



Agenda
City Council Regular Meeting
Tuesday, September 15, 2015
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

- I. Discuss Meeting Agenda Items (15 minutes)
 - City Council Members

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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

2. Mid-Year Financial Review (15 minutes)
 - Cathleen Koch, Administrative Services Director
3. CityView Videos: Operation Warm and Proposed Irrigation Rate Increase
 - Trish Herron, Communications and Marketing Manager
4. Citizens' Climate Lobby, Richland Chapter (5 minutes)
 - Alexandra Amonette

Public Hearing: (Please Limit Public Hearing Comments to 3 Minutes)

5. Increasing Appropriations in the General Fund and the Golf Course Fund related to Forgiveness of an Interfund Loan - Ordinance No. 56-15
 - Joe Schiessl, Parks and Public Facilities Director
6. Proposed Whitfield Annexation of 26.3 Acres Located South of Shockley Road and West of the Plat of Bordeaux Grove and East of Queensgate Drive - Ordinance No. 58-15
 - Rick Simon, Development Services Manager

Public Comments: (Please Limit Public Comments to 2 Minutes)

Consent Calendar: (Approved by single vote or Council may pull items and transfer to Items of Business)

Minutes:

7. Approve the Minutes of the Council Meeting Held September 1, 2015
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

8. Ordinance No. 54-15, Increase in Appropriations in the Park Project Construction Fund for the Construction of a Parking Lot at Trailhead Park and Revising the 2015-2030 Capital Improvement Plan
 - Phil Pinard, Planning and Capital Projects Manager
9. Ordinance No. 55-15, Amending RMC Title 23, Regarding Residential Standards Applicable to the Business Research Park District and Off-Street Parking Standards for Studio Apartments
 - Rick Simon, Development Services Manager
10. Ordinance No. 56-15, Increasing Appropriations in the General Fund and the Golf Course Fund related to forgiveness of an interfund loan
 - Joe Schiessl, Parks and Public Facilities Director
11. Ordinance No. 58-15, Approving Whitfield Annexation of 26.3 Acres of Land Near Queensgate Drive and Shockley Road, Providing for Assumption of Existing City Indebtedness and Amending the Official Zoning Map
 - Rick Simon, Development Services Manager
12. Ordinance No. 60-15, Authorizing Line of Credit for Interim Funding of Reata Road Area Water and Sewer Local Improvement District Project
 - Pete Rogalsky, Public Works Director

Ordinances - Second Reading/Passage:

13. Ordinance No. 51-15, Amending RMC Title 3: Finance, by Repealing and Replacing Chapter 3.08 Surplus, in its Entirety
 - Cathleen Koch, Administrative Services Director
14. Ordinance No. 52-15, Extending the Cable Television Franchise Agreement with Charter Communications to February 1, 2016
 - Heather Kintzley, City Attorney

Resolutions – Adoption:

15. Resolution No. 160, Appointments to the Economic Development Committee: MillieAnne VanDevener, Ron Thomas, and Kristopher Lapp
 - Heather Kintzley, City Attorney
16. Resolution No. 161-15, Expressing Appreciation to Gary Spanner for Service on the Economic Development Committee
 - Heather Kintzley, City Attorney
17. Resolution No. 169-15, Authorizing Purchase of Right-of-Way from the Laborer's Union No. 348 Temple Association, Inc. for Duportail Bridge Project
 - Pete Rogalsky, Public Works Director
18. Resolution No. 170-15, Purchasing Solid Waste Collection Truck from Western Peterbilt, Inc.
 - Pete Rogalsky, Public Works Director
19. Resolution No. 171-15, Authorizing Execution of an Interlocal Agreement with the Port of Benton for the Planning and Development of the 1,341-Acre Land Transfer from the Department of Energy
 - Kerwin Jensen, Community Development Director

20. Resolution No. 172-15, Awarding Bid to Goodman and Mehlenbacher Enterprises, Inc. for Reata Road Area Water and Sewer Local Improvement District Project
 - Pete Rogalsky, Public Works Director
21. Resolution No. 173-15, Vantage Highway Pathway Phase I Section 4 (f) *De Minimus* impact
 - Pete Rogalsky, Public Works Director
22. Resolution No. 176-15, Expressing Appreciation to Deanna Hawkins for Service on the Economic Development Committee
 - Heather Kintzley, City Attorney

Expenditures - Approval:

23. Expenditures from August 24, 2015 - September 4, 2015 for \$7,359,188.25 including Check Nos. 226259-226789, Wire Nos. 5972-5983, Payroll Check Nos. 100108-100122, and Payroll Wire/ACH Nos. 9109-9122
 - Cathleen Koch, Administrative Services Director

Items of Business:

24. Ordinance No. 50-15, Amending RMC Title 2: Administration and Personnel of the Richland Municipal Code to Eliminate Term Limits for the City's Boards, Commissions and Committees except as required by State Law
 - First Reading, by Title Only
 - Heather Kintzley, City Attorney

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/CITYVIEW

Richland City Hall is ADA accessible. Council Chamber parking and access is available at the entrance facing George Washington Way. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the City Council Meeting by calling the City Clerk's Office at 942-7388.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Agenda Item

Key Element:

Subject:

Discuss Meeting Agenda Items (15 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Presentations

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Mid-Year Financial Review (15 minutes)

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

None.

Summary:

A presentation will be made regarding the City's financial results as of June 2015. The information will include comparisons of revenue and expenditure figures that were budgeted versus the actual results.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Presentations

Key Element:

Subject:

CityView Videos: Operation Warm and Proposed Irrigation Rate Increase

Department:

Assistant City Manager

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Presentations

Key Element:

Subject:

Citizens' Climate Lobby, Richland Chapter (5 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Public Hearing

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Increasing Appropriations in the General Fund and the Golf Course Fund related to Forgiveness of an Interfund Loan - Ordinance No. 56-15

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

56-15

Document Type:

Ordinance

Recommended Motion:

n/a

Summary:

State statutes require that a public hearing be held prior to consideration of an ordinance to increase the appropriation of existing fund balance. Ordinance No. 56-15 is on this evening's consent calendar and proposes to increase appropriations to the General Fund and the Golf Course Fund.

Fiscal Impact:

Ordinance No. 56-15 increases appropriations in the General Fund and the Golf Course fund by \$2,283,103 to forgive two interfund loans owed by the City's Golf Course Fund to the General Fund. No cash will move between funds as a result of the budget adjustment.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Public Hearing

Key Element: Key 3 - Economic Vitality

Subject:

Proposed Whitfield Annexation of 26.3 Acres Located South of Shockley Road and West of the Plat of Bordeaux Grove and East of Queensgate Drive - Ordinance No. 58-15

Department:

Community & Development Services

Ordinance/Resolution Number:

58-15

Document Type:

Presentation

Recommended Motion:

Public Hearing only with no action required at this time.

Summary:

This public hearing has been scheduled to provide Council with an opportunity to hear from the public concerning the proposed annexation of a 26.3 acre orchard property in South Richland owned by the Edith Whitfield Trust. The property is located south of Shockley Road, north of the KID irrigation canal and west of the plat of Bordeaux Grove.

Council has reviewed this proposal previously through the adoption of Resolution No. 54-15, which authorized commencement of the annexation process. The Planning Commission held a public hearing and recommended adoption of R1-10 zoning for the property and the Benton County Boundary Review Board approved the proposal. The formal annexation petition was officially certified by the County Assessor. The final steps in the annexation process are for Council to hold the public hearing and to adopt an ordinance annexing the property. Draft Ordinance No. 58-15 has been prepared for Council's consideration and is part of the consent agenda.

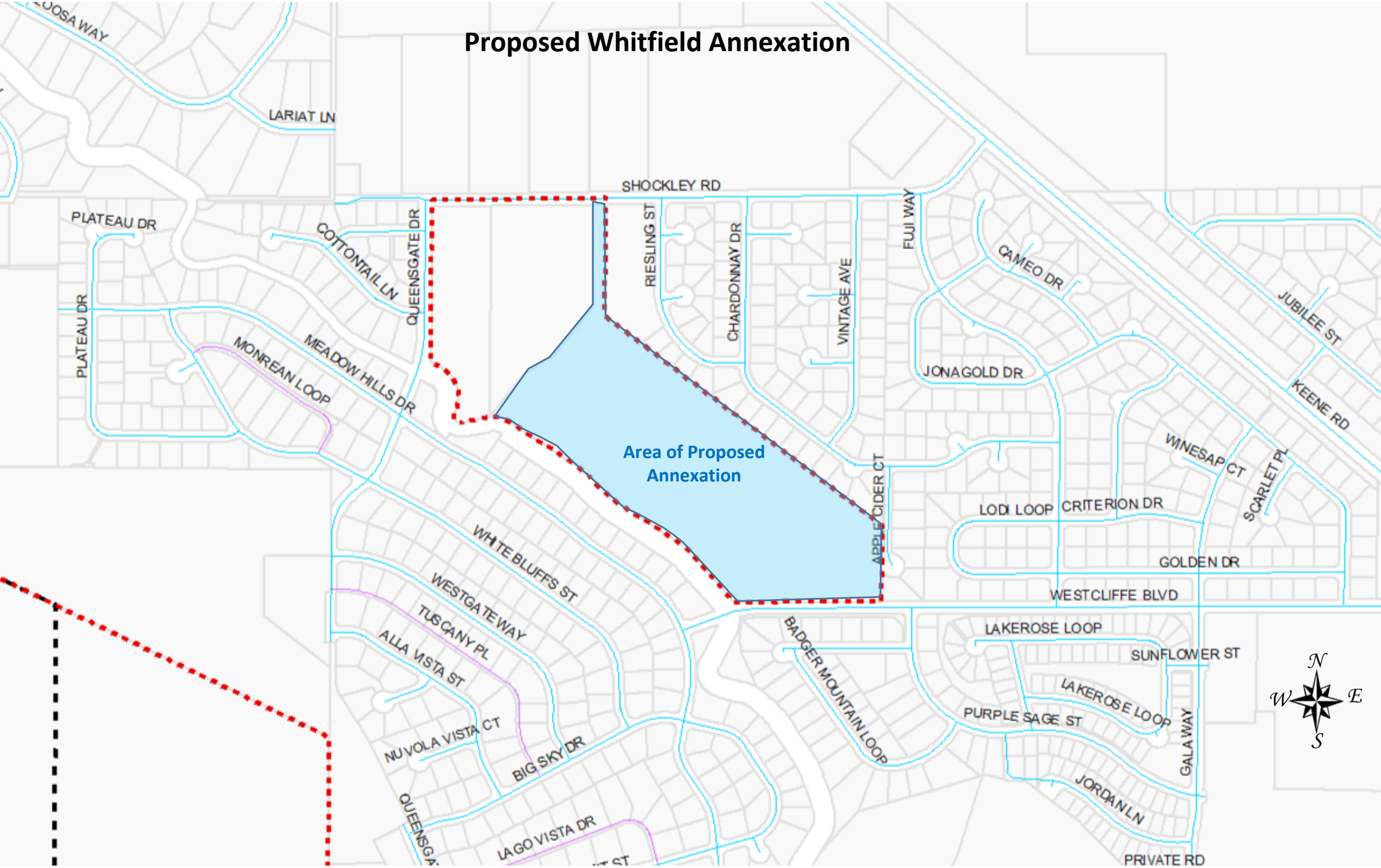
Fiscal Impact:

The proposed annexation is anticipated to have a minor positive fiscal impact to the City, both initially and when full build-out of the property would be achieved in the future. A copy of a fiscal impact analysis is attached.

Attachments:

1. Vicinity Map
2. Fiscal Impact - Whitfield Annexation
3. Annexation Petition

Proposed Whitfield Annexation



FISCAL IMPACT – PROPOSED WHITFIELD ANNEXATION

INTRODUCTION

This fiscal analysis has been prepared by staff to identify the impacts of the proposed Whitfield annexation to the City. The following is a summary of the analysis that was completed and an explanation of the assumptions used in this analysis.

The analysis included in this report focuses on the potential impacts of the annexation to the City's General Fund. Enterprise funds such as medical services, electrical, water, sewer and storm drainage are, by their nature, self-sustaining and, as such, should have neither a significant positive or negative fiscal impact on the City.

REVENUES

The revenue that would be generated by the proposed annexation is largely dependent on the amount of development that occurs in the area over time. Table I provides an estimate of the revenues that would be produced from the annexation area based only on the existing level of development. Table II provides a revenue estimate at full build-out of the annexation area. This full build-out scenario is based on the anticipated level of development allowed under the zoning regulations applied to the proposed annexation area.

**TABLE I – Whitfield Annexation Proposal
Projected Revenue – Year 2015**

<u>Revenue Source</u>	<u>Rate</u>	<u>Basis</u>	<u>Annual Amount</u>
Property Tax	\$2.97705634/assessed valuation	\$1,063,900 total assessed value	\$3,167

**TABLE II – Whitfield Annexation Proposal
Projected Revenue – Full Build-Out**

<u>Revenue Source</u>	<u>Rate</u>	<u>Basis</u>	<u>Amount</u>
Property Tax	\$2. 97705634 /assessed valuation	78 homes \$26,060,000 total value	\$77,588
Permit Fees ¹	\$45/person	203 persons	\$9,126
Utility Taxes ²	\$212/person	203 persons	\$43,036
Sales Taxes ³	\$208/person	203 persons	\$42,224
Total			\$171,974

Table II Notes:

- ¹ Permit fees are based on the total 2015 adopted budget figures for licenses and permits, (\$2,407,275) divided by the current population (53,080).
- ² Utility taxes based on adopted budget figures for total utility tax revenue (\$11,247,330) divided by estimated number of current population (53,080).
- ³ Sales tax determined by total sales and use tax revenue (\$11,060,400) divided by current population (53,080).

Table II Assumptions:

- Annexation includes 26.3 acres of undeveloped property that would be developed at a density of 3 units/gross acre, which is a common density for R1-10 zoned properties.
- Average value of new construction for a single-family residence is \$334,127 according to 2014 year building permit activity records.
- Assumes 2.6 persons/household (2015 OFM Estimate).
- Assumes all new development will be served by City utilities.

No estimate has been provided on the length of time it would take to achieve full build-out of the proposed annexation area. This would be dependent upon any number of factors, including the desires of the property owners and market conditions. Rather, the two tables are offered as a comparison of revenues that would be generated from the area based on its existing and potential levels of development.

PUBLIC ASSETS

Existing Infrastructure

There is no infrastructure or public right-of-way in the area that the City would inherit as a result of this annexation. Existing city water and sewer mains are located adjacent to the proposed annexation area and serve the adjacent City developments.

DEMANDS FOR NEW/EXPANDED INFRASTRUCTURE

As development occurs within the area, water, sewer and electrical services would be extended. Additional access road(s) would be constructed and additional traffic created by new development would add to existing traffic volumes on City streets. New development would also trigger requirements for installation of storm drainage facilities and street lighting. Additional demands would be placed on the City's parks and open spaces. The developer would be responsible for the extension of City utilities, access roads, storm drainage facilities, street lighting, park dedication and/or payment of park fees.

The City's present system of development regulation/permitting ensures that, to a large degree, new residents are paying for the costs associated with the extension/expansion of City infrastructure. It also ensures that new development will not occur unless appropriate infrastructure improvements are put in place.

EXISTING SERVICES

Presently, the proposed annexation area is served by the following entities:

<u>Service</u>	<u>Service Provider</u>
Fire & Emergency Service	Benton County Fire District #1
Police Services	Benton County Sheriff's Department
Electrical Service	Richland Energy Services
Water Service	On-Site Well
Sewer Service	On-Site Septic System
Irrigation Service	Kennewick Irrigation District

FUTURE DEMAND FOR SERVICES

As development of the proposed annexation area occurs, future demands would be placed on City services. As population increases, there would be more calls for service within the area.

City utility services, including power, water, sewer, and storm drainage would see increased usage. Present capacity of the City systems could accommodate this increased demand as the growth was anticipated and planned for in the City Comprehensive Plan. The fees charged for the connection to City utility services and the monthly user charges are designed to recover the costs associated with the provision of those services. Consequently, development within the proposed annexation area should not have fiscal impacts on those services.

Other services, including parks and recreation and library services, would likely see some increase in use. Table III demonstrates the effects of annexation, both initially and at full build-out, given the assumption that service levels and cost of service per capita will remain constant.

**TABLE III – Whitfield Annexation Proposal
Expense of Providing City Services**

Service	Annual Cost of Service	Level of Service¹	Cost of Annexation²	
			Initial	Full Build-Out
Fire & Emergency Service ³	\$133/person ³	5 minute emergency response time	\$0	\$26,999
Police ⁴	\$246./person ⁴	1.24 police/ 1,000 population	\$0	\$49,938
Parks ⁵	\$117/person ⁵	2.8 acres/1,000 population	\$0	\$23,751
Street ⁶ Maintenance	\$36/person	None established	\$0	\$7,308
Library ⁷	\$38/person	None established	\$0	\$7,714
Administrative Services ⁸	\$215/person	None established	\$0	\$43,645
Total			\$0⁹	\$159,355

Notes for Table III:

¹Level of Service reported from City of Richland Comprehensive Plan

²Cost of Annexation – Initial Impacts are based on current estimate of 0 persons residing within the proposed annexation area. Full build-out figures are based on projected population of 203 persons in 78 residences.

³Represents total current expense '15 budget for fire and emergency services (\$7,049,828) divided by current city population (53,080).

⁴Represents total current expense '15 budget for police (\$13,071,176) divided by current city population (53,080).

⁵Represents total current expense '15 budget for parks and facilities and recreation (\$6,235,839) divided by current city population (53,080).

⁶Represents streets capital construction fund '15 budget (\$1,868,561) divided by current city population (53,080).

⁷Library costs were derived by dividing 2015 total library budget (\$2,019,845) by total number of persons in the City (53,080).

⁸Administrative service costs represents the total current expense budgets for City Manager, Assistant City Manager, City Clerk, City Attorney, Communications and Marketing, Cable Communications, Information Technology, Administrative Services, Purchasing, Human Resources and Community Development (\$11,432,919) divided by current city population (53,080).

⁹Costs for police and fire services would not likely be zero for existing levels of development, but are difficult to accurately quantify and would vary greatly based on the number of times that emergency calls for service were made.

Service costs for Table III include those services that are directly provided to residents and also include estimates for costs associated with general administrative services. Presumably, there would be some efficiencies accrued by the City in serving a larger population that would be located in a relatively small geographical area that is immediately adjacent to the City's existing service boundaries. Costs for actually providing services listed in Table III are somewhat overstated. The per capita listing for fire and emergency services, police services and administrative services assumes that all expenses associated with providing services are directly related to residential uses. Clearly, there are costs associated with providing services to commercial and industrial lands as well. The estimated costs of park and library services may be slightly overstated also, as some service is provided to non-City residents, which, if accounted for, would slightly decrease the per capita costs reported here. Finally, Table IV provides some comparison of the costs and revenues associated with the proposed annexation.

**TABLE IV – Whitfield Annexation Proposal
Summary of General Fund Revenues and Expenses**

	Estimated Number of Households	Projected Revenues	Projected Expenses	Net Annual Benefit\$3,16 7
Initial Annexation	0	\$3,167	0	\$3,167
Annexation at Full Build-Out	78	\$171,974	\$159,355	\$12,619

CONCLUSION

Staff concludes that the proposed Whitfield annexation would have slight positive fiscal impacts to the City both at the time of initial annexation and at the time that the area is fully developed. The City's enterprise funds would not be negatively impacted as expenses associated with providing power, water, sewer, storm drainage and solid waste disposal would necessarily equal the revenues associated with providing such services.

A general rule of thumb holds that the costs of providing services to residential neighborhoods generally exceed the revenues derived from those residential areas. This analysis presumes that additional sales tax would be generated from future development in the area at the same proportion as the rest of the City. However, to the extent that retailers performing market studies consider community growth, additional population may have the effect of stimulating new retail development. Ultimately this could increase the per capita sales tax revenue that the City receives.

There are other factors that are difficult to quantify. If the area is not annexed, and some level of development occurs, City services will still be directly impacted. The street system will be forced to handle more traffic, park and library use may increase, along with police and fire service calls. However, without annexation the City will not receive any revenues from those unincorporated developments. In total, the drain on City services would likely be greater without annexation than with annexation.

Annexation also provides the City with some opportunity to control the development so that it conforms to City plans and standards. Street layout and design, the extension of street and utility corridors to adjacent parcels, the overall density of development, and the dedication of park and open spaces are all issues that the City would not control if annexation does not occur.

**PETITION FOR ANNEXATION
TO CITY OF RICHLAND, WASHINGTON**

Proposed Annexation Name: **Whitfield Annexation**

The Honorable Mayor and City Council:

WE, the undersigned, who are the owners of not less than sixty percent (60%) in value, according to the assessed valuation for general taxation, of the real property geographically depicted on the map attached hereto as Attachment 1 and legally described in Attachment 2 attached hereto, lying contiguous to the City of Richland, Washington, do hereby petition that such territory be annexed to and made a part of the City of Richland under the provisions of RCW 35.13.130 et. seq. A list of all assessors' tax parcel numbers of the parcels within the proposed annexation area, the record owner of each parcel, and the assessed value of each parcel is set forth in Attachment 3.

Prior to the circulation of this petition, a meeting was held on the seventeenth day of March, 2015, between the initiating parties of this annexation and the Council of the City of Richland, at which time the Council passed Resolution No. 54-15, accepting the notice of intention to commence annexation proceedings for the real property geographically depicted on the map attached hereto as Attachment 1 and legally described in Attachment 2 attached hereto. Resolution No. 54-15 also (1) required the simultaneous adoption of the City's Comprehensive Plan to serve as the Comprehensive Plan for the proposed annexation area; (2) required the assumption of an appropriate share of all existing indebtedness of the City by the area to be annexed upon annexation authorized; (3) directed the planning commission to propose and forward a recommendation to the city council as to the most appropriate zoning designation for the area proposed to be annexed; and (4) authorized city staff to file an application with the Boundary Review Board for the proposed annexation.

A notice of intention to annex was duly filed with the Boundary Review Board. Jurisdiction of the Boundary Review Board was not invoked within 45 days of filing, and thus the proposed annexation was deemed approved by the Boundary Review Board on June 8, 2015. Then, on June 16, 2015, the Council passed a resolution authorizing the circulation of an annexation petition for annexation of the real property geographically depicted on the map attached hereto as Attachment 1 and legally described in Attachment 2 attached hereto.

WHEREFORE, petitioners pray that the City Council of the City of Richland, Washington entertain this petition, fix a date for a public hearing hereon, and cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the City, and to post the notice in three public places within the area proposed for annexation specifying the time and place of the hearing and inviting all interested persons to appear and voice approval or disapproval of the annexation.

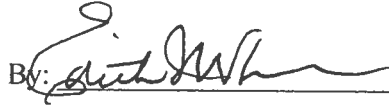
INSTRUCTIONS FOR SIGNING PETITION

The following conditions should be noted for those signing the petition as owners of property:

1. Each signature shall be executed in ink or indelible pencil and shall be followed by the name of the signer, the date of signing, and the property description of the property within the proposed annexation owned by the signor.
2. The signature of a record owner, as determined by the records of the county auditor, shall be sufficient without the signature of his or her spouse;
3. In the case of mortgaged property, the signature of the mortgagor shall be sufficient, without the signature of his or her spouse;
4. In the case of property purchased on contract, the signature of the contract purchaser, as shown by the records of the county auditor, shall be deemed sufficient, without the signature of his or her spouse;
5. Any officer of a corporation owning land within the area involved, who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign under oath on behalf of such corporation, and shall attach to the petition a certified excerpt from the bylaws of such corporation showing such authority.
6. When property stands in the name of a deceased person or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the equivalent to the signature of the owner of the property; and
7. When a parcel of property is owned by multiple owners, the signature of an owner designated by the multiple owners is sufficient.

