 71
05/26/2021	290295	P	10644	ANIXTER INC	\$4,984.13	0	0526211	Bolts
05/26/2021	290296	P	11079	AUTOZONE STORES LLC	\$460.97	0	0526211	DEF FLUID VEH#5051 WO#62357
05/26/2021	290297	P	11126	B AND B TRAILERS LLC	\$42.35	0	0526211	LED CLEARANCE LIGHTS VEH#4149
05/26/2021	290298	P	10301	BAVCO	\$691.78	0	0526211	SHLETERBELT - BACKFLOW REPAIR
05/26/2021	290299	P	10005	RON BEARDEMPHL	\$269.46	0	0526211	NON COVERED MEDICAL
05/26/2021	290300	P	10518	BEAVER BARK & ROCK	\$716.72	0	0526211	DROLLINGER PHASE II - GAZEBO C
05/26/2021	290301	P	11261	BLAC-RAC MANUFACTURING INC	\$1,108.00	0	0526211	BLAC RAC FOR UPFIT #2530
05/26/2021	290302	P	12389	BLUE MOUNTAIN TELECOMMUNICATION SERVICES	\$25,132.32	0	0526211	FIBER BACKBONE EXT- FOWLER ST,
05/26/2021	290303	P	10019	BRUTZMAN'S OFFICE SOLUTIONS	\$2,303.41	0	0526211	OFFICE DESKS, STORANGE, PEDEST
05/26/2021	290304	P	12229	CANON FINANCIAL SERVICES, INC	\$243.55	0	0526211	CANON XLG04985 PURCHASING/WHSE
05/26/2021	290305	P	10023	HENRY CARRICK	\$6,428.95	0	0526211	NON COVERED MEDICAL
05/26/2021	290306	P	10240	CENTRAL HOSE & FITTINGS INC	\$21.07	0	0526211	COUPLERS, BUSHING FOR WWTF GAR
05/26/2021	290307	P	10847	CERIUM NETWORKS INC	\$6,809.22	0	0526211	UPGRADE SERVERS TO SUPPORT SEC
05/26/2021	290308	P	10597	CHARTER COMMUNICATIONS	\$88.13	0	0526211	BUSINESS INTERNET PLUS
05/26/2021	290309	P	10261	CITY OF RICHLAND	\$299.72	0	0526211	21-063 DESPARTE WDM III & IV E
05/26/2021	290310	P	11516	COLEMAN OIL COMPANY	\$23,199.80	0	0526211	WEEKLY CARD LOCK FUEL 5/17-5/2
05/26/2021	290311	P	11907	SYCURE CORP	\$830.00	0	0526211	100 MBPS FULL DUPLEX INTERNET
05/26/2021	290312	P	10032	COLUMBIA GRAIN & FEED INC	\$104.26	0	0526211	Chain Sharpening (8)
05/26/2021	290313	P	31507	COLUMBIA RIVER ELECTRIC MAINTENANCE	\$4,342.84	0	0526211	Replace Electrical Panel -Wade
05/26/2021	290314	P	10100	CONNELL OIL INC	\$179.19	0	0526211	AW46 HYD OIL VEH#7161 WO#60718
05/26/2021	290315	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$125.76	0	0526211	CREE LIGHT SHIELDS
05/26/2021	290316	P	12151	CORE & MAIN LP	\$1,853.16	0	0526211	irrigation repair
05/26/2021	290317	P	11486	COYOTE RIDGE CORRECTIONS CENTER	\$278.46	0	0526211	LANDFILL CLEANUP BY WORK CREW
05/26/2021	290318	P	11663	D&D TELECOMMUNICATION PROPERTIES LLC	\$782.87	0	0526211	INSPIRATION POINT - JUNE 2021
05/26/2021	290319	P	11445	DAY MANAGEMENT CORPORATION	\$3,809.94	0	0526211	SILLUSI RADOME COVER FOR DISH

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/26/2021	290320	P	11957	DESPAIN & ASSOCIATES INC	\$1,735.43	0	0526211	ANNUAL SUBSCRIPTION IBM 12 ANA
05/26/2021	290321	P	10322	ENERGY INCENTIVES INC	\$1,845.00	0	0526211	C337-18 RESIDENTIAL ENERGY EFF
05/26/2021	290322	P	31463	JEFFREY BRUCKELMYER	\$9,071.20	0	0526211	SEWER WYE REPLACEMENT AT 305 D
05/26/2021	290323	P	11440	JAMES M CAREY DMD/PRATT & CAREY PS	\$675.70	0	0526211	NON COVERED DENTAL
05/26/2021	290324	P	31170	HIS DIME, LLC	\$71.52	0	0526211	DECALS VEH#7172 WO#62240
05/26/2021	290325	P	10268	FEDERAL EXPRESS CORP	\$9.44	0	0526211	COOLER RETURN FROM ALS GROUP (
05/26/2021	290326	P	10315	FERGUSON US HOLDINGS INC	\$725.71	0	0526211	LYNNWOOD PARK - FOUNTAIN REPAI
05/26/2021	290327	P	10045	ALLEN LARRY FERRIANS	\$10,411.00	0	0526211	NON COVERED MEDICAL
05/26/2021	290328	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$83.98	0	0526211	MAY SERVICE CHARGES
05/26/2021	290329	P	31421	GARY A TUCCI	\$23,076.40	0	0526211	C 203-18/HRSST GENERATION APR-
05/26/2021	290330	P	10050	GENERAL PACIFIC INC	\$31,077.74	0	0526211	Devices_UG
05/26/2021	290331	P	10051	GLASS NOOK INC	\$2,981.28	0	0526211	WINDOW REBATE - 2023 GWW
05/26/2021	290332	P	31501	GOSECURE INC	\$1,994.60	0	0526211	iPRISM WEB SECURITY SERVICE &
05/26/2021	290333	P	31458	GREEN VALLEY MANUFACTURING OF ILLINOIS INC	\$14,498.10	0	0526211	Industrial Work Horses
05/26/2021	290334	P	11813	HERC RENTALS INC	\$258.47	0	0526211	TRENCHER W/B TRACK & TRAILER M
05/26/2021	290335	P	31209	WALTEK II, INCORPORATED	\$5,263.50	0	0526211	COLUMBIA PARK TRAIL EAST IMPRV
05/26/2021	290336	P	10628	CPM DEVELOPMENT CORPORATION	\$20.00	0	0526211	SCALE WEIGHT FOR TRUCK 3204
05/26/2021	290337	P	30005	INTERWEST TECHNOLOGY SYSTEMS INC	\$3,131.48	0	0526211	GENETEC SECURITY CENTER RENEWA
05/26/2021	290338	P	11667	KENWORTH SALES COMPANY	\$97.46	0	0526211	TRANS FILTER VEH#5051 WO#62359
05/26/2021	290339	P	10298	LN CURTIS & SONS	\$2,387.93	0	0526211	FD SCBA PARTS
05/26/2021	290340	P	10465	MALLORY SAFETY & SUPPLY LLC	\$3,148.97	0	0526211	FD -FIRE FOAM
05/26/2021	290341	P	30885	MAXIM CRANE WORKS LP	\$2,563.74	0	0526211	MAXIM CRANE REPAIR VEH#3265 WO
05/26/2021	290342	P	10093	MCCURLEY CHEVROLET	\$30.85	0	0526211	RETURNED INCORRECT HANDLE VEH#
05/26/2021	290343	P	11243	METROPOLITAN TRANSPORTATION COMMISSION	\$2,500.00	0	0526211	2021 STREET SAVER-SOFTWARE REN
05/26/2021	290344	P	11214	MIDWEST LABORATORIES INC	\$350.00	0	0526211	COMPOST SAMPLING 03-24-21 STA
05/26/2021	290345	P	11429	MOSS ADAMS LLP	\$4,170.00	0	0526211	2019-2020 Self Insured Medical
05/26/2021	290346	P	30253	MULTARI, NINA	\$94.77	0	0526211	MAY 2021 LANDFILL MILEAGE-N MU

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/26/2021	290347	P	11153	JT AUTOMOTIVE PARTS, INC	\$1,053.16	0	0526211	AIR FILTERS VEH#5050 WO#62241
05/26/2021	290348	P	10981	OIL RE-REFINING CO	\$772.40	0	0526211	USED OIL RECYCLING/HAULING 5/1
05/26/2021	290349	P	10357	OXARC INC	\$2,050.92	0	0526211	MEDICAL OXYGEN
05/26/2021	290350	P	11972	PCE PACIFIC INC	\$13,031.94	0	0526211	FISHER VALVES (2) FOR WWTF MCC
05/26/2021	290351	P	10232	PERFECTION GLASS INC	\$811.20	0	0526211	WINDOW REBATE - 231 INDIAN
05/26/2021	290352	P	999002	PERMIT REFUND	\$324.00	0	0526211	2705 Fermi Dr - Refund Overpay
05/26/2021	290353	P	30032	WINCAN LLC	\$1,500.00	0	0526211	WINCAN ANNUAL SERVICE SUPPORT
05/26/2021	290354	P	12238	REXEL USA, INC	\$353.81	0	0526211	RCC - ELECTRICAL PARTS
05/26/2021	290355	P	12047	PREMIER ANESTHESIA OF RICHLAND LLC	\$71.74	0	0526211	NON COVERED MEDICAL
05/26/2021	290356	P	10047	R.D. OFFUTT COMPANY	\$1,084.85	0	0526211	FILTERS VEH#6629 WO#62354
05/26/2021	290357	P	11012	RH2 ENGINEERING INC	\$501.99	0	0526211	WWTF DIGESTER IMPROVEMENTS - 3
05/26/2021	290358	P	12318	RINGOLD EMBROIDERY	\$203.35	0	0526211	FIRE/EMS HATS EMBROIDERY HAN,
05/26/2021	290359	P	11273	ROUTEWARE INC	\$4,856.05	0	0526211	Q3 2021 SUPPORT - C000023
05/26/2021	290360	P	10116	DONALD SIEMENS	\$35.30	0	0526211	NON COVERED MEDICAL
05/26/2021	290361	P	10440	SOLID WASTE SYSTEMS INC	\$1,706.87	0	0526211	GUTTER BROOM MOTOR VEH#7152 WO
05/26/2021	290362	P	31514	SPECTER INSTRUMENTS INC	\$1,320.00	0	0526211	SOFTWARE RENEWAL MAINTENANCE 5
05/26/2021	290363	P	10536	SPRAGUE PEST SOLUTIONS	\$323.63	0	0526211	STATION 73 - PEST CONTROL
05/26/2021	290364	P	31059	STELLA-JONES CORPORATION	\$84,901.31	0	0526211	Wood Poles
05/26/2021	290365	P	10393	STONEWAY ELECTRIC SUPPLY	\$65.12	0	0526211	LANDFILL-RADIANT SELF TEST GFC
05/26/2021	290366	P	10530	SUMMIT LAW GROUP PLLC	\$804.00	0	0526211	CITY OF RICHLAND LABOR & EMPLO
05/26/2021	290367	P	10961	TACOMA SCREW PRODUCTS INC	\$52.42	0	0526211	BRYAN - 1/4" DRILL OUT
05/26/2021	290368	P	31464	HECTOR JUTAE RODRIGUEZ	\$1,146.82	0	0526211	GARBAGE CONTAINER CLEANING
05/26/2021	290369	P	11392	THE SUPPLY CO LLC	\$539.18	0	0526211	FLOOR SOAP FOR SHOPS
05/26/2021	290370	P	11911	TWG CONSULTING CORP.	\$4,080.00	0	0526211	The Wesley Group 2021 Services
05/26/2021	290371	P	10673	THRALL, TERRY	\$885.00	0	0526211	NON COVERED MEDICAL
05/26/2021	290372	P	10442	TITAN TRUCK EQUIPMENT	\$9,859.37	0	0526211	ONE NEW 2021 CONCRETE TRAILER
05/26/2021	290373	P	10395	TOTAL ENERGY MANAGEMENT INC	\$2,788.45	0	0526211	SVC HEAT PUMP IN SHOP ON MEZZA
05/26/2021	290374	P	10407	TOTER LLC	\$4,932.18	0	0526211	TOTER LIDS
05/26/2021	290375	P	10335	TRI CITY DEVELOPMENT COUNCIL	\$64,674.21	0	0526211	Q4 20 HC STAFFING/HC PRINT & V

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/26/2021	290376	P	31404	UNDERGROUND CREATIVE	\$191.00	0	0526211	Graphic Design Services - Cont
05/26/2021	290377	P	10132	HD SUPPLY FACILITIES MAINTENANCE LTD	\$271.49	0	0526211	CL2 PUMP KIT WTP
05/26/2021	290378	P	31461	BRIAN WILSON DDS	\$119.60	0	0526211	NON COVERED DENTAL
05/26/2021	290379	P	11190	WESTERN CASCADE CONTAINER LLC	\$68.67	0	0526211	TARP SHIPPING VEH#3292 WO#6235
05/26/2021	290380	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$2,232.79	0	0526211	LANDFILL COMPACTOR GPS-2021 RE
05/26/2021	290381	P	10267	WSF, LLC	\$425.70	0	0526211	CAMERA VEH#3315 WO#62295
05/26/2021	290382	P	10314	WHITNEY EQUIPMENT COMPANY INC	\$4,804.90	0	0526211	REPAIR BATTELLE L/S FLYGT PUMP
05/26/2021	290383	P	10147	WILBUR-ELLIS HOLDINGS II, INC	\$5,328.73	0	0526211	GLY STAR PLUS, AQUA CAP, FOUND
05/26/2021	290384	P	10194	XEROX CORPORATION	\$2,448.02	0	0526211	XEROX LEASE: C8045H/8TB-338231
05/28/2021	290385	P	11355	DANIELLE B & CRAIG K EMORY	\$28,368.43	0	0528211	2019 PEDESTRIAN ACTIVATED CROS
05/28/2021	290386	P	12310	AAA CONCRETE, INC	\$955.68	0	0528211	CONCRETE - 3500 PSI EXT 5CY P
05/28/2021	290387	P	31231	ABM INDUSTRIES INC	\$5,719.00	0	0528211	CITY HALL - EXTERIOR WINDOW CL
05/28/2021	290388	P	10838	GRIGG ENTERPRISES INC	\$858.76	0	0528211	Air Filters
05/28/2021	290389	P	12417	AHBL, INC	\$2,260.00	0	0528211	LAND USE PLANNING CONSULTANT
05/28/2021	290390	P	10347	AIREFCO INC	\$741.93	0	0528211	LIBRARY - REFRIGERANT
05/28/2021	290391	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$1,233.09	0	0528211	5/8-IN TOP COURSE (GRAVEL) FOR
05/28/2021	290392	P	10644	ANIXTER INC	\$8,689.63	0	0528211	Devices_UG
05/28/2021	290393	P	10317	APOLLO SHEET METAL INC	\$15,077.55	0	0528211	HP REBATE - 180 MOUNTAIN VIEW
05/28/2021	290394	P	10670	ARROW CONSTRUCTION SUPPLY INC	\$414.15	0	0528211	CRAFCO DETACK 5 GAL PAIL QTY 5
05/28/2021	290395	P	999000	AUREF	\$96.97	0	0528211	2100 BELLERIVE DR BB22
05/28/2021	290396	P	999000	AUREF	\$88.53	0	0528211	200 WALDRON ST 35
05/28/2021	290397	P	999000	AUREF	\$141.78	0	0528211	1529 COLUMBIA PARK TRL Apt 135
05/28/2021	290398	P	999000	AUREF	\$46.75	0	0528211	69 JADWIN AVE 24
05/28/2021	290399	P	999000	AUREF	\$226.56	0	0528211	214 ORCHARD WAY
05/28/2021	290400	P	999000	AUREF	\$91.05	0	0528211	1928 GEORGE WASHINGTON WAY I1
05/28/2021	290401	P	999000	AUREF	\$34.23	0	0528211	2894 SALK AVE Apt 324
05/28/2021	290402	P	999000	AUREF	\$138.56	0	0528211	269 WISHKAH DR
05/28/2021	290403	P	999000	AUREF	\$130.39	0	0528211	2894 SALK AVE Apt 267

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05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/28/2021	290404	P	999000	AUREF	\$101.97	0	0528211	2331 COPPERHILL ST
05/28/2021	290405	P	999000	AUREF	\$81.30	0	0528211	120 VIEW MEADOW CT
05/28/2021	290406	P	999000	AUREF	\$81.37	0	0528211	2106 DOVER ST
05/28/2021	290407	P	999000	AUREF	\$35.94	0	0528211	2555 DUPORTAIL ST C321
05/28/2021	290408	P	999000	AUREF	\$165.20	0	0528211	2105 PULLEN ST 20
05/28/2021	290409	P	999000	AUREF	\$43.83	0	0528211	319 CASEY AVE
05/28/2021	290410	P	999000	AUREF	\$22.61	0	0528211	2555 DUPORTAIL ST B110
05/28/2021	290411	P	999000	AUREF	\$97.10	0	0528211	451 WESTCLIFFE BLVD Apt A304
05/28/2021	290412	P	11079	AUTOZONE STORES LLC	\$458.93	0	0528211	RETURNED AXLE VEH#2350 WO#6223
05/28/2021	290413	P	11037	AMBRO INC	\$2.89	0	0528211	3V LITHIUM CR1220 TT8008
05/28/2021	290414	P	10518	BEAVER BARK & ROCK	\$760.86	0	0528211	CONCRETE - 6 BAG MIX 1.75 YRD
05/28/2021	290415	P	31313	BEAVER EQUIPMENT LLC	\$80,269.82	0	0528211	PARTS FOR REHABILITATION OF WW
05/28/2021	290416	P	10281	BENTON COUNTY	\$111,223.76	0	0528211	CUSTODY COSTS APRIL 2021
05/28/2021	290417	P	10713	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	\$15.00	0	0528211	C32-20 LOW-INCOME ENERGY EFFIC
05/28/2021	290418	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$98.00	0	0528211	TESTING TKN, NITRA/NITRI, TTL
05/28/2021	290419	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$4,004.00	0	0528211	C87-20 SAFETY&TRAINING COORD 0
05/28/2021	290420	P	10026	CASCADE NATURAL GAS CORP	\$4,030.03	0	0528211	GAS FOR SUNDANCE L/S GENERATOR
05/28/2021	290421	P	10240	CENTRAL HOSE & FITTINGS INC	\$984.11	0	0528211	HORN RAPIDS - FIELD HOSE
05/28/2021	290422	P	30126	NCH CORPORATION	\$677.40	0	0528211	E8_E9 MISC
05/28/2021	290423	P	30116	CHRISTENSEN, INC.	\$269.38	0	0528211	DEF BULK FOR SHOPS
05/28/2021	290424	P	10261	CITY OF RICHLAND	\$2,600.00	0	0528211	HP REBATE - 2009 FAIRWAY DR
05/28/2021	290425	P	10429	CODE PUBLISHING INC	\$298.53	0	0528211	MC-WEB UPDATE
05/28/2021	290426	P	10470	COMMERCIAL TIRE INC	\$1,226.29	0	0528211	TIRE VEH#1212 WO#62388
05/28/2021	290427	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$347.64	0	0528211	PVC CONDUIT/CPL/ELL
05/28/2021	290428	P	11526	CORWIN OF PASCO LLC	\$1,272.95	0	0528211	CREDIT VEH#2485 WO#61123
05/28/2021	290429	P	30166	CUMMINS NORTHWEST LLC	\$587.75	0	0528211	CUMMINS REPAIR VEH#5047 WO#622
05/28/2021	290430	P	10452	DAYCO INCORPORATED	\$500.00	0	0528211	HP REBATE - 1938 MEADOWS DR
05/28/2021	290431	P	10453	DELTA HEATING & COOLING INC	\$7,081.60	0	0528211	HP REBATE - 637 BIRCH

Accounts Payable Checks

5/1/2021 - 5/31/2021

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/28/2021	290432	P	11830	DSU PETERBILT & GMC INC	\$5,154.24	0	0528211	BEAM VEH#3315 WO#62218
05/28/2021	290433	P	11115	ELECTRIC POWER SYSTEMS INC	\$3,981.50	0	0528211	CONTRACT #28-20; Gateway Subst
05/28/2021	290434	P	11044	EWING IRRIGATION PRODUCTS INC	\$1,155.61	0	0528211	LIBRARY - IRRIGATION REPAIR PA
05/28/2021	290435	P	31463	JEFFREY BRUCKELMYER	\$920.00	0	0528211	SEWER WYE REPLACEMENT AT 305 D
05/28/2021	290436	P	10508	FASTENAL COMPANY	\$100.32	0	0528211	POWER DRILL BITS
05/28/2021	290437	P	10276	FEDERAL SIGNAL CORPORATION	\$387.02	0	0528211	RED/BLUE LIGHTS VEH#2491 WO#62
05/28/2021	290438	P	10315	FERGUSON US HOLDINGS INC	\$1,744.00	0	0528211	galv. irrigation
05/28/2021	290439	P	10315	FERGUSON US HOLDINGS INC	\$827.45	0	0528211	LESLIE GROVES - PLUMBING PARTS
05/28/2021	290440	P	10220	FRONTIER FENCE INC	\$14,740.70	0	0528211	HORN RAPIDS TWIN BRIDGES FENCI
05/28/2021	290441	P	10369	G & R AG PRODUCTS INC	\$372.15	0	0528211	NOZZLE, HOSE, CLAMPS VEH#2502
05/28/2021	290442	P	31519	DAN GALLAGHER	\$675.35	0	0528211	REFUND HYDRANT METER #339
05/28/2021	290443	P	11637	GC SYSTEMS, INC	\$9,220.22	0	0528211	8" 100-010 ST SEAT PRV RPLCMNT
05/28/2021	290444	P	10050	GENERAL PACIFIC INC	\$2,170.58	0	0528211	Crossarms, Deadends, Insulator
05/28/2021	290445	P	30399	BOYD GROUP U S INC	\$3,038.52	0	0528211	BODY SHOP REPAIRS VEH#2467 WO#
05/28/2021	290446	P	31398	H.W. LOCHNER INC	\$2,990.04	0	0528211	SOUTH GWW INTERSECTION IMPROVE
05/28/2021	290447	P	10046	HD FOWLER CO	\$1,628.84	0	0528211	irrigation repair
05/28/2021	290448	P	11813	HERC RENTALS INC	\$255.78	0	0528211	DROLLINGER PHASE II - CONCRETE
05/28/2021	290449	P	10294	HORIZON DISTRIBUTION INC	\$1,474.50	0	0528211	Horizon
05/28/2021	290450	P	11393	INDIAN SPRINGS SWIM CLUB INC	\$578.45	0	0528211	REFUND HYDRANT METER #339
05/28/2021	290451	P	10628	CPM DEVELOPMENT CORPORATION	\$809.53	0	0528211	ASPHALT - HMA 75 3/8" 64-28 35
05/28/2021	290452	P	10037	INTERMOUNTAIN WEST INSULATION	\$338.83	0	0528211	INSULATION REBATE - 2401 DUPOR
05/28/2021	290453	P	30005	INTERWEST TECHNOLOGY SYSTEMS INC	\$1,323.70	0	0528211	LANDFILL SCALEHOUSE SECURITY S
05/28/2021	290454	P	10062	IRRIGATION SPECIALISTS INC	\$172.99	0	0528211	IRRIGATION PARTS FOR NEW WWTF
05/28/2021	290455	P	10406	JUB ENGINEERS INC	\$1,507.95	0	0528211	PROF. SERVICES - 1ST STREET DE
05/28/2021	290456	P	10063	JACOBS & RHODES INC	\$10,983.04	0	0528211	HP REBATE - 2409 SWIFT
05/28/2021	290457	P	30568	DAMON JANSEN	\$24.32	0	0528211	COFFEE INVESTIGATION CALLOUT 2
05/28/2021	290458	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$54.70	0	0528211	CONDUIT PVC VEH#7152 WO#62302
05/28/2021	290459	P	11667	KENWORTH SALES COMPANY	\$547.70	0	0528211	STROBE BEACON VEH#7172 WO#6224

Accounts Payable Checks

5/1/2021 - 5/31/2021

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/28/2021	290460	P	31175	KOSMONT & ASSOCIATES, INC	\$3,393.12	0	0528211	Kosmont Real Estate Consulting
05/28/2021	290461	P	12032	LYNNWOOD SWIM AND TENNIS CLUB	\$636.40	0	0528211	REFUND HYDRANT METER #339
05/28/2021	290462	P	10384	M CAMPBELL & COMPANY INC	\$3,800.00	0	0528211	112 ORCHARD WAY
05/28/2021	290463	P	30892	MAGNUM POWER LLC	\$16,687.43	0	0528211	C40-20 DOCK CREWS - MISCELLANE
05/28/2021	290464	P	10093	MCCURLEY CHEVROLET	\$98.68	0	0528211	SW,SOLENOID,CAP VEH#3303 WO#62
05/28/2021	290465	P	11576	MERCER (US) INC	\$7,083.33	0	0528211	CONSULTING SERVICES FOR APRIL
05/28/2021	290466	P	10078	METALFAB INC	\$141.18	0	0528211	Flush Mount Lid F161002
05/28/2021	290467	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	\$587.00	0	0528211	SKATE PARK - PORT-A-POTTY RENT
05/28/2021	290468	P	10083	MONARCH MACHINE & TOOL CO INC	\$59.95	0	0528211	METAL VEH#2502 WO#62389
05/28/2021	290469	P	10358	MOON SECURITY SERVICES INC	\$460.36	0	0528211	RANGE ALARM MONITORING
05/28/2021	290470	P	10870	MSDS ONLINE INC	\$2,171.46	0	0528211	MSDSONLINE HQ ACCOUNT RENEWAL
05/28/2021	290471	P	11153	JT AUTOMOTIVE PARTS, INC	\$1,640.93	0	0528211	RETURNED TAPE VEH#5047 WO#6220
05/28/2021	290472	P	11863	OGDEN MURPHY WALLACE, PLLC	\$162.50	0	0528211	LEGAL SERVICES FOR AT&T FRANCH
05/28/2021	290473	P	11561	ON SCENE MEDICAL SERVICES, P.C.	\$3,040.00	0	0528211	ON-SITE VACCINE SHOT
05/28/2021	290474	P	30286	ORTIZ, ANTHONY	\$88.74	0	0528211	REIMB ANTHONY FOR WDM 3 WTPO 3
05/28/2021	290475	P	10357	OXARC INC	\$470.60	0	0528211	FIRE EXT VEH#7172 WO#62240
05/28/2021	290476	P	10476	PAINTMASTER SERVICES INC	\$3,253.80	0	0528211	Wayfinding Sealant for Panels
05/28/2021	290477	P	10918	PALLIS POOL & PATIO	\$709.08	0	0528211	PROUT POOL - CHEMICALS - CYANU
05/28/2021	290478	P	10027	THE PAPE' GROUP	\$912.53	0	0528211	ORINGS FOR SHOPS
05/28/2021	290479	P	10862	PARAMETRIX INC	\$4,273.66	0	0528211	2020 LANDFILL ASSESSMENT MONIT
05/28/2021	290480	P	31248	PARCO INC.	\$1,835.05	0	0528211	Plexi Glass for Customer Servi
05/28/2021	290481	P	10456	PERMIT SURVEYING INC	\$4,537.50	0	0528211	2021 General Surveying Service
05/28/2021	290482	P	11721	PREMIER EXCAVATION	\$720.00	0	0528211	REFUND HYDRANT METER #355
05/28/2021	290483	P	10879	PREMIER LANDSCAPING & DESIGN	\$456.12	0	0528211	PROUT POOL - LEAK DETECTION 12
05/28/2021	290484	P	31478	RAINIER ASPHALT SEALING LLC	\$137,251.25	0	0528211	2021 ADA RAMPS - 73-21 - WORK
05/28/2021	290485	P	10047	R.D. OFFUTT COMPANY	\$791.84	0	0528211	FILTERS VEH#6616 WO#62386
05/28/2021	290486	P	11012	RH2 ENGINEERING INC	\$3,788.83	0	0528211	WWTP STANDBY GENERATOR REPLCMT
05/28/2021	290487	P	12318	RINGOLD EMBROIDERY	\$75.21	0	0528211	LOGO EMBROIDERY/POLO

Accounts Payable Checks

5/1/2021 - 5/31/2021

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
05/04/2021	289641	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	050421PP	MEDICARE PREMIUM/BADGLEY
05/04/2021	289642	P	10160	LAURIE VERN BATES JR	\$135.50	0	050421PP	MEDICARE PREMIUM/BATES
05/28/2021	290488	P	10239	CLEARWATER TECH LLC	\$355.71	0	0528211	MAIN LINE DRAIN CLEANING 110 S
05/28/2021	290489	P	11273	ROUTEWARE INC	\$46.44	0	0528211	CABLE VEH#3330 WO#62198
05/28/2021	290490	P	10113	S & C ELECTRIC COMPANY	\$104,655.65	0	0528211	SC CIRCUIT SWITCHER-GATEWAY SU
05/28/2021	290491	P	10115	SHARPE & PRESZLER CONSTRUCTION	\$1,877.10	0	0528211	REFUND HYDRANT METER #317
05/28/2021	290492	P	10440	SOLID WASTE SYSTEMS INC	\$7,301.45	0	0528211	FLAT SET VEH#7164 WO#62223
05/28/2021	290493	P	10536	SPRAGUE PEST SOLUTIONS	\$216.66	0	0528211	STATION 71 - PEST CONTROL
05/28/2021	290494	P	10393	STONEWAY ELECTRIC SUPPLY	\$46.58	0	0528211	ELEC PARTS TO RELOCATE DIGESTE
05/28/2021	290495	P	10961	TACOMA SCREW PRODUCTS INC	\$572.71	0	0528211	SCOTT - 3 WRENCHES, SOCKETS
05/28/2021	290496	P	10242	GALLURY INC	\$206.34	0	0528211	SNAKE LINE AT 1509 FARRELL LAN
05/28/2021	290497	P	10861	TRICOMP INC	\$820.00	0	0528211	MAY ADVERTISING
05/28/2021	290498	P	12160	TYLER TECHNOLOGIES, INC	\$4,900.00	0	0528211	EnerGov per Contract 184-17 Am
05/28/2021	290499	P	11802	TRI CITIES VISITOR & CONVENTION BUREAU	\$53,886.21	0	0528211	APRIL 2021 SPECIAL LODGING ACC
05/28/2021	290500	P	11374	WASHINGTON ASSOCIATION OF PUBLIC RECORDS OFFICERS	\$25.00	0	0528211	WAPRO MEMBERSHIP CRUZ
05/28/2021	290501	P	10145	WESCO DISTRIBUTION INC	\$5,104.20	0	0528211	10682 CABLE, CU UG 500 THHN/TH
05/28/2021	290502	P	11846	WESTERN EQUIPMENT & IRRIGATION DISTRIBUTORS	\$1,279.88	0	0528211	TINES VEH#6606 WO#62246
05/28/2021	290503	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$126.53	0	0528211	FITTINGS VEH#3142 WO#62146
05/28/2021	290504	P	10194	XEROX CORPORATION	\$565.64	0	0528211	COPIER LEASE 4/21 C8045H/8TB-3
05/28/2021	290505	P	31441	ZERO DB COMMUNICATIONS LLC	\$4,972.80	0	0528211	FIBER BUILD- 1900 FOWLER ST, C
					\$5,302,503.45			

Accounts Payable Wires 5/1/2021 - 5/31/2021

DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	WIRE ACH
05/04/2021	8557	193,660.64	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 4/26-5/2/21	W
05/04/2021	8559	2,616.60	4MYBENEFITS, INC	May 2021 Admin Fees	W
05/03/2021	8560	1,929,222.13	US BANK ST PAUL	Debt Service May 2021	W
05/03/2021	8561	40,345.83	WA STATE DEPARTMENT OF REVENUE	LEASEHOLD TAX 1ST QTR 2021	W
05/03/2021	8562	5,026.62	PAYMENT PROCESSING INC	Landfill Merchant Services Fee	W
05/03/2021	8563	17.99	BANK OF AMERICA	Library Merchant Service Fees	W
05/03/2021	8564	1,600,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
05/04/2021	8565	3,538.54	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA Deduction on 5/3/21	W
05/04/2021	8566	1,400,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
05/05/2021	8567	50,000.00	THE REACH	Transer PFD debt service to op	W
05/06/2021	8568	1,070,610.63	WELLS FARGO	REV #223777CL5-5.00% (09/21)	W
05/07/2021	8569	1,182,945.00	US BANK N A	BAB #29270CWJ0-5.71% (07/24)	W
05/11/2021	8570	184,155.02	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 5/3-5/9/21	W
05/10/2021	8571	171,202.53	RICHLAND GOLF MANAGEMENT CORPORATION	CPGC Op Reimb - 04/21	W
05/10/2021	8572	162,192.00	NW INTERGOVERNMENTAL ENERGY SUPPLY	TransAlta Purchase FY-2021 - J	W
05/10/2021	8573	14,029.90	NW INTERGOVERNMENTAL ENERGY SUPPLY	Q2 FY 2021 Loss Returns and Sc	W
05/11/2021	8574	28,495.00	SCOTT KERKHOFF	MEADOW HILLS RADIO SITE COMMS	W
05/11/2021	8575	1,978.16	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA deduction on 5/10/21	W
05/13/2021	8576	2,097,049.38	WELLS FARGO	UST #912828Y87-1.75% (07/24)	W
05/13/2021	8577	2,075,321.47	WELLS FARGO	UST #912828YH7-1.50% (09/24)	W
05/13/2021	8578	2,047,024.46	WELLS FARGO	UST #912828ZC7-1.125% (02/25)	W
05/14/2021	8579	512,038.93	US BANK N A	REV #389532KE1-1.231% (07/24)	W
05/18/2021	8580	257,357.03	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 5/10-5/16/21	W
05/18/2021	8581	16,327.85	CIGNA HEALTH AND LIFE INSURANCE COMPANY	May 2021 Admin Fees	W
05/18/2021	8582	73,126.38	MATRIX ABSENCE MANAGEMENT INC	April 2021 Claims	W
05/18/2021	8583	3,698.00	MATRIX ABSENCE MANAGEMENT INC	March 2021 Admin Fees	W
05/17/2021	8584	3,698.00	MATRIX ABSENCE MANAGEMENT INC	April 2021 Admin Fees	W
05/18/2021	8585	383.28	REHN & ASSOCIATES INC	April 2021 Admin Fee	W
05/18/2021	8586	721.66	PLANSOURCE BENEFITS ADMINISTRATION, INC	May Admin Fees	W

Accounts Payable Wires 5/1/2021 - 5/31/2021

DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	WIRE ACH
05/04/2021	8557	193,660.64	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 4/26-5/2/21	W
05/18/2021	8588	1,980.97	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA Deduction on 5/14/21	W
05/19/2021	8589	8,991.30	VISION SERVICE PLAN (WA)	Monthly Invoice May-21	W
05/19/2021	8590	1,700,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
05/25/2021	8591	134,243.44	BANK OF AMERICA	APRIL 2021 PCARD 4715290006643	W
05/26/2021	8592	314,437.56	WA STATE DEPARTMENT OF REVENUE	COMBINED EXCISE TAX-APRIL 2021	W
05/21/2021	8593	32,199.83	PAYMENTUS CORPORATION	Merchant Services Fees	W
05/25/2021	8594	156,802.03	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical claims 5/17-5/23/21	W
05/25/2021	8595	124,719.69	LEOFF HEALTH AND WELFARE TRUST	LEOFF Trust - June 2021	W
05/25/2021	8596	1,649.92	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA deduction on 5/24/21	W
05/26/2021	8597	364,223.02	WELLS FARGO	FHLB #313378JT9-2.665% (03/24)	W
05/26/2021	8598	1,997,296.67	WELLS FARGO	FNMA #3135G04Z3-0.50% (06/25)	W
05/26/2021	8599	174,977.25	US BANK N A	REV #29270C3X1-0.897% (07/25)	W
05/27/2021	8603	3,109,380.00	BONNEVILLE POWER ADMINISTRATION	APR21-PAT01-10089	W
05/27/2021	8604	2,000,311.22	WELLS FARGO	UST #91282CBU4-0.125% (03/23)	W
05/27/2021	8605	2,006,535.89	WELLS FARGO	UST #912828ZU7-0.25% (06/23)	W
05/27/2021	8606	1,998,308.42	WELLS FARGO	UST #91282CAK7-0.125% (09/23)	W
05/27/2021	8607	384.00	BANK OF AMERICA	Deposit Supplies	W
05/27/2021	8608	2,000,000.00	WELLS FARGO	FHLB #3130AMGH9-0.50% (12/24)	W
TOTAL WIRE		\$31,253,224.24			

Payroll Wires and ACH 5/1/2021 thru 5/31/2021

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT	comment
05/13/2021	12096	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$266.54	
05/13/2021	12097	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$325,738.43	
05/13/2021	12098	10348	ICMA	\$201,541.25	
05/13/2021	12099	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$7,309.31	
05/13/2021	12100	10573	REHN & ASSOCIATES INC	\$25,687.50	
05/13/2021	12101	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$7,689.56	
05/13/2021	12102	10696	UNITED STATES TREASURY	\$362,069.01	
05/13/2021	12103	10698	RICHLAND POLICE GUILD	\$8,111.00	
05/13/2021	12104	10699	IUOE LOCAL #280	\$7,239.00	
05/13/2021	12105	10700	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS	\$3,913.44	
05/13/2021	12106	10701	SOUTHEAST WASHINGTON TELECOMMUNICATORS GUILD	\$992.64	
05/13/2021	12107	10702	DIVISION OF CHILD SUPPORT	\$4,759.06	
05/13/2021	12108	10736	CITY OF RICHLAND	\$6,021.09	
05/13/2021	12109	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$1,279.47	
05/13/2021	12110	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$540,403.25	
05/13/2021	12111	10784	CITY OF RICHLAND UNEMPLOYMENT	\$2,741.62	
05/13/2021	12112	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$29,603.00	
05/13/2021	12113	10786	CITY OF RICHLAND CIGNA DISABILITY	\$5,817.89	
05/13/2021	12114	10787	CITY OF RICHLAND CIGNA LIFE	\$10,276.95	
05/13/2021	12115	10788	CITY OF RICHLAND CIGNA OPTIONAL AD	\$2,225.65	
05/13/2021	12116	10789	CITY OF RICHLAND CIGNA BASIC AD&D	\$1,779.28	
05/13/2021	12117	10790	CITY OF RICHLAND CIGNA DEPENDENT L	\$167.20	
05/13/2021	12118	10791	CITY OF RICHLAND ER POST RETIREMENT	\$75,168.00	
05/13/2021	12119	10792	CITY OF RICHLAND ER MEDICAL INS PR	\$29,232.00	
05/13/2021	12120	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$33,515.46	
			EFFECTIVE DATE TOTAL	\$1,693,547.60	
05/27/2021	12122	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$266.54	
05/27/2021	12123	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$324,963.85	
05/27/2021	12124	10348	ICMA	\$183,963.87	
05/27/2021	12125	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$7,384.73	
05/27/2021	12126	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$7,689.56	
05/27/2021	12127	10696	UNITED STATES TREASURY	\$368,477.38	
05/27/2021	12128	10701	SOUTHEAST WASHINGTON TELECOMMUNICATORS GUILD	\$992.64	
05/27/2021	12129	10702	DIVISION OF CHILD SUPPORT	\$4,784.06	
05/27/2021	12130	10736	CITY OF RICHLAND	\$6,021.09	

Payroll Wires and ACH 5/1/2021 thru 5/31/2021

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT	comment
05/13/2021	12096	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$266.54	
05/13/2021	12097	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$325,738.43	
05/13/2021	12098	10348	ICMA	\$201,541.25	
05/13/2021	12099	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$7,309.31	
05/27/2021	12131	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$1,696.14	
05/27/2021	12132	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$471,175.70	
05/27/2021	12133	10784	CITY OF RICHLAND UNEMPLOYMENT	\$2,758.92	
05/27/2021	12134	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$33,651.06	
05/27/2021	12135	10786	CITY OF RICHLAND CIGNA DISABILITY	\$5,716.30	
05/27/2021	12136	10787	CITY OF RICHLAND CIGNA LIFE	\$17.85	
05/27/2021	12137	10789	CITY OF RICHLAND CIGNA BASIC AD&D	\$3.09	
05/27/2021	12138	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$33,607.29	
05/27/2021	12139	31408	AMERICAN FAMILY LIFE ASSURANCE COMPANY OF COLUMBUS	\$3,927.86	
05/27/2021	12140	31409	NATIONWIDE	\$95.49	
05/27/2021	12141	31410	ARAG	\$605.25	
05/27/2021	12142	31411	ALLSTATE	\$591.50	
			EFFECTIVE DATE TOTAL	\$1,458,390.17	
05/28/2021	12121	10696	UNITED STATES TREASURY	\$976.43	
			EFFECTIVE DATE TOTAL	\$976.43	
Total			WIRE TOTAL FOR SELECTED TIME PERIOD	\$3,152,914.20	

Payroll Direct Deposits / Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	178714		0		\$2226.44	0
PAYROLL - 2021-05-13	5/13/2021	178715		0		\$1432.66	0
PAYROLL - 2021-05-13	5/13/2021	178716		0		\$1907.78	0
PAYROLL - 2021-05-13	5/13/2021	178717		0		\$2166.47	0
PAYROLL - 2021-05-13	5/13/2021	178718		0		\$4085.18	0
PAYROLL - 2021-05-13	5/13/2021	178719		0		\$2222.03	0
PAYROLL - 2021-05-13	5/13/2021	178720		0		\$1425.45	0
PAYROLL - 2021-05-13	5/13/2021	178721		0		\$1969.00	0
PAYROLL - 2021-05-13	5/13/2021	178722		0		\$1751.81	0
PAYROLL - 2021-05-13	5/13/2021	178723		0		\$1594.63	0
PAYROLL - 2021-05-13	5/13/2021	178724		0		\$1264.05	0
PAYROLL - 2021-05-13	5/13/2021	178725		0		\$3735.43	0
PAYROLL - 2021-05-13	5/13/2021	178726		0		\$2276.10	0
PAYROLL - 2021-05-13	5/13/2021	178727		0		\$5063.06	0
PAYROLL - 2021-05-13	5/13/2021	178728		0		\$3845.12	0
PAYROLL - 2021-05-13	5/13/2021	178729		0		\$1769.40	0
PAYROLL - 2021-05-13	5/13/2021	178730		0		\$1799.94	0
PAYROLL - 2021-05-13	5/13/2021	178731		0		\$1232.24	0
PAYROLL - 2021-05-13	5/13/2021	178732		0		\$1757.56	0
PAYROLL - 2021-05-13	5/13/2021	178733		0		\$1121.07	0
PAYROLL - 2021-05-13	5/13/2021	178734		0		\$909.22	0
PAYROLL - 2021-05-13	5/13/2021	178735		0		\$1163.69	0
PAYROLL - 2021-05-13	5/13/2021	178736		0		\$560.77	0
PAYROLL - 2021-05-13	5/13/2021	178737		0		\$1137.10	0
PAYROLL - 2021-05-13	5/13/2021	178738		0		\$1806.62	0
PAYROLL - 2021-05-13	5/13/2021	178739		0		\$1310.91	0
PAYROLL - 2021-05-13	5/13/2021	178740		0		\$1459.02	0

Payroll Direct Deposits / Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	178741		0		\$2450.11	0
PAYROLL - 2021-05-13	5/13/2021	178742		0		\$1186.64	0
PAYROLL - 2021-05-13	5/13/2021	178743		0		\$1503.32	0
PAYROLL - 2021-05-13	5/13/2021	178744		0		\$1282.37	0
PAYROLL - 2021-05-13	5/13/2021	178745		0		\$1395.08	0
PAYROLL - 2021-05-13	5/13/2021	178746		0		\$1698.07	0
PAYROLL - 2021-05-13	5/13/2021	178747		0		\$1547.99	0
PAYROLL - 2021-05-13	5/13/2021	178748		0		\$1460.35	0
PAYROLL - 2021-05-13	5/13/2021	178749		0		\$1280.26	0
PAYROLL - 2021-05-13	5/13/2021	178750		0		\$1878.18	0
PAYROLL - 2021-05-13	5/13/2021	178751		0		\$1193.62	0
PAYROLL - 2021-05-13	5/13/2021	178752		0		\$419.59	0
PAYROLL - 2021-05-13	5/13/2021	178753		0		\$1521.17	0
PAYROLL - 2021-05-13	5/13/2021	178754		0		\$1108.07	0
PAYROLL - 2021-05-13	5/13/2021	178755		0		\$1649.34	0
PAYROLL - 2021-05-13	5/13/2021	178756		0		\$1229.51	0
PAYROLL - 2021-05-13	5/13/2021	178757		0		\$1590.79	0
PAYROLL - 2021-05-13	5/13/2021	178758		0		\$1451.64	0
PAYROLL - 2021-05-13	5/13/2021	178759		0		\$1278.94	0
PAYROLL - 2021-05-13	5/13/2021	178760		0		\$1159.45	0
PAYROLL - 2021-05-13	5/13/2021	178761		0		\$1142.37	0
PAYROLL - 2021-05-13	5/13/2021	178762		0		\$1597.63	0
PAYROLL - 2021-05-13	5/13/2021	178763		0		\$1528.98	0
PAYROLL - 2021-05-13	5/13/2021	178764		0		\$1760.17	0
PAYROLL - 2021-05-13	5/13/2021	178765		0		\$1883.66	0
PAYROLL - 2021-05-13	5/13/2021	178766		0		\$1001.49	0
PAYROLL - 2021-05-13	5/13/2021	178767		0		\$978.53	0