Assessor's Parcel Numbers: 127982000009000
Property Owner: Edith Whitfield Trustee

Signature:

By: 

Date: 6/24/2015

Name of Person Signing:

EDITH WHITFIELD

Attachment 1

Proposed Whitfield Annexation Map



Attachment 2
Legal Description for Proposed Whitfield Annexation

THOSE PARTS OF THE NORTH 1/2 OF THE NORTHWEST QUARTER AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST QUARTER, LYING NORTHEASTERLY OF CENTER LINE OF BADGER EAST LATERAL OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28. LESS THE WEST 465 FEET THEREOF: LESS THAT PORTION DEFINED AS FOLLOWS: THE NORTH 295 FEET OF THE EAST 283' OF THE WEST 748' (FOOTAGE CORRECTED 2/3/69& 8/25/69), AS MEASURED PARALLEL WITH THE NORTH AND WEST LINES OF THE NORTHWEST QUARTER NORTHWEST QUARTER, EXCEPT ROAD RIGHT OF WAY: ALSO LESS THE EAST 283 FEET OF THE WEST 748 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AS MEASURED PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, LYING NORTH OF THE BADGER EAST LATERAL CANAL KENNEWICK DIVISION YAKIMA RECLAMATION PROJECT, EXCEPT THE NORTH 295 FEET THEREOF RESERVING TO GRANTOR AND ASSIGNS AND EASEMENT FOR INGRESS AND EGRESS OVER A STRIP ETC. LESS PORTION BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH IS SOUTH 89°52'30' EAST 748 FEET FROM THE NORTHWEST CORNER THEREOF. THENCE SOUTH 1° 25' WEST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 1060.50 FEET. THENCE NORTH 38° 25' EAST 276 FEET. THENCE NORTH 57° 07'EAST 166.10 FEET. THENCE NORTH 39° 02' EAST 293.80 FEET. THENCE NORTH 1° 31'25' EAST 524.63 FEET TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION. THENCE NORTH 89° 52'30' WEST ALONG SAID NORTH LINE 483.75 FEET TO THE POINT OF BEGINNING; EXCEPT THE NORTH 10 FEET THEREOF: TOGETHER WITH EASEMENT. ALSO THAT PORTION OF THE SOUTH 10 FEET OF THE NORTH 20 FEET OF THE NORTHWEST QUARTER LYING EAST OF PARCEL A, TOGETHER WITH EASEMENTS LESS ALL THAT PORTION OF NORTHWEST QUARTER LYING EAST & NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE WESTERLY ALONG THE NORTH LINE THEREOF 25.43 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE. THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER NORTHWEST QUARTER, 571.10 FEET. THENCE SOUTHEASTERLY IN A STRAIGHT LINE 1676.39 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 1020.65 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER AND TERMINUS OF SAID DESCRIBED LINE: ALSO THE SOUTH 10 FEET OF NORTH 30 FEET OF THE NORTHEAST NORTHWEST AND THE SOUTH 10 FEET OF THE NORTH 30 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER LYING EAST OF A POINT 1291.5 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER. N P CONT #W-10936: AGREEMENT 6/3/70: SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD 10/30/70, 1/16/80: TOGETHER WITH EASEMENTS 11/19/70: MINERAL RIGHTS RESERVED: PUD EASEMENT 4/23/58. EXCEPT A PORTION OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON

COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: A PORTION OF PARCEL "B" AS DESCRIBED IN AN INDENTURE DOCUMENT RECORDERD UNDER AUDITOR'S FILE NUMBER 86-5404, RECORDS OF BENTON COUNTY WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH IS SOUTH 89° 52' 30" EAST 1231.75 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 01° 31' 25" WEST 20.01 FEET LEAVING SAID NORTH LINE ALONG THE WEST LINE OF SAID PARCEL "B" AND THE EAST LINE OF PARCEL "A" AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 680225, RECORDS OF BENTON COUNTY WASHINGTON, TO THE NORTHWEST CORNER OF SAID PARCEL "B" AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01° 31' 25" WEST 10.00 FEET ALONG SAID EAST AND WEST LINES; THENCE LEAVING SAID EAST AND WEST LINES SOUTH 89° 52' 30" EAST 60.02 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "B"; THENCE NORTH 01° 31' 25" EAST 10 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTH 89° 52' 30" WEST 60.02 FEET ALONG THE NORTH LINE OF SAID PARCEL "B" BACK TO THE TRUE POINT OF BEGINNING. CONTAINS APPROXIMATELY 600.2 SQUARE FEET. BOUNDARY LINE ADJUSTMENT PER QUIT CLAIM DEED AUDITORS FILE #2003-013623 DATED 3/26/2003. SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD 3/26/03.

This description includes the following **County Parcel Identification Number:**

1-2798-200-0009-000

**Attachment 3
Proposed Westchester Annexation**

Parcel ID #	Name/Address	Acres	Value
127982000009000	Edith Whitfield Trustee	26.38	\$1,063,900



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Minutes

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Approve the Minutes of the Council Meeting Held September 1, 2015

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the minutes of the Council meeting held on September 1, 2015.

Summary:

None.

Fiscal Impact:

None.

Attachments:

I. Draft Minutes of 090115 Council Meeting



MINUTES
RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, September 1, 2015

Draft

City Council Pre-Meeting Workshop - 6:30 p.m. (Discussion Only - Annex Building)

Mayor Rose called the pre-meeting workshop to order at 6:30 p.m. in the City Manager's Conference Room in the City Hall Annex building.

Attendance:

Mayor Rose, Mayor Pro Tem Lemley, Council Members Anderson, Christensen, Revell, and Thompson were present.

Also present were City Manager Reents, Assistant City Manager Amundson, Community Development Director Jensen, City Attorney Kintzley, Administrative Services Director Koch, Parks and Public Facilities Director Schiessl and Redevelopment Project Supervisor Moore.

1. Memorandum of Understanding with Confederated Tribes of the Umatilla Indian Reservation (30 minutes)
- Kerwin Jensen, Community Development Director

Mr. Jensen and Mr. Moore gave the following presentation: In 1994, the City entered into a Memorandum of Understanding (MOU) with the Confederated Tribes of the Umatilla Indian Reservation (CTUIR). The purpose of the agreement was to facilitate the development of Columbia Point. The agreement helped the City navigate the cultural issues when various cultural artifacts and ancestral remains were discovered in the development of Columbia Point.

The essence of the 1994 agreement was to provide advanced notice for City projects along the riverfront. Upon receiving notice, the CTUIR provides the City with information regarding the likelihood of discovering cultural resources and provide recommendations for proper handling of those resources. Following this process demonstrates respect and goodwill with the CTUIR, who have an historic presence in the Richland area.

The significant changes from the original agreement to the new agreement are the following two items:

- Added an express desire to work together for economic development projects
- Extended the distance from the rivers where the City provides notice

In addition to the above major items, a list of activity that is exempt from notice is added. Also, an expression of willingness to cooperate when pursuing grant funding for projects related to cultural resources, natural resources, and economic development.

The following are key components of the MOU:

- Government to government meetings once a year
- Protection and education regarding cultural and archaeological resources
- Environmental protections and productive use of land and natural resources
- Voluntary sharing of information
- Notice and recommendations for mitigation
- Economic development activities and projects

This is, as was the original, a voluntary agreement and is non-binding. Entering into this agreement enables the parties to work collaboratively in the areas of cultural resources, natural resource protection, and economic development. The City will be able to demonstrate cross agency and cross cultural partnerships which is very attractive when seeking grant funds to support projects that will better Richland.

Council Members and staff had a lengthy discussion regarding the MOU.

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

Mayor Rose called the pre-meeting to order at 7:00 p.m. in the City Manager's Conference Room in the City Hall Annex building.

Attendance for the Executive Session:

Mayor Rose, Mayor Pro Tem Lemley, Council Members Anderson, Christensen, Revell and Thompson were present.

Also present were City Manager Reents, City Attorney Kintzley and Administrative Services Director Koch.

1. Executive Session to Discuss Potential Litigation Per RCW 42.30.110(1) (ii) (10 minutes)
- Heather Kintzley, City Attorney

MAYOR PRO TEM LEMLEY MOVED AND COUNCIL MEMBER THOMPSON SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:00 P.M. TO DISCUSS POTENTIAL LITIGATION PER RCW 42.30.110(1)(ii) FOR 10 MINUTES. THE MOTION CARRIED 6-0.

COUNCIL MEMBER THOMPSON MOVED AND MAYOR PRO TEM LEMLEY SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:10 P.M. THE MOTION CARRIED 6-0.

2. Discuss Meeting Agenda Items (20 minutes)
- City Council Members

Joining the pre-meeting after the executive session were Energy Services Director Hammond, Administrative Services Director Koch, Purchasing Manager Robinson, Human Resources Manager Jubb and City Clerk Hopkins.

Council and staff briefly reviewed the proposed agenda scheduled for the regular meeting.

Regular Meeting:

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

Welcome and Roll Call:

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

Mayor Rose, Mayor Pro Tem Lemley, Council Members Anderson, Christensen, Revell and Thompson were present.

Also present were City Manager Reents, Assistant City Manager Amundson, Energy Services Director Hammond, Fire and Emergency Services Director Huntington, Community Development Director Jensen, City Attorney Kintzley, Administrative Services Director Koch, Public Works Director Rogalsky, Parks and Public Facilities Director Schiessl Police Services Director Skinner, and City Clerk Hopkins.

MAYOR PRO TEM LEMLEY MOVED AND COUNCIL MEMBER THOMPSON SECONDED A MOTION TO EXCUSE COUNCIL MEMBER KENT. THE MOTION CARRIED 6-0.

Pledge of Allegiance:

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

Approval of Agenda:

MAYOR PRO TEM LEMLEY MOVED AND COUNCIL MEMBER ANDERSON SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 6-0.

Resolution for Adoption:

1. Resolution No. 159-15, Appointing Ed Revell to Serve the Unexpired Term for Council Position No. 7 and Granting a Leave of Absence from the Utility Advisory Committee (UAC)
- Heather Kintzley, City Attorney

MAYOR PRO TEM LEMLEY MOVED AND COUNCIL MEMBER CHRISTENSEN SECONDED A MOTION TO ADOPT RESOLUTION NO. 159-15, APPOINTING ED REVELL TO SERVE THE UNEXPIRED TERM FOR COUNCIL POSITION NO. 7 AND

GRANTING A LEAVE OF ABSENCE FROM THE UTILITY ADVISORY COMMITTEE (UAC). THE MOTION CARRIED 5-0. COUNCIL MEMBER REVELL ABSTAINED.

Presentations:

1. Swearing-In Ceremony for Newly Appointed Councilmember Ed Revell
City Clerk Hopkins preformed the swearing-in ceremony for Council Member Revell.
2. New Hire / Retirements
- Allison Jubb, Human Resources Director

Ms. Jubb said there were two retirees, Manuel Pardini, after 24 years of service and Patricia Towne, after 20 years of service. She announced the new hires that were not able to attend the meeting, Alexis Luchi, Customer Representative, Dylan Thomas, Laborer I, and Colton O'Brien, Zachery Hannibal and Timothy Birch, new firefighters that are currently at the Fire Academy. She introduced Chris Babcock and Josh Jordon, Fire Fighters, in attendance and gave their backgrounds.

Public Comments:

City Clerk Hopkins read the public comments procedure.

There were no public comments.

Consent Calendar:

City Clerk Hopkins read the Consent items.

Minutes:

1. Approve the Minutes of the Council Meetings Held August 18 and 25, 2015
- Heather Kintzley, City Attorney

Ordinances - First Reading:

2. Ordinance No. 48-15, Amending RMC Title 3: Finance, Repealing and Replacing Chapter 3.04 Purchasing, in its Entirety
- Cathleen Koch, Administrative Services Director

PULLED

3. Ordinance No. 50-15, Amending RMC Title 2: Administration and Personnel of the Richland Municipal Code to Eliminate Term Limits for the City's Boards, Commissions and Committees except as required by State Law
- Heather Kintzley, City Attorney
4. Ordinance No. 51-15, Amending RMC Title 3: Finance, by Repealing and Replacing Chapter 3.08 Surplus, in its Entirety
- Cathleen Koch, Administrative Services Director

5. Ordinance No. 52-15, Extending the Cable Television Franchise Agreement with Charter Communications to February 1, 2016
 - Heather Kintzley, City Attorney

Ordinances – Second Reading/Passage:

6. Ordinance No. 39-15, Amending RMC Title 14: Electricity, Relating to Retail Rates
 - Bob Hammond, Energy Services Director
7. Ordinance No. 40-15, Amending RMC Title 9: Crime, Related to Prosecution of Misdemeanor and Gross Misdemeanor Offenses
 - Heather Kintzley, City Attorney
8. Ordinance No. 42-15, Amending RMC Chapter 12.10: Sidewalk Construction
 - Pete Rogalsky, Public Works Director

Resolutions – Adoption:

9. Resolution No. 140-15, Appointment to the Richland Arts Commission: Solani Matta
 - Heather Kintzley, City Attorney
10. Resolution No. 141-15, Expressing Appreciation to Liliana Rasmusen for Service on the Richland Arts Commission
 - Heather Kintzley, City Attorney
11. Resolution No. 152-15, Authorizing Execution of a Purchase and Sale Agreement Acquiring the Right-of-Way for the Duportail Bridge Project
 - Pete Rogalsky, Public Works Director
12. Resolution No. 153-15, Authorizing the City Manager to Enter Into a Contract with Roger Brooks International for the Waterfront 2040 Master Plan
 - Kerwin Jensen, Community Development Director
13. Resolution No. 155-15, Establishing a Public Hearing Date to Consider the Proposed Whitfield Annexation
 - Kerwin Jensen, Community Development Director
14. Resolution 157-15, Granting Standing Authority to the City Manager to Sign and Execute Certain Contracts and Agreements
 - Heather Kintzley, City Attorney

15. Resolution No. 156-15, Declaring Development and Maintenance of Current Records Index Unduly Burdensome

- Heather Kintzley, City Attorney

16. Resolution No. 158-15, Reappointments to the Lodging Tax Advisory Committee: Douglas Sako and Mark Kerber

- Heather Kintzley, City Attorney

Expenditures - Approval:

17. Expenditures from August 10, 2015 - August 21, 2015 for \$4,673,651.43 including Check Nos. 225788-226258, Wire Nos. 5968-5971, Payroll Check Nos. 100093-100107, and Payroll Wire/ACH Nos. 9089-9108

- Cathleen Koch, Administrative Services Director

MAYOR PRO TEM LEMLEY MOVED AND COUNCIL MEMBER THOMPSON SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED LESS ITEM NO. 3. THAT WAS PULLED FOR AN ITEM OF BUSINESS. THE MOTION CARRIED 6-0.

Items of Business:

1. Ordinance No. 49-15, Sale of Electric Revenue and Refunding Bonds (Second Reading / Passage)

- Bob Hammond, Energy Services Director

COUNCIL MEMBER THOMPSON MOVED AND COUNCIL MEMBER CHRISTENSEN SECONDED A MOTION TO ADOPT ORDINANCE NO. 49-15, SALE OF ELECTRIC REVENUE AND REFUNDING BONDS.

Council Member Thompson said this item has been carefully reviewed and discussed by Council and all of the questions regarding this ordinance have been satisfactory answered.

THE MOTION CARRIED 6-0.

2. Resolution No. 154-15, Authorizing a Memorandum of Understanding with the Confederated Tribes of the Umatilla Indian Reservation

- Kerwin Jensen, Community Development Director

COUNCIL MEMBER THOMPSON MOVED AND COUNCIL MEMBER ANDERSON SECONDED A MOTION TO ADOPT RESOLUTION NO. 154-15, AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION.

Council Member Thompson said the memorandum of agreement primarily was about economic development goals along the waterfront. He said staff has done a thorough job on the agreement.

THE MOTION CARRIED 6-0.

3. Ordinance No. 50-15, Amending RMC Title 2: Administration and Personnel of the Richland Municipal Code to Eliminate Term Limits for the City's Boards, Commissions and Committees except as required by State Law
- Heather Kintzley, City Attorney

Mayor Pro Tem Lemley stated his reasons for being opposed to eliminating term limits on Boards, Commissions and Committees (BCC), including that there are qualified and interested citizens that can serve on the BCCs, not just a select few and the fact that City uses professional consultants and has qualified staff that make recommendations to Council, but it is Council that make the final decisions.

Council Member Anderson is in favor of eliminating the term limits. He believes BCC members with valuable experienced should be retained and not be subject to term limits. He said the BCCs do have a process to remove a member, if the need arises.

Council Member Revell said he supports having term limits. He said serving on the BCCs help develop future Council Members. He believes term limits for elected officials are acceptable as they are voted into office by the will of the people, but on appointed positions, he believes term limits are necessary so new people can have the opportunity to serve and to prevent power to be consolidated.

Council Member Thompson believes in eliminating term limits and echoes Council Member Anderson's remarks. He said if the vote ties, he would like the ordinance to come back at the next Council meeting. He also would like Council Member Kent to have an opportunity to vote as well.

COUNCIL MEMBER THOMPSON MOVED AND COUNCIL MEMBER CHRITENSEN SECONDED A MOTION TO PASS ORDINANCE NO. 50-15, AMENDING RMC TITLE 2: ADMINISTRATION AND PERSONNEL OF THE RICHLAND MUNICIPAL CODE TO ELIMINATE TERM LIMITS FOR THE CITY'S BOARDS, COMMISSIONS AND COMMITTEES EXCEPT AS REQUIRED BY STATE LAW.

Council Member Christensen is against term limits and believes qualified candidates should be able to stay on a BCC. He said at times, an open BCC position does not attract qualified candidates, so the City should have the ability to keep a qualified BCC member by not having term limits.

Mayor Rose stated he is in favor of term limits.

THE MOTION TIED 3-3. COUNCIL MEMBERS CHRISTENSEN, ANDERSON AND THOMPSON WERE IN FAVOR. MAYOR ROSE, MAYOR PRO TEM LEMLEY AND COUNCIL MEMBER REVELL WERE OPPOSED.

Council Member Thompson stated again for this ordinance to be brought back at the next Council meeting and voted on again with Council Member Kent in attendance.

Reports and Comments:

1. City Manager Reents said the next Council meeting is on September 15 and Ms. Koch will give the mid-year financial review. She said Thursday, September 3, 2015, is the governance meeting with the Confederated Tribes of the Umatilla Indian Reservation in Pendleton, OR.
2. Council Members:

Council Member Anderson said he attended a Seattle Sounders game last Sunday where Hope Solo was presented with the Golden Scarf award and he asked if the City has made progress exploring a plan to honor her as well.

Ms. Reents said she has contacted the School District regarding their willingness to host an event as Ms. Solo is a former student. She said the City has already done a "Hope Solo Day" in 2008 and asked Council if they would like to direct her on what they would like to see happen for Ms. Solo.

Mayor Pro Tem Lemley said he attended Network Tri-City luncheon with U.S. Congressman Dan Newhouse.

Adjournment:

Mayor Rose adjourned the meeting at 7:59 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

David W. Rose, Mayor

DATE APPROVED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Ordinances - First Reading

Key Element: Key 6 - Community Amenities

Subject:

Ordinance No. 54-15, Increase in Appropriations in the Park Project Construction Fund for the Construction of a Parking Lot at Trailhead Park and Revising the 2015-2030 Capital Improvement Plan

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

54-15

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 54-15, increasing Appropriations in the Park Project Construction Fund for the Construction of a Parking Lot at Trailhead Park and revising the 2015-2030 Capital Improvement Plan.

Summary:

Washington State law requires that an ordinance be adopted to increase budgeted appropriations. Ordinance 54-15 proposes to increase appropriations in the Park Project Construction Fund, specifically to Trailhead Park for construction of a parking lot.

The Port of Kennewick desires to contribute \$150,000 and Benton County \$35,000 to the construction of the parking lot at Trailhead Park. This \$185,000 construction project was not included in the 2015 budget or 2015-2030 Capital Improvement Plan, therefore the budget adjustment and revision to the budget and Capital Improvement plan is necessary.

Fiscal Impact:

The proposed ordinance will increase the appropriations in the Park Project Construction Fund by \$185,000 based on the contributions from the Port of Kennewick and Benton County.

Attachments:

1. Trailhead Park CIP Sheet
2. Ordinance 54-15

Swift Corridor Improvements/City Hall Replacement

Type of Project Waterfront		Partnership Project? NO	Waterfront Project? YES	Project # WF140003 Formerly MN130002
Key # 4	Goal # 2	Strategic Leadership Plan Project? Yes		
PROJECT NAME: Swift Corridor Improvements/City Hall Replacement				
PROJECT ADMINISTRATION: Parks & Public Facilities				
PROJECT LOCATION: Swift Boulevard				
PROJECT TIMELINE: 06/2011 - 12/2019				
RESPONSE TO *GMA LEVEL OF SERVICE? NO				

PROJECT DESCRIPTION

The Swift Corridor project is a multi-year, long-range economic development and infrastructure investment in the Central Business District. This project phase will replace three aging city buildings (Development Services, Administrative Annex and City Hall) into one approximately 44,000 square foot, three-story with basement municipal building in an effort to increase efficiencies and avoid costly building retrofits for ADA accessibility and other major system upgrades. The facility will be located on 1.8 acres purchased in 2015 on the northern portion of the GSA owned parking lot at the southwest corner of Swift Boulevard and Jadwin Avenue. Annual debt service estimated at \$893,719 would begin in 2017 and will be funded with savings resulting from the retirement of City Shops debt and from the approved 2016 increase in electric utility occupation tax to 8.5%. The project also includes the Swift Blvd. street improvements that will require mill and overlay street, widening sidewalks, add decorative street lighting, irrigation, on-street parking, bicycle lanes and street trees. The street project design is based on the public review process conducted as part of the 2012 downtown revitalization planning effort.

PROJECT ASSUMPTIONS

3.5% interest on a 30 year general obligation bond repaid from the authorized 2016 increase in electric utility occupation tax to the general fund and retirement of the City Shops debt funded by REET. Washington state design-build project delivery authority will be sought and utilized. The existing City Hall and Administrative Annex Building will be demolished to create a 1.5 acre site to be leased for economic development. A reconfiguration of the GSA parking lot will be necessary. The Development Services Building will be excess to the City's needs. Estimated annual lease revenue of \$69,000 for the former City Hall site is conservatively excluded from the revenue stream to service the bond debt. The street project will require acquisition of grant funds, most likely from the Washington State Department of Transportation.

BENEFITS

Municipal efficiency and better access to local government by combining three facilities into one. Avoidance of costly ADA and major system upgrades to each of the three facilities. Opportunity for economic development at the current location of Richland City Hall. The street project supports the City's redevelopment goals for the Swift Corridor by enhancing the street environment to support non-motorized travel and adding visual enhancements.