Payroll Direct Deposits / Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	178768		0		\$1403.58	0
PAYROLL - 2021-05-13	5/13/2021	178769		0		\$2082.72	0
PAYROLL - 2021-05-13	5/13/2021	178770		0		\$3613.87	0
PAYROLL - 2021-05-13	5/13/2021	178771		0		\$2300.31	0
PAYROLL - 2021-05-13	5/13/2021	178772		0		\$2276.40	0
PAYROLL - 2021-05-13	5/13/2021	178773		0		\$4218.53	0
PAYROLL - 2021-05-13	5/13/2021	178774		0		\$799.31	0
PAYROLL - 2021-05-13	5/13/2021	178775		0		\$2292.61	0
PAYROLL - 2021-05-13	5/13/2021	178776		0		\$1081.82	0
PAYROLL - 2021-05-13	5/13/2021	178777		0		\$1378.62	0
PAYROLL - 2021-05-13	5/13/2021	178778		0		\$1514.87	0
PAYROLL - 2021-05-13	5/13/2021	178779		0		\$1811.77	0
PAYROLL - 2021-05-13	5/13/2021	178780		0		\$1458.17	0
PAYROLL - 2021-05-13	5/13/2021	178781		0		\$1531.09	0
PAYROLL - 2021-05-13	5/13/2021	178782		0		\$2505.68	0
PAYROLL - 2021-05-13	5/13/2021	178783		0		\$1507.00	0
PAYROLL - 2021-05-13	5/13/2021	178784		0		\$2369.88	0
PAYROLL - 2021-05-13	5/13/2021	178785		0		\$1443.61	0
PAYROLL - 2021-05-13	5/13/2021	178786		0		\$2008.99	0
PAYROLL - 2021-05-13	5/13/2021	178787		0		\$1826.80	0
PAYROLL - 2021-05-13	5/13/2021	178788		0		\$2040.28	0
PAYROLL - 2021-05-13	5/13/2021	178789		0		\$2381.82	0
PAYROLL - 2021-05-13	5/13/2021	178790		0		\$1396.70	0
PAYROLL - 2021-05-13	5/13/2021	178791		0		\$1184.44	0
PAYROLL - 2021-05-13	5/13/2021	178792		0		\$1870.35	0
PAYROLL - 2021-05-13	5/13/2021	178793		0		\$1491.56	0
PAYROLL - 2021-05-13	5/13/2021	178794		0		\$1553.78	0

Payroll Direct Deposits / Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	178795		0		\$1542.02	0
PAYROLL - 2021-05-13	5/13/2021	178796		0		\$1882.61	0
PAYROLL - 2021-05-13	5/13/2021	178797		0		\$1365.06	0
PAYROLL - 2021-05-13	5/13/2021	178798		0		\$1781.78	0
PAYROLL - 2021-05-13	5/13/2021	178799		0		\$1823.66	0
PAYROLL - 2021-05-13	5/13/2021	178800		0		\$1815.09	0
PAYROLL - 2021-05-13	5/13/2021	178801		0		\$967.14	0
PAYROLL - 2021-05-13	5/13/2021	178802		0		\$2590.85	0
PAYROLL - 2021-05-13	5/13/2021	178803		0		\$200.63	0
PAYROLL - 2021-05-13	5/13/2021	178804		0		\$3677.67	0
PAYROLL - 2021-05-13	5/13/2021	178805		0		\$1076.34	0
PAYROLL - 2021-05-13	5/13/2021	178806		0		\$1277.04	0
PAYROLL - 2021-05-13	5/13/2021	178807		0		\$131.67	0
PAYROLL - 2021-05-13	5/13/2021	178808		0		\$131.67	0
PAYROLL - 2021-05-13	5/13/2021	178809		0		\$1674.62	0
PAYROLL - 2021-05-13	5/13/2021	178810		0		\$657.12	0
PAYROLL - 2021-05-13	5/13/2021	178811		0		\$1416.67	0
PAYROLL - 2021-05-13	5/13/2021	178812		0		\$137.94	0
PAYROLL - 2021-05-13	5/13/2021	178813		0		\$131.67	0
PAYROLL - 2021-05-13	5/13/2021	178814		0		\$280.57	0
PAYROLL - 2021-05-13	5/13/2021	178815		0		\$2078.83	0
PAYROLL - 2021-05-13	5/13/2021	178816		0		\$1747.20	0
PAYROLL - 2021-05-13	5/13/2021	178817		0		\$2288.52	0
PAYROLL - 2021-05-13	5/13/2021	178818		0		\$1424.71	0
PAYROLL - 2021-05-13	5/13/2021	178819		0		\$1451.92	0
PAYROLL - 2021-05-13	5/13/2021	178820		0		\$3738.22	0
PAYROLL - 2021-05-13	5/13/2021	178821		0		\$188.09	0

Payroll Direct Deposits / Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	178822		0		\$1189.27	0
PAYROLL - 2021-05-13	5/13/2021	178823		0		\$2220.81	0
PAYROLL - 2021-05-13	5/13/2021	178824		0		\$2586.16	0
PAYROLL - 2021-05-13	5/13/2021	178825		0		\$1852.50	0
PAYROLL - 2021-05-13	5/13/2021	178826		0		\$1760.72	0
PAYROLL - 2021-05-13	5/13/2021	178827		0		\$1714.18	0
PAYROLL - 2021-05-13	5/13/2021	178828		0		\$1779.42	0
PAYROLL - 2021-05-13	5/13/2021	178829		0		\$1763.21	0
PAYROLL - 2021-05-13	5/13/2021	178830		0		\$1790.61	0
PAYROLL - 2021-05-13	5/13/2021	178831		0		\$2301.20	0
PAYROLL - 2021-05-13	5/13/2021	178832		0		\$2853.32	0
PAYROLL - 2021-05-13	5/13/2021	178833		0		\$1708.12	0
PAYROLL - 2021-05-13	5/13/2021	178834		0		\$1745.70	0
PAYROLL - 2021-05-13	5/13/2021	178835		0		\$969.08	0
PAYROLL - 2021-05-13	5/13/2021	178836		0		\$1629.55	0
PAYROLL - 2021-05-13	5/13/2021	178837		0		\$2164.32	0
PAYROLL - 2021-05-13	5/13/2021	178838		0		\$1557.20	0
PAYROLL - 2021-05-13	5/13/2021	178839		0		\$1882.63	0
PAYROLL - 2021-05-13	5/13/2021	178840		0		\$1926.54	0
PAYROLL - 2021-05-13	5/13/2021	178841		0		\$1731.23	0
PAYROLL - 2021-05-13	5/13/2021	178842		0		\$1894.10	0
PAYROLL - 2021-05-13	5/13/2021	178843		0		\$1882.35	0
PAYROLL - 2021-05-13	5/13/2021	178844		0		\$1573.25	0
PAYROLL - 2021-05-13	5/13/2021	178845		0		\$1795.77	0
PAYROLL - 2021-05-13	5/13/2021	178846		0		\$1641.29	0
PAYROLL - 2021-05-13	5/13/2021	178847		0		\$1628.87	0
PAYROLL - 2021-05-13	5/13/2021	178848		0		\$1828.77	0

Payroll Direct Deposits / Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	178849		0		\$1392.81	0
PAYROLL - 2021-05-13	5/13/2021	178850		0		\$1840.65	0
PAYROLL - 2021-05-13	5/13/2021	178851		0		\$1220.80	0
PAYROLL - 2021-05-13	5/13/2021	178852		0		\$1529.98	0
PAYROLL - 2021-05-13	5/13/2021	178853		0		\$1444.29	0
PAYROLL - 2021-05-13	5/13/2021	178854		0		\$1779.82	0
PAYROLL - 2021-05-13	5/13/2021	178855		0		\$2069.43	0
PAYROLL - 2021-05-13	5/13/2021	178856		0		\$1760.78	0
PAYROLL - 2021-05-13	5/13/2021	178857		0		\$1484.10	0
PAYROLL - 2021-05-13	5/13/2021	178858		0		\$1970.41	0
PAYROLL - 2021-05-13	5/13/2021	178859		0		\$1752.20	0
PAYROLL - 2021-05-13	5/13/2021	178860		0		\$1742.99	0
PAYROLL - 2021-05-13	5/13/2021	178861		0		\$4520.85	0
PAYROLL - 2021-05-13	5/13/2021	178862		0		\$2680.90	0
PAYROLL - 2021-05-13	5/13/2021	178863		0		\$1379.31	0
PAYROLL - 2021-05-13	5/13/2021	178864		0		\$4216.30	0
PAYROLL - 2021-05-13	5/13/2021	178865		0		\$3118.21	0
PAYROLL - 2021-05-13	5/13/2021	178866		0		\$3926.20	0
PAYROLL - 2021-05-13	5/13/2021	178867		0		\$3461.93	0
PAYROLL - 2021-05-13	5/13/2021	178868		0		\$4593.66	0
PAYROLL - 2021-05-13	5/13/2021	178869		0		\$5506.88	0
PAYROLL - 2021-05-13	5/13/2021	178870		0		\$4045.18	0
PAYROLL - 2021-05-13	5/13/2021	178871		0		\$2506.12	0
PAYROLL - 2021-05-13	5/13/2021	178872		0		\$2455.66	0
PAYROLL - 2021-05-13	5/13/2021	178873		0		\$2664.26	0
PAYROLL - 2021-05-13	5/13/2021	178874		0		\$3775.90	0
PAYROLL - 2021-05-13	5/13/2021	178875		0		\$2473.85	0

Payroll Direct Deposits / Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	178876		0		\$2255.52	0
PAYROLL - 2021-05-13	5/13/2021	178877		0		\$2305.98	0
PAYROLL - 2021-05-13	5/13/2021	178878		0		\$5941.90	0
PAYROLL - 2021-05-13	5/13/2021	178879		0		\$5171.75	0
PAYROLL - 2021-05-13	5/13/2021	178880		0		\$2101.08	0
PAYROLL - 2021-05-13	5/13/2021	178881		0		\$3042.20	0
PAYROLL - 2021-05-13	5/13/2021	178882		0		\$2428.10	0
PAYROLL - 2021-05-13	5/13/2021	178883		0		\$3278.76	0
PAYROLL - 2021-05-13	5/13/2021	178884		0		\$1582.67	0
PAYROLL - 2021-05-13	5/13/2021	178885		0		\$1763.54	0
PAYROLL - 2021-05-13	5/13/2021	178886		0		\$2858.07	0
PAYROLL - 2021-05-13	5/13/2021	178887		0		\$1639.68	0
PAYROLL - 2021-05-13	5/13/2021	178888		0		\$2925.21	0
PAYROLL - 2021-05-13	5/13/2021	178889		0		\$1380.71	0
PAYROLL - 2021-05-13	5/13/2021	178890		0		\$1962.53	0
PAYROLL - 2021-05-13	5/13/2021	178891		0		\$4003.96	0
PAYROLL - 2021-05-13	5/13/2021	178892		0		\$4575.02	0
PAYROLL - 2021-05-13	5/13/2021	178893		0		\$4156.42	0
PAYROLL - 2021-05-13	5/13/2021	178894		0		\$3586.32	0
PAYROLL - 2021-05-13	5/13/2021	178895		0		\$3094.61	0
PAYROLL - 2021-05-13	5/13/2021	178896		0		\$2394.88	0
PAYROLL - 2021-05-13	5/13/2021	178897		0		\$2342.81	0
PAYROLL - 2021-05-13	5/13/2021	178898		0		\$3850.54	0
PAYROLL - 2021-05-13	5/13/2021	178899		0		\$3288.57	0
PAYROLL - 2021-05-13	5/13/2021	178900		0		\$2114.17	0
PAYROLL - 2021-05-13	5/13/2021	178901		0		\$2260.97	0
PAYROLL - 2021-05-13	5/13/2021	178902		0		\$2537.32	0

Payroll Direct Deposits / Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	178903		0		\$1978.58	0
PAYROLL - 2021-05-13	5/13/2021	178904		0		\$1734.99	0
PAYROLL - 2021-05-13	5/13/2021	178905		0		\$2058.10	0
PAYROLL - 2021-05-13	5/13/2021	178906		0		\$2640.56	0
PAYROLL - 2021-05-13	5/13/2021	178907		0		\$2454.72	0
PAYROLL - 2021-05-13	5/13/2021	178908		0		\$3848.38	0
PAYROLL - 2021-05-13	5/13/2021	178909		0		\$2769.69	0
PAYROLL - 2021-05-13	5/13/2021	178910		0		\$3511.41	0
PAYROLL - 2021-05-13	5/13/2021	178911		0		\$2854.92	0
PAYROLL - 2021-05-13	5/13/2021	178912		0		\$5307.40	0
PAYROLL - 2021-05-13	5/13/2021	178913		0		\$2300.26	0
PAYROLL - 2021-05-13	5/13/2021	178914		0		\$2462.84	0
PAYROLL - 2021-05-13	5/13/2021	178915		0		\$2566.81	0
PAYROLL - 2021-05-13	5/13/2021	178916		0		\$3684.19	0
PAYROLL - 2021-05-13	5/13/2021	178917		0		\$2473.46	0
PAYROLL - 2021-05-13	5/13/2021	178918		0		\$3271.08	0
PAYROLL - 2021-05-13	5/13/2021	178919		0		\$3467.95	0
PAYROLL - 2021-05-13	5/13/2021	178920		0		\$1986.93	0
PAYROLL - 2021-05-13	5/13/2021	178921		0		\$3699.38	0
PAYROLL - 2021-05-13	5/13/2021	178922		0		\$2136.55	0
PAYROLL - 2021-05-13	5/13/2021	178923		0		\$2453.09	0
PAYROLL - 2021-05-13	5/13/2021	178924		0		\$1183.73	0
PAYROLL - 2021-05-13	5/13/2021	178925		0		\$1655.15	0
PAYROLL - 2021-05-13	5/13/2021	178926		0		\$4205.45	0
PAYROLL - 2021-05-13	5/13/2021	178927		0		\$2016.29	0
PAYROLL - 2021-05-13	5/13/2021	178928		0		\$3452.24	0
PAYROLL - 2021-05-13	5/13/2021	178929		0		\$3054.99	0

Payroll Direct Deposits / Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	178930		0		\$3475.92	0
PAYROLL - 2021-05-13	5/13/2021	178931		0		\$4942.24	0
PAYROLL - 2021-05-13	5/13/2021	178932		0		\$2877.22	0
PAYROLL - 2021-05-13	5/13/2021	178933		0		\$1307.00	0
PAYROLL - 2021-05-13	5/13/2021	178934		0		\$1751.40	0
PAYROLL - 2021-05-13	5/13/2021	178935		0		\$3051.41	0
PAYROLL - 2021-05-13	5/13/2021	178936		0		\$1622.93	0
PAYROLL - 2021-05-13	5/13/2021	178937		0		\$2878.63	0
PAYROLL - 2021-05-13	5/13/2021	178938		0		\$1518.14	0
PAYROLL - 2021-05-13	5/13/2021	178939		0		\$4460.30	0
PAYROLL - 2021-05-13	5/13/2021	178940		0		\$1906.59	0
PAYROLL - 2021-05-13	5/13/2021	178941		0		\$3396.10	0
PAYROLL - 2021-05-13	5/13/2021	178942		0		\$3296.60	0
PAYROLL - 2021-05-13	5/13/2021	178943		0		\$1628.00	0
PAYROLL - 2021-05-13	5/13/2021	178944		0		\$3137.24	0
PAYROLL - 2021-05-13	5/13/2021	178945		0		\$3063.08	0
PAYROLL - 2021-05-13	5/13/2021	178946		0		\$2704.59	0
PAYROLL - 2021-05-13	5/13/2021	178947		0		\$2929.35	0
PAYROLL - 2021-05-13	5/13/2021	178948		0		\$2843.49	0
PAYROLL - 2021-05-13	5/13/2021	178949		0		\$3668.58	0
PAYROLL - 2021-05-13	5/13/2021	178950		0		\$2205.65	0
PAYROLL - 2021-05-13	5/13/2021	178951		0		\$3445.93	0
PAYROLL - 2021-05-13	5/13/2021	178952		0		\$1510.58	0
PAYROLL - 2021-05-13	5/13/2021	178953		0		\$2682.86	0
PAYROLL - 2021-05-13	5/13/2021	178954		0		\$1776.53	0
PAYROLL - 2021-05-13	5/13/2021	178955		0		\$2586.29	0
PAYROLL - 2021-05-13	5/13/2021	178956		0		\$2183.86	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	178957		0		\$1578.07	0
PAYROLL - 2021-05-13	5/13/2021	178958		0		\$3268.48	0
PAYROLL - 2021-05-13	5/13/2021	178959		0		\$2173.03	0
PAYROLL - 2021-05-13	5/13/2021	178960		0		\$3754.59	0
PAYROLL - 2021-05-13	5/13/2021	178961		0		\$2546.85	0
PAYROLL - 2021-05-13	5/13/2021	178962		0		\$1500.13	0
PAYROLL - 2021-05-13	5/13/2021	178963		0		\$2402.51	0
PAYROLL - 2021-05-13	5/13/2021	178964		0		\$2471.90	0
PAYROLL - 2021-05-13	5/13/2021	178965		0		\$2612.79	0
PAYROLL - 2021-05-13	5/13/2021	178966		0		\$2885.62	0
PAYROLL - 2021-05-13	5/13/2021	178967		0		\$3736.51	0
PAYROLL - 2021-05-13	5/13/2021	178968		0		\$4030.27	0
PAYROLL - 2021-05-13	5/13/2021	178969		0		\$2547.36	0
PAYROLL - 2021-05-13	5/13/2021	178970		0		\$3353.13	0
PAYROLL - 2021-05-13	5/13/2021	178971		0		\$3017.05	0
PAYROLL - 2021-05-13	5/13/2021	178972		0		\$3011.27	0
PAYROLL - 2021-05-13	5/13/2021	178973		0		\$2636.11	0
PAYROLL - 2021-05-13	5/13/2021	178974		0		\$3177.15	0
PAYROLL - 2021-05-13	5/13/2021	178975		0		\$2476.59	0
PAYROLL - 2021-05-13	5/13/2021	178976		0		\$2919.78	0
PAYROLL - 2021-05-13	5/13/2021	178977		0		\$1222.69	0
PAYROLL - 2021-05-13	5/13/2021	178978		0		\$2631.23	0
PAYROLL - 2021-05-13	5/13/2021	178979		0		\$1445.63	0
PAYROLL - 2021-05-13	5/13/2021	178980		0		\$2893.64	0
PAYROLL - 2021-05-13	5/13/2021	178981		0		\$2833.58	0
PAYROLL - 2021-05-13	5/13/2021	178982		0		\$3667.51	0
PAYROLL - 2021-05-13	5/13/2021	178983		0		\$2169.71	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	178984		0		\$2774.37	0
PAYROLL - 2021-05-13	5/13/2021	178985		0		\$3948.34	0
PAYROLL - 2021-05-13	5/13/2021	178986		0		\$2606.83	0
PAYROLL - 2021-05-13	5/13/2021	178987		0		\$1316.10	0
PAYROLL - 2021-05-13	5/13/2021	178988		0		\$3224.65	0
PAYROLL - 2021-05-13	5/13/2021	178989		0		\$1453.65	0
PAYROLL - 2021-05-13	5/13/2021	178990		0		\$1399.56	0
PAYROLL - 2021-05-13	5/13/2021	178991		0		\$2226.76	0
PAYROLL - 2021-05-13	5/13/2021	178992		0		\$3156.20	0
PAYROLL - 2021-05-13	5/13/2021	178993		0		\$2419.69	0
PAYROLL - 2021-05-13	5/13/2021	178994		0		\$3795.20	0
PAYROLL - 2021-05-13	5/13/2021	178995		0		\$2632.39	0
PAYROLL - 2021-05-13	5/13/2021	178996		0		\$2453.70	0
PAYROLL - 2021-05-13	5/13/2021	178997		0		\$3059.47	0
PAYROLL - 2021-05-13	5/13/2021	178998		0		\$2765.71	0
PAYROLL - 2021-05-13	5/13/2021	178999		0		\$2112.91	0
PAYROLL - 2021-05-13	5/13/2021	179000		0		\$2357.30	0
PAYROLL - 2021-05-13	5/13/2021	179001		0		\$3642.17	0
PAYROLL - 2021-05-13	5/13/2021	179002		0		\$2808.11	0
PAYROLL - 2021-05-13	5/13/2021	179003		0		\$3306.62	0
PAYROLL - 2021-05-13	5/13/2021	179004		0		\$2790.61	0
PAYROLL - 2021-05-13	5/13/2021	179005		0		\$3352.93	0
PAYROLL - 2021-05-13	5/13/2021	179006		0		\$1176.93	0
PAYROLL - 2021-05-13	5/13/2021	179007		0		\$3213.00	0
PAYROLL - 2021-05-13	5/13/2021	179008		0		\$2840.58	0
PAYROLL - 2021-05-13	5/13/2021	179009		0		\$1856.88	0
PAYROLL - 2021-05-13	5/13/2021	179010		0		\$2671.72	0