PROJECT COST ESTIMATE	Total Estimated Project Cost	Project Costs To-Date 12/31/14	Authorized Budget Remaining in 2015	2016	2017	2018	2019	2020	2021-2030
PROJECT PLANNING INCL DEBT ISSUANCE	350,000	150,000		200,000					
REMODEL UB AREA&SWIFT/JADWIN SIGNL DESIGN BUILD	105,000 16,604,681	105,000 104,681		300,000	8,100,000	8,100,000			
LAND ACQUISITION	770,000	770,000							
DESIGN - STREET IMPROVEMENTS	80,000					80,000			
CONSTRUCTION - STREET IMPROVEMENTS	1,175,455						1,175,455		
10% CONTINGENCY-STREET IMPROVEMENTS	109,545						109,545		
TOTAL	\$ 19,194,681	\$ 1,129,681	\$ -	\$ 500,000	\$ 8,100,000	\$ 8,180,000	\$ 1,285,000	\$ -	\$ -
RECOMMENDED FUNDING SOURCES	Total Estimated Project Revenues	Project Revenue To-Date 12/31/14	Authorized Budget Remaining in 2015	2016	2017	2018	2019	2020	2021-2030
GENERAL FUND - FACILITY RESERVES	205,000	205,000							
LAND SALE (SWIFT & GWW)	111,205	111,205							
INDUSTRIAL DEVELOPMENT FUND	242,960	242,960							
LTGO 98 FUND	70,516	70,516							
CAPITAL IMPRVMT FUND (REET 1ST 1/4%)	250,000	250,000							
LIBRARY CONST FUND (ADDED PARKING)	250,000	250,000							
BOND PROCEEDS	16,200,000			16,200,000					
2016 YEAR END FUND BALANCE				500,000					
GRANT FUNDS (UNSECURED)-STREET IMPRV	80,000					80,000			
BUSINESS LICENSE RESERVE-STREET IMPRV	1,285,000						1,285,000		
TOTAL	\$ 18,694,681	\$ 1,129,681	\$ -	\$ 16,700,000	\$ -	\$ 80,000	\$ 1,285,000	\$ -	\$ -
OPERATING & MAINTENANCE COSTS (IMPACTS)	Total Estimated Project Operating & Maint. Costs			2016	2017	2018	2019	2020	2021-2030
DEBT SERVICE (REET)	5,950,000				425,000	425,000	425,000	425,000	4,250,000
DEBT SERVICE (UTILITY TAX)	5,600,000				400,000	400,000	400,000	400,000	4,000,000
	-								
TOTAL	\$ 11,550,000			\$ -	\$ 825,000	\$ 825,000	\$ 825,000	\$ 825,000	\$ 8,250,000

Swift Corridor Improvements/City Hall Replacement

Type of Project Waterfront		Partnership Project?	NO	Waterfront Project?	YES	Project # WF140003 Formerly MN130002
Key # 4	Goal # 2	Strategic Leadership Plan Project?		Yes		
PROJECT NAME: Swift Corridor Improvements/City Hall Replacement						
PROJECT ADMINISTRATION: Parks & Public Facilities						
PROJECT LOCATION: Swift Boulevard						
PROJECT TIMELINE: 06/2011 - 12/2019						
RESPONSE TO *GMA LEVEL OF SERVICE? NO						

PROJECT DESCRIPTION

The Swift Corridor project is a multi-year, long-range economic development and infrastructure investment in the Central Business District. This project phase will replace three aging city buildings (Development Services, Administrative Annex and City Hall) into one municipal building in an effort to increase efficiencies and avoid costly building retrofits for ADA accessibility and other major system upgrades. The facility will be located on 1.8 acres purchased in 2015 on the northern portion of the GSA owned parking lot at the southwest corner of Swift Boulevard and Jadwin Avenue. Annual debt service estimated at \$825,000 would begin in 2017 and will be funded with savings resulting from the retirement of mature bonds in 2017 (City Shops) and the remaining from a new electric utility occupation tax. The project will stimulate downtown revitalization by creating a new redevelopment opportunity at the current location of Richland City Hall. The project also includes the Swift Blvd. street improvements that will require mill and overlay street, widening sidewalks, add decorative street lighting, irrigation, on-street parking, bicycle lanes and street trees. The project design is based on the public review process conducted as part of the 2012 downtown revitalization planning effort.

PROJECT ASSUMPTIONS

Interest rates will be 3.3% or better for a 25 year GO bond. Bonds will be sold in 2016 with debt service beginning in 2017. Revenues from the surplus site and lease space in the new building will ramp up to \$317,000/ year by 2021. Converting Swift & George Washington Way City Hall Site into private development will cost approximately \$500,000 in demolition but generate more than \$200,000 annually in new revenue. Replacement facility for City Hall (40,000 square feet) will include a small amount of concessionaire space that will generate approximately \$25,000 per year in new revenue. The project assumes a design-build project delivery. The street project will require acquisition of grant funds, most likely from the Washington State Department of Transportation.

BENEFITS

Municipal efficiency and better access to local government by combining three facilities into one. Avoidance of costly ADA and major system upgrades to each of the three facilities. Opportunity for redevelopment at the current location of Richland City Hall. The street project supports the City's redevelopment goals for the Swift Corridor by enhancing the street environment to support non-motorized travel and adding visual enhancements.

PROJECT COST ESTIMATE	Total Estimated Project Cost	Project Costs To-Date 12/31/14	Authorized Budget Remaining in 2015	2016	2017	2018	2019	2020	2021-2030
PROJECT PLANNING	100,000	100,000							
REMODEL UB AREA&SWIFT/JADWIN SIGNL	105,000	105,000							
DESIGN BUILD	13,899,681	104,681		200,000	4,598,333	8,996,667			
SWIFT & GWW SITE DEMOLITION	500,000						500,000		
LAND ACQUISITION	820,000	820,000							
DESIGN - STREET IMPROVEMENTS	80,000					80,000			
CONSTRUCTION - STREET IMPROVEMENTS	1,175,455						1,175,455		
10% CONTINGENCY-STREET IMPROVEMENTS	109,545						109,545		
TOTAL	\$ 16,789,681	\$ 1,129,681	\$ -	\$ 200,000	\$ 4,598,333	\$ 9,076,667	\$ 1,785,000	\$ -	\$ -
RECOMMENDED FUNDING SOURCES	Total Estimated Project Revenues	Project Revenue To-Date 12/31/14	Authorized Budget Remaining in 2015	2016	2017	2018	2019	2020	2021-2030
GENERAL FUND - FACILITY RESERVES	205,000	205,000							
LAND SALE (SWIFT & GWW)	111,205	111,205							
INDUSTRIAL DEVELOPMENT FUND	242,960	242,960							
LTGO 98 FUND	70,516	70,516							
CAPITAL IMPRVMT FUND (REET 1ST 1/4%)	250,000	250,000							
LIBRARY CONST FUND (ADDED PARKING)	250,000	250,000							
BOND PROCEEDS	13,849,000			13,849,000					
LEASE - GROUND	2,110,000							211,000	1,899,000
GRANT FUNDS (UNSECURED)-STREET IMPRV	80,000					80,000			
BUSINESS LICENSE RESERVE-STREET IMPRV	1,285,000						1,285,000		
TOTAL	\$ 18,453,681	\$ 1,129,681	\$ -	\$ 13,849,000	\$ -	\$ 80,000	\$ 1,285,000	\$ 211,000	\$ 1,899,000
OPERATING & MAINTENANCE COSTS (IMPACTS)	Total Estimated Project Operating & Maint. Costs			2016	2017	2018	2019	2020	2021-2030
DEBT SERVICE (REET)	5,950,000				425,000	425,000	425,000	425,000	4,250,000
DEBT SERVICE (UTILITY TAX)	5,600,000				400,000	400,000	400,000	400,000	4,000,000
	-								
TOTAL	\$ 11,550,000			\$ -	\$ 825,000	\$ 825,000	\$ 825,000	\$ 825,000	\$ 8,250,000

TRAILHEAD PARK

Type of Project Parks Project		Partnership Project?	YES	Waterfront Project?		Project #
Key # 6	Goal # 3	Strategic Leadership Plan Project?		No		
PROJECT NAME: Trailhead Park						
PROJECT ADMINISTRATION: Parks & Public Facilities						
PROJECT LOCATION: Trailhead Park						
PROJECT TIMELINE: 2015						
RESPONSE TO *GMA LEVEL OF SERVICE? NO						

PROJECT DESCRIPTION

2015, construct a new 77 space parking lot

PROJECT ASSUMPTIONS

BENEFITS

Provide additional off street park near the Badger Mt. Centennial Preserve, Canyon Trail trailhead.

PROJECT COST ESTIMATE	Total Estimated Project Cost	Project Costs To-Date 12/31/14	Authorized Budget Remaining in 2014	2015	2016	2017	2018	2019	2020
Construction	185,000	-	-	185,000					
	-								
	-								
	-								
	-								
TOTAL	\$ 185,000	\$ -	\$ -	\$ 185,000	\$ -	\$ -	\$ -	\$ -	\$ -
RECOMMENDED FUNDING SOURCES	Total Estimated Project Revenues	Project Revenue To-Date 12/31/14	Authorized Budget Remaining in 2014	2015	2016	2017	2018	2019	2020
PORT OF KENNEWICK	150,000	-	-	150,000					
BENTON COUNTY	35,000	-	-	35,000					
	-								
	-								
	-								
TOTAL	\$ 185,000	\$ -	\$ -	\$ 185,000	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING & MAINTENANCE COSTS (IMPACTS)	Total Estimated Project Operating & Maint. Costs			2015	2016	2017	2018	2019	2020
	2,550			300	350	400	450	500	550
	-								
	-								
	-								
TOTAL	\$ 2,550	-	-	\$ 300	\$ 350	\$ 400	\$ 450	\$ 500	\$ 550

ORDINANCE NO. 54-15

AN ORDINANCE of the City of Richland amending the 2015 Budget and 2015-2030 Capital Improvement Plan to provide for additional appropriations in the City's Park Project Construction Fund.

WHEREAS, on November 18, 2014, the Richland City Council passed Ordinance No. 36-14 approving the 2015 Budget; and

WHEREAS, on June 6, 2015, Council approved an interlocal agreement with the Port of Kennewick to accept a \$150,000 contribution to construct a parking lot at Trailhead Park; and

WHEREAS, staff recommends Council approval of an interlocal agreement with Benton County to accept a \$35,000 contribution to construct a parking lot at Trailhead Park; and

WHEREAS, no funds were appropriated in the Park Project Construction Fund to construct the Trailhead Park parking lot; and

WHEREAS, the intent of this ordinance is to increase appropriations in the Park Project Construction Fund; and

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

Section 1. Amendment of the 2015 Budget. The 2015 Budget and 2015-2030 Capital Improvement Plan, Exhibit A, is hereby amended to provide appropriations in the Park Project Construction Fund from contributions from the Port of Kennewick and Benton County for the Trailhead Park Parking Lot Project as follows:

Park Project Construction Fund

Current Appropriation: \$3,341,748

Increase in Appropriation: \$ 185,000

Amended Appropriation: \$3,526,748

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

PASSED by the City Council of the City of Richland, at a regular meeting on the _____ day of _____ 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Ordinances - First Reading

Key Element: Key 3 - Economic Vitality

Subject:

Ordinance No. 55-15, Amending RMC Title 23, Regarding Residential Standards Applicable to the Business Research Park District and Off-Street Parking Standards for Studio Apartments

Department:

Community & Development Services

Ordinance/Resolution Number:

55-15

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 55-15, amending RMC Title 23, regarding Residential Standards applicable to the Business Research Park District and Off-Street Parking Standards for studio apartments.

Summary:

Innovation Center, LLC is a property owner who has developed multi-family housing projects in the City's Business Research Park District. They have filed a request to amend the B-RP zoning standards as they pertain to residential development. The proposed amendments would allow for a slightly higher percentage of B-RP zoned land to be used for residential purposes and would allow for larger residential projects to be clustered together in the B-RP zone, which is a mixed use zone primarily intended for business research and professional office uses. Additionally, the applicants have requested a reduction in the amount of off-street parking required for studio apartments.

The Planning Commission held a public hearing on August 26, 2015 to consider these proposed amendments and have recommended their adoption to Council. Staff has prepared draft Ordinance No. 55-15 which would implement these code amendments.

Fiscal Impact:

The proposed code amendments would not result in direct fiscal impacts to the City.

Attachments:

1. Ordinance No. 55-15
2. Planning Commission Minutes
3. Staff Report to Planning Commission

ORDINANCE NO. 55-15

AN ORDINANCE of the City of Richland amending Richland Municipal Code Title 23: Zoning, amending standards for residential development within the Business Research Park zone and amending off-street parking requirements for studio apartments.

WHEREAS, the Innovation Center, LLC, an owner of property within the Business Research Park zone has filed an application to amend the City's zoning code; and

WHEREAS, the Planning Commission held a public hearing on August 26, 2015, to consider the proposed zoning text amendments put forward by the Innovation Center; and

WHEREAS, the Planning Commission at the conclusion of their hearing, recommended adoption of the proposed zoning text amendments.

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

Section 1. RMC Title 23, Chapter 23.06, entitled Definitions, shall be amended to read as follows, adding a new definition:

Chapter 23.06 DEFINITIONS

Sections:

- 23.06.010 Definitions – Introductory.
- 23.06.020 Accessory apartment unit.
- 23.06.025 Accessory dwelling unit.
- 23.06.027 Adult family home.
- 23.06.030 Adult use establishment.
- 23.06.035 Agriculture.
- 23.06.040 Airport commercial.
- 23.06.045 Airport industrial.
- 23.06.050 Alley.
- 23.06.053 Amendment.
- 23.06.055 Animal shelter.
- 23.06.065 Apparel and accessory stores.
- 23.06.070 Apartment.
- [23.06.071 Apartment, studio.](#)
- 23.06.075 Arcade.
- 23.06.080 Area of special flood hazard.

23.06.085 Art galleries.
23.06.090 Assisted living facility.
23.06.095 Auto parts sales.
23.06.100 Automobile repair.
23.06.105 Automobile service station.
23.06.110 Automobile wrecking.
23.06.115 Base flood.
23.06.117 Basement.
23.06.120 Bed and breakfast.
23.06.125 Block front.
23.06.130 Book, stationery and art supply store.
23.06.135 Building.
23.06.140 Building, accessory.
23.06.145 Building, main.
23.06.150 Building, hardware and garden supply store.
23.06.155 Bus station.
23.06.160 Bus terminal.
23.06.165 Bus transfer station.
23.06.170 Cafeteria.
23.06.175 Car wash.
23.06.180 Carport.
23.06.185 Cemetery.
23.06.190 Church.
23.06.195 City officials and agencies.
23.06.200 Cinema.
23.06.205 Clinic.
23.06.210 Club or fraternal societies.
23.06.215 Commercial recreation.
23.06.217 Concessionaire.
23.06.220 Convention center.
23.06.225 Contractors' offices and shops.
23.06.230 Contractors' yards.
23.06.235 Court.
23.06.240 Cultural institution.
23.06.245 Day care center.
23.06.250 Delicatessen.
23.06.255 Department store.
23.06.260 Dependent recreational vehicle.
23.06.265 Designated manufactured home.
23.06.270 Development.
23.06.275 District.
23.06.280 Dormitories, fraternities and sororities.
23.06.285 Drinking establishment.
23.06.290 Drive-through.
23.06.295 Drug store/pharmacy.
23.06.300 Dwelling, one-family attached.
23.06.305 Dwelling, one-family detached.

23.06.310 Dwelling, two-family detached.
 23.06.315 Dwelling, multiple-family.
 23.06.320 Dwelling unit.
 23.06.325 Electronic equipment stores.
 23.06.330 Essential public facilities.
 23.06.335 Equipment rental.
 23.06.340 Family.
 23.06.345 Family day care home.
 23.06.350 Farming of land.
 23.06.355 Fence.
 23.06.360 Financial institution.
 23.06.365 Flood or flooding – Flood Insurance Rate Map (FIRM) – Flood Insurance Study.
 23.06.370 Florist.
 23.06.375 Food stores.
 23.06.380 Food wagon.
 23.06.385 Fuel station/mini-mart.
 23.06.390 Funeral establishment.
 23.06.395 Furniture, home furnishings, and appliance stores.
 23.06.400 General service businesses.
 23.06.405 Grade plane.
 23.06.410 Gross floor area.
 23.06.415 Guest room.
 23.06.420 Habitable floor.
 23.06.425 Hazardous waste.
 23.06.430 Hazardous waste storage.
 23.06.435 Hazardous waste treatment.
 23.06.440 Hazardous waste treatment and storage facilities, off site.
 23.06.445 Hazardous waste treatment and storage facilities, on site.
 23.06.450 Hedge.
 23.06.455 Height of building.
 23.06.460 Hog farm.
 23.06.465 Home occupations.
 23.06.470 Health/fitness center.
 23.06.475 Health/fitness facility.
 23.06.477 Health spa.
 23.06.480 Homeless shelter.
 23.06.485 Hospital.
 23.06.490 Hospital or clinic for large animals.
 23.06.495 Hospital or clinic for small animals.
 23.06.500 Hot tub.
 23.06.505 Hotel.
 23.06.510 House-banked card room.
 23.06.515 Junkyard.
 23.06.520 Kennel, commercial.
 23.06.525 Landscaping.
 23.06.530 Landscaping material sales.

23.06.535 Large livestock farming.
23.06.540 Lattice tower.
23.06.545 Laundry, self-service.
23.06.550 Laundry/dry cleaning, retail.
23.06.552 Laundry/dry cleaning, neighborhood.
23.06.555 Laundry/dry cleaning, commercial.
23.06.560 Livestock feed lot.
23.06.565 Lot.
23.06.567 Lot area.
23.06.570 Lot, corner.
23.06.572 Lot, interior.
23.06.575 Lot line, front.
23.06.577 Lot line, rear.
23.06.580 Lot line, side.
23.06.582 Lot depth.
23.06.584 Lot width.
23.06.586 Lowest floor.
23.06.587 Lumberyard.
23.06.590 Macrofacility.
23.06.595 Mailing services.
23.06.600 Manufactured home.
23.06.605 Manufactured home lot, park, and stand.
23.06.610 Manufacturing, general.
23.06.615 Manufacturing, heavy.
23.06.617 Manufacturing, light.
23.06.620 Manufacturing use.
23.06.625 Marinas.
23.06.630 Marine equipment rentals.
23.06.635 Marine gas sales.
23.06.640 Master plan.
23.06.645 Microbrewery.
23.06.650 Microfacility.
23.06.655 Mini-warehouse.
23.06.660 Mobile home.
23.06.665 Monopole.
23.06.670 Motel.
23.06.675 Nursing home or rest home.
23.06.680 Nursery, plant.
23.06.685 Office – Corporate.
23.06.687 Office – Consulting services.
23.06.690 Office – General.
23.06.695 Office – Research and development.
23.06.700 Office supply store.
23.06.705 Outdoor advertising sign.
23.06.710 Outdoor advertising structure.
23.06.715 Outdoor storage.
23.06.720 Parking lot.

23.06.725 Parking space, automobile (off street).
23.06.728 Parking structure.
23.06.730 Pasture.
23.06.732 Patio.
23.06.735 Pawn shop.
23.06.740 Pen.
23.06.745 Personal loan business.
23.06.750 Personal services business.
23.06.755 Pet shop and pet supply store.
23.06.760 Photo processing, copying and printing services.
23.06.765 Pool, private.
23.06.770 Pool, public.
23.06.775 Pool, semi-public.
23.06.777 Porch.
23.06.780 Portable food vendor.
23.06.785 Poultry farm.
23.06.790 Public agency building.
23.06.792 Public agency facility.
23.06.795 Radio and television studio.
23.06.797 Reclassification.
23.06.800 Recreational club.
23.06.802 Recreational vehicle.
23.06.805 Recreational vehicle campground.
23.06.807 Recreational vehicle park.
23.06.809 Recreational vehicle space.
23.06.810 Restaurant.
23.06.817 Sales, retail.
23.06.820 Sales, wholesale.
23.06.825 Sanitary station or sanitary dumping station.
23.06.830 School.
23.06.832 School, alternative.
23.06.833 School, commercial.
23.06.834 School, trade.
23.06.835 Secondhand/consignment store.
23.06.840 Senior housing.
23.06.845 Sensitive land uses.
23.06.850 Small livestock farming.
23.06.855 Specialty retail store.
23.06.860 Specified anatomical areas.
23.06.862 Specified sexual activities.
23.06.865 Stable, private.
23.06.867 Stable, public.
23.06.870 Stock-in-trade.
23.06.875 Story.
23.06.880 Street.
23.06.885 Structure.
23.06.888 Substantial damage.

23.06.890	Substantial improvement.
23.06.895	Theater.
23.06.900	Towing, vehicle impound lots.
23.06.905	Travel trailer.
23.06.910	Truck terminal.
23.06.915	Use – Permitted.
23.06.920	Use – Accessory (secondary).
23.06.925	Use – Nonconforming.
23.06.930	Use – Special.
23.06.935	Variance.
23.06.940	Vehicle leasing and rentals.
23.06.945	Vehicle sales.
23.06.950	Video rental store.
23.06.955	Warehousing and wholesale trade.
23.06.960	Warehousing, storage and distribution.
23.06.965	Wholesale use.
23.06.970	Wineries – Production.
23.06.972	Wineries – Tasting room.
23.06.975	Yard.
23.06.980	Yard, front.
23.06.983	Yard, rear.
23.06.985	Yard, side.

23.06.071 Apartment, studio.

“Apartment, studio” means a self-contained, small apartment which combines living room, kitchenette and bedroom into a single room.

Section 2. RMC Section 23.28.020, entitled Business performance standards and special requirements, shall be amended to read as follows:

23.28.020 Business performance standards and special requirements.

A. B-RP Business Research. It is the intent of this section that:

1. Uses shall be conducted entirely within enclosed buildings;
2. On and off-site hazardous waste treatment and storage facilities shall be located a minimum of 300 feet from surface water, residential zones and public gathering places;
3. Public pedestrian access around and through a site is encouraged and should include clearly marked travel pathways from the public street, through parking areas, to primary building entries;
4. Development of a trail system through landscaped areas is encouraged and should, where possible, connect to trail systems on adjacent sites; and

5. No more than 15 percent of the total number of acres in the B-RP zone or within a specific business park shall be developed with commercial uses. The applicant proposing a commercial use shall identify the properties that he/she is relying on to comply with this requirement. In the event that the applicant is relying upon property(ies) that are not under the ownership of the applicant, then the applicant shall submit a written statement to the city signed by the affected property owners consenting to the application for a commercial use.

B. B-RP Residential, Day Care and Preschool Standards.

1. Residential development is permitted in the B-RP zone at an average density of eight dwellings per acre within a business park. Average density shall be determined by a calculation of the total land area (in acres) within a business park that are both developed and proposed for development with residential uses divided by the total number of dwelling units that are both developed and proposed for development. Any residential development approved through a special use permit must maintain a minimum density of six dwelling units per acre. Construction of residential units shall proceed as identified or conditioned in a special use permit approved by the Richland planning commission;

2. Detached single-family dwellings are prohibited unless:

a. Detached single-family dwellings are part of a residential development as approved through the special use permit process, in which no more than 25 percent of the total number of dwelling units approved through the special use permit are detached single-family dwellings; and

b. Detached single-family dwellings are a part of a common maintenance program, such as a homeowners' association, with attached conditions, covenants and restrictions to be approved by the city at the time of development and recorded by deed to run in perpetuity to the individual properties;

3. Dwelling units may be incorporated into a building occupied by a nonresidential use;

4. No more than ~~15~~ 20 percent of the total number of acres in the B-RP zone or within a specific business park or master planned area shall be developed exclusively for residential uses. The applicant for a residential use project shall identify the properties that he/she is relying upon to comply with this requirement. In the event that the applicant is relying upon property(ies) that are not under the ownership of the applicant, then the applicant shall submit a written statement from the affected property owners consenting to the application for an exclusive residential use;

5. No site developed exclusively for residential uses shall exceed 10 acres in area;

6. No parcel or parcels of property developed exclusively for residential uses shall be contiguous to any other parcel or parcels of property developed exclusively for residential uses, if the combined total of all contiguous parcels developed exclusively for residential uses exceeds ~~10~~ 20 acres in area;

7. Mixed use buildings that contain permitted uses (as identified in RMC 23.26.030) on the main floor of the building and residential uses on the upper floors of the building are permitted without regard to subsections (B)(4) through (6) of this section. All other provisions regulating the placement of residential uses in the B-RP zone shall apply;

8. Day care and preschool uses are permitted without regard to subsections (B)(4) through (6) of this section. All other provisions regulating the placement of day care and preschool uses in the B-RP zone shall apply;

9. Residential projects in the B-RP zone shall include provisions to connect with permitted uses in the zone which have the effect of minimizing the need for automotive commutes. Such connections may include shared open space, pedestrian trails, computer and/or communication links between buildings, or other similar features. Residential projects should also be designed to be compatible with the architectural character of existing, adjacent business parks;

10. Parking for residential structures shall be required in addition to any requirement for other permitted uses on the site; and

11. The applicant shall ensure that an emergency response plan is prepared by Benton County emergency services and that such emergency response plan is implemented prior to or simultaneously with the issuance of a certificate of occupancy for a project.

a. Prior to the submittal of a special use permit, the applicant shall consult with Benton County emergency services to determine the following:

i. The specific hazards to residential, day care and/or preschool populations that exist in the vicinity of the project site resulting from existing industrial land uses in the general area. Such hazards shall be determined and assessed through the review of risk management hazard plans that are on file with Benton County emergency services;

ii. The parameters of the emergency services plan that are necessary to support the proposal. Such plan will at a minimum address the following:

(A) Provisions for emergency notification;

(B) Identification of evacuation routes;

(C) Identification of special populations that may reside or be located within the proposed project (small children, seniors, individuals with mobility restrictions, etc.) for identification of specific provisions to address the safety of these special populations;

iii. Identification of any plans for sheltering residential populations during an emergency event and any specific building or site design features to be incorporated into the project to mitigate potential hazards created by nearby industrial facilities; and

iv. Identification of plans to inform the future residents of the residential project of the specific emergency notification procedures and actions that would be taken during an emergency event.

b. Following completion of the consultation process, the applicant shall obtain a written statement from Benton County emergency services that either:

i. Indicates that the proposed project site is located outside of any known hazard area which represents a threat to residential, day care or preschool populations as identified in the risk management plans on file with Benton County emergency services and that the requirement for a specific emergency response plan is waived; or

ii. Identifies the known hazards to residential, day care or preschool populations that are known to exist in or near the project site. Such report shall identify the specific mitigation measures that will be included in the emergency response plan. The applicant shall sign a statement acknowledging and agreeing to the mitigation measures included in the emergency response plan.

iii. The applicant is required to provide any information requested by Benton County emergency services for the preparation of an emergency response plan.

C. B-C Business Commerce. It is the intent of this section that:

1. Uses shall be conducted primarily within enclosed buildings.

2. On-site hazardous waste treatment and storage facilities shall be located a minimum of 300 feet from surface water, residential zones and public gathering places.

3. Development of a trail system through landscaped areas is encouraged and should, where possible, connect to adjoining trail systems and public sidewalks.

4. Uses shall not inflict upon the surrounding properties smoke, dirt, glare, vibrations, or noise beyond the maximum permissible levels hereby established:

a. Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any point on or beyond any lot line of the property on which the use is located.

b. Toxic and Noxious Gases. No emission which would be demonstrably injurious to human health, animals or plant life common to the region, on the ground at or beyond any lot line on which the use is located will be permitted. Where such emission could be produced as a result of accident or equipment malfunction, adequate safeguards standard for safe operation in the industry involved shall be taken. This shall not be construed to prohibit spraying of pesticides on public or private property in accordance with state regulations as set forth in WAC Title 173, as codified or as hereinafter amended.

c. Heat, Glare and Humidity (Steam). In the B-C district any activity producing humidity in the form of steam or moist air, or producing heat or glare shall be carried on in such a manner that the heat, glare or humidity is not perceptible at any lot line on which the use is located. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare on areas surrounding the B-C district. Artificial lighting shall be hooded or shaded so that direct light of high intensity lamps will not result in glare when viewed from areas surrounding the B-C district.

d. Fire and Explosive Hazards. The storage, manufacture, use, or processing of flammable liquids or materials which produce flammable or explosive vapors or gases shall be permitted in accordance with the regulations of the fire prevention code and the building code of the city of Richland as set forth in the International Building Code and International Fire Code as adopted by the city of Richland or as hereinafter amended.

5. Wherever the B-C zone is applied to any property or properties, there shall be site design standards put in place that shall regulate the appearance of buildings within the B-C district. This requirement for site design standards shall be met in one of the following ways:

a. The property or properties that are part of the B-C zone shall also be subject to the standards set forth in subsection (D) of this section; or

b. The property or properties that are part of the B-C zone shall be subject to private conditions, covenants, and restrictions as proposed by applicants for a zone change proposal. Said conditions, covenants and restrictions shall include site design standards that are deemed appropriate for the intended character, appearance and physical characteristics of the property or properties that are a part of the B-C zone and the immediate vicinity. Such conditions, covenants, and restrictions shall be recorded at the time the zone change ordinance is approved

and shall be binding on all new development that occurs on the property or properties that are a part of the B-C zone. Such conditions, covenants, and restrictions shall not be amended without the approval of the city of Richland.

D. B-C Site Design Standards. The following standards apply to the design of buildings within the B-C zone:

1. Building Design.

- a. Wall planes shall not run in one continuous direction for more than 60 feet without an offset or setback in the building face, unless the building face contains windows, alcoves, canopies, cornices, cupolas, or similar architectural features.
- b. At least 25 percent of the wall area fronting on a street should be occupied with windows, alcoves, canopies, cornices, cupolas, or similar architectural features.
- c. Large buildings should have height variations to give the appearance of distinct elements.
- d. Rooftop or outdoor mechanical equipment shall be fully screened from public view in a manner which is architecturally integrated with the structure. Screening shall be constructed to a finished standard using materials and finishes consistent with the rest of the building.
- e. Roof-mounted equipment should be painted a compatible color with the roof screen.
- f. Exterior building colors should be subdued. Primary colors or other bright colors should generally be used only as accents to enliven the architecture.
- g. Reflective glass is not permitted for glazing.
- h. Buildings whose exterior surfaces are more than 50 percent comprised of metal, excluding roof surfaces, are not permitted.

2. Loading and Service Areas.

- a. Truck docks and loading areas shall not be permitted on the side of the building that faces or abuts a public street.
- b. Refuse areas and service areas shall be screened from view of the public street.

3. Site Lighting.

- a. Lighting should be used to provide reasonable illumination for the security and safety of on-site areas such as parking, loading, shipping, and pathways.

b. Lighting shall be designed to minimize glare or objectionable effects to adjacent properties.

c. Site lighting poles shall not exceed 20 feet in height and shall direct the light downward.

d. Lighting sources shall be shielded from adjacent properties.

4. On-Site Utilities.

a. All site utilities shall be placed underground.

b. Pad mounted equipment shall be appropriately located and screened in a manner consistent with required access and safety requirements.

5. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, a property owner may apply to the Richland planning commission for a deviation from these site design standards. The Richland planning commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:

a. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section;

b. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and

c. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity. [Ord. 28-05 § 1.02; Ord. 07-11 § 1.01].

Section 3. RMC Section 23.54.020, entitled Standards and requirements, shall be amended to read as follows:

The minimum required parking spaces for the respective uses shall be as follows:

A.	Residential Uses	Number of Parking Stalls Required
1.	Single-family attached and detached dwellings, manufactured homes, condominiums and duplexes	2 spaces per dwelling unit.
2.	Multiple-family complexes Apartments, studio	1.5 spaces per dwelling unit. 1 space per dwelling unit
3.	Housing for the elderly	1 space per 2 dwelling units.
4.	Rooming houses, boardinghouses and dormitories	1 space per person capacity.
5.	Hotels and motels	1 space/room, plus required space for any restaurant (1 space per 100 square feet of GFA*), plus 50% of required spaces for other associated uses.
B.	Institutional Uses	Number of Parking Stalls Required
1.	Elementary and middle schools	2 spaces for each classroom.
2.	High schools	8 spaces for each classroom.
3.	Colleges, universities and instructional facilities – adult	1 space per 2 persons legal capacity every 3 seats in classrooms.
4.	Day care centers	2 spaces per staff person with a minimum of 4 spaces.
5.	Churches, mortuaries and funeral homes	1 space per 4 seats in the chapel or nave.
6.	Rest homes, nursing homes and convalescent centers	1 space per staff doctor plus 1 space for every 3 other staff plus 1 space per every 5 beds.
7.	Hospitals	1 space per staff doctor, plus 1 space for every 3 other staff members, plus 1 space for every 3 beds.
8.	Medical and dental clinics	1 space per 250 square feet of GFA.
C.	Office Uses	Number of Parking Stalls Required
1.	Banks, businesses or professional offices	1 space per 350 square feet of GFA less 3 spaces for each drive-through window up to a maximum reduction of 33% of the required spaces.

2.	Drive-through windows – banks	6 spaces per drive-through window (8' wide x 18' long) plus 1 service space and 1 exit space per window.
3.	Drive-through windows – nonbank and nonfood	1 service space per window plus 1 stacking space per window (8' wide x 18' long) plus 1 parking space per maximum number of on-duty employees.
D.	Commercial and Industrial Uses	Number of Parking Stalls Required
1.	Food stores, markets, drugstores, liquor stores, and designed shopping centers less than 3,000 square feet GFA (exclusive of basement areas)	1 space per 400 square feet of GFA.
2.	Food stores, markets, drugstores, liquor stores, and designed shopping centers more than 3,000 square feet GFA (exclusive of basement areas)	1 space per 300 square feet of GFA.
3.	Small appliance, personal service, hardware, household equipment, clothing and other retail stores	1 space per 400 square feet of GFA.
4.	Large appliance and furniture stores	1 space per 800 square feet of GFA.
5.	Wholesale stores, warehouses, storage buildings, motor vehicle or machinery sales	1 space per employee, with a minimum of 4 spaces.
6.	Service stations	1 space per employee, plus 1 space per service bay (bay not counted as a space), with a minimum of 4 spaces.
7.	Automobile laundries and car washes	2 spaces at the ingress and 2 spaces at the egress of each lane or washing bay.
8.	Self-service laundromat	1 space per 2 washing machines.
9.	Manufacturing	1 space per each 2 employees on the largest shift.
E.	Restaurant and Tavern Uses	Number of Parking Stalls Required
1.	Seated customers	1 space per 100 square feet of GFA.
2.	Take out service	1 space per 100 square feet of GFA.
3.	Drive-in only	1 space per 50 square feet of GFA.

4.	Drive-in as fixed type of facility	1 space per 100 square feet of GFA.
5.	Drive-through	5 spaces per window with a minimum of 8 spaces.
F.	Places of Assembly and Recreational Facilities	Number of Parking Stalls Required
1.	Places of assembly, dance halls, skating rinks and exhibition halls without fixed seats	1 space 150 square feet of GFA.
2.	Places of assembly, stadiums, sports arenas, auditoriums with fixed seats	1 space per 3 seats.
3.	Bowling alleys	5 spaces per each lane.
4.	Tennis, squash, handball, etc.	2 spaces per court.
5.	Swimming pools	1 space per 50 square feet of surface water area.
6.	Basketball and volleyball	6 spaces per court.
7.	Golf	7 spaces per green.
8.	Indoor not previously mentioned	1 space per 150 square feet of GFA.
9.	Outdoor not previously mentioned	1 space per 2,500 square feet of land area.

* GFA = Gross Floor Area.

[Ord. 28-05 § 1.02].

Section 4. This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this ____ day of _____,
2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



MINUTES - EXCERPT
PLANNING COMMISSION MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, August 26, 2015
7:00 PM

Call to Order:

Chair Madsen called the meeting to order at 7:00 PM.

Attendance:

Present: Commissioners Berkowitz, Boring, Clark, Palmer, Wallner and Wise and Chairman Madsen. Also present were Community Development Services Manager Rick Simon, Community Development Director Kerwin Jensen, Transportation & Development Manager Jeff Peters and Recorder Pam Bykonen.

Public Hearing

Ms. Bykonen read the Public Hearing explanation for those wishing to participate in the Public Hearing.

New Business

1. CITY OF RICHLAND – Consideration of Proposed Code Amendments (Z2015-108)

Mr. Simon presented the staff report for the item before the commission and outlined the proposed amendments relating to Business Research Park standards for residential uses. Current multi-family development in the Business Research Park has prompted staff to reconsider these standards. The proposed amendments would affect RMC 23.28.020(B)(4), 23.28.020(B)(6), RMC 23.52.020(A) and 23.06.072.

Public Hearing

Chairman Madsen opened the Public Hearing at 7:13.

Tim Wybenga, TVA Architects, 920 SW 6th Avenue, Portland, OR. Mr. Wybenga expressed appreciation for the zoning in place that restricts the types of uses in the area and is supportive of staff's recommendation for the code amendments.

Discussion:

Commission members asked staff and Mr. Wybenga clarifying questions on topics such as expected demographics of tenants, ratio of studio apartments to one- and two-bedroom units, expected parking needs, and why the client was satisfied with 20% instead of the requested 25% of residential use. Commissioner Berkowitz expressed concern for the increase of residential uses in a business park district.

Chairman Madsen closed the public hearing at 7:33.

Commissioner Boring moved and Commissioner Wallner seconded that the Planning Commission concur with the findings and conclusions set forth in Staff Report Z2015-108 and recommend to the City Council adoption of the following proposed zoning code amendments:

RMC 23.28.020(B)(4) *No more than ~~15~~ 20 percent of the total number of acres in the B-RP zone or within a specific business park or master planned area shall be developed exclusively for residential uses.*

RMC 23.28.020(B)(6) *No parcel or parcels of property developed exclusively for residential uses shall be contiguous to any other parcel or parcels of property developed exclusively for residential uses, if the combined total of all contiguous parcels developed exclusively for residential uses exceeds ~~10~~ 20 acres in area.*

RMC 23.52.020(A)

<u>A.</u>	<u>Residential Uses</u>	<u>Number of Parking Stalls Required</u>
<u>1.</u>	<i>Single-family attached and detached dwellings, manufactured homes, condominiums and duplexes</i>	<i>2 spaces per dwelling unit.</i>
<u>2.</u>	<i>Multiple-family complexes</i> <i>Studio Apartments</i>	<i>1.5 spaces per dwelling unit.</i> <i>1 space per dwelling unit</i>

RMC 23.06.072

Apartment, Studio: means a self-contained, small apartment which combines living room, kitchenette and bedroom with bathroom facilities into a single room.

Motion carried 6-1, with Commissioner Berkowitz casting the dissenting vote.

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2015-108

PREPARED BY: RICK SIMON
MEETING DATE: AUGUST 26, 2015

GENERAL INFORMATION:

APPLICANT: INNOVATION CENTER

REQUEST: TEXT AMENDMENTS TO CHAPTER 23.28 – BUSINESS
RESEARCH PARK STANDARDS FOR RESIDENTIAL USES

LOCATION: CITYWIDE

REASON FOR REQUEST:

Innovation Center has built and intends to build multi-family residential projects within the Business Research Park zone and proposes that adjustments be made to the standards that would provide for the implementation of their future plans.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the proposed amendments to the Innovation Center's proposed zoning text amendments and submits that:

1. Chapter 23.28 of the RMC established the Business Research Park zoning district and has been in use within the City since 2000;
2. According to Richland Municipal Code Section 23.28.010, the purpose of the Business Research Park zone is to provide locations for a range of business research and business park uses; to provide opportunities for employment in modern, attractive buildings on well-landscaped sites which may be close residential areas, thereby resulting in a reduction of travel time to and from work;
3. The Business Research Park zoning designation has been applied to approximately 739 acres in North Richland to implement the City's comprehensive plan;
4. The proposed amendments to the B-RP district would allow for additional residential development to occur within the district, while still maintaining appropriate provisions to ensure that residential uses remain subordinate and secondary to the primary business park uses within the B-RP district;

5. An increase in the overall percentage of land within the B-RP district that can be devoted to residential uses to a maximum of 20%, while less than what the applicants are proposing, would still allow them to fully implement the master plan that was included with their application;
6. The proposed reduction in off-street parking spaces for studio apartments appropriately recognizes that such apartments would typically be occupied by fewer people who would demand fewer parking spaces than standard sized apartments;
7. Providing parking spaces in excess of actual demand can result in increased housing costs, increased storm water runoff, heat islands, and inefficient use of land;
8. Based upon the above findings and conclusions, the adoption of the proposed amendments to Chapter 23.28 of the Richland Municipal Code concerning residential standards in the Business Research Park zone and Chapter 23.54 concerning off-street parking standards for studio apartments as proposed by the applicants and modified by staff is in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2015-108) and recommend to the City Council adoption of the following proposed zoning code amendments:

RMC 23.28.020(B)(4) *No more than ~~15~~ 20 percent of the total number of acres in the B-RP zone or within a specific business park or master planned area shall be developed exclusively for residential uses.*

RMC 23.28.020(B)(6) *No parcel or parcels of property developed exclusively for residential uses shall be contiguous to any other parcel or parcels of property developed exclusively for residential uses, if the combined total of all contiguous parcels developed exclusively for residential uses exceeds ~~10~~ 20 acres in area.*

RMC 23.52.020(A)

A.	Residential Uses	Number of Parking Stalls Required
1.	Single-family attached and detached dwellings, manufactured homes, condominiums and duplexes	2 spaces per dwelling unit.
2.	Multiple-family complexes <u>Studio Apartments</u>	1.5 spaces per dwelling unit. <u>1 space per dwelling unit</u>

RMC 23.06.072

Apartment, Studio: means a self-contained, small apartment which combines living room, kitchenette and bedroom into a single room.

ATTACHMENTS

- A. Supplemental Information
- B. Application
- C. Innovation Center Master Plan
- D. Map of B-RP Zone

SUPPLEMENTAL INFORMATION

EXISTING CODE

The current City code permits residential uses within the Business Research Park zone through a special use permit process that requires compliance with the following standards per RMC 28.23.020(B) (Note: areas that are highlighted are the sections proposed for amendment):

B-RP Residential Day Care and Preschool Standards

1. *Residential development is permitted in the B-RP zone at an average density of eight dwellings per acre within a business park. Average density shall be determined by a calculation of the total land area (in acres) within a business park that are both developed and proposed for development with residential uses divided by the total number of dwelling units that are both developed and proposed for development. Any residential development approved through a special use permit must maintain a minimum density of six dwelling units per acre. Construction of residential units shall proceed as identified or conditioned in a special use permit approved by the Richland planning commission;*
2. *Detached single-family dwellings are prohibited unless:*
 - a. *Detached single-family dwellings are part of a residential development as approved through the special use permit process, in which no more than 25 percent of the total number of dwelling units approved through the special use permit are detached single-family dwellings; and*
 - b. *Detached single-family dwellings are a part of a common maintenance program, such as a homeowners' association, with attached conditions, covenants and restrictions to be approved by the city at the time of development and recorded by deed to run in perpetuity to the individual properties;*
3. *Dwelling units may be incorporated into a building occupied by a nonresidential use;*
4. *No more than 15 percent of the total number of acres in the B-RP zone or within a specific business park or master planned area shall be developed exclusively for residential uses. The applicant for a residential use project shall identify the properties that he/she is relying upon to comply with this requirement. In the event that the applicant is relying upon property(ies) that are not under the ownership of the applicant, then the applicant shall submit a written statement from the affected property owners consenting to the application for an exclusive residential use;*
5. *No site developed exclusively for residential uses shall exceed 10 acres in area;*
6. *No parcel or parcels of property developed exclusively for residential uses shall be contiguous to any other parcel or parcels of property developed exclusively for residential uses, if the combined total of all contiguous parcels developed exclusively for residential uses exceeds 10 acres in area;*

7. *Mixed use buildings that contain permitted uses (as identified in RMC [23.26.030](#)) on the main floor of the building and residential uses on the upper floors of the building are permitted without regard to subsections (B)(4) through (6) of this section. All other provisions regulating the placement of residential uses in the B-RP zone shall apply;*
8. *Day care and preschool uses are permitted without regard to subsections (B)(4) through (6) of this section. All other provisions regulating the placement of day care and preschool uses in the B-RP zone shall apply;*
9. *Residential projects in the B-RP zone shall include provisions to connect with permitted uses in the zone which have the effect of minimizing the need for automotive commutes. Such connections may include shared open space, pedestrian trails, computer and/or communication links between buildings, or other similar features. Residential projects should also be designed to be compatible with the architectural character of existing, adjacent business parks;*
10. *Parking for residential structures shall be required in addition to any requirement for other permitted uses on the site; and*
11. *The applicant shall ensure that an emergency response plan is prepared by Benton County emergency services and that such emergency response plan is implemented prior to or simultaneously with the issuance of a certificate of occupancy for a project.*
 - a. *Prior to the submittal of a special use permit, the applicant shall consult with Benton County emergency services to determine the following:*
 - i. *The specific hazards to residential, day care and/or preschool populations that exist in the vicinity of the project site resulting from existing industrial land uses in the general area. Such hazards shall be determined and assessed through the review of risk management hazard plans that are on file with Benton County emergency services;*
 - ii. *The parameters of the emergency services plan that are necessary to support the proposal. Such plan will at a minimum address the following:*
 - (A) *Provisions for emergency notification;*
 - (B) *Identification of evacuation routes;*
 - (C) *Identification of special populations that may reside or be located within the proposed project (small children, seniors, individuals with mobility restrictions, etc.) for identification of specific provisions to address the safety of these special populations;*
 - iii. *Identification of any plans for sheltering residential populations during an emergency event and any specific building or site design features to be incorporated into the project to mitigate potential hazards created by nearby industrial facilities; and*
 - iv. *Identification of plans to inform the future residents of the residential project of the specific emergency notification procedures and actions that would be taken during an emergency event.*
 - b. *Following completion of the consultation process, the applicant shall obtain a written statement from Benton County emergency services that either:*

- i. Indicates that the proposed project site is located outside of any known hazard area which represents a threat to residential, day care or preschool populations as identified in the risk management plans on file with Benton County emergency services and that the requirement for a specific emergency response plan is waived; or
- ii. Identifies the known hazards to residential, day care or preschool populations that are known to exist in or near the project site. Such report shall identify the specific mitigation measures that will be included in the emergency response plan. The applicant shall sign a statement acknowledging and agreeing to the mitigation measures included in the emergency response plan.
- iii. The applicant is required to provide any information requested by Benton County emergency services for the preparation of an emergency response plan.