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PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	179011		0		\$2582.77	0
PAYROLL - 2021-05-13	5/13/2021	179012		0		\$2323.90	0
PAYROLL - 2021-05-13	5/13/2021	179013		0		\$3151.21	0
PAYROLL - 2021-05-13	5/13/2021	179014		0		\$1942.24	0
PAYROLL - 2021-05-13	5/13/2021	179015		0		\$2112.94	0
PAYROLL - 2021-05-13	5/13/2021	179016		0		\$2637.17	0
PAYROLL - 2021-05-13	5/13/2021	179017		0		\$2246.63	0
PAYROLL - 2021-05-13	5/13/2021	179018		0		\$1422.94	0
PAYROLL - 2021-05-13	5/13/2021	179019		0		\$2027.28	0
PAYROLL - 2021-05-13	5/13/2021	179020		0		\$2645.59	0
PAYROLL - 2021-05-13	5/13/2021	179021		0		\$1923.92	0
PAYROLL - 2021-05-13	5/13/2021	179022		0		\$1110.48	0
PAYROLL - 2021-05-13	5/13/2021	179023		0		\$3559.58	0
PAYROLL - 2021-05-13	5/13/2021	179024		0		\$3299.06	0
PAYROLL - 2021-05-13	5/13/2021	179025		0		\$1494.05	0
PAYROLL - 2021-05-13	5/13/2021	179026		0		\$2854.54	0
PAYROLL - 2021-05-13	5/13/2021	179027		0		\$2123.73	0
PAYROLL - 2021-05-13	5/13/2021	179028		0		\$2067.79	0
PAYROLL - 2021-05-13	5/13/2021	179029		0		\$5180.27	0
PAYROLL - 2021-05-13	5/13/2021	179030		0		\$1911.88	0
PAYROLL - 2021-05-13	5/13/2021	179031		0		\$1428.09	0
PAYROLL - 2021-05-13	5/13/2021	179032		0		\$2890.88	0
PAYROLL - 2021-05-13	5/13/2021	179033		0		\$3402.05	0
PAYROLL - 2021-05-13	5/13/2021	179034		0		\$2559.62	0
PAYROLL - 2021-05-13	5/13/2021	179035		0		\$1424.86	0
PAYROLL - 2021-05-13	5/13/2021	179036		0		\$2128.31	0
PAYROLL - 2021-05-13	5/13/2021	179037		0		\$2606.71	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	179038		0		\$3387.30	0
PAYROLL - 2021-05-13	5/13/2021	179039		0		\$2298.02	0
PAYROLL - 2021-05-13	5/13/2021	179040		0		\$1625.74	0
PAYROLL - 2021-05-13	5/13/2021	179041		0		\$3223.17	0
PAYROLL - 2021-05-13	5/13/2021	179042		0		\$4807.69	0
PAYROLL - 2021-05-13	5/13/2021	179043		0		\$2260.82	0
PAYROLL - 2021-05-13	5/13/2021	179044		0		\$4891.12	0
PAYROLL - 2021-05-13	5/13/2021	179045		0		\$2252.40	0
PAYROLL - 2021-05-13	5/13/2021	179046		0		\$1428.56	0
PAYROLL - 2021-05-13	5/13/2021	179047		0		\$1913.54	0
PAYROLL - 2021-05-13	5/13/2021	179048		0		\$699.35	0
PAYROLL - 2021-05-13	5/13/2021	179049		0		\$2532.11	0
PAYROLL - 2021-05-13	5/13/2021	179050		0		\$3387.82	0
PAYROLL - 2021-05-13	5/13/2021	179051		0		\$3019.49	0
PAYROLL - 2021-05-13	5/13/2021	179052		0		\$2777.08	0
PAYROLL - 2021-05-13	5/13/2021	179053		0		\$1124.13	0
PAYROLL - 2021-05-13	5/13/2021	179054		0		\$2689.43	0
PAYROLL - 2021-05-13	5/13/2021	179055		0		\$2021.12	0
PAYROLL - 2021-05-13	5/13/2021	179056		0		\$3469.49	0
PAYROLL - 2021-05-13	5/13/2021	179057		0		\$2642.82	0
PAYROLL - 2021-05-13	5/13/2021	179058		0		\$2810.92	0
PAYROLL - 2021-05-13	5/13/2021	179059		0		\$1516.42	0
PAYROLL - 2021-05-13	5/13/2021	179060		0		\$2217.02	0
PAYROLL - 2021-05-13	5/13/2021	179061		0		\$3368.40	0
PAYROLL - 2021-05-13	5/13/2021	179062		0		\$5033.12	0
PAYROLL - 2021-05-13	5/13/2021	179063		0		\$2509.58	0
PAYROLL - 2021-05-13	5/13/2021	179064		0		\$2018.14	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	179065		0		\$2109.06	0
PAYROLL - 2021-05-13	5/13/2021	179066		0		\$2285.48	0
PAYROLL - 2021-05-13	5/13/2021	179067		0		\$2774.43	0
PAYROLL - 2021-05-13	5/13/2021	179068		0		\$2119.98	0
PAYROLL - 2021-05-13	5/13/2021	179069		0		\$1618.76	0
PAYROLL - 2021-05-13	5/13/2021	179070		0		\$3280.09	0
PAYROLL - 2021-05-13	5/13/2021	179071		0		\$824.51	0
PAYROLL - 2021-05-13	5/13/2021	179072		0		\$1680.34	0
PAYROLL - 2021-05-13	5/13/2021	179073		0		\$2276.00	0
PAYROLL - 2021-05-13	5/13/2021	179074		0		\$1859.45	0
PAYROLL - 2021-05-13	5/13/2021	179075		0		\$2493.38	0
PAYROLL - 2021-05-13	5/13/2021	179076		0		\$1727.67	0
PAYROLL - 2021-05-13	5/13/2021	179077		0		\$1789.13	0
PAYROLL - 2021-05-13	5/13/2021	179078		0		\$4431.68	0
PAYROLL - 2021-05-13	5/13/2021	179079		0		\$6691.35	0
PAYROLL - 2021-05-13	5/13/2021	179080		0		\$1149.84	0
PAYROLL - 2021-05-13	5/13/2021	179081		0		\$2056.19	0
PAYROLL - 2021-05-13	5/13/2021	179082		0		\$2707.43	0
PAYROLL - 2021-05-13	5/13/2021	179083		0		\$1601.19	0
PAYROLL - 2021-05-13	5/13/2021	179084		0		\$1512.11	0
PAYROLL - 2021-05-13	5/13/2021	179085		0		\$1457.16	0
PAYROLL - 2021-05-13	5/13/2021	179086		0		\$1883.59	0
PAYROLL - 2021-05-13	5/13/2021	179087		0		\$1976.68	0
PAYROLL - 2021-05-13	5/13/2021	179088		0		\$1953.21	0
PAYROLL - 2021-05-13	5/13/2021	179089		0		\$1236.61	0
PAYROLL - 2021-05-13	5/13/2021	179090		0		\$2322.04	0
PAYROLL - 2021-05-13	5/13/2021	179091		0		\$1516.58	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	179092		0		\$1744.67	0
PAYROLL - 2021-05-13	5/13/2021	179093		0		\$1963.87	0
PAYROLL - 2021-05-13	5/13/2021	179094		0		\$2158.79	0
PAYROLL - 2021-05-13	5/13/2021	179095		0		\$1691.19	0
PAYROLL - 2021-05-13	5/13/2021	179096		0		\$1660.82	0
PAYROLL - 2021-05-13	5/13/2021	179097		0		\$1834.28	0
PAYROLL - 2021-05-13	5/13/2021	179098		0		\$2122.25	0
PAYROLL - 2021-05-13	5/13/2021	179099		0		\$1286.14	0
PAYROLL - 2021-05-13	5/13/2021	179100		0		\$1823.10	0
PAYROLL - 2021-05-13	5/13/2021	179101		0		\$1560.54	0
PAYROLL - 2021-05-13	5/13/2021	179102		0		\$1612.89	0
PAYROLL - 2021-05-13	5/13/2021	179103		0		\$1747.20	0
PAYROLL - 2021-05-13	5/13/2021	179104		0		\$1898.57	0
PAYROLL - 2021-05-13	5/13/2021	179105		0		\$1618.66	0
PAYROLL - 2021-05-13	5/13/2021	179106		0		\$1229.13	0
PAYROLL - 2021-05-13	5/13/2021	179107		0		\$1625.67	0
PAYROLL - 2021-05-13	5/13/2021	179108		0		\$1841.20	0
PAYROLL - 2021-05-13	5/13/2021	179109		0		\$1326.23	0
PAYROLL - 2021-05-13	5/13/2021	179110		0		\$1669.62	0
PAYROLL - 2021-05-13	5/13/2021	179111		0		\$1828.60	0
PAYROLL - 2021-05-13	5/13/2021	179112		0		\$1753.02	0
PAYROLL - 2021-05-13	5/13/2021	179113		0		\$1664.37	0
PAYROLL - 2021-05-13	5/13/2021	179114		0		\$1607.73	0
PAYROLL - 2021-05-13	5/13/2021	179115		0		\$1606.79	0
PAYROLL - 2021-05-13	5/13/2021	179116		0		\$1647.93	0
PAYROLL - 2021-05-13	5/13/2021	179117		0		\$1628.08	0
PAYROLL - 2021-05-13	5/13/2021	179118		0		\$1520.38	0

Payroll Direct Deposits / Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	179119		0		\$1633.00	0
PAYROLL - 2021-05-13	5/13/2021	179120		0		\$1737.98	0
PAYROLL - 2021-05-13	5/13/2021	179121		0		\$3581.31	0
PAYROLL - 2021-05-13	5/13/2021	179122		0		\$1723.28	0
PAYROLL - 2021-05-13	5/13/2021	179123		0		\$1428.86	0
PAYROLL - 2021-05-13	5/13/2021	179124		0		\$1802.76	0
PAYROLL - 2021-05-13	5/13/2021	179125		0		\$635.34	0
PAYROLL - 2021-05-13	5/13/2021	179126		0		\$1757.02	0
PAYROLL - 2021-05-13	5/13/2021	179127		0		\$1661.08	0
PAYROLL - 2021-05-13	5/13/2021	179128		0		\$1699.59	0
PAYROLL - 2021-05-13	5/13/2021	179129		0		\$2159.40	0
PAYROLL - 2021-05-13	5/13/2021	179130		0		\$1806.86	0
PAYROLL - 2021-05-13	5/13/2021	179131		0		\$1085.92	0
PAYROLL - 2021-05-13	5/13/2021	179132		0		\$2021.20	0
PAYROLL - 2021-05-13	5/13/2021	179133		0		\$1345.87	0
PAYROLL - 2021-05-13	5/13/2021	179134		0		\$1840.06	0
PAYROLL - 2021-05-13	5/13/2021	179135		0		\$1640.65	0
PAYROLL - 2021-05-13	5/13/2021	179136		0		\$1333.40	0
PAYROLL - 2021-05-13	5/13/2021	179137		0		\$1516.51	0
PAYROLL - 2021-05-13	5/13/2021	179138		0		\$2105.59	0
PAYROLL - 2021-05-13	5/13/2021	179139		0		\$2196.25	0
PAYROLL - 2021-05-13	5/13/2021	179140		0		\$1906.32	0
PAYROLL - 2021-05-13	5/13/2021	179141		0		\$1891.11	0
PAYROLL - 2021-05-13	5/13/2021	179142		0		\$2043.86	0
PAYROLL - 2021-05-13	5/13/2021	179143		0		\$1033.12	0
PAYROLL - 2021-05-13	5/13/2021	179144		0		\$2620.23	0
PAYROLL - 2021-05-13	5/13/2021	179145		0		\$1996.81	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	179146		0		\$2546.38	0
PAYROLL - 2021-05-13	5/13/2021	179147		0		\$1386.12	0
PAYROLL - 2021-05-13	5/13/2021	179148		0		\$1761.00	0
PAYROLL - 2021-05-13	5/13/2021	179149		0		\$2593.14	0
PAYROLL - 2021-05-13	5/13/2021	179150		0		\$2167.22	0
PAYROLL - 2021-05-13	5/13/2021	179151		0		\$3628.93	0
PAYROLL - 2021-05-13	5/13/2021	179152		0		\$1447.52	0
PAYROLL - 2021-05-13	5/13/2021	179153		0		\$2141.72	0
PAYROLL - 2021-05-13	5/13/2021	179154		0		\$1936.06	0
PAYROLL - 2021-05-13	5/13/2021	179155		0		\$2740.08	0
PAYROLL - 2021-05-13	5/13/2021	179156		0		\$755.96	0
PAYROLL - 2021-05-13	5/13/2021	179157		0		\$1599.97	0
PAYROLL - 2021-05-13	5/13/2021	179158		0		\$2119.92	0
PAYROLL - 2021-05-13	5/13/2021	179159		0		\$3051.27	0
PAYROLL - 2021-05-13	5/13/2021	179160		0		\$2093.19	0
PAYROLL - 2021-05-13	5/13/2021	179161		0		\$1813.11	0
PAYROLL - 2021-05-13	5/13/2021	179162		0		\$1858.52	0
PAYROLL - 2021-05-13	5/13/2021	179163		0		\$1384.14	0
PAYROLL - 2021-05-13	5/13/2021	179164		0		\$1492.93	0
PAYROLL - 2021-05-13	5/13/2021	179165		0		\$1739.95	0
PAYROLL - 2021-05-13	5/13/2021	179166		0		\$1400.29	0
PAYROLL - 2021-05-13	5/13/2021	179167		0		\$1303.62	0
PAYROLL - 2021-05-13	5/13/2021	179168		0		\$2528.06	0
PAYROLL - 2021-05-13	5/13/2021	179169		0		\$1870.96	0
PAYROLL - 2021-05-13	5/13/2021	179170		0		\$1816.44	0
PAYROLL - 2021-05-13	5/13/2021	179171		0		\$1700.57	0
PAYROLL - 2021-05-13	5/13/2021	179172		0		\$18.74	0

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PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	179173		0		\$1120.81	0
PAYROLL - 2021-05-13	5/13/2021	179174		0		\$1751.77	0
PAYROLL - 2021-05-13	5/13/2021	179175		0		\$2059.89	0
PAYROLL - 2021-05-13	5/13/2021	179176		0		\$2078.75	0
PAYROLL - 2021-05-13	5/13/2021	179177		0		\$2130.66	0
PAYROLL - 2021-05-13	5/13/2021	179178		0		\$3007.28	0
PAYROLL - 2021-05-13	5/13/2021	179179		0		\$3295.81	0
PAYROLL - 2021-05-13	5/13/2021	179180		0		\$1526.53	0
PAYROLL - 2021-05-13	5/13/2021	179181		0		\$1713.94	0
PAYROLL - 2021-05-13	5/13/2021	179182		0		\$1394.47	0
PAYROLL - 2021-05-13	5/13/2021	179183		0		\$1563.79	0
PAYROLL - 2021-05-13	5/13/2021	179184		0		\$1731.26	0
PAYROLL - 2021-05-13	5/13/2021	179185		0		\$1272.60	0
PAYROLL - 2021-05-13	5/13/2021	179186		0		\$2216.65	0
PAYROLL - 2021-05-13	5/13/2021	179187		0		\$1244.82	0
PAYROLL - 2021-05-13	5/13/2021	179188		0		\$4831.51	0
PAYROLL - 2021-05-13	5/13/2021	179189		0		\$3281.24	0
PAYROLL - 2021-05-13	5/13/2021	179190		0		\$2475.56	0
PAYROLL - 2021-05-13	5/13/2021	179191		0		\$3599.11	0
PAYROLL - 2021-05-13	5/13/2021	179192		0		\$2521.76	0
PAYROLL - 2021-05-13	5/13/2021	179193		0		\$1862.20	0
PAYROLL - 2021-05-13	5/13/2021	179194		0		\$1581.61	0
PAYROLL - 2021-05-13	5/13/2021	179195		0		\$2249.32	0
PAYROLL - 2021-05-13	5/13/2021	179196		0		\$1898.28	0
PAYROLL - 2021-05-13	5/13/2021	179197		0		\$2886.36	0
PAYROLL - 2021-05-13	5/13/2021	179198		0		\$1085.00	0
PAYROLL - 2021-05-13	5/13/2021	179199		0		\$2646.89	0

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PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	179200		0		\$1191.88	0
PAYROLL - 2021-05-13	5/13/2021	179201		0		\$1695.72	0
PAYROLL - 2021-05-13	5/13/2021	179202		0		\$1934.12	0
PAYROLL - 2021-05-13	5/13/2021	179203		0		\$933.23	0
PAYROLL - 2021-05-13	5/13/2021	179204		0		\$1632.56	0
PAYROLL - 2021-05-13	5/13/2021	179205		0		\$1453.02	0
PAYROLL - 2021-05-13	5/13/2021	179206		0		\$1808.08	0
PAYROLL - 2021-05-13	5/13/2021	179207		0		\$2725.78	0
PAYROLL - 2021-05-13	5/13/2021	179208		0		\$1921.23	0
PAYROLL - 2021-05-13	5/13/2021	179209		0		\$2079.65	0
PAYROLL - 2021-05-13	5/13/2021	179210		0		\$2886.84	0
PAYROLL - 2021-05-13	5/13/2021	179211		0		\$1389.68	0
PAYROLL - 2021-05-13	5/13/2021	179212		0		\$2441.84	0
PAYROLL - 2021-05-13	5/13/2021	179213		0		\$2047.73	0
PAYROLL - 2021-05-13	5/13/2021	179214		0		\$1274.77	0
PAYROLL - 2021-05-13	5/13/2021	179215		0		\$1152.84	0
PAYROLL - 2021-05-13	5/13/2021	179216		0		\$1700.40	0
PAYROLL - 2021-05-13	5/13/2021	179217		0		\$1342.96	0
PAYROLL - 2021-05-13	5/13/2021	179218		0		\$1971.49	0
PAYROLL - 2021-05-13	5/13/2021	179219		0		\$1084.47	0
PAYROLL - 2021-05-13	5/13/2021	179220		0		\$2270.96	0
PAYROLL - 2021-05-13	5/13/2021	179221		0		\$1821.67	0
PAYROLL - 2021-05-13	5/13/2021	179222		0		\$1626.65	0
PAYROLL - 2021-05-13	5/13/2021	179223		0		\$1421.69	0
PAYROLL - 2021-05-13	5/13/2021	179224		0		\$2827.40	0
PAYROLL - 2021-05-13	5/13/2021	179225		0		\$1692.17	0
PAYROLL - 2021-05-13	5/13/2021	179226		0		\$1888.56	0