Parking Standards

Section 23.54.020 of the Richland Municipal Code sets forth the following off-street parking requirements for residential uses:

A.	Residential Uses	Number of Parking Stalls Required
1.	Single-family attached and detached dwellings, manufactured homes, condominiums and duplexes	2 spaces per dwelling unit.
2.	Multiple-family complexes	1.5 spaces per dwelling unit.
3.	Housing for the elderly	1 space per 2 dwelling units.
4.	Rooming houses, boardinghouses and dormitories	1 space per person capacity.
5.	Hotels and motels	1 space/room, plus required space for any restaurant (1 space per 100 square feet of GFA*), plus 50% of required spaces for other associated uses.

PROPOSED AMENDMENTS

The applicants have proposed the following amendments to the municipal code:

- Allowing a total of 25% of the total land area in the B-RP zone or within a specific business park to be developed exclusively for residential uses (increase from current standard of 15%);
- Allowing parcel or contiguous parcels of property developed exclusively with residential uses to be a maximum of 20 acres in size (increase from a 10 acre limitation);

- Amending the off-street parking standards to reduce the parking requirement for studio apartments to 1 parking stall per unit (reduction in the standard that requires 1.5 parking stalls for each dwelling unit).

COMPREHENSIVE PLAN

The Richland Comprehensive Plan designates approximately 1,030 acres in the North Richland area as Business/Research Park. The plan describes the B/RP designation as follows: “The Business/Research Park designation provides for a variety of office and research and development facilities in a planned business park setting. Permitted uses include science-related research and development and testing facilities; administrative offices for those uses; and other general office uses. Limited high density residential, extended stay hotel/motel and similar uses may also be permitted if demonstrated to be compatible with the primary permitted uses.”

Additionally, the plan contains the following goal and policy statements relating to the B/RP designation:

Land Use Goal 2: The City will promote industrial development to provide employment for its residents, and strengthen and expand the tax base through its land use policies.

Policy 1: The City will accommodate a variety of industrial uses ranging from manufacturing and processing to technology and business parks.

Policy 2: The City will create a “Business/Research Park” land use category to accommodate high tech business interests, research-oriented industrial development and corporate office development with provisions for development of limited high density residential, extended stay hotel/motel and similar uses.

Policy 3: The City will create innovative land use categories and zoning classifications to implement the economic development strategies.

HISTORY

The Business Research Park district was adopted by the City in January 2000 to implement the comprehensive plan, which had designated approximately 1,130 acres in North Richland as “Business Research Park”. The purpose statement of the Business Research Park zone stated in part that “*Limited high density residential, extended stay hotel/motel and similar uses may also be permitted if demonstrated to be compatible with the primary permitted uses.*” Primary permitted uses were considered to be office uses and research and development facilities.

Amendments to the B-RP zone were adopted later in 2000 that permitted residential uses. There were generally three areas of concern that were addressed by the Commission at that time. First, there was a concern that residential use would become the predominant land use in B-RP zone. This concern was addressed by the standards developed for the B-RP zone, including a prohibition on detached single family dwellings; a minimum density of 10 units per acre; a maximum 10 acre size limit on any

single residential development and a requirement that no more than 10% of the land area within the zone can be developed with residential uses.

The second area of concern was the potential incompatibility between residential uses and the industrial facilities that are located within the B-RP zone and surrounding areas. This concern was addressed through the standards requiring consultation with the Benton County Emergency Services.

The third area of concern related to how the residential uses within the zone could be made supportive and accessory to business research park facilities. This concern was addressed through the code requirements that mandate connections be made between business park facilities and adjoining residential uses through common open spaces, or pedestrian trails.

Subsequent amendments to the B-RP zone were adopted in 2004. These amendments allowed both commercial and residential projects to occur on up to 15% of the total land area within the zone, an increase from the previous 10% standard; allowed commercial development to be a maximum of 5 acres, an increase from the previous 3 acre standard; modify setback standards based on the use of the building; a lessening of the total landscape requirement from 30% of the total land area to 25%; providing for single family dwellings as a part of a residential cluster development and reducing the overall required density of 10 units per acre to an average density of 8 units per acre.

ANALYSIS

Currently, there are 739 acres within the City that are zoned B-RP. Of this amount, 513 (69%) acres are developed, leaving 226 (31%) undeveloped. Of the developed acreage, there are four residential projects: Battelle operates a dormitory facility on Battelle Boulevard; Innovation Center has constructed an apartment complex on Pauling Avenue; there are the University condos on Hanford Street and the Sienna Sky & Hearthstone plats on Smart Park Street. In total there are 21.7 acres of B-RP land devoted to residential uses, representing 4.2% of the developed acreage within the B-RP zone. Additionally, the City has approved a special use permit for a WSU student housing complex on a 5 acre site located adjacent to Waterfront Drive. The Innovation Center has a special use application pending for 331 additional apartments on a 7.5 acre site (Blocks 4 and 5 of the Innovation Center Master Plan). Both existing and proposed residential development in the B-RP zone totals 34.2 acres which represents only 4.6 % of the total acreage within the B-RP zone.

The master plan developed for the Innovation Center site identifies approximately 18.5% of the master planned area for residential uses. While this exceeds the current 15% limitation contained in code, it is also less than the 25% standard proposed by the applicant. Overall, the amount of land in the B-RP zone currently devoted to residential uses falls far below the current limitation of 15%. However, the current code language does create some difficulty for individual land owners, in that the standard applies to a particular ownership. If the applicants were to fully develop their master plan, their only

option under the current regulation would be for them to gain the written approval of other land owner(s) within the B-RP zone who would stipulate that they would not develop their site with residential uses.

The proposed code amendment would eliminate the applicant from having to negotiate an agreement with another B-RP land owner, but would also significantly increase the amount of residential development that is possible within the district. If the limitation on residential development were limited to 20%, this would still provide the applicants with the ability to develop in accordance with their master plan and would still maintain the majority of B-RP lands to be developed with non-residential uses.

The second proposed code amendment would relax the current size of a residential development or contiguous residential developments from a maximum of 10 acres to a maximum of 20 acres. This code provision was again intended to ensure that residential uses would not become a dominant use within the B-RP zone. However, in staff's opinion, there are some advantages of clustering residential developments together. Bus service, both for the transit service and for the school district would be more efficient if residential uses are clustered together in fewer, larger complexes than if they are dispersed throughout the B-RP zone. Emergency response plans would be easier to develop and maintain for emergency service providers if residential uses are clustered together than if they are dispersed over a larger area. Further, the limitation on the percentage of land within the B-RP zone that can be devoted to residential uses is sufficient to ensure that residential uses do not become the predominant use within the zone. Therefore, staff is supportive of this proposed amendment.

The third proposed code amendment would relax the off-street parking standard for studio apartments. Certainly there is a difference in the number of residents that would live in a studio apartment versus those that would live in a one, two or three bedroom apartment, which translates into a lower demand for off-street parking spaces. As off-street parking increases the cost of development, adds to storm water runoff and heat islands, it makes sense to limit the amount of off-street parking to what is actually needed. Staff is therefore supportive of this code amendment, but suggests that the following definition for studio apartment be added into the zoning code in order to clarify what type of apartment units would qualify for the reduced parking standard:

Apartment, Studio: means a self-contained, small apartment which combines living room, kitchenette and bedroom into a single room.

SUMMARY

The proposed amendments, with staff's suggested modifications, to the City's B-RP zoning regulations are reasonable amendments that would preserve the overall intent and purpose of the B-RP zone.

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

Petition for Zoning Ordinance Text Amendment

Application is hereby made to the Richland Planning Commission for a Zoning Ordinance Text Amendment pursuant to Section 23.82.180 of the Richland Municipal Code.

The following required information must be furnished and filing fee paid before the Secretary of the Physical Planning Commission will accept this application.

APPLICANT INFORMATION			
Applicant's Name: Doug Perry			
Applicant's Address: PO Box 998			
City: Bellevue		State: WA	Zip: 98009
Phone: 206.972.7919	Fax:		Other:
Section(s) for which amendment(s) is/are proposed: 23.28.020 B4 23.28.020 B6 23.54.020 A2			
State exactly how you feel the section(s) should read, incorporating your amendment(s): 23.28.020 B4 25% of the total number of acres in the B-RP zone or within a specific business park or master planned area shall be developed exclusively for residential uses 23.28.020 B6 No parcel or parcels of property developed exclusively for residential uses shall be contiguous to any other parcel or parcels of property developed exclusively for residential uses, if the combined total of all contiguous parcels developed for residential uses exceeds 20 acres in area 23.54.020 A2 Multiple-family complexes – 1.5 parking stall required per dwelling unit 1 parking stall required per studio unit			

State your reason for requesting the zoning ordinance text amendment(s):

23.28.020 B4

The Innovation Center property's proximity to two of the region's largest employment centers, PNNL and Hanford, is one reason that this site is especially suited to residential uses and should have an increased percentage of housing to accommodate the high housing demand from employees who work nearby. In addition, the site has proximity to Hanford High School and to WSUTC. These adjacencies, along with the stated goals of the Innovation Center to create live/learn/work/play synergies, urges an increase need for multi-family housing on this property.

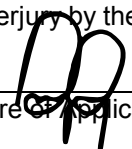
23.28.020 B6 (with attached master plan)

The Innovation Center's 89-acre master plan is designed to create a live/learn/work/play diverse and dynamic lifestyle. The master plan incorporates specific development areas dedicated to residential, hotel, office/lab, retail, and park/green spaces. Block 2, 3, 4, 5 create a cluster of housing that overlook Innovation Boulevard. With an increase of acres in which these residential blocks can be contiguous, it helps support a stronger sense of community and urban living.

23.54.020 A2

A large part of the housing development will consist of studio units that will be occupied by 1 tenant per unit. For that particular type of housing unit, 1 parking stall per unit is sufficient to support the basic need of 1 car per occupant.

The information provided is "said to be true under penalty of perjury by the Laws of the State of Washington."



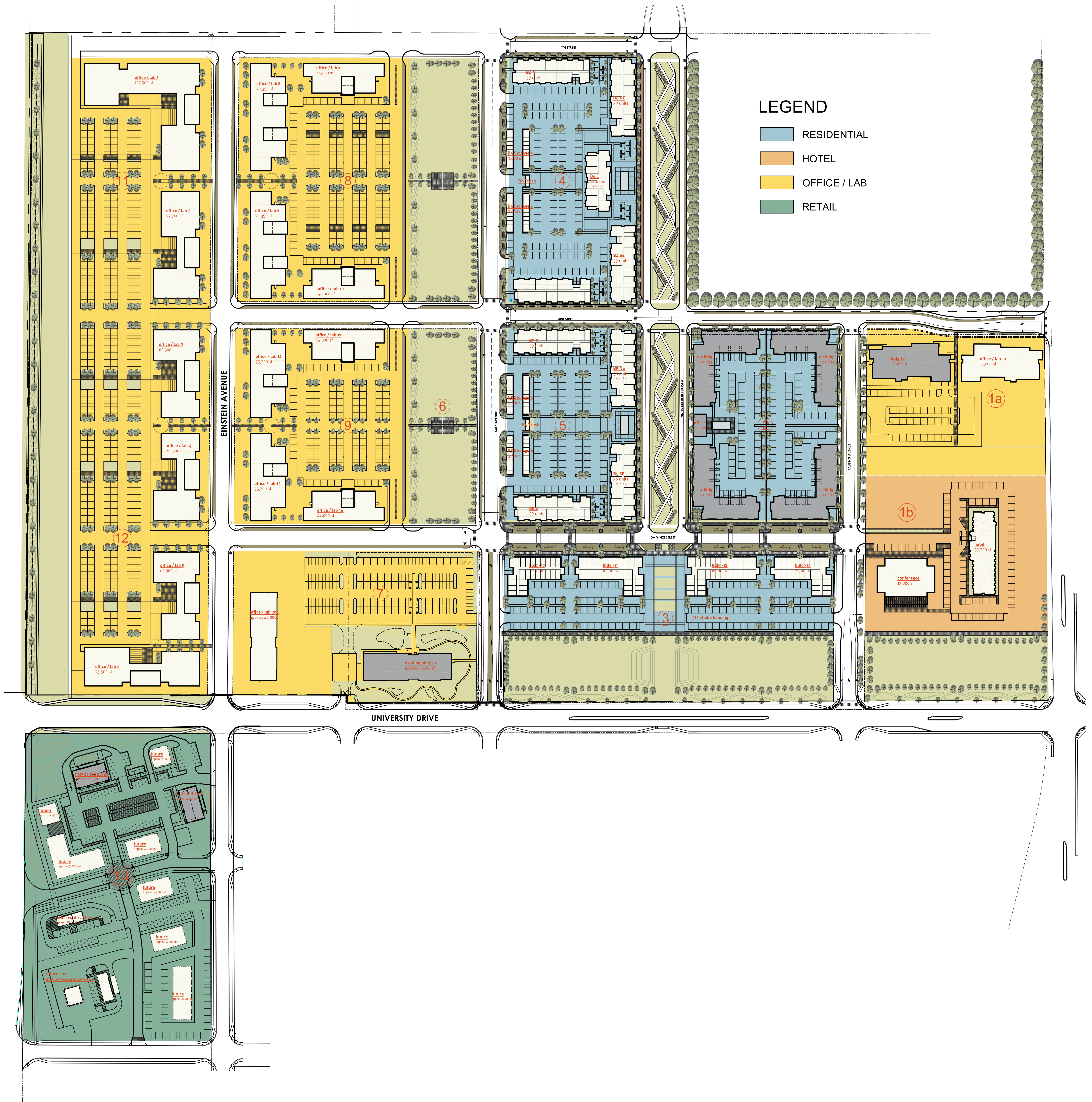
Signature of Applicant

For Office Use:

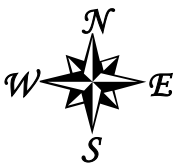
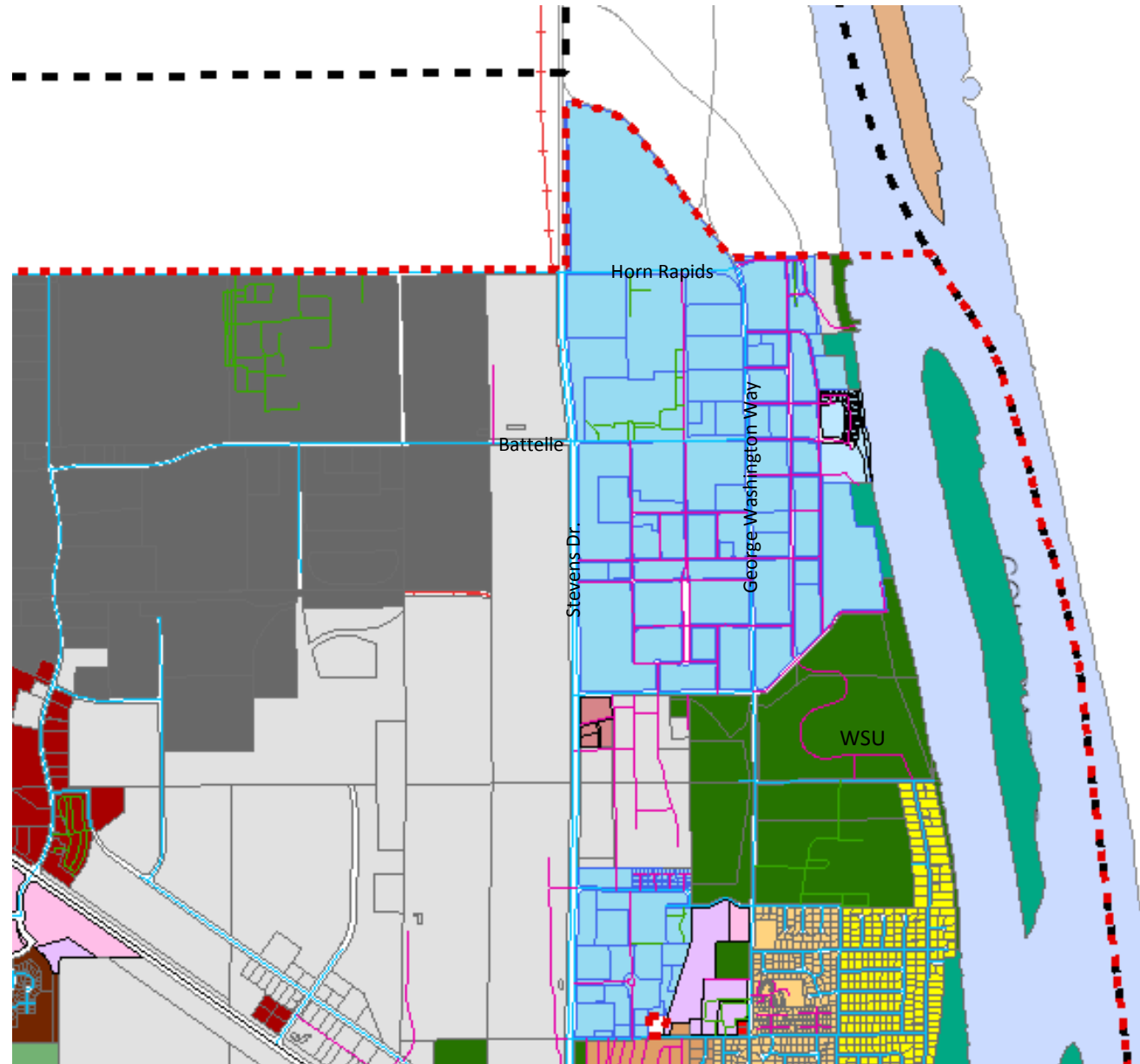
Petition accepted for filing _____

Signature

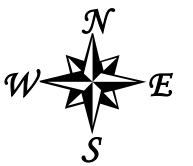
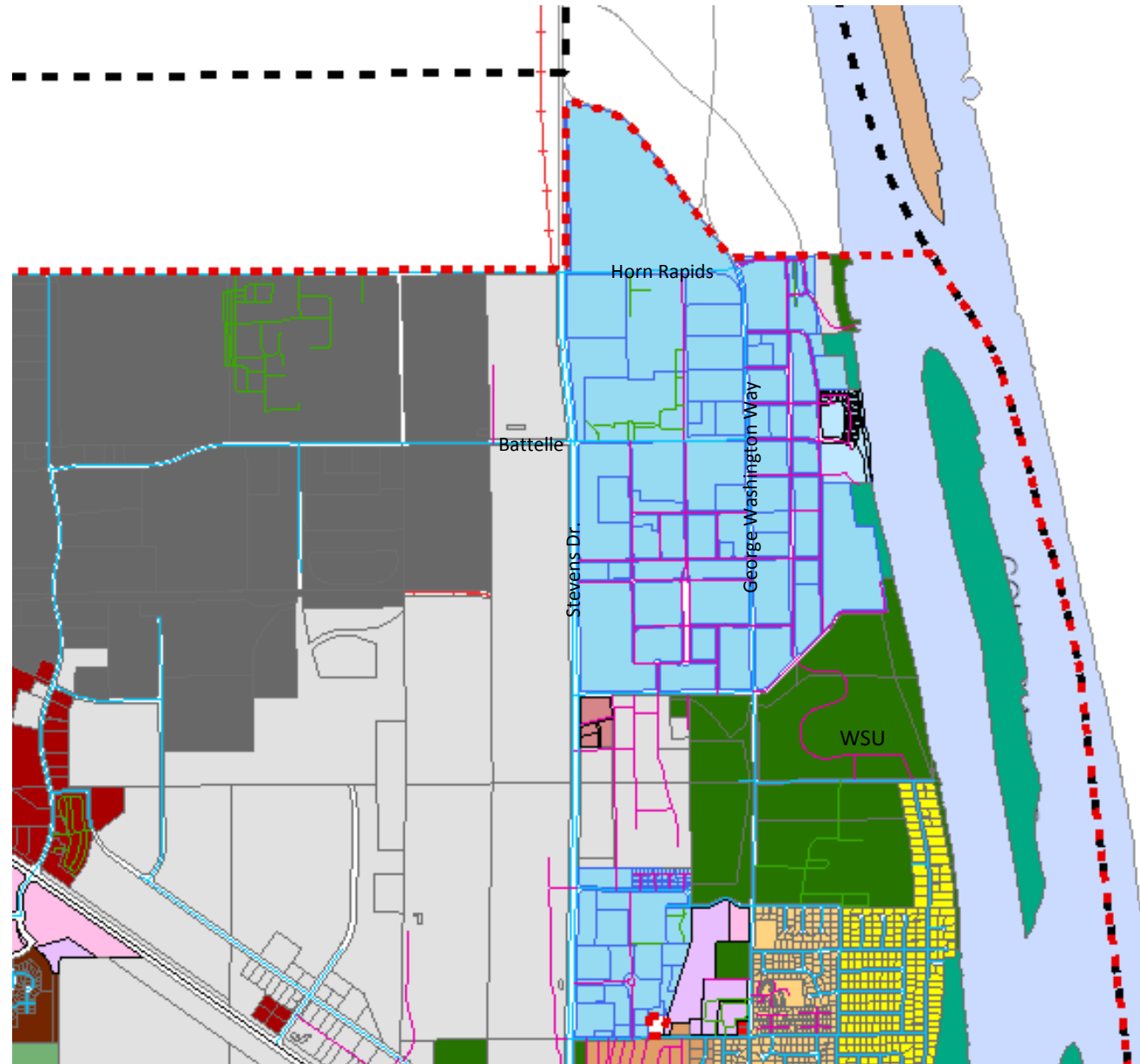
Title



B-RP ZONING



B-RP ZONING





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 56-15, Increasing Appropriations in the General Fund and the Golf Course Fund related to forgiveness of an interfund loan

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

56-15

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 56-15, amending the 2015 Budget to increase appropriations in the General Fund in order to forgive an interfund loan obligation of the Golf Course Fund owed to the General Fund and declaring that a public emergency exists in the General Fund.

Summary:

In 1998, the General Fund provided an interfund loan in the amount of \$1,713,021 to the Golf Course Fund toward the construction of the Columbia Point Golf Course Clubhouse and in 1999 the General Fund provided an additional interfund loan in the amount of \$570,082 to further assist with capital projects at the Columbia Point Golf Course. Prior to 2015, the General Fund expected full reimbursement based on initial revenue projections of the golf course and identified \$2,283,103 as interfund loans receivable.

The original proforma for the Golf Course included assumptions on revenue and expenses that were more optimistic than actual operational history, and the fund does not have additional capacity to fulfill the obligation to the General Fund as expected.

The interfund loans from the General Fund totaling \$2,283,103 could have been a direct contribution without an expectation of repayment. Because of the Golf Course Fund's inability to repay the loans, and the fact that the original investment did not require repayment, staff is recommending that the interfund loans be forgiven by treating them as a permanent transfer from the General Fund to the Golf Course Fund. The recommended action will increase 2015 General Fund appropriations as follows:

General Fund

Current Appropriation: \$ 48,193,845

Increase in Appropriation: \$ 2,283,103

Amended Appropriation: \$50,476,948

Fiscal Impact:

Increase appropriations in the General Fund by \$2,283,103 by forgiving two interfund loans owed by the City's Golf Course Fund to the General Fund.

Attachments:

I. Ord 56-15

ORDINANCE NO. 56-15

AN ORDINANCE of the City of Richland amending the 2015 Budget to increase appropriations in the General Fund and the Golf Course Fund in order to forgive an interfund loan obligation of the Golf Course Fund owed to the General Fund and declaring that a public emergency exists in the General Fund.

WHEREAS, in 1998 the General Fund provided an interfund loan in the amount of \$1,713,021 to the Golf Course Fund toward the construction of the Columbia Point Golf Course Clubhouse; and

WHEREAS, in 1999 the General Fund provided an additional interfund loan in the amount of \$570,082 to further assist with capital projects at the Columbia Point Golf Course; and

WHEREAS, the two General Fund interfund loans to the Golf Course Fund total \$2,283,103; and

WHEREAS, prior to 2015, the General Fund expected full reimbursement and identified \$2,283,103 as interfund loans receivable; and

WHEREAS, the Golf Course Fund does not have additional capacity to fulfill the obligation to the General Fund; and

WHEREAS, the City Council intends that the \$2,283,103 interfund loans be eliminated by treating them as a permanent transfer from the General Fund to the Golf Course Fund, which was not included in 2015 appropriations.

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

Section 1. Facts Constituting Emergency. The expenditure contained within this ordinance was not anticipated when the 2015 budget was approved.

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

Section 3. Amendment of the 2015 Budget. The 2015 Budget is hereby amended to increase the appropriation of the General Fund from beginning fund balance, and to increase the appropriation in the Golf Course Fund from interfund transfers as follows:

<u>General Fund</u>	
Current Appropriation:	\$ 48,193,845
Increase in Appropriation:	<u>\$ 2,283,103</u>
Amended Appropriation:	\$ 50,476,948

Golf Course Fund

Current Appropriation: \$ 1,764,286

Increase in Appropriation: \$ 2,283,103

Amended Appropriation: \$ 4,047,389

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

PASSED by the City Council of the City of Richland, at a regular meeting on the _____ day of _____, 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Ordinances - First Reading

Key Element: Key 3 - Economic Vitality

Subject:

Ordinance No. 58-15, Approving Whitfield Annexation of 26.3 Acres of Land Near Queensgate Drive and Shockley Road, Providing for Assumption of Existing City Indebtedness and Amending the Official Zoning Map

Department:

Community & Development Services

Ordinance/Resolution Number:

58-15

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 58-15, Whitfield Annexation of a 26.3 acres tract into the City.

Summary:

Draft Ordinance No. 58-15 has been prepared for Council consideration to annex a 26.3 acre tract into the City. The property is located south of Shockley Road, north of the Kennewick Irrigation District canal, east of Queensgate Drive and west of the Bordeaux Grove subdivision. This annexation is the subject of a public hearing that occurs earlier on Council's agenda.

Fiscal Impact:

The proposed annexation is anticipated to have a minor positive fiscal impact to the City, both initially and when full build-out of the property would be achieved in the future. A copy of a fiscal impact analysis is attached.

Attachments:

1. Ordinance No. 58-15
2. Vicinity Map
3. Fiscal Impact Analysis

WHEN RECORDED RETURN TO:

Richland City Clerk
P.O. Box 190 MS-05
Richland, WA 99352

PID# 1-27982000009000

ORDINANCE NO. 58-15

AN ORDINANCE of the City of Richland, Benton County Washington, annexing approximately 26.3 acres of land located south of Shockley Road, east of Queensgate Drive and west of the plat of Bordeaux Grove, providing for assumption of existing City indebtedness and amending the Official Zoning Map.

WHEREAS, the City received a notice of intent from Edith Whitfield Trustee, the sole owner of the real property legally described in Exhibit A attached hereto, to commence annexation proceedings for annexation into the City of Richland; and

WHEREAS, a meeting was held March 17, 2015, between the initiating parties of this annexation and the City Council of the City of Richland, at which time the Council adopted Resolution No. 54-15, accepting the notice of intention to commence annexation proceedings for the real property legally described in Exhibit A attached hereto, subject to simultaneous adoption of the Comprehensive Plan for the proposed annexation area, and the assumption of the appropriate share of all existing City indebtedness; and

WHEREAS, Resolution No. 54-15 further authorized and directed the Richland Planning Commission to propose and forward a recommendation to the City Council as to the most appropriate zoning designation for the area proposed to be annexed; and

WHEREAS, a notice of intention to annex was duly filed with the Benton County Boundary Review Board. Jurisdiction of the Boundary Review Board was not invoked within 45 days of filing, and thus the proposed annexation was deemed approved by the Boundary Review Board on June 8, 2015; and

WHEREAS, the Richland Planning Commission held a public hearing on March 25, 2015, to consider an appropriate zoning designation for the proposed annexation area; and

WHEREAS, on June 16, 2015, Council adopted Resolution No. 119-15, authorizing the circulation of an annexation petition for annexation of the real property legally described in Exhibit A attached hereto; and

WHEREAS, a petition was circulated and signed by the sole owner of the proposed annexation area, thereby exceeding the state requirement that owners representing at least sixty percent (60%) of the value of the proposed annexation area petition the City for annexation, according to the assessed valuation for general taxation; and

WHEREAS, the City Council held a public hearing to consider the annexation on September 15, 2015, which hearing was duly noticed by the City Clerk through publication in a newspaper of general circulation and through the mailing of notice to all property owners within the annexation area, specifying the time and place of the hearing and inviting interested persons to appear and voice approval or disapproval of the annexation; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland and the Council has determined that the annexation would be of general benefit to the residents of the City of Richland.

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

Section 1. The real property legally described in Exhibit A attached hereto is hereby annexed to the City of Richland and is hereby declared to be within the corporate limits of the City of Richland, Benton County Washington (the "Annexed Area").

Section 2. The Richland Comprehensive Plan, adopted October 6, 1997 by passage of Ordinance No. 26-97, shall serve as the comprehensive plan for the Annexed Area. All properties within the annexation shall be designated as "low density residential" under the land use map that is part of the comprehensive plan.

Section 3. The property within the Annexed Area shall be assessed and taxed at the same rate and on the same basis as other property within the City, including assessments or taxes in payment for all or of any portion of the outstanding indebtedness of the City, approved by the voters, contracted, or incurred prior to, or existing at the date of annexation.

Section 4. Title 23 of the City of Richland Municipal Code (RMC) and the Official Zoning Map of the City as adopted by Section 23.08.040 of said title, hereby amends Sectional Map Nos. 47 and 60 which is one of a series of maps constituting said Official Zoning Map, bearing the number and date of passage of this ordinance and by this reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 5. It is hereby found, as an exercise of the City's police power, that the best zoning for the properties included in the Annexed Area shall be R1-10 Single Family Residential, as depicted on Exhibit B, when consideration is given to the interest of the general public.

Section 6. The City Clerk is directed to file a copy of this annexation with the Board of Commissioners of Benton County and the State of Washington in the manner required by law. The City Clerk is also directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach the amended sectional map as necessary and an amended Annexation map, duly certified by the Clerk as a true copy.

Section 7. As authorized and required by RCW 35.13.280, the City shall negotiate a new franchise with the solid waste collection service provider currently serving the Annexed Area on terms that are acceptable to the City and that complies with the City's Solid Waste Management Plan.

Section 8. This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this 6th day of October, 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

EXHIBIT A

Legal Description for Whitfield Annexation

THOSE PARTS OF THE NORTH 1/2 OF THE NORTHWEST QUARTER AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST QUARTER, LYING NORTHEASTERLY OF CENTER LINE OF BADGER EAST LATERAL OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28. LESS THE WEST 465 FEET THEREOF: LESS THAT PORTION DEFINED AS FOLLOWS: THE NORTH 295 FEET OF THE EAST 283' OF THE WEST 748' (FOOTAGE CORRECTED 2/3/69& 8/25/69), AS MEASURED PARALLEL WITH THE NORTH AND WEST LINES OF THE NORTHWEST QUARTER NORTHWEST QUARTER, EXCEPT ROAD RIGHT OF WAY: ALSO LESS THE EAST 283 FEET OF THE WEST 748 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AS MEASURED PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, LYING NORTH OF THE BADGER EAST LATERAL CANAL KENNEWICK DIVISION YAKIMA RECLAMATION PROJECT, EXCEPT THE NORTH 295 FEET THEREOF RESERVING TO GRANTOR AND ASSIGNS AND EASEMENT FOR INGRESS AND EGRESS OVER A STRIP ETC. LESS PORTION BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH IS SOUTH 89°52'30" EAST 748 FEET FROM THE NORTHWEST CORNER THEREOF. THENCE SOUTH 1° 25' WEST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 1060.50 FEET. THENCE NORTH 38° 25' EAST 276 FEET. THENCE NORTH 57° 07' EAST 166.10 FEET. THENCE NORTH 39° 02' EAST 293.80 FEET. THENCE NORTH 1° 31' 25" EAST 524.63 FEET TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION. THENCE NORTH 89° 52' 30" WEST ALONG SAID NORTH LINE 483.75 FEET TO THE POINT OF BEGINNING; EXCEPT THE NORTH 10 FEET THEREOF: TOGETHER WITH EASEMENT. ALSO THAT PORTION OF THE SOUTH 10 FEET OF THE NORTH 20 FEET OF THE NORTHWEST QUARTER LYING EAST OF PARCEL A, TOGETHER WITH EASEMENTS LESS ALL THAT PORTION OF NORTHWEST QUARTER LYING EAST & NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE WESTERLY ALONG THE NORTH LINE THEREOF 25.43 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE. THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER NORTHWEST QUARTER, 571.10 FEET. THENCE SOUTHEASTERLY IN A STRAIGHT LINE 1676.39 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 1020.65 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER AND TERMINUS OF SAID DESCRIBED LINE: ALSO THE SOUTH 10 FEET OF NORTH 30 FEET OF THE NORTHEAST NORTHWEST AND THE SOUTH 10 FEET OF THE NORTH 30 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER LYING EAST OF A POINT 1291.5 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER. N P CONT #W-10936: AGREEMENT 6/3/70: SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD 10/30/70, 1/16/80: TOGETHER WITH EASEMENTS 11/19/70: MINERAL RIGHTS RESERVED: PUD EASEMENT 4/23/58. EXCEPT A PORTION OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: A PORTION OF PARCEL "B" AS DESCRIBED IN AN INDENTURE DOCUMENT RECORDERD UNDER AUDITOR'S FILE NUMBER 86-5404, RECORDS OF BENTON COUNTY WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH IS SOUTH 89° 52' 30" EAST 1231.75 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 01° 31' 25" WEST 20.01 FEET LEAVING SAID NORTH LINE ALONG THE WEST LINE OF SAID PARCEL "B" AND THE EAST LINE OF PARCEL "A" AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 680225, RECORDS OF BENTON COUNTY WASHINGTON, TO THE NORTHWEST CORNER OF SAID PARCEL "B" AND THE TRUE POINT OF BEGINNING;

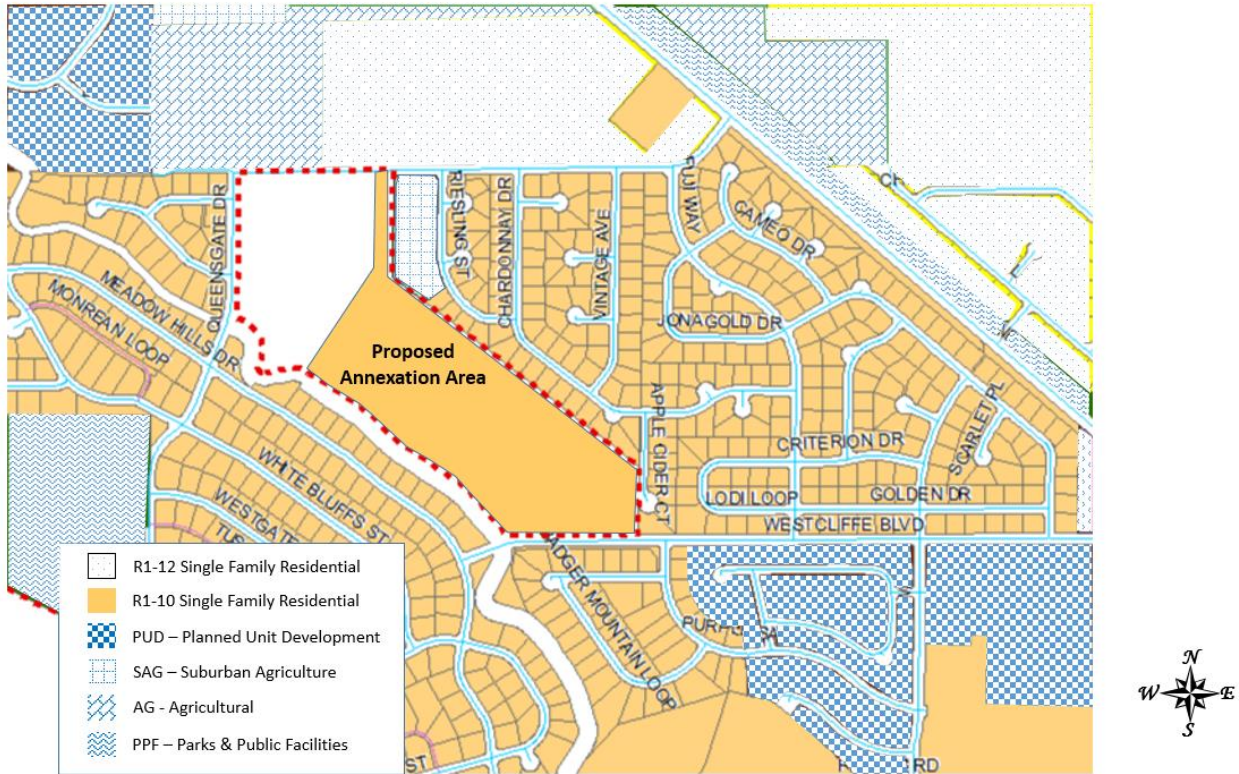
THENCE CONTINUING SOUTH 01° 31' 25" WEST 10.00 FEET ALONG SAID EAST AND WEST LINES; THENCE LEAVING SAID EAST AND WEST LINES SOUTH 89° 52' 30" EAST 60.02 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "B"; THENCE NORTH 01° 31' 25" EAST 10 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTH 89° 52' 30" WEST 60.02 FEET ALONG THE NORTH LINE OF SAID PARCEL "B" BACK TO THE TRUE POINT OF BEGINNING. CONTAINS APPROXIMATELY 600.2 SQUARE FEET. BOUNDARY LINE ADJUSTMENT PER QUIT CLAIM DEED AUDITORS FILE #2003-013623 DATED 3/26/2003. SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD 3/26/03.

Contains 26.38 acres more or less.

*This description includes the following **County Parcel Identification Number:***

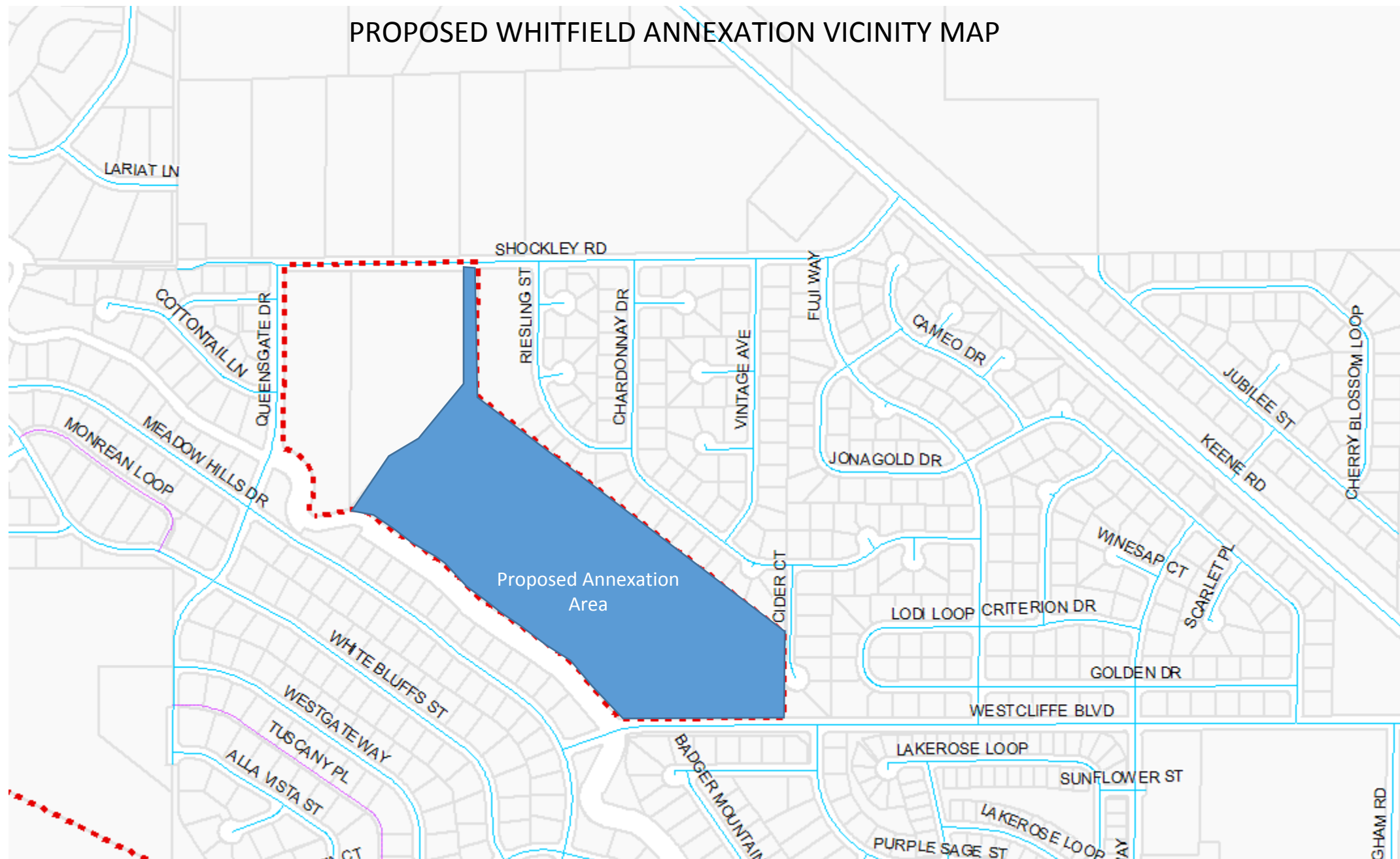
1-27982000009000

EXHIBIT B



ZONING FOR WHITFIELD ANNEXATION

PROPOSED WHITFIELD ANNEXATION VICINITY MAP



FISCAL IMPACT – PROPOSED WHITFIELD ANNEXATION

INTRODUCTION

This fiscal analysis has been prepared by staff to identify the impacts of the proposed Whitfield annexation to the City. The following is a summary of the analysis that was completed and an explanation of the assumptions used in this analysis.

The analysis included in this report focuses on the potential impacts of the annexation to the City's General Fund. Enterprise funds such as medical services, electrical, water, sewer and storm drainage are, by their nature, self-sustaining and, as such, should have neither a significant positive or negative fiscal impact on the City.

REVENUES

The revenue that would be generated by the proposed annexation is largely dependent on the amount of development that occurs in the area over time. Table I provides an estimate of the revenues that would be produced from the annexation area based only on the existing level of development. Table II provides a revenue estimate at full build-out of the annexation area. This full build-out scenario is based on the anticipated level of development allowed under the zoning regulations applied to the proposed annexation area.

**TABLE I – Whitfield Annexation Proposal
Projected Revenue – Year 2015**

<u>Revenue Source</u>	<u>Rate</u>	<u>Basis</u>	<u>Annual Amount</u>
Property Tax	\$2.97705634/assessed valuation	\$1,063,900 total assessed value	\$3,167

**TABLE II – Whitfield Annexation Proposal
Projected Revenue – Full Build-Out**

<u>Revenue Source</u>	<u>Rate</u>	<u>Basis</u>	<u>Amount</u>
Property Tax	\$2. 97705634 /assessed valuation	78 homes \$26,060,000 total value	\$77,588
Permit Fees ¹	\$45/person	203 persons	\$9,126
Utility Taxes ²	\$212/person	203 persons	\$43,036
Sales Taxes ³	\$208/person	203 persons	\$42,224
Total			\$171,974

Table II Notes:

- ¹ Permit fees are based on the total 2015 adopted budget figures for licenses and permits, (\$2,407,275) divided by the current population (53,080).
- ² Utility taxes based on adopted budget figures for total utility tax revenue (\$11,247,330) divided by estimated number of current population (53,080).
- ³ Sales tax determined by total sales and use tax revenue (\$11,060,400) divided by current population (53,080).

Table II Assumptions:

- Annexation includes 26.3 acres of undeveloped property that would be developed at a density of 3 units/gross acre, which is a common density for R1-10 zoned properties.
- Average value of new construction for a single-family residence is \$334,127 according to 2014 year building permit activity records.
- Assumes 2.6 persons/household (2015 OFM Estimate).
- Assumes all new development will be served by City utilities.

No estimate has been provided on the length of time it would take to achieve full build-out of the proposed annexation area. This would be dependent upon any number of factors, including the desires of the property owners and market conditions. Rather, the two tables are offered as a comparison of revenues that would be generated from the area based on its existing and potential levels of development.

PUBLIC ASSETS

Existing Infrastructure

There is no infrastructure or public right-of-way in the area that the City would inherit as a result of this annexation. Existing city water and sewer mains are located adjacent to the proposed annexation area and serve the adjacent City developments.

DEMANDS FOR NEW/EXPANDED INFRASTRUCTURE

As development occurs within the area, water, sewer and electrical services would be extended. Additional access road(s) would be constructed and additional traffic created by new development would add to existing traffic volumes on City streets. New development would also trigger requirements for installation of storm drainage facilities and street lighting. Additional demands would be placed on the City's parks and open spaces. The developer would be responsible for the extension of City utilities, access roads, storm drainage facilities, street lighting, park dedication and/or payment of park fees.

The City's present system of development regulation/permitting ensures that, to a large degree, new residents are paying for the costs associated with the extension/expansion of City infrastructure. It also ensures that new development will not occur unless appropriate infrastructure improvements are put in place.

EXISTING SERVICES

Presently, the proposed annexation area is served by the following entities:

<u>Service</u>	<u>Service Provider</u>
Fire & Emergency Service	Benton County Fire District #1
Police Services	Benton County Sheriff's Department
Electrical Service	Richland Energy Services
Water Service	On-Site Well
Sewer Service	On-Site Septic System
Irrigation Service	Kennewick Irrigation District

FUTURE DEMAND FOR SERVICES

As development of the proposed annexation area occurs, future demands would be placed on City services. As population increases, there would be more calls for service within the area.

City utility services, including power, water, sewer, and storm drainage would see increased usage. Present capacity of the City systems could accommodate this increased demand as the growth was anticipated and planned for in the City Comprehensive Plan. The fees charged for the connection to City utility services and the monthly user charges are designed to recover the costs associated with the provision of those services. Consequently, development within the proposed annexation area should not have fiscal impacts on those services.

Other services, including parks and recreation and library services, would likely see some increase in use. Table III demonstrates the effects of annexation, both initially and at full build-out, given the assumption that service levels and cost of service per capita will remain constant.