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PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	179227		0		\$765.52	0
PAYROLL - 2021-05-13	5/13/2021	179228		0		\$200.17	0
PAYROLL - 2021-05-13	5/13/2021	179229		0		\$2088.12	0
PAYROLL - 2021-05-13	5/13/2021	179230		0		\$462.59	0
PAYROLL - 2021-05-13	5/13/2021	179231		0		\$1001.27	0
PAYROLL - 2021-05-13	5/13/2021	179232		0		\$838.05	0
PAYROLL - 2021-05-13	5/13/2021	179233		0		\$1837.61	0
PAYROLL - 2021-05-13	5/13/2021	179234		0		\$220.20	0
PAYROLL - 2021-05-13	5/13/2021	179235		0		\$934.13	0
PAYROLL - 2021-05-13	5/13/2021	179236		0		\$142.11	0
PAYROLL - 2021-05-13	5/13/2021	179237		0		\$1662.97	0
PAYROLL - 2021-05-13	5/13/2021	179238		0		\$642.56	0
PAYROLL - 2021-05-13	5/13/2021	179239		0		\$830.51	0
PAYROLL - 2021-05-13	5/13/2021	179240		0		\$1585.88	0
PAYROLL - 2021-05-13	5/13/2021	179241		0		\$1134.88	0
PAYROLL - 2021-05-13	5/13/2021	179242		0		\$718.59	0
PAYROLL - 2021-05-13	5/13/2021	179243		0		\$1688.11	0
PAYROLL - 2021-05-13	5/13/2021	179244		0		\$1108.54	0
PAYROLL - 2021-05-13	5/13/2021	179245		0		\$1804.06	0
PAYROLL - 2021-05-13	5/13/2021	179246		0		\$1025.18	0
PAYROLL - 2021-05-13	5/13/2021	179247		0		\$639.92	0
PAYROLL - 2021-05-13	5/13/2021	179248		0		\$1423.26	0
PAYROLL - 2021-05-13	5/13/2021	179249		0		\$532.94	0
PAYROLL - 2021-05-13	5/13/2021	179250		0		\$1508.56	0
PAYROLL - 2021-05-13	5/13/2021	179251		0		\$465.84	0
PAYROLL - 2021-05-13	5/13/2021	179252		0		\$827.89	0
PAYROLL - 2021-05-13	5/13/2021	179253		0		\$357.50	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-13	5/13/2021	179254		0		\$236.00	0
PAYROLL - 2021-05-13	5/13/2021	179255		0		\$5720.67	0
PAYROLL - 2021-05-13	TOTALS:					\$1,155,738.14	0
PAYROLL - 2021-05-27	5/27/2021	179256		0		\$2123.67	0
PAYROLL - 2021-05-27	5/27/2021	179257		0		\$950.22	0
PAYROLL - 2021-05-27	5/27/2021	179258		0		\$2169.62	0
PAYROLL - 2021-05-27	5/27/2021	179259		0		\$1413.95	0
PAYROLL - 2021-05-27	5/27/2021	179260		0		\$1908.43	0
PAYROLL - 2021-05-27	5/27/2021	179261		0		\$2168.34	0
PAYROLL - 2021-05-27	5/27/2021	179262		0		\$3798.10	0
PAYROLL - 2021-05-27	5/27/2021	179263		0		\$2194.40	0
PAYROLL - 2021-05-27	5/27/2021	179264		0		\$1394.37	0
PAYROLL - 2021-05-27	5/27/2021	179265		0		\$1957.46	0
PAYROLL - 2021-05-27	5/27/2021	179266		0		\$1755.09	0
PAYROLL - 2021-05-27	5/27/2021	179267		0		\$1574.51	0
PAYROLL - 2021-05-27	5/27/2021	179268		0		\$1264.62	0
PAYROLL - 2021-05-27	5/27/2021	179269		0		\$3265.80	0
PAYROLL - 2021-05-27	5/27/2021	179270		0		\$2167.19	0
PAYROLL - 2021-05-27	5/27/2021	179271		0		\$840.74	0
PAYROLL - 2021-05-27	5/27/2021	179272		0		\$4801.68	0
PAYROLL - 2021-05-27	5/27/2021	179273		0		\$558.37	0
PAYROLL - 2021-05-27	5/27/2021	179274		0		\$979.50	0
PAYROLL - 2021-05-27	5/27/2021	179275		0		\$3787.85	0
PAYROLL - 2021-05-27	5/27/2021	179276		0		\$1107.75	0
PAYROLL - 2021-05-27	5/27/2021	179277		0		\$942.37	0
PAYROLL - 2021-05-27	5/27/2021	179278		0		\$1002.24	0
PAYROLL - 2021-05-27	5/27/2021	179279		0		\$978.70	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179280		0		\$1738.98	0
PAYROLL - 2021-05-27	5/27/2021	179281		0		\$1885.29	0
PAYROLL - 2021-05-27	5/27/2021	179282		0		\$1137.34	0
PAYROLL - 2021-05-27	5/27/2021	179283		0		\$1822.39	0
PAYROLL - 2021-05-27	5/27/2021	179284		0		\$1129.47	0
PAYROLL - 2021-05-27	5/27/2021	179285		0		\$826.74	0
PAYROLL - 2021-05-27	5/27/2021	179286		0		\$532.64	0
PAYROLL - 2021-05-27	5/27/2021	179287		0		\$1065.46	0
PAYROLL - 2021-05-27	5/27/2021	179288		0		\$1091.49	0
PAYROLL - 2021-05-27	5/27/2021	179289		0		\$1891.64	0
PAYROLL - 2021-05-27	5/27/2021	179290		0		\$1153.57	0
PAYROLL - 2021-05-27	5/27/2021	179291		0		\$1521.02	0
PAYROLL - 2021-05-27	5/27/2021	179292		0		\$2428.53	0
PAYROLL - 2021-05-27	5/27/2021	179293		0		\$1080.11	0
PAYROLL - 2021-05-27	5/27/2021	179294		0		\$1581.96	0
PAYROLL - 2021-05-27	5/27/2021	179295		0		\$1045.22	0
PAYROLL - 2021-05-27	5/27/2021	179296		0		\$1394.28	0
PAYROLL - 2021-05-27	5/27/2021	179297		0		\$1677.14	0
PAYROLL - 2021-05-27	5/27/2021	179298		0		\$3749.28	0
PAYROLL - 2021-05-27	5/27/2021	179299		0		\$1505.64	0
PAYROLL - 2021-05-27	5/27/2021	179300		0		\$1321.27	0
PAYROLL - 2021-05-27	5/27/2021	179301		0		\$1970.51	0
PAYROLL - 2021-05-27	5/27/2021	179302		0		\$1193.62	0
PAYROLL - 2021-05-27	5/27/2021	179303		0		\$1079.35	0
PAYROLL - 2021-05-27	5/27/2021	179304		0		\$1597.39	0
PAYROLL - 2021-05-27	5/27/2021	179305		0		\$1108.08	0
PAYROLL - 2021-05-27	5/27/2021	179306		0		\$1762.98	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179307		0		\$983.67	0
PAYROLL - 2021-05-27	5/27/2021	179308		0		\$1651.97	0
PAYROLL - 2021-05-27	5/27/2021	179309		0		\$1517.25	0
PAYROLL - 2021-05-27	5/27/2021	179310		0		\$1154.77	0
PAYROLL - 2021-05-27	5/27/2021	179311		0		\$965.85	0
PAYROLL - 2021-05-27	5/27/2021	179312		0		\$1142.40	0
PAYROLL - 2021-05-27	5/27/2021	179313		0		\$1642.01	0
PAYROLL - 2021-05-27	5/27/2021	179314		0		\$1595.19	0
PAYROLL - 2021-05-27	5/27/2021	179315		0		\$1853.72	0
PAYROLL - 2021-05-27	5/27/2021	179316		0		\$1968.17	0
PAYROLL - 2021-05-27	5/27/2021	179317		0		\$1054.15	0
PAYROLL - 2021-05-27	5/27/2021	179318		0		\$1001.49	0
PAYROLL - 2021-05-27	5/27/2021	179319		0		\$496.76	0
PAYROLL - 2021-05-27	5/27/2021	179320		0		\$1352.28	0
PAYROLL - 2021-05-27	5/27/2021	179321		0		\$2015.69	0
PAYROLL - 2021-05-27	5/27/2021	179322		0		\$3300.79	0
PAYROLL - 2021-05-27	5/27/2021	179323		0		\$2269.09	0
PAYROLL - 2021-05-27	5/27/2021	179324		0		\$2267.47	0
PAYROLL - 2021-05-27	5/27/2021	179325		0		\$3913.44	0
PAYROLL - 2021-05-27	5/27/2021	179326		0		\$1000.88	0
PAYROLL - 2021-05-27	5/27/2021	179327		0		\$2281.92	0
PAYROLL - 2021-05-27	5/27/2021	179328		0		\$1360.51	0
PAYROLL - 2021-05-27	5/27/2021	179329		0		\$1375.73	0
PAYROLL - 2021-05-27	5/27/2021	179330		0		\$1518.59	0
PAYROLL - 2021-05-27	5/27/2021	179331		0		\$1745.88	0
PAYROLL - 2021-05-27	5/27/2021	179332		0		\$1436.07	0
PAYROLL - 2021-05-27	5/27/2021	179333		0		\$1394.26	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179334		0		\$2503.75	0
PAYROLL - 2021-05-27	5/27/2021	179335		0		\$1507.37	0
PAYROLL - 2021-05-27	5/27/2021	179336		0		\$2357.42	0
PAYROLL - 2021-05-27	5/27/2021	179337		0		\$1447.53	0
PAYROLL - 2021-05-27	5/27/2021	179338		0		\$2000.84	0
PAYROLL - 2021-05-27	5/27/2021	179339		0		\$1853.50	0
PAYROLL - 2021-05-27	5/27/2021	179340		0		\$2042.41	0
PAYROLL - 2021-05-27	5/27/2021	179341		0		\$2262.05	0
PAYROLL - 2021-05-27	5/27/2021	179342		0		\$1388.76	0
PAYROLL - 2021-05-27	5/27/2021	179343		0		\$1130.38	0
PAYROLL - 2021-05-27	5/27/2021	179344		0		\$1876.93	0
PAYROLL - 2021-05-27	5/27/2021	179345		0		\$1494.96	0
PAYROLL - 2021-05-27	5/27/2021	179346		0		\$1710.09	0
PAYROLL - 2021-05-27	5/27/2021	179347		0		\$1646.73	0
PAYROLL - 2021-05-27	5/27/2021	179348		0		\$1968.29	0
PAYROLL - 2021-05-27	5/27/2021	179349		0		\$1339.63	0
PAYROLL - 2021-05-27	5/27/2021	179350		0		\$1768.28	0
PAYROLL - 2021-05-27	5/27/2021	179351		0		\$1820.36	0
PAYROLL - 2021-05-27	5/27/2021	179352		0		\$1793.63	0
PAYROLL - 2021-05-27	5/27/2021	179353		0		\$1037.66	0
PAYROLL - 2021-05-27	5/27/2021	179354		0		\$2485.43	0
PAYROLL - 2021-05-27	5/27/2021	179355		0		\$166.14	0
PAYROLL - 2021-05-27	5/27/2021	179356		0		\$1749.28	0
PAYROLL - 2021-05-27	5/27/2021	179357		0		\$1062.79	0
PAYROLL - 2021-05-27	5/27/2021	179358		0		\$1277.70	0
PAYROLL - 2021-05-27	5/27/2021	179359		0		\$137.94	0
PAYROLL - 2021-05-27	5/27/2021	179360		0		\$137.94	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179361		0		\$1651.31	0
PAYROLL - 2021-05-27	5/27/2021	179362		0		\$668.36	0
PAYROLL - 2021-05-27	5/27/2021	179363		0		\$1371.91	0
PAYROLL - 2021-05-27	5/27/2021	179364		0		\$68.97	0
PAYROLL - 2021-05-27	5/27/2021	179365		0		\$68.97	0
PAYROLL - 2021-05-27	5/27/2021	179366		0		\$514.38	0
PAYROLL - 2021-05-27	5/27/2021	179367		0		\$2071.16	0
PAYROLL - 2021-05-27	5/27/2021	179368		0		\$1750.03	0
PAYROLL - 2021-05-27	5/27/2021	179369		0		\$2267.73	0
PAYROLL - 2021-05-27	5/27/2021	179370		0		\$1424.84	0
PAYROLL - 2021-05-27	5/27/2021	179371		0		\$2924.23	0
PAYROLL - 2021-05-27	5/27/2021	179372		0		\$3374.97	0
PAYROLL - 2021-05-27	5/27/2021	179373		0		\$81.50	0
PAYROLL - 2021-05-27	5/27/2021	179374		0		\$1210.19	0
PAYROLL - 2021-05-27	5/27/2021	179375		0		\$2218.99	0
PAYROLL - 2021-05-27	5/27/2021	179376		0		\$2540.35	0
PAYROLL - 2021-05-27	5/27/2021	179377		0		\$1666.77	0
PAYROLL - 2021-05-27	5/27/2021	179378		0		\$1595.75	0
PAYROLL - 2021-05-27	5/27/2021	179379		0		\$1789.49	0
PAYROLL - 2021-05-27	5/27/2021	179380		0		\$1851.27	0
PAYROLL - 2021-05-27	5/27/2021	179381		0		\$1853.07	0
PAYROLL - 2021-05-27	5/27/2021	179382		0		\$1884.97	0
PAYROLL - 2021-05-27	5/27/2021	179383		0		\$2095.96	0
PAYROLL - 2021-05-27	5/27/2021	179384		0		\$2841.80	0
PAYROLL - 2021-05-27	5/27/2021	179385		0		\$1545.35	0
PAYROLL - 2021-05-27	5/27/2021	179386		0		\$1730.55	0
PAYROLL - 2021-05-27	5/27/2021	179387		0		\$969.08	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179388		0		\$1613.00	0
PAYROLL - 2021-05-27	5/27/2021	179389		0		\$1642.02	0
PAYROLL - 2021-05-27	5/27/2021	179390		0		\$2117.28	0
PAYROLL - 2021-05-27	5/27/2021	179391		0		\$12398.78	0
PAYROLL - 2021-05-27	5/27/2021	179392		0		\$1814.81	0
PAYROLL - 2021-05-27	5/27/2021	179393		0		\$1957.93	0
PAYROLL - 2021-05-27	5/27/2021	179394		0		\$1915.40	0
PAYROLL - 2021-05-27	5/27/2021	179395		0		\$1519.00	0
PAYROLL - 2021-05-27	5/27/2021	179396		0		\$1826.61	0
PAYROLL - 2021-05-27	5/27/2021	179397		0		\$1687.54	0
PAYROLL - 2021-05-27	5/27/2021	179398		0		\$1754.29	0
PAYROLL - 2021-05-27	5/27/2021	179399		0		\$1857.96	0
PAYROLL - 2021-05-27	5/27/2021	179400		0		\$1394.00	0
PAYROLL - 2021-05-27	5/27/2021	179401		0		\$1824.03	0
PAYROLL - 2021-05-27	5/27/2021	179402		0		\$1378.51	0
PAYROLL - 2021-05-27	5/27/2021	179403		0		\$1605.16	0
PAYROLL - 2021-05-27	5/27/2021	179404		0		\$1593.23	0
PAYROLL - 2021-05-27	5/27/2021	179405		0		\$1850.08	0
PAYROLL - 2021-05-27	5/27/2021	179406		0		\$1943.09	0
PAYROLL - 2021-05-27	5/27/2021	179407		0		\$1846.97	0
PAYROLL - 2021-05-27	5/27/2021	179408		0		\$1527.59	0
PAYROLL - 2021-05-27	5/27/2021	179409		0		\$1961.53	0
PAYROLL - 2021-05-27	5/27/2021	179410		0		\$1627.06	0
PAYROLL - 2021-05-27	5/27/2021	179411		0		\$1737.26	0
PAYROLL - 2021-05-27	5/27/2021	179412		0		\$3762.44	0
PAYROLL - 2021-05-27	5/27/2021	179413		0		\$2628.99	0
PAYROLL - 2021-05-27	5/27/2021	179414		0		\$1396.57	0

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PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179415		0		\$2188.34	0
PAYROLL - 2021-05-27	5/27/2021	179416		0		\$2430.43	0
PAYROLL - 2021-05-27	5/27/2021	179417		0		\$2971.90	0
PAYROLL - 2021-05-27	5/27/2021	179418		0		\$3231.42	0
PAYROLL - 2021-05-27	5/27/2021	179419		0		\$4140.42	0
PAYROLL - 2021-05-27	5/27/2021	179420		0		\$5519.63	0
PAYROLL - 2021-05-27	5/27/2021	179421		0		\$3359.14	0
PAYROLL - 2021-05-27	5/27/2021	179422		0		\$2426.35	0
PAYROLL - 2021-05-27	5/27/2021	179423		0		\$2187.65	0
PAYROLL - 2021-05-27	5/27/2021	179424		0		\$2658.90	0
PAYROLL - 2021-05-27	5/27/2021	179425		0		\$3672.48	0
PAYROLL - 2021-05-27	5/27/2021	179426		0		\$2422.94	0
PAYROLL - 2021-05-27	5/27/2021	179427		0		\$2240.00	0
PAYROLL - 2021-05-27	5/27/2021	179428		0		\$3301.46	0
PAYROLL - 2021-05-27	5/27/2021	179429		0		\$4673.67	0
PAYROLL - 2021-05-27	5/27/2021	179430		0		\$3480.82	0
PAYROLL - 2021-05-27	5/27/2021	179431		0		\$3788.84	0
PAYROLL - 2021-05-27	5/27/2021	179432		0		\$2449.36	0
PAYROLL - 2021-05-27	5/27/2021	179433		0		\$2708.63	0
PAYROLL - 2021-05-27	5/27/2021	179434		0		\$1568.99	0
PAYROLL - 2021-05-27	5/27/2021	179435		0		\$1755.73	0
PAYROLL - 2021-05-27	5/27/2021	179436		0		\$3006.86	0
PAYROLL - 2021-05-27	5/27/2021	179437		0		\$1334.32	0
PAYROLL - 2021-05-27	5/27/2021	179438		0		\$3968.34	0
PAYROLL - 2021-05-27	5/27/2021	179439		0		\$1368.79	0
PAYROLL - 2021-05-27	5/27/2021	179440		0		\$1961.25	0
PAYROLL - 2021-05-27	5/27/2021	179441		0		\$4190.24	0

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PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179442		0		\$3096.35	0
PAYROLL - 2021-05-27	5/27/2021	179443		0		\$5030.93	0
PAYROLL - 2021-05-27	5/27/2021	179444		0		\$3109.93	0
PAYROLL - 2021-05-27	5/27/2021	179445		0		\$1851.42	0
PAYROLL - 2021-05-27	5/27/2021	179446		0		\$2847.72	0
PAYROLL - 2021-05-27	5/27/2021	179447		0		\$1547.92	0
PAYROLL - 2021-05-27	5/27/2021	179448		0		\$6789.79	0
PAYROLL - 2021-05-27	5/27/2021	179449		0		\$2313.41	0
PAYROLL - 2021-05-27	5/27/2021	179450		0		\$3185.73	0
PAYROLL - 2021-05-27	5/27/2021	179451		0		\$2190.18	0
PAYROLL - 2021-05-27	5/27/2021	179452		0		\$2624.30	0
PAYROLL - 2021-05-27	5/27/2021	179453		0		\$2708.98	0
PAYROLL - 2021-05-27	5/27/2021	179454		0		\$1724.11	0
PAYROLL - 2021-05-27	5/27/2021	179455		0		\$2175.10	0
PAYROLL - 2021-05-27	5/27/2021	179456		0		\$2626.63	0
PAYROLL - 2021-05-27	5/27/2021	179457		0		\$2538.47	0
PAYROLL - 2021-05-27	5/27/2021	179458		0		\$3693.87	0
PAYROLL - 2021-05-27	5/27/2021	179459		0		\$3400.33	0
PAYROLL - 2021-05-27	5/27/2021	179460		0		\$3876.88	0
PAYROLL - 2021-05-27	5/27/2021	179461		0		\$2356.04	0
PAYROLL - 2021-05-27	5/27/2021	179462		0		\$4803.84	0
PAYROLL - 2021-05-27	5/27/2021	179463		0		\$2911.55	0
PAYROLL - 2021-05-27	5/27/2021	179464		0		\$2444.04	0
PAYROLL - 2021-05-27	5/27/2021	179465		0		\$765.55	0
PAYROLL - 2021-05-27	5/27/2021	179466		0		\$2268.27	0
PAYROLL - 2021-05-27	5/27/2021	179467		0		\$3845.92	0
PAYROLL - 2021-05-27	5/27/2021	179468		0		\$2414.63	0

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PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179469		0		\$2893.31	0
PAYROLL - 2021-05-27	5/27/2021	179470		0		\$4332.78	0
PAYROLL - 2021-05-27	5/27/2021	179471		0		\$1983.47	0
PAYROLL - 2021-05-27	5/27/2021	179472		0		\$5529.03	0
PAYROLL - 2021-05-27	5/27/2021	179473		0		\$1994.15	0
PAYROLL - 2021-05-27	5/27/2021	179474		0		\$2503.10	0
PAYROLL - 2021-05-27	5/27/2021	179475		0		\$1158.05	0
PAYROLL - 2021-05-27	5/27/2021	179476		0		\$1752.66	0
PAYROLL - 2021-05-27	5/27/2021	179477		0		\$3301.89	0
PAYROLL - 2021-05-27	5/27/2021	179478		0		\$2106.98	0
PAYROLL - 2021-05-27	5/27/2021	179479		0		\$2561.14	0
PAYROLL - 2021-05-27	5/27/2021	179480		0		\$2467.70	0
PAYROLL - 2021-05-27	5/27/2021	179481		0		\$2309.41	0
PAYROLL - 2021-05-27	5/27/2021	179482		0		\$5153.90	0
PAYROLL - 2021-05-27	5/27/2021	179483		0		\$2610.27	0
PAYROLL - 2021-05-27	5/27/2021	179484		0		\$1246.99	0
PAYROLL - 2021-05-27	5/27/2021	179485		0		\$1761.00	0
PAYROLL - 2021-05-27	5/27/2021	179486		0		\$3689.81	0
PAYROLL - 2021-05-27	5/27/2021	179487		0		\$1631.13	0
PAYROLL - 2021-05-27	5/27/2021	179488		0		\$3376.24	0
PAYROLL - 2021-05-27	5/27/2021	179489		0		\$1470.88	0
PAYROLL - 2021-05-27	5/27/2021	179490		0		\$4473.90	0
PAYROLL - 2021-05-27	5/27/2021	179491		0		\$1906.55	0
PAYROLL - 2021-05-27	5/27/2021	179492		0		\$3427.37	0
PAYROLL - 2021-05-27	5/27/2021	179493		0		\$3186.86	0
PAYROLL - 2021-05-27	5/27/2021	179494		0		\$1628.61	0
PAYROLL - 2021-05-27	5/27/2021	179495		0		\$4013.42	0

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PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179496		0		\$3214.42	0
PAYROLL - 2021-05-27	5/27/2021	179497		0		\$2542.05	0
PAYROLL - 2021-05-27	5/27/2021	179498		0		\$3340.16	0
PAYROLL - 2021-05-27	5/27/2021	179499		0		\$2999.98	0
PAYROLL - 2021-05-27	5/27/2021	179500		0		\$3694.04	0
PAYROLL - 2021-05-27	5/27/2021	179501		0		\$2322.30	0
PAYROLL - 2021-05-27	5/27/2021	179502		0		\$3429.94	0
PAYROLL - 2021-05-27	5/27/2021	179503		0		\$1435.32	0
PAYROLL - 2021-05-27	5/27/2021	179504		0		\$2837.66	0
PAYROLL - 2021-05-27	5/27/2021	179505		0		\$1779.46	0
PAYROLL - 2021-05-27	5/27/2021	179506		0		\$2740.21	0
PAYROLL - 2021-05-27	5/27/2021	179507		0		\$1501.67	0
PAYROLL - 2021-05-27	5/27/2021	179508		0		\$3342.85	0
PAYROLL - 2021-05-27	5/27/2021	179509		0		\$2303.08	0
PAYROLL - 2021-05-27	5/27/2021	179510		0		\$3784.06	0
PAYROLL - 2021-05-27	5/27/2021	179511		0		\$2701.40	0
PAYROLL - 2021-05-27	5/27/2021	179512		0		\$1501.26	0
PAYROLL - 2021-05-27	5/27/2021	179513		0		\$3845.76	0
PAYROLL - 2021-05-27	5/27/2021	179514		0		\$2605.74	0
PAYROLL - 2021-05-27	5/27/2021	179515		0		\$2878.46	0
PAYROLL - 2021-05-27	5/27/2021	179516		0		\$2807.37	0
PAYROLL - 2021-05-27	5/27/2021	179517		0		\$3486.91	0
PAYROLL - 2021-05-27	5/27/2021	179518		0		\$4250.83	0
PAYROLL - 2021-05-27	5/27/2021	179519		0		\$2518.48	0
PAYROLL - 2021-05-27	5/27/2021	179520		0		\$3067.70	0
PAYROLL - 2021-05-27	5/27/2021	179521		0		\$1836.19	0
PAYROLL - 2021-05-27	5/27/2021	179522		0		\$3025.97	0

Payroll Direct Deposits / Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179523		0		\$2627.71	0
PAYROLL - 2021-05-27	5/27/2021	179524		0		\$3327.66	0
PAYROLL - 2021-05-27	5/27/2021	179525		0		\$2627.87	0
PAYROLL - 2021-05-27	5/27/2021	179526		0		\$3053.24	0
PAYROLL - 2021-05-27	5/27/2021	179527		0		\$1147.87	0
PAYROLL - 2021-05-27	5/27/2021	179528		0		\$2892.43	0
PAYROLL - 2021-05-27	5/27/2021	179529		0		\$1320.35	0
PAYROLL - 2021-05-27	5/27/2021	179530		0		\$1419.03	0
PAYROLL - 2021-05-27	5/27/2021	179531		0		\$3468.01	0
PAYROLL - 2021-05-27	5/27/2021	179532		0		\$2985.84	0
PAYROLL - 2021-05-27	5/27/2021	179533		0		\$3823.63	0
PAYROLL - 2021-05-27	5/27/2021	179534		0		\$3538.49	0
PAYROLL - 2021-05-27	5/27/2021	179535		0		\$2927.73	0
PAYROLL - 2021-05-27	5/27/2021	179536		0		\$3320.13	0
PAYROLL - 2021-05-27	5/27/2021	179537		0		\$2523.45	0
PAYROLL - 2021-05-27	5/27/2021	179538		0		\$1317.06	0
PAYROLL - 2021-05-27	5/27/2021	179539		0		\$2997.22	0
PAYROLL - 2021-05-27	5/27/2021	179540		0		\$1419.23	0
PAYROLL - 2021-05-27	5/27/2021	179541		0		\$1327.79	0
PAYROLL - 2021-05-27	5/27/2021	179542		0		\$2674.36	0
PAYROLL - 2021-05-27	5/27/2021	179543		0		\$3047.05	0
PAYROLL - 2021-05-27	5/27/2021	179544		0		\$2565.97	0
PAYROLL - 2021-05-27	5/27/2021	179545		0		\$3231.15	0
PAYROLL - 2021-05-27	5/27/2021	179546		0		\$2860.97	0
PAYROLL - 2021-05-27	5/27/2021	179547		0		\$2659.26	0
PAYROLL - 2021-05-27	5/27/2021	179548		0		\$2680.49	0
PAYROLL - 2021-05-27	5/27/2021	179549		0		\$3220.30	0

Payroll Direct Deposits / Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179550		0		\$3307.27	0
PAYROLL - 2021-05-27	5/27/2021	179551		0		\$2291.40	0
PAYROLL - 2021-05-27	5/27/2021	179552		0		\$2497.27	0
PAYROLL - 2021-05-27	5/27/2021	179553		0		\$3655.85	0
PAYROLL - 2021-05-27	5/27/2021	179554		0		\$3088.77	0
PAYROLL - 2021-05-27	5/27/2021	179555		0		\$3334.54	0
PAYROLL - 2021-05-27	5/27/2021	179556		0		\$4194.95	0
PAYROLL - 2021-05-27	5/27/2021	179557		0		\$2996.76	0
PAYROLL - 2021-05-27	5/27/2021	179558		0		\$1187.07	0
PAYROLL - 2021-05-27	5/27/2021	179559		0		\$3892.00	0
PAYROLL - 2021-05-27	5/27/2021	179560		0		\$2993.84	0
PAYROLL - 2021-05-27	5/27/2021	179561		0		\$1864.76	0
PAYROLL - 2021-05-27	5/27/2021	179562		0		\$2668.85	0
PAYROLL - 2021-05-27	5/27/2021	179563		0		\$2514.33	0
PAYROLL - 2021-05-27	5/27/2021	179564		0		\$2295.75	0
PAYROLL - 2021-05-27	5/27/2021	179565		0		\$3156.47	0
PAYROLL - 2021-05-27	5/27/2021	179566		0		\$1900.83	0
PAYROLL - 2021-05-27	5/27/2021	179567		0		\$1402.04	0
PAYROLL - 2021-05-27	5/27/2021	179568		0		\$2084.12	0
PAYROLL - 2021-05-27	5/27/2021	179569		0		\$2458.05	0
PAYROLL - 2021-05-27	5/27/2021	179570		0		\$2206.09	0
PAYROLL - 2021-05-27	5/27/2021	179571		0		\$1425.42	0
PAYROLL - 2021-05-27	5/27/2021	179572		0		\$2028.85	0
PAYROLL - 2021-05-27	5/27/2021	179573		0		\$2677.98	0
PAYROLL - 2021-05-27	5/27/2021	179574		0		\$1897.45	0
PAYROLL - 2021-05-27	5/27/2021	179575		0		\$3320.89	0
PAYROLL - 2021-05-27	5/27/2021	179576		0		\$3476.47	0