**TABLE III – Whitfield Annexation Proposal
Expense of Providing City Services**

Service	Annual Cost of Service	Level of Service¹	Cost of Annexation²	
			Initial	Full Build-Out
Fire & Emergency Service ³	\$133/person ³	5 minute emergency response time	\$0	\$26,999
Police ⁴	\$246./person ⁴	1.24 police/ 1,000 population	\$0	\$49,938
Parks ⁵	\$117/person ⁵	2.8 acres/1,000 population	\$0	\$23,751
Street ⁶ Maintenance	\$36/person	None established	\$0	\$7,308
Library ⁷	\$38/person	None established	\$0	\$7,714
Administrative Services ⁸	\$215/person	None established	\$0	\$43,645
Total			\$0⁹	\$159,355

Notes for Table III:

¹Level of Service reported from City of Richland Comprehensive Plan

²Cost of Annexation – Initial Impacts are based on current estimate of 0 persons residing within the proposed annexation area. Full build-out figures are based on projected population of 203 persons in 78 residences.

³Represents total current expense '15 budget for fire and emergency services (\$7,049,828) divided by current city population (53,080).

⁴Represents total current expense '15 budget for police (\$13,071,176) divided by current city population (53,080).

⁵Represents total current expense '15 budget for parks and facilities and recreation (\$6,235,839) divided by current city population (53,080).

⁶Represents streets capital construction fund '15 budget (\$1,868,561) divided by current city population (53,080).

⁷Library costs were derived by dividing 2015 total library budget (\$2,019,845) by total number of persons in the City (53,080).

⁸Administrative service costs represents the total current expense budgets for City Manager, Assistant City Manager, City Clerk, City Attorney, Communications and Marketing, Cable Communications, Information Technology, Administrative Services, Purchasing, Human Resources and Community Development (\$11,432,919) divided by current city population (53,080).

⁹Costs for police and fire services would not likely be zero for existing levels of development, but are difficult to accurately quantify and would vary greatly based on the number of times that emergency calls for service were made.

Service costs for Table III include those services that are directly provided to residents and also include estimates for costs associated with general administrative services. Presumably, there would be some efficiencies accrued by the City in serving a larger population that would be located in a relatively small geographical area that is immediately adjacent to the City's existing service boundaries. Costs for actually providing services listed in Table III are somewhat overstated. The per capita listing for fire and emergency services, police services and administrative services assumes that all expenses associated with providing services are directly related to residential uses. Clearly, there are costs associated with providing services to commercial and industrial lands as well. The estimated costs of park and library services may be slightly overstated also, as some service is provided to non-City residents, which, if accounted for, would slightly decrease the per capita costs reported here. Finally, Table IV provides some comparison of the costs and revenues associated with the proposed annexation.

**TABLE IV – Whitfield Annexation Proposal
Summary of General Fund Revenues and Expenses**

	Estimated Number of Households	Projected Revenues	Projected Expenses	Net Annual Benefit\$3,16 7
Initial Annexation	0	\$3,167	0	\$3,167
Annexation at Full Build-Out	78	\$171,974	\$159,355	\$12,619

CONCLUSION

Staff concludes that the proposed Whitfield annexation would have slight positive fiscal impacts to the City both at the time of initial annexation and at the time that the area is fully developed. The City's enterprise funds would not be negatively impacted as expenses associated with providing power, water, sewer, storm drainage and solid waste disposal would necessarily equal the revenues associated with providing such services.

A general rule of thumb holds that the costs of providing services to residential neighborhoods generally exceed the revenues derived from those residential areas. This analysis presumes that additional sales tax would be generated from future development in the area at the same proportion as the rest of the City. However, to the extent that retailers performing market studies consider community growth, additional population may have the effect of stimulating new retail development. Ultimately this could increase the per capita sales tax revenue that the City receives.

There are other factors that are difficult to quantify. If the area is not annexed, and some level of development occurs, City services will still be directly impacted. The street system will be forced to handle more traffic, park and library use may increase, along with police and fire service calls. However, without annexation the City will not receive any revenues from those unincorporated developments. In total, the drain on City services would likely be greater without annexation than with annexation.

Annexation also provides the City with some opportunity to control the development so that it conforms to City plans and standards. Street layout and design, the extension of street and utility corridors to adjacent parcels, the overall density of development, and the dedication of park and open spaces are all issues that the City would not control if annexation does not occur.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 60-15, Authorizing Line of Credit for Interim Funding of Reata Road Area Water and Sewer Local Improvement District Project

Department:
Public Works

Ordinance/Resolution Number:
60-15

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance xx-15, authorizing the use of a Line of Credit for interim funding of Reata Road Area Water and Sewer Local Improvement District project.

Summary:

On April 21, 2015, Council approved Ordinance No. 18-15 establishing the Preliminary Assessment roll for the Reata Road Area Utility Local Improvement District No. 197. Section 5 of the Ordinance provides several methods available for financing the project before assessments are established for the participating properties. Staff recommends use of a commercial bank line of credit.

The proposed ordinance authorizes the City to enter into a line of credit for up to \$700,000, which is estimated to be more than required for the contractor's costs. Engineering for the project is being performed by City staff and will be absorbed by existing budget authority until the costs can be billed to the final assessment fund.

Staff has completed evaluation of available lines of credit and is prepared to execute this proposed agreement pending Council approval. The construction contract for this project is being presented for Council approval on this meeting's agenda. If Council has concerns about this financing plan for the LID, the contract award should be tabled for future consideration.

Fiscal Impact:

The line of credit will be sufficient to interim finance the construction and completion of the Reata Road Area Utility Local Improvement District, and is already included in the 2015 budget. A long-term note or bonds will refinance the line of credit once construction is complete and the final assessment roll is adopted. Payments on the debt will ultimately be paid from the assessments received from affected landowners.

Attachments:

1. Ordinance 60-15 ULID 197
2. Offer Letter for Line of Credit

ORDINANCE NO. 60-15

AN ORDINANCE of the City of Richland, Washington, relating to the waterworks utility of the City; providing for the issuance of not to exceed \$700,000 aggregate principal amount Waterworks Utility Revenue Bond Anticipation Note, 2015 (ULID No. 197) structured as a non-revolving line of credit, with which (i) to provide interim financing to pay the costs of improvements to the utility system to be constructed by ULID No. 197, and (ii) to pay the costs of issuance and sale of the note pending the issuance of the Bonds authorized herein; fixing the terms and covenants of the Note; and approving the sale and delivery of the Note to Cashmere Valley Bank; authorizing the City's Administrative Services Director to take action and execute documents with respect to the Note; and providing for other related matters.

BE IT ORDAINED BY THE CITY OF RICHLAND, as follows:

Section 1. Recitals and Findings. The City Council makes the note of the following facts and circumstances, and makes the findings set forth below. Capitalized terms used but not defined in this section have the meanings given in Section 2, below.

(a) Pursuant to Resolution No. 02-15 adopted February 17, 2015, the City Council set a public hearing pursuant to property owner petitions pertaining to desired utility improvements in the Reata Road area between Reata Road to the north and Interstate 82 to the south, and fixed March 17, 2015 at 7:30 p.m., local time, in the Council Chambers of the City Hall as the time and place for hearing all matters relating to the proposed improvement and all objections thereto and for determining the method of payment for the improvement.

(b) Due notice of the above hearing was given in the manner provided by law, and the hearing was held by the City Council on the date and at the time above mentioned, and no objections to the proposed improvement were expressed to or considered by the City Council, and no persons appeared at such hearing wishing to be heard.

(c) By Ordinance No. 18-15, passed on April 21, 2015 (the "ULID Ordinance"), the City Council determined it to be in the best interests of the City that the improvements as described in the ULID Ordinance (the "Improvements") be carried out and that a local improvement district be created in connection therewith.

(d) Pursuant to RCW 35.43.043, the City Council may convert any local improvement district into a utility local improvement district at any time prior to the adoption of an ordinance approving and confirming the final assessment roll of such local improvement district, by providing in that ordinance for the payment of the special

assessments levied in that district into the special fund established or to be established for the payment of revenue bonds issued to defray the cost of the local improvement in that district.

(e) The City Council hereby converts local improvement district No. 197, created by Ordinance 18-15 of the City, into a utility local improvement district and by this ordinance pledges that all special assessments in that district ("ULID Assessments") shall be paid solely into the Bond Fund (as defined below) previously established for the payment of Waterworks Utility revenue Parity Bonds to be issued to defray the costs of the Improvements. Local improvement district No. 197 shall hereafter be referred to as a utility local improvement district ("ULID No. 197").

(f) In order to provide interim financing for the completion of the Improvements, pending issuance of the ULID No. 197 Revenue Bonds (as defined below), the City Council finds that it is necessary or desirable to issue and sell a bond anticipation note structured as a non-revolving line of credit. The Bank has offered to purchase the Note (as defined below) on the terms set forth in the Bank's Purchase Offer. The City Council therefore deems it to be in the best interest of the City to issue and sell the Note to the Bank, all under the terms set forth in the Purchase Offer and in this ordinance.

Section 2. Definitions. As used in this ordinance, the following capitalized terms shall have the following meanings:

(a) "*Bank*" means Cashmere Valley Bank, or its corporate successor.

(b) "*Bond Fund*" means that special fund of the City known as the Water and Sewer Revenue Refunding Bond Fund, 1986, created by Ordinance No. 29-86 for the payment of the principal of and interest on all Parity Bonds.

(c) "*Bonds*" means the waterworks utility revenue bond or bonds authorized under the ULID Ordinance to be issued to pay and redeem the Note, which will be repaid in whole or in part by the collection of assessments levied against property within ULID No. 197, the form, amount, date, interest rate and denominations of which (or parameters therefor) will be fixed by future ordinance of the City Council.

(d) "*Bond Counsel*" means the firm of Foster Pepper PLLC, its successor, or any other attorney or firm of attorneys selected by the City with a nationally recognized standing as bond counsel in the field of municipal finance.

(e) "*City*" means the City of Richland, Washington, a municipal corporation duly organized and legally existing charter city of the first class under the laws of the State.

(f) "*City Council*" means the legislative authority of the City, as duly and regularly constituted from time to time.

(g) "*Code*" means the United States Internal Revenue Code of 1986, as amended, and applicable rules and regulations promulgated thereunder.

(h) “*Construction Fund*” means the Special Assessment Construction Fund created pursuant to Section 7 of the ULID Ordinance.

(i) “*Delivery Date*” means the date of initial issuance and delivery of the Note to the Bank.

(j) “*Draw*” means an incremental draw of principal of the Note authorized in this ordinance.

(k) “*Draw Request*” means a request for Draw submitted in accordance with this ordinance.

(l) “*Finance Director*” means the person who holds the office or has the official responsibilities of Finance Director of the City or successor office, or other person as designated by the City’s Administrative Services Director.

(m) “*Fiscal Year*” means a year beginning January 1 and ending December 31, or such other fiscal year as may later be fixed by law.

(n) “*Future Parity Bonds*” means all combined waterworks utility revenue bonds of the City issued after the date of the issuance of the Bonds and having a lien and charge upon the Net Revenue of the Waterworks Utility and ULID Assessments on a parity with the lien and charge upon such Net Revenue and ULID Assessments of the Outstanding Parity Bonds and the Bonds for the payment of the principal thereof and interest thereon.

(o) “*Gross Revenue*” means all of the earnings and revenues received by the City from the maintenance and operation of the Waterworks Utility and all earnings from the investment of money on deposit in the Bond Fund. Gross Revenue excludes: ULID Assessments; government grants; City taxes; principal proceeds of bonds; earnings or proceeds from any investments in a trust, defeasance or escrow fund created to defease or refund Waterworks Utility obligations until commingled with other earnings and revenues of the Waterworks Utility; and all amounts held in a special account for the purpose of paying a rebate to the United States Government under the Code.

(p) “*Improvements*” means the improvements constructed within ULID No. 197 pursuant to the ULID Ordinance.

(q) “*Interest Payment Date*” means each April 1 and October 1, commencing April 1, 2016 to the Maturity Date.

(r) “*Interest Rate*” means a variable rate equal to 65.01% of the LIBOR 3-Month Rate, plus 1.75%. The Interest Rate will be reset quarterly, on each Reset Date.

(s) “*LIBOR 3-Month Rate*” is a fluctuating rate of interest which can change on each business day. The rate will be adjusted on each Reset Date to equal the British Bankers Association London Interbank Offering Rate (“BBA LIBOR”) for U.S. Dollar deposits for delivery on the date in question for a 3-month term beginning on that date. The Bank will use the most recently available BBA LIBOR Rate as published in the printed

edition of the Wall Street Journal (or other commercially available source providing quotations of BBA LIBOR as selected by the Bank from time to time) for the last business day of the month immediately prior to the Reset Date in question. If such rate is not available at such time for any reason, then the rate will be determined by such alternate method as reasonably selected by the Bank to be substantially equivalent to BBA LIBOR for a three-month interest period.

(t) “*Maintenance and Operation Expense*” means all reasonable expenses incurred by the City in causing the Waterworks Utility to be operated and maintained in good repair, working order and condition, but shall not include any depreciation or City levied taxes or payments to the City in lieu of taxes. The cost of insurance shall be considered a Maintenance and Operation Expense.

(u) “*Maturity Date*” means October 1, 2018, unless extended by written agreement of the City and the Bank.

(v) “*Net Revenue*” means Gross Revenue, less Maintenance and Operation Expense.

(w) “*Note*” means the City’s non-revolving line of credit Waterworks Utility Revenue Bond Anticipation Note, 2015 (ULID No. 197) in the principal amount not to exceed \$700,000, issued pursuant to this ordinance.

(x) “*Note Account*” means the ULID No. 197 Bond Anticipation Note Account, 2015, established pursuant to Section 6 of this ordinance, as a special account within the Bond Fund for the purpose of paying principal of and interest on the Note.

(y) “*Note Register*” means the books or records maintained by the Note Registrar for the purpose of identifying ownership of the Note.

(z) “*Note Registrar*” means the Finance Director of the City.

(aa) “*Outstanding Parity Bonds*” means:

- (1) the City’s \$21,975,000 original principal amount Water and Sewer Improvement and Refunding Revenue Bonds, 2009, dated June 16, 2009, authorized by and issued for the purposes provided in Ordinance No. 17-09, passed by the City Council on June 2, 2009 (the “2009 Bonds”);
- (2) the City’s \$7,540,000 original principal amount Water and Sewer Improvement and Refunding Revenue Bonds, 2012, dated June 5, 2012, authorized by and issued for the purposes provided in Ordinance No. 13-12, passed by the City Council on May 1, 2012 (“2012 Bonds”); and
- (3) the City’s \$9,985,000 original principal amount Waterworks Utility Revenue Refunding Bonds, 2014, dated August 26, 2014, authorized by and issued for the purposes provided in Ordinance No. 08-14, passed by the City Council on April 1, 2014 (“2014 Bonds”).

(bb) “*Parity Bond Ordinance*” means an ordinance authorizing the issuance and sale of a series of Parity Bonds.

(cc) “*Parity Bonds*” means the Outstanding Parity Bonds, the Bonds and any Future Parity Bonds.

(dd) “*Purchase Offer*” means the offer of the Bank for the purchase of the Note, which letter is dated September 15, 2015 and is on file with the Finance Director.

(ee) “*Record Date*” means the Note Registrar’s close of business on the 15th day of the month preceding an interest payment date.

(ff) “*Registered Owner*” means the person named as the registered owner of a Note in the Note Register.

(gg) “*Reset Date*” means January 1, 2016 and each April 1, July 1, October 1 and January 1 thereafter, to the Maturity Date.

(hh) “*State*” means the State of Washington.

(ii) “*ULID*” means any utility local improvement district now existing or hereafter created for the acquisition or construction of additions, extensions or betterments of any portion of the Waterworks Utility, which additions, extensions or betterments are financed through the issuance of Parity Bonds. As used in this ordinance, the capitalized term “*ULID*” does not include any utility local improvement district created for the financing of additions, extensions or betterments by methods other than the issuance of Parity Bonds.

(jj) “*ULID Assessments*” means the assessments levied in any ULID, including installment payments of any assessment as well as the interest and penalties (if any) thereon, less any prepaid assessments permitted by law to be paid into a construction fund or account.

(kk) “*ULID No. 197*” means the local improvement district created by Ordinance No. 18-15 of the City and converted to a utility local improvement district by this ordinance.

(ll) “*ULID Ordinance*” means Ordinance No. 18-15 of the City, passed on April 21, 2015, creating local improvement district No. 197.

(mm) “*Waterworks Utility*” means the combined water utility, wastewater utility and stormwater utility of the City as the same may be added to, improved and extended for as long as any of the Parity Bonds are outstanding, and may include any solid waste or other utility systems hereafter combined with the Waterworks Utility.

Section 3. Authorization and Description of the Note. Pending the receipt of the proceeds of the issuance and sale of the Bonds authorized under the ULID Ordinance to pay costs of the Improvements and to pay interest on and costs of issuance of the Note, the City is authorized to issue a non-revolving line of credit Waterworks Utility Revenue Bond Anticipation Note, 2015 (ULID No. 197) (the “*Note*”) in a maximum principal amount not to exceed \$700,000. The Note shall be issued in fully registered form, shall be

numbered R-1, shall be dated the date of the first substantial draw in accordance with the Code, and shall mature on the Maturity Date. Draws on the Note shall be made and bear interest as set forth in Section 4, below. The line of credit evidenced by the Note is non-revolving and amounts repaid may not be re-borrowed.

Section 4. Interest Rates; Bank Fees. Interest on each Draw shall accrue at the Interest Rate from the date of that Draw. Interest on a Draw shall be computed on the principal amount of the Draw outstanding on the basis of a 365-day year for the actual number of days the principal amount of the Draw is outstanding. The Bank's origination fee equal to 0.25% of the maximum authorized principal amount (\$1,750) for this line of credit facility is authorized to be taken as a discount to proceeds of the first Draw. The City Council finds that the fixing of the interest rate indexes and bank fees set forth above is in the best interest of the City. This City shall be responsible for all costs of issuance of the Note.

Section 5. Draws on the Note. The City may make incremental Draws upon the Note in any amount equal to or greater than \$25,000 on any business day during the term of the Note for the purpose of providing funds with which to pay the costs of the Improvements, including payment of interest on the Note during construction. Draws shall be recorded in such manner as the City and the Bank may agree. Draws are not subject to approval by the Bank. The aggregate of all Draws on the Note may not exceed \$700,000; principal repaid may not be re-borrowed.

The Finance Director, the Director of Administrative Services and the Public Works Director are each, acting independently, authorized to make Draws against the Note and to make such determinations as may be necessary to make a written request for Draw. A Draw Request may be made by submitting a request in writing to the Bank on a form designated by the Bank, at any time prior to the Maturity Date. Each Draw Request shall be delivered to the Bank, shall specify the dollar amount requested, the account number to which the amount drawn shall be wired and the proposed date of the Draw. For same day funding, Draw Requests must be received and confirmed by the Bank by 11 a.m. Pacific Time.

Section 6. Note Account; Security. The Note Account is hereby established within the Bond Fund as a special fund of the City solely for the payment of the Note. The City shall pay principal of and interest on the Note only from money available in the Note Account. The City hereby covenants and agrees to deposit into the Note Account on or before the Maturity Date, proceeds of the Bonds, a refunding note, grants received by the City for the Improvements, or other unencumbered funds remaining in the Construction Fund after completion of the Improvements, and (if necessary) Net Revenue (on a basis subordinate to the Parity Bonds, as set forth in this section), in an amount sufficient to pay the principal of and interest on the Note as the same becomes due. The Net Revenue and all ULID Assessments in ULID No. 197 are pledged for the payment of the Note. This pledge shall constitute a lien and charge upon the Net Revenue junior and inferior to the lien and charge granted with respect to the Outstanding Parity Bonds and any Future Parity Bonds. The Note shall be an obligation only of the Note Account of the City.

Section 7. Payment of the Note. The City shall pay to the Bank all accrued interest on each outstanding Draw in arrears on each Interest Payment Date. Outstanding principal is payable in full on the applicable Maturity Date or upon receipt of proceeds from the issuance of the Bonds, to the extent that such proceeds have been received. Upon the payment of all outstanding principal and interest, the Note shall be surrendered to the Note Registrar for cancellation. Both principal of and interest on the Note shall be payable in lawful money of the United States of America and shall be paid by check or draft mailed to the Bank five days prior to the applicable Interest Date or Maturity Date, or by wire transfer or electronic debit (including by Draws made for the purpose of paying interest during construction) made on such Interest Payment Date or Maturity Date, as applicable. The Note shall be an obligation only of the Note Account and shall be payable and secured as provided herein. The Note shall not be deemed to constitute a general obligation or a pledge of the faith and credit or taxing power of the City or the State of Washington.

Section 8. Prepayment or Redemption. After giving 15 days advance notice to the Bank in writing, the City may prepay the Note in whole or in part on any Bank business day, at the price of the principal amount to be redeemed, plus accrued interest, if any, to the date of redemption. Any prepayment shall be applied first to interest and then to principal. There shall be no fee or penalty for prepayment prior to the applicable Maturity Date. Interest on the Note or the portion thereof so prepaid shall cease to accrue on the date of such prepayment.

Section 9. Note Registrar. The Finance Director of the City is designated to act as Note Registrar. The Note Registrar shall keep, or cause to be kept, sufficient books for the registration and transfer of the Note; shall serve as the City's authenticating agent, transfer agent, registrar and paying agent for the Note; and shall comply fully with applicable federal and state laws and regulations respecting the carrying out of those duties. The Note Registrar is authorized, on behalf of the City, to authenticate and deliver the Note in accordance with the provisions of the Note and this ordinance, and to carry out all of the Note Registrar's powers and duties under this ordinance.

Section 10. Registration and Transfer of Note; Note Register. The Note shall be issued to the Bank only in registered form as to both principal and interest and shall be recorded in the Note Register, which shall contain the name and mailing address of the owner of the Note and the principal amount and number of the Note. The Note shall state on its face that the principal and interest shall be paid only to the Registered Owner thereof registered as such on the Note Register as of the Record Date and to no other person or entity, and that the Note may not be assigned except on the books of the Note Registrar. The Note may be assigned or transferred only in whole by the registered owner to a single investor that is a financial institution or a person who is reasonably believed to be a qualified institutional buyer or accredited investor within the meaning of the applicable federal securities laws. Any transfer shall be without cost to the owner or transferee, except for governmental charges imposed on any such transfer or exchange. The Note Registrar shall not be obligated to exchange or transfer the Note during the 15 days preceding any prepayment date or the Maturity Date. When the Note has been paid in full, both principal and interest, that Note shall be surrendered to the Note Registrar, who shall cancel the Note.

Section 11. Form and Execution of Note. The Note shall be prepared in a form consistent with the provisions of this ordinance and State law and signed by the Mayor and the City Clerk, either or both of whose signatures may be manual or in facsimile (if permitted by State law), and the seal of the City or a facsimile reproduction thereof shall be impressed or printed thereon.

The Note shall bear a Certificate of Authentication in substantially the following form, manually signed by the Note Registrar, and only if so executed, shall be valid or obligatory for any purpose or entitled to the benefits of this ordinance: "*Certificate of Authentication. This Note is the fully registered City of Richland, Washington, Water and Sewer Utility Revenue Bond Anticipation Note, 2015 (ULID 197) (Non-Revolving Line of Credit), described in the Bond Ordinance.*" The authorized signing of the Certificate of Authentication shall be conclusive evidence that the Note so authenticated has been duly executed, authenticated and delivered and is entitled to the benefits of this ordinance.