Payroll Direct Deposits / Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179577		0		\$1776.37	0
PAYROLL - 2021-05-27	5/27/2021	179578		0		\$5985.47	0
PAYROLL - 2021-05-27	5/27/2021	179579		0		\$2279.29	0
PAYROLL - 2021-05-27	5/27/2021	179580		0		\$2011.09	0
PAYROLL - 2021-05-27	5/27/2021	179581		0		\$4419.26	0
PAYROLL - 2021-05-27	5/27/2021	179582		0		\$3164.40	0
PAYROLL - 2021-05-27	5/27/2021	179583		0		\$1532.32	0
PAYROLL - 2021-05-27	5/27/2021	179584		0		\$3043.89	0
PAYROLL - 2021-05-27	5/27/2021	179585		0		\$3431.37	0
PAYROLL - 2021-05-27	5/27/2021	179586		0		\$3156.51	0
PAYROLL - 2021-05-27	5/27/2021	179587		0		\$1390.49	0
PAYROLL - 2021-05-27	5/27/2021	179588		0		\$2268.65	0
PAYROLL - 2021-05-27	5/27/2021	179589		0		\$4056.50	0
PAYROLL - 2021-05-27	5/27/2021	179590		0		\$4975.05	0
PAYROLL - 2021-05-27	5/27/2021	179591		0		\$2451.83	0
PAYROLL - 2021-05-27	5/27/2021	179592		0		\$1492.52	0
PAYROLL - 2021-05-27	5/27/2021	179593		0		\$3230.59	0
PAYROLL - 2021-05-27	5/27/2021	179594		0		\$3094.85	0
PAYROLL - 2021-05-27	5/27/2021	179595		0		\$2398.04	0
PAYROLL - 2021-05-27	5/27/2021	179596		0		\$4330.68	0
PAYROLL - 2021-05-27	5/27/2021	179597		0		\$2405.80	0
PAYROLL - 2021-05-27	5/27/2021	179598		0		\$1503.48	0
PAYROLL - 2021-05-27	5/27/2021	179599		0		\$1918.79	0
PAYROLL - 2021-05-27	5/27/2021	179600		0		\$884.84	0
PAYROLL - 2021-05-27	5/27/2021	179601		0		\$2452.54	0
PAYROLL - 2021-05-27	5/27/2021	179602		0		\$4797.38	0
PAYROLL - 2021-05-27	5/27/2021	179603		0		\$3078.78	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179604		0		\$2570.78	0
PAYROLL - 2021-05-27	5/27/2021	179605		0		\$1158.76	0
PAYROLL - 2021-05-27	5/27/2021	179606		0		\$2828.55	0
PAYROLL - 2021-05-27	5/27/2021	179607		0		\$2197.03	0
PAYROLL - 2021-05-27	5/27/2021	179608		0		\$3131.80	0
PAYROLL - 2021-05-27	5/27/2021	179609		0		\$4445.33	0
PAYROLL - 2021-05-27	5/27/2021	179610		0		\$3070.33	0
PAYROLL - 2021-05-27	5/27/2021	179611		0		\$1514.89	0
PAYROLL - 2021-05-27	5/27/2021	179612		0		\$2392.06	0
PAYROLL - 2021-05-27	5/27/2021	179613		0		\$3334.81	0
PAYROLL - 2021-05-27	5/27/2021	179614		0		\$3575.47	0
PAYROLL - 2021-05-27	5/27/2021	179615		0		\$2502.40	0
PAYROLL - 2021-05-27	5/27/2021	179616		0		\$2420.07	0
PAYROLL - 2021-05-27	5/27/2021	179617		0		\$2000.42	0
PAYROLL - 2021-05-27	5/27/2021	179618		0		\$2274.43	0
PAYROLL - 2021-05-27	5/27/2021	179619		0		\$2662.41	0
PAYROLL - 2021-05-27	5/27/2021	179620		0		\$2124.31	0
PAYROLL - 2021-05-27	5/27/2021	179621		0		\$2208.76	0
PAYROLL - 2021-05-27	5/27/2021	179622		0		\$1629.26	0
PAYROLL - 2021-05-27	5/27/2021	179623		0		\$3283.74	0
PAYROLL - 2021-05-27	5/27/2021	179624		0		\$807.91	0
PAYROLL - 2021-05-27	5/27/2021	179625		0		\$1630.60	0
PAYROLL - 2021-05-27	5/27/2021	179626		0		\$2266.89	0
PAYROLL - 2021-05-27	5/27/2021	179627		0		\$1866.13	0
PAYROLL - 2021-05-27	5/27/2021	179628		0		\$2473.03	0
PAYROLL - 2021-05-27	5/27/2021	179629		0		\$1729.30	0
PAYROLL - 2021-05-27	5/27/2021	179630		0		\$1789.10	0

Payroll Direct Deposits / Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179631		0		\$4195.68	0
PAYROLL - 2021-05-27	5/27/2021	179632		0		\$1136.71	0
PAYROLL - 2021-05-27	5/27/2021	179633		0		\$2065.09	0
PAYROLL - 2021-05-27	5/27/2021	179634		0		\$2701.18	0
PAYROLL - 2021-05-27	5/27/2021	179635		0		\$1612.44	0
PAYROLL - 2021-05-27	5/27/2021	179636		0		\$1497.68	0
PAYROLL - 2021-05-27	5/27/2021	179637		0		\$1467.79	0
PAYROLL - 2021-05-27	5/27/2021	179638		0		\$2021.62	0
PAYROLL - 2021-05-27	5/27/2021	179639		0		\$1975.06	0
PAYROLL - 2021-05-27	5/27/2021	179640		0		\$1985.30	0
PAYROLL - 2021-05-27	5/27/2021	179641		0		\$1312.26	0
PAYROLL - 2021-05-27	5/27/2021	179642		0		\$2285.34	0
PAYROLL - 2021-05-27	5/27/2021	179643		0		\$1589.74	0
PAYROLL - 2021-05-27	5/27/2021	179644		0		\$1692.91	0
PAYROLL - 2021-05-27	5/27/2021	179645		0		\$2013.48	0
PAYROLL - 2021-05-27	5/27/2021	179646		0		\$1877.63	0
PAYROLL - 2021-05-27	5/27/2021	179647		0		\$1750.86	0
PAYROLL - 2021-05-27	5/27/2021	179648		0		\$1442.51	0
PAYROLL - 2021-05-27	5/27/2021	179649		0		\$1902.25	0
PAYROLL - 2021-05-27	5/27/2021	179650		0		\$2032.30	0
PAYROLL - 2021-05-27	5/27/2021	179651		0		\$1293.97	0
PAYROLL - 2021-05-27	5/27/2021	179652		0		\$2221.57	0
PAYROLL - 2021-05-27	5/27/2021	179653		0		\$1516.04	0
PAYROLL - 2021-05-27	5/27/2021	179654		0		\$1440.68	0
PAYROLL - 2021-05-27	5/27/2021	179655		0		\$1744.94	0
PAYROLL - 2021-05-27	5/27/2021	179656		0		\$1642.52	0
PAYROLL - 2021-05-27	5/27/2021	179657		0		\$1667.55	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179658		0		\$1313.88	0
PAYROLL - 2021-05-27	5/27/2021	179659		0		\$2022.40	0
PAYROLL - 2021-05-27	5/27/2021	179660		0		\$1909.61	0
PAYROLL - 2021-05-27	5/27/2021	179661		0		\$1456.70	0
PAYROLL - 2021-05-27	5/27/2021	179662		0		\$1649.50	0
PAYROLL - 2021-05-27	5/27/2021	179663		0		\$1902.75	0
PAYROLL - 2021-05-27	5/27/2021	179664		0		\$1724.65	0
PAYROLL - 2021-05-27	5/27/2021	179665		0		\$1678.54	0
PAYROLL - 2021-05-27	5/27/2021	179666		0		\$1689.95	0
PAYROLL - 2021-05-27	5/27/2021	179667		0		\$1601.95	0
PAYROLL - 2021-05-27	5/27/2021	179668		0		\$1723.44	0
PAYROLL - 2021-05-27	5/27/2021	179669		0		\$1653.99	0
PAYROLL - 2021-05-27	5/27/2021	179670		0		\$1602.22	0
PAYROLL - 2021-05-27	5/27/2021	179671		0		\$1665.42	0
PAYROLL - 2021-05-27	5/27/2021	179672		0		\$1796.65	0
PAYROLL - 2021-05-27	5/27/2021	179673		0		\$2077.56	0
PAYROLL - 2021-05-27	5/27/2021	179674		0		\$1498.87	0
PAYROLL - 2021-05-27	5/27/2021	179675		0		\$1836.65	0
PAYROLL - 2021-05-27	5/27/2021	179676		0		\$636.67	0
PAYROLL - 2021-05-27	5/27/2021	179677		0		\$1845.80	0
PAYROLL - 2021-05-27	5/27/2021	179678		0		\$1707.51	0
PAYROLL - 2021-05-27	5/27/2021	179679		0		\$1649.74	0
PAYROLL - 2021-05-27	5/27/2021	179680		0		\$1991.10	0
PAYROLL - 2021-05-27	5/27/2021	179681		0		\$1805.94	0
PAYROLL - 2021-05-27	5/27/2021	179682		0		\$2007.08	0
PAYROLL - 2021-05-27	5/27/2021	179683		0		\$1179.97	0
PAYROLL - 2021-05-27	5/27/2021	179684		0		\$2018.13	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179685		0		\$1243.85	0
PAYROLL - 2021-05-27	5/27/2021	179686		0		\$1676.25	0
PAYROLL - 2021-05-27	5/27/2021	179687		0		\$1726.92	0
PAYROLL - 2021-05-27	5/27/2021	179688		0		\$1299.75	0
PAYROLL - 2021-05-27	5/27/2021	179689		0		\$1553.82	0
PAYROLL - 2021-05-27	5/27/2021	179690		0		\$2285.10	0
PAYROLL - 2021-05-27	5/27/2021	179691		0		\$2290.19	0
PAYROLL - 2021-05-27	5/27/2021	179692		0		\$2007.33	0
PAYROLL - 2021-05-27	5/27/2021	179693		0		\$1962.64	0
PAYROLL - 2021-05-27	5/27/2021	179694		0		\$1939.65	0
PAYROLL - 2021-05-27	5/27/2021	179695		0		\$2115.64	0
PAYROLL - 2021-05-27	5/27/2021	179696		0		\$2588.65	0
PAYROLL - 2021-05-27	5/27/2021	179697		0		\$1988.18	0
PAYROLL - 2021-05-27	5/27/2021	179698		0		\$2546.52	0
PAYROLL - 2021-05-27	5/27/2021	179699		0		\$1363.73	0
PAYROLL - 2021-05-27	5/27/2021	179700		0		\$1762.47	0
PAYROLL - 2021-05-27	5/27/2021	179701		0		\$2511.27	0
PAYROLL - 2021-05-27	5/27/2021	179702		0		\$2168.96	0
PAYROLL - 2021-05-27	5/27/2021	179703		0		\$3609.50	0
PAYROLL - 2021-05-27	5/27/2021	179704		0		\$1425.66	0
PAYROLL - 2021-05-27	5/27/2021	179705		0		\$2052.96	0
PAYROLL - 2021-05-27	5/27/2021	179706		0		\$1938.40	0
PAYROLL - 2021-05-27	5/27/2021	179707		0		\$2702.31	0
PAYROLL - 2021-05-27	5/27/2021	179708		0		\$755.68	0
PAYROLL - 2021-05-27	5/27/2021	179709		0		\$1390.94	0
PAYROLL - 2021-05-27	5/27/2021	179710		0		\$2111.05	0
PAYROLL - 2021-05-27	5/27/2021	179711		0		\$3012.72	0

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CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179712		0		\$1367.01	0
PAYROLL - 2021-05-27	5/27/2021	179713		0		\$1811.16	0
PAYROLL - 2021-05-27	5/27/2021	179714		0		\$1008.27	0
PAYROLL - 2021-05-27	5/27/2021	179715		0		\$1672.75	0
PAYROLL - 2021-05-27	5/27/2021	179716		0		\$1347.32	0
PAYROLL - 2021-05-27	5/27/2021	179717		0		\$1684.82	0
PAYROLL - 2021-05-27	5/27/2021	179718		0		\$1696.68	0
PAYROLL - 2021-05-27	5/27/2021	179719		0		\$1401.93	0
PAYROLL - 2021-05-27	5/27/2021	179720		0		\$1381.04	0
PAYROLL - 2021-05-27	5/27/2021	179721		0		\$2504.31	0
PAYROLL - 2021-05-27	5/27/2021	179722		0		\$2614.80	0
PAYROLL - 2021-05-27	5/27/2021	179723		0		\$1891.93	0
PAYROLL - 2021-05-27	5/27/2021	179724		0		\$1571.73	0
PAYROLL - 2021-05-27	5/27/2021	179725		0		\$1120.33	0
PAYROLL - 2021-05-27	5/27/2021	179726		0		\$1544.05	0
PAYROLL - 2021-05-27	5/27/2021	179727		0		\$2630.47	0
PAYROLL - 2021-05-27	5/27/2021	179728		0		\$1607.15	0
PAYROLL - 2021-05-27	5/27/2021	179729		0		\$2112.82	0
PAYROLL - 2021-05-27	5/27/2021	179730		0		\$2981.75	0
PAYROLL - 2021-05-27	5/27/2021	179731		0		\$2220.39	0
PAYROLL - 2021-05-27	5/27/2021	179732		0		\$1526.95	0
PAYROLL - 2021-05-27	5/27/2021	179733		0		\$1722.70	0
PAYROLL - 2021-05-27	5/27/2021	179734		0		\$1297.03	0
PAYROLL - 2021-05-27	5/27/2021	179735		0		\$3174.19	0
PAYROLL - 2021-05-27	5/27/2021	179736		0		\$1594.51	0
PAYROLL - 2021-05-27	5/27/2021	179737		0		\$1273.48	0
PAYROLL - 2021-05-27	5/27/2021	179738		0		\$2009.45	0

Payroll Direct Deposits / Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179739		0		\$1243.79	0
PAYROLL - 2021-05-27	5/27/2021	179740		0		\$2826.89	0
PAYROLL - 2021-05-27	5/27/2021	179741		0		\$2479.80	0
PAYROLL - 2021-05-27	5/27/2021	179742		0		\$2405.25	0
PAYROLL - 2021-05-27	5/27/2021	179743		0		\$3692.12	0
PAYROLL - 2021-05-27	5/27/2021	179744		0		\$1897.34	0
PAYROLL - 2021-05-27	5/27/2021	179745		0		\$1832.06	0
PAYROLL - 2021-05-27	5/27/2021	179746		0		\$1651.56	0
PAYROLL - 2021-05-27	5/27/2021	179747		0		\$2197.06	0
PAYROLL - 2021-05-27	5/27/2021	179748		0		\$1762.24	0
PAYROLL - 2021-05-27	5/27/2021	179749		0		\$3586.53	0
PAYROLL - 2021-05-27	5/27/2021	179750		0		\$1131.25	0
PAYROLL - 2021-05-27	5/27/2021	179751		0		\$2618.10	0
PAYROLL - 2021-05-27	5/27/2021	179752		0		\$63.10	0
PAYROLL - 2021-05-27	5/27/2021	179753		0		\$1659.78	0
PAYROLL - 2021-05-27	5/27/2021	179754		0		\$1608.07	0
PAYROLL - 2021-05-27	5/27/2021	179755		0		\$964.15	0
PAYROLL - 2021-05-27	5/27/2021	179756		0		\$1619.09	0
PAYROLL - 2021-05-27	5/27/2021	179757		0		\$1534.06	0
PAYROLL - 2021-05-27	5/27/2021	179758		0		\$2133.44	0
PAYROLL - 2021-05-27	5/27/2021	179759		0		\$1990.03	0
PAYROLL - 2021-05-27	5/27/2021	179760		0		\$1888.20	0
PAYROLL - 2021-05-27	5/27/2021	179761		0		\$1964.07	0
PAYROLL - 2021-05-27	5/27/2021	179762		0		\$2767.93	0
PAYROLL - 2021-05-27	5/27/2021	179763		0		\$1301.52	0
PAYROLL - 2021-05-27	5/27/2021	179764		0		\$2823.25	0
PAYROLL - 2021-05-27	5/27/2021	179765		0		\$1937.73	0

Payroll Direct Deposits / Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179766		0		\$1289.24	0
PAYROLL - 2021-05-27	5/27/2021	179767		0		\$1034.20	0
PAYROLL - 2021-05-27	5/27/2021	179768		0		\$1679.06	0
PAYROLL - 2021-05-27	5/27/2021	179769		0		\$1606.91	0
PAYROLL - 2021-05-27	5/27/2021	179770		0		\$2287.12	0
PAYROLL - 2021-05-27	5/27/2021	179771		0		\$2000.32	0
PAYROLL - 2021-05-27	5/27/2021	179772		0		\$2190.21	0
PAYROLL - 2021-05-27	5/27/2021	179773		0		\$1834.45	0
PAYROLL - 2021-05-27	5/27/2021	179774		0		\$1645.55	0
PAYROLL - 2021-05-27	5/27/2021	179775		0		\$1297.44	0
PAYROLL - 2021-05-27	5/27/2021	179776		0		\$2692.93	0
PAYROLL - 2021-05-27	5/27/2021	179777		0		\$1669.94	0
PAYROLL - 2021-05-27	5/27/2021	179778		0		\$1785.11	0
PAYROLL - 2021-05-27	5/27/2021	179779		0		\$765.35	0
PAYROLL - 2021-05-27	5/27/2021	179780		0		\$2044.49	0
PAYROLL - 2021-05-27	5/27/2021	179781		0		\$461.62	0
PAYROLL - 2021-05-27	5/27/2021	179782		0		\$991.70	0
PAYROLL - 2021-05-27	5/27/2021	179783		0		\$829.85	0
PAYROLL - 2021-05-27	5/27/2021	179784		0		\$19718.18	0
PAYROLL - 2021-05-27	5/27/2021	179785		0		\$417.46	0
PAYROLL - 2021-05-27	5/27/2021	179786		0		\$760.00	0
PAYROLL - 2021-05-27	5/27/2021	179787		0		\$162.41	0
PAYROLL - 2021-05-27	5/27/2021	179788		0		\$1648.93	0
PAYROLL - 2021-05-27	5/27/2021	179789		0		\$642.10	0
PAYROLL - 2021-05-27	5/27/2021	179790		0		\$830.34	0
PAYROLL - 2021-05-27	5/27/2021	179791		0		\$1542.49	0
PAYROLL - 2021-05-27	5/27/2021	179792		0		\$1112.88	0

Payroll Direct Deposits / Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2021-05-13	5/13/2021	178712		0		\$2107.10	0
PAYROLL - 2021-05-13	5/13/2021	178713		0		\$967.93	0
PAYROLL - 2021-05-27	5/27/2021	179793		0		\$662.73	0
PAYROLL - 2021-05-27	5/27/2021	179794		0		\$1691.01	0
PAYROLL - 2021-05-27	5/27/2021	179795		0		\$991.82	0
PAYROLL - 2021-05-27	5/27/2021	179796		0		\$1705.07	0
PAYROLL - 2021-05-27	5/27/2021	179797		0		\$955.64	0
PAYROLL - 2021-05-27	5/27/2021	179798		0		\$638.20	0
PAYROLL - 2021-05-27	5/27/2021	179799		0		\$1399.04	0
PAYROLL - 2021-05-27	5/27/2021	179800		0		\$516.04	0
PAYROLL - 2021-05-27	5/27/2021	179801		0		\$1482.87	0
PAYROLL - 2021-05-27	5/27/2021	179802		0		\$466.19	0
PAYROLL - 2021-05-27	5/27/2021	179803		0		\$850.98	0
PAYROLL - 2021-05-27	5/27/2021	179804		0		\$39.13	0
PAYROLL - 2021-05-27	5/27/2021	179805		0		\$7075.00	0
PAYROLL - 2021-05-27	5/27/2021	179806		0		\$49.00	0
PAYROLL - 2021-05-27	5/27/2021	179807		0		\$357.50	0
PAYROLL - 2021-05-27	5/27/2021	179808		0		\$236.00	0
PAYROLL - 2021-05-27	5/27/2021	179809		0		\$8016.80	0
PAYROLL - 2021-05-27	5/27/2021	179810		0		\$5918.87	0
PAYROLL - 2021-05-27	TOTALS:					\$1,207,593.11	0
					Grand Total	\$2,363,331.25	0

Pension Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
PENSION - 2021-05-28	5/28/2021	5833	N	0		\$843.48
PENSION - 2021-05-28	5/28/2021	5834	N	0		\$830.89
PENSION - 2021-05-28	5/28/2021	5835	N	0		\$145.94
PENSION - 2021-05-28	5/28/2021	5836	N	0		\$419.93
PENSION - 2021-05-28	5/28/2021	5837	N	0		\$1098.09
PENSION - 2021-05-28	5/28/2021	5838	N	0		\$624.81
PENSION - 2021-05-28	5/28/2021	5839	N	0		\$618.14
PENSION - 2021-05-28	5/28/2021	5840	N	0		\$1354.47
PENSION - 2021-05-28	5/28/2021	5841	N	0		\$704.84
PENSION - 2021-05-28	5/28/2021	5842	N	0		\$676.03
PENSION - 2021-05-28	5/28/2021	5843	N	0		\$743.53
PENSION - 2021-05-28	5/28/2021	5844	N	0		\$932.12
PENSION - 2021-05-28	5/28/2021	5845	N	0		\$990.43
PENSION - 2021-05-28	5/28/2021	5846	N	0		\$2879.89
PENSION - 2021-05-28	5/28/2021	5847	N	0		\$1069.66
PENSION - 2021-05-28	5/28/2021	5848	N	0		\$303.71
PENSION - 2021-05-28	5/28/2021	5849	N	0		\$688.24
PENSION - 2021-05-28	5/28/2021	5850	N	0		\$949.65
PENSION - 2021-05-28	5/28/2021	5851	N	0		\$430.54
PENSION - 2021-05-28	5/28/2021	5852	N	0		\$556.95
PENSION - 2021-05-28	5/28/2021	5853	N	0		\$294.22
PENSION - 2021-05-28	5/28/2021	5854	N	0		\$207.14
PENSION - 2021-05-28	5/28/2021	5855	N	0		\$966.80
PENSION - 2021-05-28	5/28/2021	5856	N	0		\$1201.02
PENSION - 2021-05-28	5/28/2021	5857	N	0		\$791.47
PENSION - 2021-05-28	5/28/2021	5858	N	0		\$1957.58
PENSION - 2021-05-28	5/28/2021	5859	N	0		\$311.59
PENSION - 2021-05-28	5/28/2021	5860	N	0		\$745.99
PENSION - 2021-05-28	TOTALS:					\$23,337.15

Pension Checks 5/1/2021 - 5/31/2021

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
					Grand Total	\$23,337.15



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 6/15/2021

Agenda Category: Items of Business

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Resolution No. 77-21, Authorizing A Bureau of Justice Assistance Grant Application for Body-Worn Cameras

Department:
Police

Ordinance/Resolution Number:
77-21

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 77-21, authorizing staff to apply for the BJA FY 21 Body-Worn Cameras Grant from the U.S. Department of Justice.

Summary:

The purpose of the FY 2021 Body-Worn Camera Policy and Implementation Program to Support Law Enforcement Agencies (BWCPIP-LEA) is to fund the purchase of body-worn cameras (BWCs) that are implemented as part of comprehensive BWC programs. Law enforcement agencies across the country and worldwide are using body-worn cameras as a promising tool to improve law enforcement interactions with the public. Some preliminary evidence indicates that the presence of BWCs helps strengthen accountability and transparency, and can assist in deescalating conflicts, resulting in more constructive encounters between the police and members of the community.

The U.S. Department of Justice (DOJ), Office of Justice Programs (OJP), Bureau of Justice Assistance (BJA) is seeking applications for funding law enforcement agencies seeking to purchase body-worn cameras (BWCs) to establish or expand comprehensive body-worn camera programs with a specific and demonstrated plan to implement this technology to maximize the benefits of BWCs. This program furthers the Department's mission by promoting the safe and fair administration of justice. This grant requires a 50 percent (50%) cash or in-kind match. Funds must be used to purchase body-worn cameras and require a 1-to-1 match by the grantee. Funds proposed, both federal and matching, may include expenses reasonably related to BWC program implementation. Besides the purchase or lease of BWCs themselves, allowable expenses include, but are not limited to, personnel to support the program, the cost of developing training on BWC use, and related technology costs such as infrastructure enhancements, redaction costs, and storage costs.

The Richland Police Department desires to apply for this grant to assist with compliance of House Bill 1223 - Uniform Electronic Recordation of Custodial Interrogations effective January 1, 2021. Staff recommends approval of Resolution No. 77-21.

Fiscal Impact:

Requires a 50 percent (50%) cash or in-kind match up to \$2,000 per device to include hardware, software, and training for 68 commissioned staff.

Attachments:

I. Resolution No. 77-21

RESOLUTION NO. 77-21

A RESOLUTION of the City of Richland authorizing the preparation and submittal of a body-worn cameras program grant application to the US Department of Justice, Office of Justice Programs, Bureau of Justice Assistance.

WHEREAS, the Department of Justice (DOJ) provides grant funding for the purchase of body-worn cameras; and

WHEREAS, the DOJ grant requires a 50% match of up to \$2,000 per unit (i.e., body-worn camera); and

WHEREAS, the City of Richland intends to purchase body-worn cameras in support of House Bill 1223 – Uniform Electronic Recordation of Custodial Interrogations; and

WHEREAS, the Richland Police Department currently has 68 commissioned personnel who would be equipped with body-worn cameras.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that staff is authorized to submit a formal application to the Department of Justice for grant assistance as stated 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 15th day of June, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 6/15/2021

Agenda Category: Items of Business

Core Focus Area 3 - Increase Economic Vitality

Subject:

Ordinance No. 13-21, Amending Richland Municipal Code Section 23.22.040 related to Site Requirements and Development Standards for Minimum Dwelling Unit Requirements in the Central Business District

Department:

Development Services

Ordinance/Resolution Number:

13-21

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 13-21, amending Richland Municipal Code Section 23.22.040 related to site requirements and development standards for minimum dwelling unit requirements in Richland's Central Business District.

Summary:

Mark Fickes of Halverson Northwest Law Group, P.C., on behalf of Fortify Holdings, LLC (Ziad Elshahili), filed an application for a text amendment to RMC 23.22.040 – Site Requirements and Development Standards for Commercial Use Districts. The proposed amendment to RMC 23.22.040 would remove the 500-square foot minimum dwelling unit size from the requirements of the Central Business District (CBD).

The Planning Commission conducted a public hearing on March 24, 2021. No comments regarding the proposal were received during the public hearing, and only those comments attached to the Planning Commission staff report were received prior to the public hearing. During the public hearing, the applicant indicated that the proposed code amendment would allow for smaller dwelling units in the City's CBD and commercial core, thereby improving flexible housing options and potentially increasing housing density in Richland's downtown. The application materials included several references to the goals and policies of Richland's Comprehensive Plan, which support the proposed code amendment.

After deliberation, the Planning Commission directed staff to prepare findings of fact and conclusions of law to support a formal recommendation of approval. On April 28, 2021, the Planning Commission unanimously voted to recommend that City Council approve the proposed removal of the 500-square foot minimum dwelling unit size from the requirements of the CBD. The Planning Commission concluded that the proposed code amendment would result in a variety of housing opportunities, thus fulfilling several policies and goals of Richland's Comprehensive Plan, and would ultimately be in the best interests of the City.

City Council conducted a workshop on the proposed text amendment on Tuesday, May 25, 2021, and engaged in robust debate during first reading on June 1, 2021, ultimately passing Ordinance No. 13-21 by a vote of 5 to 2.

Fiscal Impact:

None.

Attachments:

1. Ordinance No. 13-21
2. Full Staff Report - CBD Minimum Dwelling Unit Size
3. CA2021-101 Findings of Fact and Conclusions of Law

ORDINANCE NO. 13-21

AN ORDINANCE of the City of Richland amending Richland Municipal Code Section 23.22.040 related to site requirements and development standards for commercial use districts.

WHEREAS, the City has need, from time to time, to update the Richland Municipal Code (RMC) to provide clarity and address emerging issues; and

WHEREAS, the City received a code amendment request to remove the minimum dwelling unit size requirement within the Central Business District (CBD); and

WHEREAS, on March 24, 2021, the Planning Commission conducted a public hearing to receive testimony on the proposed code amendment; and

WHEREAS, the Planning Commission recommended the changes reflected herein with regard to site requirements and development standards for commercial use districts.

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

Section 1. Richland Municipal Code Section 23.22.040, entitled Site requirements and development standards for commercial use districts, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 32-11, is hereby amended as follows:

23.22.040 Site requirements and development standards for commercial use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units/square feet)	1:1,500	N/A	N/A	N/A	None	1:1,500	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A
Minimum Front Yard Setback ¹⁴	20 feet	45 feet ¹	0 feet ²	0 feet ²	CBD, Parkway, Uptown Districts: 0 feet min. – 20	Note 4,5	Note 4	20 feet

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
					feet max. ^{3, 11, 13} Medical District: 0 feet min.			
Minimum Side Yard Setback	0 feet ⁶	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,9}	0 feet	0 feet ^{6,8}
Minimum Rear Yard Setback	0 feet ^{6,8}	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,8,10}	0 feet	0 feet ^{6,8}
Maximum Building Height ¹⁴	55 feet	30 feet	80 feet	80 feet	CBD – 110 feet Medical – 140 feet Parkway – 50 feet Uptown – 50 feet	35/55 feet ¹²	35/55 feet ¹²	35 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	500 feet N/A	500 feet	N/A	N/A

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.

2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.

3. Unless a greater setback is required by Chapter 12.11 RMC, Intersection Sight Distance.

4. Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.

5. In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC 23.18.040.

6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:

a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.

b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within

50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.

c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.

d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.

7. Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum 15-foot setback. Lots adjoining a street shall maintain a minimum 20-foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.

8. No minimum required, except parking shall be set back a minimum of five feet to accommodate required landscape screening as required under RMC 23.54.140.

9. Side Yard. No minimum, except parking shall be set back a minimum of five feet, and buildings used exclusively for residences shall maintain at least one foot of side yard for each three feet or portion thereof of building height. Side yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

10. No minimum, except parking shall be set back a minimum of five feet. Rear yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

11. Commercial developments such as community shopping centers or retail centers over 40,000 square feet in size and typically focused around a major tenant, such as a supermarket grocery, department store or discount store, and supported with smaller "ancillary" retail shops and services located in multiple building configurations, are permitted front and street side maximum setback flexibility for the largest building. Maximum setback standards on any other new buildings may be adjusted by the planning commission as part of the alternative design review as set forth in the performance standards and special requirements of RMC 23.22.020(E)(9).

12. All buildings that are located in both the waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland shoreline master program (RMC Title 26). Buildings in the WF district that are not subject to the Richland shoreline master program shall not exceed a height of 35 feet; unless the planning commission authorizes an increase in building height to a maximum height of 55 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.

13. Physical additions to existing nonconforming structures are not subject to the maximum front yard setback requirements.

14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).

PLATE NO. 1 - 23.22.040

PLATE 1



CBD - MEDICAL DISTRICT

PLATE NO. 2 - 23.22.040

PLATE 2



CBD - UPTOWN DISTRICT

PLATE NO. 3 - 23.22.040

PLATE 3



CBD - THE PARKWAY DISTRICT

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

Section 3. 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 4. 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 15th day of June, 2021.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: June 20, 2021

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CA2021-101

PREPARED BY: MIKE STEVENS
MEETING DATE: MARCH 24, 2021

GENERAL INFORMATION:

APPLICANT: FORTIFY HOLDINGS, LLC (ZIAD ELSAHILI)
CA2021-101

REQUEST: TEXT AMENDMENT TO RMC SECTION 23.22.040 – SITE
REQUIREMENTS AND DEVELOPMENT STANDARDS FOR
COMMERCIAL USE DISTRICTS.

LOCATION: CITYWIDE

REASON FOR REQUEST

Mark Fickes, Halverson Northwest Law Group, P.C. on behalf of Fortify Holdings, LLC (Ziad Elsehili) has filed an application for a text amendment to RMC Section 23.22.040 – Site requirements and development standards for commercial use districts. The proposed amendment to Section 23.22.040 would remove the 500-square foot minimum dwelling unit size from the requirements of the Central Business District (CBD).

ANALYSIS

Staff conducted a workshop with the Planning Commission on March 10, 2021 to discuss the issue and provide the Commission with information about the specific request. The application to amend the code indicates that the proposed code amendment would allow for smaller dwelling units in the City's CBD and commercial core, and that having smaller dwelling units within the CBD would improve flexible housing options and potentially increase housing density in the city's downtown allowing city residents to live closer to where they work. It was also indicated that it could potentially reduce impacts on City roads and infrastructure by having persons live where City infrastructure is already available. The application materials submitted also include references to Goals and Policies of the Comprehensive Plan which support the proposed code amendment.

Specifically, the following Goals and Policies are referred to by the applicant:

Economic Development Goal 6: Encourage vibrant mixed-use areas in Tri-Cities as destinations to live, work, and visit cites the following three (3) policies:

Policy 6: Expand the range of options for housing in areas planned for higher density development.

Policy 7: Support development of higher density housing.

Policy 8: Attract young professionals by promoting their preferred types of jobs, housing, and entertainment options.

Land Use Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 2: Encourage higher residential densities especially in and near the Central Business District Area.

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

Land Use Goal 6: Develop an attractive and vibrant Central Business District that displays the unique character of Richland.

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.

Housing Element Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.

Policy 1: Ensure that the comprehensive plan and development regulations allow for a variety of housing types, sizes, densities, and lot configurations such as small lot single family housing, multi-family housing, mixed-use development, cluster development, live/work housing, co-housing, accessory dwelling units, single room occupancy units, zero lot line and similar subdivisions, and planned unit developments.

Policy 4: Promote and provide incentives (such as zoning/rezoning, revised regulations, and provision of infrastructure) for infill development and redevelopment, while respecting the character and scale of the existing neighborhood.

Research performed as part of this staff report resulted in staff being unable to find any specific information within its records to accurately determine why the 500-square foot size minimum was adopted by Council other than it appeared to be what the City already had in effect for the Commercial – Limited Business (C-LB) zone. In 2009 the City created the Central Business District (CBD) and Waterfront zoning district and they, along with the C-LB zone are the only commercial zones that currently have the 500 s.f. minimum dwelling unit size requirement.

In order to provide the Planning Commission with a full range of pros (applicant provided Comprehensive Plan Goals and Policies, etc.), staff would like to point out

several things that it believes should be taken into consideration prior to the Commission making its formal recommendation.

First, requiring no minimum dwelling unit size could result in the conversion of hotels in the downtown core from short-term occupancy to long-term occupancy. This appears to be the intent of the proposed code amendment which could result in a negative impact to the tourism industry of the City as it could result in the removal of many of the hotel rooms available for visitors. And, while Covid-19 has had an economic impact due to the reduced number of visitors to the area, national trends appear to be reversing as more tourist locations are opening up due to reduced restrictions and higher standards of cleaning.

Second, having smaller residential dwelling units is generally not seen as being family-friendly or fit to grow into as having small units results in minimal storage and living space.

Third, it has been studied and, as noted in Jacoba Urist's December 2013 article for *The Atlantic*, that tight quarters like micro-apartments can add to stress by creating physical constraints and actually limiting movement as sharing smaller spaces could make inhabitants more irritable as they have to constantly coordinate activities with the other people living there.

Finally, since the small apartment idea is still pretty new and is just slowly becoming a real estate market trend, it is difficult to determine just how long it will last, therefore making it difficult to predict how the market will react and how small-unit apartment complexes will do in the future.

Ultimately, the City Council is not bound to adopt the Planning Commission's formal recommendation (to approve or deny) and, as the final legislative authority for the City, has the duty to make a final decision it feels is in the best interest of the City and its residents.

PUBLIC NOTICE/ COMMENTS

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

One comment was received from the public and/or governmental entities as of the date the staff report was prepared.

SEPA

The City of Richland has utilized the Optional DNS Process as outlined in WAC 197-11-355. The end of the public comment period was Thursday, March 11, 2021. The SEPA DNS was issued for the proposed code amendment on Thursday, March 18, 2021.

RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing to discuss the merits of the application and direct staff to develop findings and conclusions to support its recommendation prior to adopting a formal recommendation at the next regularly scheduled Planning Commission meeting.

EXHIBITS

1. Application Materials
2. Draft Code Amendments
3. SEPA DNS & SEPA Checklist
4. Department of Commerce Notice
5. Public Notice and Comments Received



Exhibit 1

City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
☎ (509) 942-7794
📠 (509) 942-7764

Code Amendment Application

Note: A Pre-Application meeting is required prior to submittal of an application.

APPLICANT

☒ Contact Person

Company: Fortify Holdings, LLC (Ziad Elshahili)

UBI#:

Contact: Mark Fickes, Halverson Northwest Law Group P.C. as agent for Applicant

Address: 405 E. Lincoln, P.O. Box 22550, Yakima, WA 98907

Phone: (509) 248-6030

Email: mfickes@hnw.law

DESCRIPTION OF PROPOSED AMENDMENT

Delete 500 square foot minimum Dwelling Unit size for the City's Central Business District (CBD) zone in RMC 23.22.040, by replacing the words "500 feet", with the word "N/A", eliminating the minimum Dwelling Unit requirement in all commercial zones for more consistency and flexibility of housing options in the City's Central Business District and commercial core.

APPLICATION MUST INCLUDE:

1. Completed application and filing fee
2. SEPA Checklist (if necessary)
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE:

Section(s) of code proposed to be amended (include code citation):

Chart in **RMC 23.22.040** under the Standard "Minimum Dwelling Unit Size", column "CBD"

Summary of requested code amendment(s):

See description of proposed amendments set forth above. The Applicant seeks a simple code amendment to eliminate a 500 square foot minimum dwelling unit size requirement for dwelling units in the City's central business district which could pave the way for apartment or hotel conversion projects with smaller sized units which would be more consistent with many policies in the City's Comprehensive Plan and with a strong market for single room occupancy units.

Reason(s) for code amendment(s):

The Applicant's proposed code amendment allows for smaller dwelling units in the City's Central Business District and commercial core, improving flexible housing options and potentially increasing housing density in the city's commercial zones consistent with Growth Management Act mandates, and allowing City residents to live closer to where they work in the City's central business district and commercial core, potentially reducing impacts on City roads and infrastructure by having persons live where City infrastructure already is available.

Is the proposed amendment consistent with the applicable provisions of the Comprehensive Plan? Is a Comprehensive Plan amendment necessary to implement the proposed amendment?

Yes the proposed code amendment is consistent with the applicable provisions of the City's comprehensive plan and "no" a comprehensive plan amendment is not necessary to implement the proposed code amendment. The Applicant's proposed change is consistent with the following enumerated goals and policies of the City's Housing and Land Use elements of its Comprehensive Plan including policies 6 through 8 of Economic Development Goal 6, Policies 2 and 3 of Land Use Goal 3 (see Attached)

Does the proposed amendment bear a substantial relation to the public health, safety, welfare and protection of the environment? Please explain:

Yes, the proposed amendment bears a substantial relationship to the public health, safety, welfare and protection of the environment. The City's Zoning Code already does not have any minimum dwelling unit requirements in its other three commercial zones. Eliminating a minimum dwelling unit requirement for the Central Business District zone makes development requirements relating to future apartment and hotel conversion projects consistent. The amendment would potentially allow for smaller apartments or dwelling units consistent with all other development standards and building codes (see attached)

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application. The information provided in this application contains no misstatement of fact.
2. I am an owner(s), authorized agent(s) of an owner(s), or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW, or I am exempt from the requirements of Chapter 18.27 RCW.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Mark E. Fickes

Applicant Signature:  Date February 9, 2021

ATTACHMENT TO CODE AMENDMENT APPLICATION

Is the proposed amendment consistent with the applicable provisions of the Comprehensive Plan? Is a Comprehensive Plan amendment necessary to implement the proposed amendment? (continued)

Policy 2 of Land Use Goal 6, and Policies 1 and 4 of Housing Element Goal 1. Attached to this Application for convenience is a summary of the policies directly supporting the code amendment (highlighted in blue) with full citations to the City's current Comprehensive Plan.

Does the proposed amendment bear a substantial relation to the public health, safety, welfare and protection of the environment? Please explain: (continued)

in place in the City, and would provide City residents more flexible and affordable housing options in the future. Single-room occupancy dwelling units are allowed in almost all urban areas and are consistent with many state Growth Management Act mandates including those providing for increased density in cities' urban cores and centers. Smaller dwelling units closer to a city's urban core normally lessen the environmental impacts of apartment projects by condensing infrastructure, shortening commutes or commute costs and making it easier for the city to provide city services where they already exist. The proposed code amendment also could facilitate the safe and effective conversion of hotels hit hard by the pandemic to upgraded single-room occupancy dwelling units currently in high demand, and would not have any environmental impacts beyond those of city-authorized extended stay hotels. Almost all hotel units as currently configured do not exceed 250 square feet.

Economic Development

ED Goal 6: Encourage vibrant mixed-use areas in Tri-Cities as destinations to live, work, and visit.

Policy 1: Stimulate the development of quality retail and entertainment venues through incentives and infrastructure investments.

Policy 2: Assist small business owners to enhance their skills and profit opportunities.

Policy 3: Work with public and private groups to expand the range of tourist attractions within the city.

Policy 4: Facilitate retail development and encourage infill in the Central Business District, Uptown, and nearby commercial areas.

Policy 5: Promote performing arts venues and activities through partnerships with regional economic development agencies.

Policy 6: Expand the range of options for housing in areas planned for higher density development.

Policy 7: Support development of higher density housing.

Policy 8: Attract young professionals by promoting their preferred types of job, housing, and entertainment options.

Land Use

LU Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

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

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

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

LU Goal 6: Develop an attractive and vibrant Central Business District that displays the unique character of Richland.

Policy 1: Revitalize declining commercial areas by promoting clean, safe, and pedestrian- and bicycle-friendly environments.

Policy 2: Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.

Policy 3: Encourage infill development and redevelopment in the Central Business District.

Housing Element

HE Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community

Policy 1: Ensure that the comprehensive plan and development regulations allow for a variety of housing types, sizes, densities, and lot configurations such as small lot single family housing, multi-family housing, mixed-use development, cluster development, live/work housing, co-housing, accessory dwelling units, single room occupancy units, zero lot line and similar subdivisions, and planned unit developments.

Policy 2: Encourage mixed-use developments with apartments and condominiums above commercial uses in the City's urban core. Where redevelopment or infill opportunities arise, allow for increased housing density in residential-designated areas that immediately surround the CBD, while respecting the character and scale of the existing neighborhood.

Policy 3: Support the development of senior housing and long-term care/assisted living facilities in the City in close proximity to commercial uses and medical services and facilities.

Policy 4: Promote and provide incentives (such as zoning/rezoning, revised regulations, and provision of infrastructure) for infill development and redevelopment, while respecting the character and scale of the existing neighborhood.

Policy 5: Allow and regulate manufactured homes in the same way as site-built homes.

Policy 6: Plan for an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected household growth, while accommodating other commercial, industrial, and open space needs of the City.

Vision

Richland is a progressive, safe, and family-friendly community that welcomes diversity. It is noted for excellence in technology, medicine, education, recreation, tourism, and citizen participation. This dynamic city, situated on two rivers, actively supports opportunities for economic development that are in harmony with the area's unique natural resources.

23.22.040 Site requirements and development standards for commercial use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units/square feet)	1:1,500	N/A	N/A	N/A	None	1:1,500	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A
Minimum Front Yard Setback ¹⁴	20 feet	45 feet ¹	0 feet ²	0 feet ²	CBD, Parkway, Uptown Districts: 0 feet min. – 20 feet max. ^{3, 11, 13} Medical District: 0 feet min.	Note 4,5	Note 4	20 feet
Minimum Side Yard Setback	0 feet ⁶	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,9}	0 feet	0 feet ^{6,8}
Minimum Rear Yard Setback	0 feet ^{6,8}	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,8,10}	0 feet	0 feet ^{6,8}
Maximum Building Height ¹⁴	55 feet	30 feet	80 feet	80 feet	CBD – 110 feet Medical – 140 feet Parkway – 50 feet Uptown – 50 feet	35/55 feet ¹²	35/55 feet ¹²	35 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	500 feet N/A	500 feet	N/A	N/A

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.
2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
3. Unless a greater setback is required by Chapter 12.11 RMC, Intersection Sight Distance.
4. Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.
5. In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC 23.18.040.
6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:
 - a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.
 - b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.
 - c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.
 - d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.
7. Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum 15-foot setback. Lots adjoining a street shall maintain a minimum 20-foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.
8. No minimum required, except parking shall be set back a minimum of five feet to accommodate required landscape screening as required under RMC 23.54.140.

9. Side Yard. No minimum, except parking shall be set back a minimum of five feet, and buildings used exclusively for residences shall maintain at least one foot of side yard for each three feet or portion thereof of building height. Side yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.
10. No minimum, except parking shall be set back a minimum of five feet. Rear yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.
11. Commercial developments such as community shopping centers or retail centers over 40,000 square feet in size and typically focused around a major tenant, such as a supermarket grocery, department store or discount store, and supported with smaller “ancillary” retail shops and services located in multiple building configurations, are permitted front and street side maximum setback flexibility for the largest building. Maximum setback standards on any other new buildings may be adjusted by the planning commission as part of the alternative design review as set forth in the performance standards and special requirements of RMC 23.22.020(E)(9).
12. All buildings that are located in both the waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland shoreline master program (RMC Title 26). Buildings in the WF district that are not subject to the Richland shoreline master program shall not exceed a height of 35 feet; unless the planning commission authorizes an increase in building height to a maximum height of 55 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.
13. Physical additions to existing nonconforming structures are not subject to the maximum front yard setback requirements.
14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).

PLATE NO. 1 - 23.22.040

PLATE 1



CBD - MEDICAL DISTRICT

PLATE NO. 2 - 23.22.040

PLATE 2



CBD - UPTOWN DISTRICT

PLATE NO. 3 - 23.22.040

PLATE 3



CBD - THE PARKWAY DISTRICT

[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 07-10 § 1.03; amended during 2011 recodification; Ord. 32-11 § 6].



File No. EA2021-105

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Text amendment to RMC Section 23.22.040 – Site requirements and development standards for commercial use districts. The proposed amendment to Section 23.22.040 would remove the 500 foot minimum dwelling unit size from the requirements of the Central Business District (CBD).

Proponent: Mark Fickes, Halverson Northwest Law Group, P.C. on behalf of Fortify Holdings, LLC (Ziad Elshahili)

Location of Proposal: City-Wide.

Lead Agency: City of Richland

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

() There is no comment for the DNS.

() This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

(**X**) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: March 18, 2021

Signature _____

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: **Not project action (zoning code text amendment)**
2. Name of applicant: **Fortify Holdings, LLC**
3. Address and phone number of applicant and contact person: **17933 NW Evergreen Place, Suite 300
Beaverton, OSR 97006 Attn: Ziad Elshahili**

4. Date checklist prepared: **Supplemental checklist prepared 2/8/2021**
5. Agency requesting checklist: **City of Richland Development Services (Attn: Mike Stevens, SEPA responsible official)**
6. Proposed timing or schedule (including phasing, if applicable): **Zoning Code Text Amendment seeking approval within 90 days**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Zoning code Text Amendment - could allow future hotel conversion or apartment projects in the City's Central Business District with smaller units**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **None**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **No**
10. List any government approvals or permits that will be needed for your proposal, if known. **Zoning Code Text Amendment-possible building permits at project stage**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) **Minor Text amendment to remove 500 square foot minimum dwelling unit size requirement in the City's Central Business District (CBD) zone by replacing the words "500 feet" (see attached)**
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **Non-project action would apply to all CBD-zoned property in the City.**

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site: **N/A**

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

b. What is the steepest slope on the site (approximate percent slope)? **N/A**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **N/A**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **N/A**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **N/A**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **N/A**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **N/A**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **N/A**

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **N/A**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **N/A**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **N/A**

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#) **N/A**
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
N/A
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
N/A
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
N/A
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
N/A

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

N/A

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

b. Ground Water: [\[help\]](#)

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

N/A

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

N/A

c. Water runoff (including stormwater):

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

N/A

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

N/A

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

N/A

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

N/A

4. **Plants** [\[help\]](#)

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

N/A

- _____deciduous tree: alder, maple, aspen, other
- _____evergreen tree: fir, cedar, pine, other
- _____shrubs
- _____grass
- _____pasture
- _____crop or grain
- _____Orchards, vineyards or other permanent crops.
- _____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- _____water plants: water lily, eelgrass, milfoil, other
- _____other types of vegetation

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

N/A

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

N/A

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

N/A

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

N/A

5. **Animals** [\[help\]](#)

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

N/A

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

N/A

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

N/A

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

N/A

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

N/A

6. **Energy and Natural Resources** [\[help\]](#)

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

N/A

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

N/A

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

N/A

7. **Environmental Health** [\[help\]](#)

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

b. **Noise**

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

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

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

8. Land and Shoreline Use [\[help\]](#)

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

N/A

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

N/A

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A

c. Describe any structures on the site.

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing [\[help\]](#)

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

N/A

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

N/A

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

N/A

10. Aesthetics [\[help\]](#)

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

N/A

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

N/A

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

N/A

11. Light and Glare [\[help\]](#)

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

N/A

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

N/A

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

N/A

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

N/A

12. Recreation [\[help\]](#)

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

N/A

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

N/A

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

N/A

13. Historic and cultural preservation [\[help\]](#)

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

N/A

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

N/A

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

N/A

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

N/A

14. Transportation [\[help\]](#)

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

15. Public Services [\[help\]](#)

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

N/A

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

N/A

16. Utilities [\[help\]](#)

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

N/A

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

C. Signature [\[HELP\]](#)

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

Signature: Mark E. Fickes

Name of signee Mark E. Fickes

Position and Agency/Organization Agent for Applicant

Date Submitted: 2/9/2021

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed non-project action to eliminate a potential minimum dwelling unit size in the City's Central Business District zone will not increase discharges to water, air or noise. Eliminating the minimum dwelling unit size(see attached)

Proposed measures to avoid or reduce such increases are:

Compliance with all applicable building fire codes at project stage, potential shared use of common areas on apartment or hotel conversion projects reducing the land and infrastructure needed for housing projects.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal will have absolutely no impact on plants, animals, fish or marine life. All dwelling units constructed or converted in the City's Central Business District zone already will have available City water and sewer, and storm water will be legally required to be maintained on site in accordance with all applicable law.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Compliance with all City development standards on a project basis.

3. How would the proposal be likely to deplete energy or natural resources?

Removing a minimum dwelling unit size requirement in the City's Central Business District zone could save energy and natural resources. Smaller dwelling units are more energy efficient and could use existing hotels as (see attached)

Proposed measures to protect or conserve energy and natural resources are:

Smaller dwelling units at the project stage would be much more energy efficient consistent with updated building and environmental codes. Potential hotel conversions using smaller dwelling units also could obtain energy upgrades during renovation.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Having the potential to build, construct or renovate existing hotels with smaller dwelling units would not affect environmentally sensitive areas and could lower the impacts on City green space and parks. In general, smaller dwelling units are intended for single-room occupancy as opposed to dual or family occupancies. (see attached)

Proposed measures to protect such resources or to avoid or reduce impacts are:

Hotel conversions will ensure less intensive use of environmentally sensitive areas than short-stay residents. Any new multi-family projects or apartments constructed in the CBD zone or the City's commercial core would be evaluated at the project stage and would comply with City development standards including maintaining storm water on site, providing landscaping and green space and/or payment of then existing mitigation or impact fees.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Eliminating minimum dwelling unit size restrictions in the Central Business District core would have no impact on City shoreline uses. Residential use and projects in the City's Central Business District or commercial core are normally located away from critical areas and shorelines and those that would be allowed would be no more (see attached)

Proposed measures to avoid or reduce shoreline and land use impacts are:

Compliance with all existing development regulations and city critical areas at the project stage, the proposed non-project action would have no impacts on shoreline and may simply facilitate the conversion of hotels adversely impacted by economic conditions including COVID by allowing them to be converted to longer-term extended stays or apartment-type buildings.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed non-project action to eliminate minimum dwelling unit size restrictions in the City's central district zone would not directly impact the City's transportation or public service and utilities. Single-room occupancy apartments or facilities would more likely use currently available public transportation and could reduce off-street parking requirements and commutes. New residential apartment projects with smaller dwelling units on vacant CBD zoned land (see attached)

Proposed measures to reduce or respond to such demand(s) are:

Any new residential projects with smaller dwelling units would comply with all applicable development standards at the time of application.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

It is not anticipated that eliminating a minimum dwelling unit size in the City's Central Business District zone would conflict with any local, state or federal law. In fact, the City of Richland is one of the few jurisdictions in Eastern Washington that appears to have a minimum unit dwelling size requirement for dwelling units in commercial zones. The trend nationwide and post GMA is to allow smaller dwelling units to take advantage of existing infrastructure. There simply is not a need for larger dwelling units. in the City's commercial zone.

In fact as set forth in the Application, allowing smaller dwelling units in the City's Central Business District zone and commercial core actually implements multiple policies in the City's adopted Comprehensive Plan designed to support higher residential densities, especially in and near the City's Central Business District area. In fact, the presence of the City's minimum dwelling unit size requirement of 500 square feet actually prevents many of the policies in the City's Comprehensive Plan from being implemented including Policies 6 through 8 of the City's Economic Development Goal 6, Policies 2 and 3 under its Land Use Goal 3, and Policy 2 of land use Goal 6. All of the City's planned policies cited above support increasing residential densities through smaller units in and around the City's Central Business District area which would include all areas zoned CBD.

ATTACHMENT TO SEPA ENVIRONMENTAL CHECKLIST

Section A - No. 11 continued -

in the chart in RMC 23.22.040 with the word "N/A" effectively eliminating a minimum dwelling unit size requirement in the City's commercial zones, implementing the City's Comprehensive Plan and providing more flexible housing options in the City's Central Business District and downtown core.

Section D -

No. 1 continued -

could allow existing hotels to be converted to longer-term, non-transient dwelling units which would decrease environmental discharges by decreasing the intensity of the use. In general, permanent residents living closing to places of employment will use less water, sewer and public infrastructure. Any new apartment project with smaller dwelling unit sizes would be evaluated consistent with existing development regulations and also would comply all current building codes.

No. 3 continued -

longer-term stay facilities providing more flexible housing options to City residents. Projects with small dwelling units in the City's Central Business District or commercial core would generally have shorter commutes and a lower carbon footprint utilizing existing transportation infrastructure. In general, it would be anticipated that single-room occupancy residences with smaller dwelling units would have a lower environmental impact than larger apartment or non-transient residential options under the City's Zoning Code.

No. 4 continued -

Single-room occupants would be less likely to use environmentally sensitive areas and parks in the vicinity of any project. Eliminating the dwelling unit size requirement in the City's downtown core would have no impacts on wildlife or parks as the City's downtown core is largely characterized by higher amounts of impervious surfaces. Single residents of smaller dwelling units would likely utilize available green space such as walking paths and parks along or near by the Columbia River in a less intensive manner.

No. 5 continued -

intensive than hotels, motels and apartments currently allowed. Due in part to the market conditions and the cost of land located on or near shorelines, new single-room occupancy projects with smaller dwelling units would be unlikely to occur in and along existing shorelines or critical areas.

No. 6 continued -

would utilize available transportation services and utilities which should be readily available in the City's CBD zone and commercial core. Initially, reducing the minimum dwelling unit size would not be anticipated to significantly increase new residential apartment projects in the City's commercial zones as land costs are not competitive and property availability is limited. It is anticipated that eliminating minimum dwelling unit size may allow older hotels to be converted to more flexible and long-term use.



Department of Commerce

Notice of Intent to Adopt Amendment / Notice of Adoption Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

1. Jurisdiction Name:	City of Richland – Development Services Dept.
2. Select Submittal Type: Select the Type of Submittal listed. (Select One Only)	☐ 60-Day Notice of Intent to Adopt Amendment. ☒ Request of Expedited Review / Notice of Intent to Adopt Amendment. ☐ Supplemental Submittal for existing Notice of Intent to Adopt Amendment. ☐ Notice of Final Adoption of Amendment.
3. Amendment Type: Select Type of Amendment listed. (Select One Only)	☐ Comprehensive Plan Amendment. ☒ Development Regulation Amendment. ☐ Critical Areas Ordinance Amendment. ☐ Combined Comprehensive and Development Regulation Amendments. ☐ Countywide Planning Policy .
4. Description Enter a brief description of the amendment. Begin your description with “Proposed” or “Adopted”, based on the type of Amendment you are submitting. Examples: <i>“Proposed comprehensive plan amendment for the GMA periodic update.”</i> or <i>“Adopted Ordinance 123, adoption amendment to the sign code.”</i> (Maximum 400 characters).	Proposed amendment to RMC Section 23.22.040, Site requirements and development standards for commercial use districts. The proposed amendment to Section 23.22.040 would remove the 500 foot minimum dwelling unit size from the requirements of the Central Business District (CBD).



Department of Commerce

5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?	☐ Yes ☒ No
6. Proposed Dates: Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.	Planning Commission: March 24, 2021 City Council: April 20, 2021 & May 4, 2021 Proposed / Date of Adoption: May 4, 2021
7. Contact Information:	
A. Prefix/Salutation: (Examples: "Mr.", "Ms.", or "The Honorable" (elected official))	Mr.
B. Name:	Mike Stevens
C. Title:	Planning Manager
D. Email:	mstevens@ci.richland.wa.us
E. Work Phone:	(509) 942-7596
F. Cell/Mobile Phone: (optional)	
Consultant Information:	
G. Is this person a consultant?	☐ Yes
H. Consulting Firm name?	
8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?	☐ Yes

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the reviewteam@commerce.wa.gov

Questions? Call the review team at (509) 725-3066.



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

02/18/2021

Mr. Mike Stevens
Planning Manager
City of Richland
505 Swift Boulevard
Post Office Box 190
Richland, WA 99352

Sent Via Electronic Mail

Re: City of Richland--2021-S-2356--Request for Expedited Review / Notice of Intent to Adopt Amendment

Dear Mr. Stevens:

Thank you for sending the Washington State Department of Commerce (Commerce) the Request for Expedited Review / Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed amendment to RMC Section 23.22.040, Site requirements and development standards for commercial use districts. The proposed amendment to Section 23.22.040 would remove the 500 foot minimum dwelling unit size from the requirements of the Central Business District (CBD).

We received your submittal on 02/18/2021 and processed it with the Submittal ID 2021-S-2356. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 04/19/2021.

You requested expedited review under [RCW 36.70A.106\(3\)\(b\)](#). We have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce will deny expedited review and the standard 60-day review period (from date received) will apply. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than fifteen calendar days after the original date of receipt by Commerce.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call William Simpson, (509) 280-3602.

Sincerely,



CITY OF RICHLAND NOTICE OF APPLICATION, VIRTUAL PUBLIC HEARING AND OPTIONAL DNS (CA2021-101 & EA2021-105)

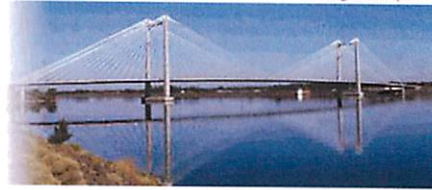
Notice is hereby given that Mark Fickes, Halverson Northwest Law Group, P.C. on behalf of Fortif Holdings, LLC (Ziad Elsayhili) has filed an application for a text amendment to RMC Section 23.22.040 – Site requirements and development standards for commercial use districts. The proposed amendment to Section 23.22.040 would remove the 500 foot minimum dwelling unit size from the requirements of the Central Business District (CBD).

Pursuant to Richland Municipal Code (RMC) Section 19.20 the Richland Planning Commission will conduct a virtual public hearing and review of the application at 6:00 p.m., March 24, 2021. All interested parties are invited to attend and present testimony at the virtual public hearing. Those individuals wishing to speak at the public hearing will need to register by 4:00 p.m. on the date of the hearing by visiting the City of Richland's website www.ci.richland.wa.us.

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed in the Development Services Division Office or City of Richland website www.ci.richland.wa.us.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Blvd., MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Thursday, March 11, 2021 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

Copies of the staff report and recommendation will be available on the City of Richland website www.ci.richland.wa.us beginning Friday, March 19, 2021.



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
450543	0004878837	PC PHN - CA2021-101, EA2021-105 (Richland M	00 4401 (Richland Account No. -	\$170.55	1	6.23 In

Attention: Jana Duncan (TC)

CITY OF RICHLAND/LEGALS
 625 SWIFT BLVD. MS-11
 RICHLAND, WA 99352

02586000
 4401 COUNTY OF BENTON)

.SS

STATE OF WASHINGTON)

**CITY OF RICHLAND
 NOTICE OF APPLICATION, VIRTUAL
 PUBLIC HEARING, AND OPTIONAL
 DNS**

Notice is hereby given that Mark Fickes, Halverson Northwest Law Group, P.C. on behalf of Fortify Holdings, LLC (Ziad Elsayid) has filed an application for a text amendment to RMC Section 23.22.040 - Site requirements and development standards for commercial use districts. The proposed amendment to Section 23.22.040 would remove the 500 foot minimum dwelling unit size from the requirements of the Central Business District (CBD).

Pursuant to Richland Municipal Code (RMC) Section 19.20, the Richland Planning Commission will conduct a virtual public hearing and review of the application on **Wednesday, March 24, 2021 at 6:00 p.m.** All interested parties are invited to attend and present testimony at the virtual public hearing. Individuals wishing to speak at the public hearing will need to register by 4:00 p.m. on the date of the hearing by visiting the City of Richland's website at www.ci.richland.wa.us.

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Copies of the staff report and recommendation will be available on the City of Richland's website at www.ci.richland.wa.us beginning Friday, March 19, 2021.

Published: Sunday, February 28, 2021

Victoria Rodela, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time(s) commencing on 02/28/2021, and ending on 02/28/2021, and that said newspaper was regularly distributed to its subscribers during all of this period.

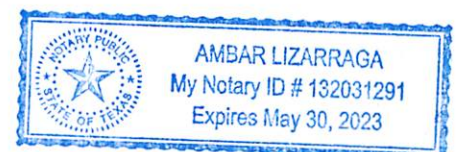
V Rodela

(Signature of Legals Clerk)

SUBSCRIBED AND SWORN BEFORE
 ME THIS 1st DAY OF March, 2021

Cmb

Notary Public in and for the State of Texas
 residing in Dallas County



RECEIVED

MAR 16 2021

BY: *[Signature]*

Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

From: [Deskings, John](#)
To: [Stevens, Mike](#)
Cc: [ONeill, Shane](#); [Rogalsky, Pete](#); [Reathafor, Jason](#)
Subject: RE: COR Central Business District Code Amendment - CA2021-101
Date: Thursday, February 18, 2021 11:11:59 AM
Attachments: [image001.png](#)

Mike,

I have recently noticed that our code for [bicycle parking](#) appears to be silent on the need for bicycle parking for multi-family residential units. If I were considering living downtown in these units or any of the other new apartments planned or under construction, then I would have a bicycle for a secondary, if not primary or only form of transportation. It seems like we should be considering some requirements for this in code. It's not always practical to bring a bicycle up to a room/apartment every night, though that's what I did in college. Definitely not that practical if the bike is electric and there are stairs involved. In addition to standard bike parking, some consideration of secured bike parking (lockers) may be appropriate.

I have no other comments.

John Deskings, PE
Traffic Engineer
City of Richland
(509) 942-7514

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Thursday, February 18, 2021 9:54 AM
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Subject: COR Central Business District Code Amendment - CA2021-101

Attention:

Attached to this email is a copy of the Public Notice, Dept. of Commerce Notice, application materials and SEPA Checklist for a proposed code amendment to Section 23.22.040 of the Richland Municipal Code. The proposed code amendment would remove the minimum dwelling unit size of 500 feet for the Central Business District.

The City of Richland is utilizing the Optional DNS Method allowed by WAC 197-11-355 and expects to issue a SEPA Threshold Determination of Non-Significance. As a result, this may be your only opportunity to provide comment on the proposed code amendment.

Comments regarding the proposed code amendment should be sent to me by 5:00 p.m. Thursday, March 11, 2021.

Thank you,



Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

Attn: 143

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STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CA2021-101

PREPARED BY: MIKE STEVENS
MEETING DATE: APRIL 28, 2021

GENERAL INFORMATION:

APPLICANT: FORTIFY HOLDINGS, LLC (ZIAD ELSAHILI)
CA2021-101

REQUEST: TEXT AMENDMENT TO RMC SECTION 23.22.040 – SITE
REQUIREMENTS AND DEVELOPMENT STANDARDS FOR
COMMERCIAL USE DISTRICTS.

LOCATION: CITYWIDE

HISTORY

The Richland Planning Commission conducted an open record public hearing regarding the proposed text amendment to RMC Section 23.22.040 on March 24, 2021. At the conclusion of the public hearing the Planning Commission directed staff to develop finding of fact and conclusions of law to support the Planning Commission's recommendation for approval to the City Council. The proposed findings of fact and conclusions of law are as follows:

FINDINGS OF FACT

1. Mark Fickes, Halverson Northwest Law Group, P.C. on behalf of Fortify Holdings, LLC (Ziad Elsayhili) filed an application for a text amendment to RMC Section 23.22.040 – Site requirements and development standards for commercial use districts.
2. The proposed amendment to Section 23.22.040 would remove the 500-square foot minimum dwelling unit size from the requirements of the Central Business District (CBD).
3. Notice of the proposed amendment was provided to local and state agencies. Notice was also published in the Tri-Cities Herald, posted at the official posting places and on the city's official website. Notice was provided to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A.
4. One comment regarding the proposed code amendment was received from the public and/or governmental entities.
5. The Washington State Department of Commerce received the 60-day Notice of Intent to Adopt Amendment and granted expedited review.
6. The City issued a SEPA Threshold Determination of Non-Significance on March 18, 2021.
7. The City of Richland utilized the Optional DNS Process as outlined in WAC 197-11-355. The end of the public comment period was Thursday, March 11, 2021.
8. Application materials included references to Goals and Policies of the City's

Comprehensive Plan which support the proposed code amendment.

9. Economic Development Goal 6 encourages vibrant mixed-use areas in Tri-Cities as destinations to live, work, and visit and cites the following three (3) policies:
 - a. Policy 6: Expand the range of options for housing in areas planned for higher density development.
 - b. Policy 7: Support development of higher density housing.
 - c. Policy 8: Attract young professionals by promoting their preferred types of jobs, housing, and entertainment options.
10. Land Use Goal 3 states that the City should maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities and cites the following two (2) policies:
 - a. Policy 2: Encourage higher residential densities especially in and near the Central Business District Area.
 - b. Policy 3: Innovative and non-traditional residential developments can occur through the use of planned unit developments, density bonuses, new types of housing, and multi-use or mixed-use developments.
11. Land Use Goal 6 states that the City should develop an attractive and vibrant Central Business District that displays the unique character of Richland and cites the following policy:
 - a. 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.
12. Housing Element Goal 1 indicates that the City should provide a range of housing densities, sizes, and types for all income and age groups of the Richland community and cites the following two (2) policies:
 - a. Policy 1: Ensure that the comprehensive plan and development regulations allow for a variety of housing types, sizes, densities, and lot configurations such as small lot single family housing, multi-family housing, mixed-use development, cluster development, live/work housing, co-housing, accessory dwelling units, single room occupancy units, zero lot line and similar subdivisions, and planned unit developments.
 - b. Policy 4: Promote and provide incentives (such as zoning/rezoning, revised regulations, and provision of infrastructure) for infill development and redevelopment, while respecting the character and scale of the existing neighborhood.

CONCLUSIONS OF LAW

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