If any officer whose manual or facsimile signature appears on the Note ceases to be an officer of the City authorized to sign notes before the Note bearing his or her manual or facsimile signature is authenticated or delivered by the Note Registrar or issued by the City, nevertheless may be authenticated, issued and delivered and, when authenticated, issued and delivered, shall be as binding on the City as though that person had continued to be an officer of the City authorized to sign notes. The Note also may be signed on behalf of the City by any person who, on the actual date of signing of the Note, is an officer of the City authorized to sign notes, although he or she did not hold the required office on the date of issuance of the Note.

In the event the Note is lost, destroyed, or mutilated, the City will cause to be issued a new Note, substantially similar to the original, to replace the same, in such manner and upon such reasonable terms and conditions as the Note Registrar may from time to time determine.

Section 12. Deposit and Use of Note Proceeds. The principal proceeds of each Draw on the Note shall be deposited into the Construction Fund to be used to pay costs of the Improvements, bank fees, costs of issuance and interest on the Note during construction. Until needed for such purposes, the City may invest principal proceeds temporarily in any legal investment, and the investment earnings may be retained in the Construction Fund and be spent for the purposes of that fund.

Section 13. Tax Covenants.

(a) *Preservation of Tax Exemption for Interest on Bonds.* The City covenants that it will take all actions necessary to prevent interest on the Note from being included in gross income for federal income tax purposes, and it will neither take any action nor make or permit any use of proceeds of the Note or other funds of the City treated as proceeds of the Note that will cause interest on the Note to be included in gross income for federal income tax purposes. The City also covenants that it will, to the extent the arbitrage rebate requirements of Section 148 of the Code is applicable to the Note, take

all actions necessary to comply (or to be treated as having complied) with those requirements in connection with the Note.

(b) *Post-Issuance Compliance.* The Finance Director is authorized and directed to review and update the City's written procedures to facilitate compliance by the City with the covenants in this ordinance and the applicable requirements of the Code that must be satisfied after the Issue Date to prevent interest on the Note from being included in gross income for federal tax purposes.

Section 14. Approval of Note Purchase Offer. The Bank has presented the Purchase Offer to the City offering to purchase the Note under the terms and conditions provided in the Purchase Offer, which written Purchase Offer is on file with the City Clerk. The City will pay the Bank a fee of 0.25% of the principal amount of the Note to be taken as a discount to the proceeds of the first Loan Draw. The City Council finds that entering into the Purchase Offer is in the City's best interest and accepts the offer contained therein and authorizes its execution by a proper City official. The City shall be responsible for costs of issuance, including its own legal and administrative costs incurred in connection with the ULID formation and assessment roll procedures, and the fees of bond counsel.

Section 15. General Authorization and Ratification. The Finance Director and other appropriate officers of the City are severally authorized to take such actions and to execute such documents as in their judgment may be necessary or desirable to carry out the transactions contemplated in connection with this ordinance, and to do everything necessary for the prompt delivery of the Note to the Bank and for the proper application, use and investment of the proceeds of the Loan Draws on the Note. All actions taken prior to the effective date of this ordinance in furtherance of the purposes described in this ordinance and not inconsistent with the terms of this ordinance are ratified and confirmed in all respects.

Section 16. Severability. The provisions of this ordinance are declared to be separate and severable. If a court of competent jurisdiction, all appeals having been exhausted or all appeal periods having run, finds any provision of this ordinance to be invalid or unenforceable as to any person or circumstance, such offending provision shall, if feasible, be deemed to be modified to be within the limits of enforceability or validity. However, if the offending provision cannot be so modified, it shall be null and void with respect to the particular person or circumstance, and all other provisions of this ordinance in all other respects, and the offending provision with respect to all other persons and all other circumstances, shall remain valid and enforceable.

Section 17. Effective Date of Ordinance. This ordinance shall take effect and be in force on the day following the date of its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland, at a regular meeting on the _____ day of _____, 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

CERTIFICATION

I, the undersigned, City Clerk of the City of Richland, Washington (the "City"), hereby certify as follows:

1. The attached copy of Ordinance No. 60-15 (the "Ordinance") is a full, true and correct copy of an ordinance duly passed at a regular meeting of the City Council of the City held at the regular meeting place thereof on October ____, 2015, as that ordinance appears on the minute book of the City.

2. A quorum of the members of the City Council was present throughout the meeting and a majority of the members voted in the proper manner for the passage of the Ordinance.

Dated: ____, 2015.

CITY OF RICHLAND, WASHINGTON

Marcia Hopkins City Clerk



September 15, 2015

Honorable Members of the City Council
City of Richland
505 Swift Boulevard
Richland, WA 99352

Honorable Members of the City Council:

Thank you for the opportunity to provide an offer to purchase a revenue bond anticipation note non-revolving line of credit of the combined water, sewer and storm water utility (the "Waterworks Utility") for financing improvements within the Reata Road Area Utility Local Improvement District No. 197 ("ULID No. 197"). Cashmere Valley Bank (the "Bank") has approved the borrowing outlined in this commitment letter under the following terms (capitalized terms not defined herein have the meaning given in the ordinance of the City of Richland authorizing the issuance of the Note):

1. Borrower: City of Richland, Washington (the "City").
2. Summary: Waterworks Utility Revenue Bond Anticipation Note, 2015 (ULID No. 197) Non-Revolving Line of Credit (the "Note") to provide interim financing to pay the costs of improvements to the utility system to be constructed within ULID No. 197, and to pay the costs of issuance of the Note.
2. Amount: Not to exceed \$700,000
3. Form: The Note shall be in fully registered form, dated the date of the first substantial draw, and issued by the City and purchased by the Bank at private sale.
4. Tax Status: Federally tax-exempt, non-bank qualified.

5. Purpose: To finance water and sewer improvements within ULID No. 197 as further described in Ordinance No. 18-15 of the City passed on April 21, 2015, and to pay the costs of issuance of the Note.
6. Closing Date: The Closing Date is the date of the first substantial draw upon the line.
7. Maturity Date: The Maturity Date is October 1, 2018.
8. Description:
- a) Interest Rate: From the Closing Date through and including the Maturity Date, the unpaid principal amount of the Note shall bear interest at a quarterly adjustable variable rate equal to 65.01% of the LIBOR 3-month Rate, plus 1.75% (the "Interest Rate"). The Interest Rate would initially be calculated on the Closing Date, and every January 1, April 1, July 1, and October 1 thereafter, beginning on January 1, 2016 (collectively, the "Reset Date"). Interest will be calculated on an actual/365 basis.
- "LIBOR 3-month Rate" means the most recently available London Interbank Offer Rate for a three month term, denominated in U.S. dollars, as published in the printed edition of the Wall Street Journal for the last business day of the month immediately prior to the Reset Date in question. The rate can be viewed here: http://online.wsj.com/mdc/public/page/2_3020-libor-20150831.html?mod=mdc_pastcalendar
- b) Terms: Interest on the outstanding principal of the Note shall be payable semiannually on April 1 and October 1, beginning on April 1, 2016. Principal of the Note shall be due on the Maturity Date or upon the earlier prepayment of the Note. The Finance Director of the City will be the Note Registrar and Paying Agent.
- c) Draws: Draws on the Note may be made on any business day by the Finance Director, Director of Administrative Services, or Public Works Director in amount greater than or equal to \$25,000. Draw proceeds will be transmitted to the City via wire transfer. For same day funding, Draw Requests must be received and confirmed by the Bank by 11 a.m. Pacific Time.

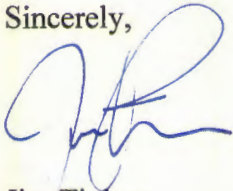
- d) Security: The City irrevocably pledges to repay the Note with proceeds of a revenue bond, a supplanting note or other short term obligation, and other available funds including the Net Revenues of the Waterworks Utility junior in lien to debt service on outstanding Parity Bonds, and the assessments of ULID No. 197.
- e) Transferability: The Bank will hold the Note with no intent to sell or transfer. The Note may be transferred only in whole, subject to subsequent investor receiving such information as is necessary to comply with Rule 10b-5 of the Securities and Exchange Commission.
9. Prepayment: The principal amount of the Note may be prepaid, in whole or in part, at any time prior to its Maturity Date at par plus accrued interest to the date of prepayment. The City will provide the Bank with written notice of any intended prepayment at least 15 days prior to such prepayment date.
10. Fees: The Bank will charge a fee of 0.25% (\$1,750.00) for this facility, taken as a discount to the proceeds of the first draw. The City will be responsible for all costs of issuing the Note.
11. Continuing Disclosure:
- The City will provide its annual financial report to the Bank during the period the Note is outstanding and held by the Bank.
12. Additional Terms:
- The Note documents will be in the standard forms customarily required by the Bank for tax exempt municipal funding and will include additional terms and conditions not discussed above. Bond Counsel to the City will provide an opinion that interest on the Note is exempt from federal taxation. At the Closing Date, the financial condition and credit of the City and all other features of this transaction will be as represented to the Bank without material adverse change. In the event of adverse material changes in the credit worthiness of the City, including litigation involving or claims filed against the City, this commitment will terminate upon notice by the Bank. This commitment is non-assignable by the City. This commitment supersedes any prior commitments, offers, or agreements, written or oral concerning this financing and can only be modified in writing.

13. Acceptance: This commitment is not binding unless the City returns a signed copy of this letter to the Bank prior to the close of business on October 13, 2015 at which time the commitment will expire without notice. If, after acceptance, the Note has not closed by November 24, 2015, this commitment will expire without notice.

ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

Thank you for this opportunity to work with the City and its finance team.

Sincerely,



Jim Tinker
Assistant Vice President
Cashmere Valley Bank

Acknowledged and accepted this _____ day of _____, 2015.

CITY OF RICHLAND, WASHINGTON

Signature: _____

Printed Name: _____

Title: _____

City of Richland Federal Tax I.D. #: _____

cc: Alice Ostdiek, Foster Pepper PLLC



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 51-15, Amending RMC Title 3: Finance, by Repealing and Replacing Chapter 3.08 Sale of Personal Property, in its Entirety

Department:

Administrative Services

Ordinance/Resolution Number:

51-15

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 51-15, amending RMC Title 3: Finance, by repealing and replacing Chapter 3.08 Sale of Personal Property, in its entirety.

Summary:

Chapter 3.08 RMC regulates the sale of personal property. In May 1999, Council adopted Ordinance 16-99 to increase the value threshold for Council approval.

During the last two years, staff has been evaluating the surplus policies that were last amended in May 1999 and identified additional information to include and updated value thresholds. To organize the required changes, current Chapter 3.08 is being repealed and replaced with a new Chapter 3.08.

The purpose of the code revision is to:

- Update disposition of personal property values thresholds considering inflation and increased price costs.
- Clarify delegated authority for informal and formal surplus actions, trade-ins, and donations.
- Clarify disposal requirements as required by specific Revised Code of Washington (RCW).

Staff reviewed other cities' surplus policies and recommendations are based on the surplus policies reviewed with similar surplus activity and types of surplus materials. The new replacement Chapter 3.08 complies with all legal requirements and includes sound business practices.

First reading of the ordinance was given at the September 1, 2015, Council meeting.

Fiscal Impact:

No

Attachments:

- I. Proposed Ordinance No. 51-15

ORDINANCE NO. 51-15

AN ORDINANCE of the City of Richland amending Title 3: Finance, of the Richland Municipal Code by repealing and replacing Chapter 3.08: Sale of Personal Property, in its entirety.

WHEREAS, Richland Municipal Code (RMC) Chapter 3.08 authorizes the sale of personal property; and

WHEREAS, the procedures for sale of personal property and value levels have not been modified for ten (10) years or more and require reevaluation due to inflation and increased costs; and

WHEREAS, the Revised Code of Washington (RCW), Chapter 35.21.500, provides for codification of city ordinances; and

WHEREAS, the proposed changes to RMC Chapter 3.08 are deemed necessary or desirable for the purpose of modernizing and clarifying the language of said Chapter, ensuring a logical arrangement of subject matter, and eliminating conflicts and inconsistencies; and

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

Section 1. Chapter 3.08 of the Richland Municipal Code, enacted by Ordinance No. 156 and subsequently amended by Ordinance No. 16-99, is hereby repealed in its entirety and replaced with the following:

Chapter 3.08 Disposition of City Owned Personal Property

Sections:

- 3.08.005 Purpose
- 3.08.010 Guidelines for decision.
- 3.08.020 Definitions.
- 3.08.030 Responsibility for administration.
- 3.08.040 Determination of value.
- 3.08.050 Disposition of property.
- 3.08.060 Sale of surplus to another governmental entity.
- 3.08.070 Donation.
- 3.08.080 Trade-in of surplus equipment.
- 3.08.090 Exceptions.
- 3.08.100 Restrictions.

3.08.005 Purpose.

The purpose of this chapter is to establish procedures for the disposition of tangible personal property owned by the City of Richland that is not needed at present or in the foreseeable future, or is no longer of value or use to the city (also referred to as surplus property).

3.08.010 Guidelines for decision.

The disposition of all surplus personal property under this chapter shall be done in a manner that is in the city's best interests. Factors to consider in determining the city's best interests include but are not limited to:

1. Possible future requirements of the city;
2. Present value of the property;
3. Likelihood of locating a buyer;
4. Donation.

3.08.020 Definitions.

"Estimated market value" is the sale price of property as between a willing seller, who desires but is not required to sell and a willing purchaser, who desires but is not required to buy, assuming both are knowledgeable as to all uses to which the property can be put.

"Expendable property" is that property which, when committed to the purpose intended, has its usefulness consumed and thereafter has no further value.

"Personal property" is city-owned equipment, machinery and tools (does not include expendable supplies).

"Surplus property" is personal property obsolete or no longer maintainable, including waste or scrap materials.

"Worthless property" is property which when processed in the manner most advantageous to the city cannot reasonably be sold for an amount sufficient to recoup the cost of sale or disposal.

3.08.030 Responsibility for administration.

The city's purchasing manager, or such other officer with equivalent duties as may from time to time be appointed, is responsible for establishing the processes and administration of this chapter. The purchasing manager shall coordinate the disposition of surplus property, and shall aid the city manager and city council in determining the

best method of disposal. All departments of the city shall cooperate with the purchasing manager to ensure the most efficient and beneficial disposition of surplus property.

3.08.040 Determination of value.

- A. A city department wishing to dispose of a single item of surplus property, or a group of items, shall make an estimate of the reasonable market value in “as is, where is” condition. If the department responsible for the property cannot make the estimate, the purchasing manager shall determine the reasonable market value.
- B. The purchasing manager may establish guidelines to assist departments in determining whether it is suitable to keep or dispose of used property.
- C. When disposal is made to the general public through sealed bid or auction, final determination of value shall be the highest responsible bid or offer.

3.08.050 Disposition of property.

- A. \$5,000 or less. Approval of the city council is not required for the sale or disposition of any city-owned personal property with an individual item estimated value equal to or less than \$5,000.
 - 1. Property value up to \$2,000.
 - a. If the surplus property’s individual item estimated value is equal to or less than \$500, has no commercial auction or scrap value and would cost more to sell as compared to the net proceeds received, the surplus property may be considered worthless property and may be disposed of as determined by the purchasing manager.
 - b. If the surplus property’s individual item estimated value is equal to or less than \$2,000, the purchasing manager may dispose of the property in any manner deemed to be in the city’s best interests, as determined consistent with the guidelines in Section 3.08.010 and this chapter.
 - 2. Property value over \$2,000 and up to \$5,000.
 - a. If the surplus property’s individual item estimated value is over \$2,000 and equal to or less than \$5,000, the city manager may dispose of the property in any manner deemed to be in the city’s best interests, as recommended by the purchasing manager, and consistent with the guidelines in Section 3.08.010 and this chapter.
- B. Over \$5,000. Approval of the city council is required for the sale or disposition of any city-owned personal property with an individual item estimated value over \$5,000.
 - 1. The purchasing manager shall present a report to the city council, which includes at a minimum a description of the surplus property and the estimated value.

2. Upon approval by the city council, the purchasing manager may dispose of the surplus property in one of the specifically approved methods listed below:
 - a. Public auction;
 - b. Solicitation of written bids;
 - c. Negotiated sale;
 - d. Transfer to another government agency;
 - e. Lease or loan;
 - f. Alternatively, the purchasing manager may request city council's authorization to dispose of the surplus property in another manner.

3.08.060 Sale of surplus to another governmental entity.

- A. Sale or disposition of surplus property with an individual item estimated value of \$50,000 or less to another governmental entity shall be approved by the city manager.
- B. Sale or disposition of surplus property with an individual item estimated value of more than \$50,000 to another governmental entity shall be approved by the city council and requires a public hearing and certain notice provisions.
- C. Qualified governmental entities include, but are not limited to, state agencies (including universities and colleges), tax-supported agencies, municipalities, or political subdivisions within the State of Washington, and any other tax-supported educational agencies.

3.08.070 Donation.

The city manager may authorize a donation of surplus property when the cost of disposition of the property is equal to or exceeds the current fair market value of the property, to a specific bona fide charitable organization which is tax exempt pursuant to Internal Revenue Code Sec. 501(c)(3), provided the donated property will be used to support the poor and infirm, including qualified emergency shelters providing assistance to homeless persons.

- A. The organization must submit a "request for donation."

3.08.080 Trade-in of surplus equipment.

Notwithstanding RMC 3.08.050(A), approval of the city council is not required for the trade-in of surplus equipment with an individual item estimated value of more than \$5,000 when purchasing new equipment, so long as the city receives appropriate trade-in value for the surplus equipment. Appropriate trade-in value shall be determined by reference to "The Blue Book" or other similar published reference book or website.

3.08.090 Exceptions.

Certain city ordinances and provisions of the Revised Code of Washington (RCW) impose special conditions for the disposition of municipal property. Where necessary, the city shall comply with those laws, treating them as limited exceptions to this chapter. Exceptions included, but are not limited to, the following as they may from time to time be amended:

1. RCW 27.12.305 and 27.12.320 – disposition of library materials;
2. RCW 35.21.088 – equipment rental;
3. Chapter 35.94 RCW – surplus utility property;
4. RCW 46.52.145 – disposition of abandoned junk motor vehicles;
5. Chapters 63.21– disposition of found or unclaimed property in the hands of police.
6. Certain personal property acquired under federal grants and contracts, if in conflict with special title provisions contained in such grants or contracts.

3.08.100 Restrictions.

- A. City employees shall not directly or indirectly use, take, or dispose of city property other than in their official duties. This includes, but is not limited to, uniforms, supplies, tools, equipment, and vehicles. Items owned by the city found to be unfit for further service on the job shall be turned in to a designated point within the department. As the numbers of items turned in justifies, they will be declared surplus and sold or disposed of pursuant to the procedures of this chapter. No city-owned item shall be turned over to an individual (employee or other person) for his/her/personal use.
- B. Employee and retired employee associated organizations shall not request and will not receive any preferential treatment in the disposal or sale of city surplus material unless authorized by the City Manager.
- C. City officials and employees are prohibited from purchasing city surplus items directly or otherwise as a buyer or buyer's agent.

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

PASSED by the City Council of the City of Richland, at a regular meeting on the 15th day of September, 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: September 20, 2015



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 52-15, Extending the Cable Television Franchise Agreement with Charter Communications to February 1, 2016

Department:
City Attorney

Ordinance/Resolution Number:
52-15

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 52-15, extending the Cable Television Franchise Agreement with Falcon Video Communications, L.P., locally known as Charter Communications, until the earlier of February 1, 2016, or when a new franchise agreement is agreed to by the parties and enacted by the City.

Summary:

On September 20, 2011, City Council approved an interlocal agreement with the City of Pasco, and a consulting services contract with The Buske Group, for negotiation of a successor cable television franchise agreement with Charter Communications.

Richland's current cable franchise agreement is set to expire on September 30, 2015. The original term of this fifteen-year franchise was through September 30, 2013, but Council previously approved three extensions of the agreement to accommodate the negotiations process.

The cities of Pasco and Richland began diligently negotiating with Charter for a renewed cable franchise agreement in 2012, and pursued both the informal and formal process in an effort to secure a new agreement. However, in 2014, the parties placed active negotiations on hold and entered into a transfer agreement with Charter based on an understanding that Charter was expected to transfer its locally-owned system to Comcast as part of a corporate merger. The merger with Comcast has since fallen through, and the parties have resumed informal negotiations.

This extension is needed in order to continue to pursue informal negotiations with Charter. In the event the parties cannot agree to a new franchise agreement through the informal negotiations process, the City reserves the right to pursue the formal renewal process by making a preliminary decision on Charter's 2013 proposal.

Ordinance 52-15 was approved for first reading at the regularly scheduled Council meeting held September 1, 2015.

Fiscal Impact:

Extended provisions include Charter's \$12,500 quarterly capital contributions to the City supporting equipment purchases for the Cityview TV channel, and the requirement that the City repay any unspent contributions at the termination of the franchise agreement.

Attachments:

- I. ORD 52-15 - Charter Cable Franchise Extension

ORDINANCE NO. 52-15

AN ORDINANCE OF THE CITY OF RICHLAND
extending the Cable Television Franchise Agreement with
Falcon Video Communications L.P., locally known as Charter
Communications, hereinafter referred to as "Grantee,"
through February 1, 2016.

WHEREAS, cable providers are required to hold a franchise agreement with the City of Richland (the "City") to use the City's public rights-of-way to provide cable service; and

WHEREAS, the current cable franchise agreement ("Cable Franchise") was entered into pursuant to Cable Television Franchise Ordinance No. 17-98 on September 8, 1998, and was subsequently amended by Ordinance Nos. 33-99, 59-99, 14-00, 30-00, 24-13, 23-14, and 41-14; and

WHEREAS, the Cable Franchise is due to expire September 30, 2015; and

WHEREAS, Grantee and the City have been engaged in informal renewal negotiations in accordance with Section 626(h) of Title VI of the Communications Act of 1934, as amended (the "Cable Act"); and

WHEREAS, the City has been conducting franchise renewal ascertainment in accordance with Section 626(a)(1) of the Cable Act; and

WHEREAS, the parties continue to reserve all rights under the formal procedures of Section 626 of the Cable Act, and do not waive any rights related thereto; and

WHEREAS, Grantee has filed timely notice of intent to renew its franchise agreement with the City pursuant to Section 626 of the Cable Act; and

WHEREAS, the City is willing to grant an extension of the current Cable Franchise until February 1, 2016 to give the parties additional time to complete the renewal process.

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

Section 1.01 Extension of the Term of the Cable Franchise through February 1, 2016.

The Cable Franchise, as amended, is hereby extended, subject to the terms and conditions set forth below, until the earlier of February 1, 2016, or when a new franchise agreement is agreed to by the parties and enacted by the City.

Section 1.02 Terms and Conditions of Extension of the Cable Franchise.

The City's consent to the extension, described above is subject to, and conditioned upon, the following terms and conditions:

- A. All terms and conditions of the existing Cable Franchise shall remain in full force and effect during the extension period.
- B. The extension shall have no adverse effect on Grantee's compliance, nor shall the extension be grounds for any change or modification in the remaining terms, conditions and obligations of the Cable Franchise.
- C. The City and Grantee's agreement to extend the Cable Franchise, as set forth herein, shall not be construed, in any manner whatsoever, to constitute a waiver or release of any rights that the City or the Grantee may have under the Cable Franchise.
- D. Both parties hereby reserve all rights under applicable provisions of the Cable Act, including, without limitation, Sections 626 and 635 of the Cable Act. Nothing herein shall be deemed or construed as a waiver, release or surrender of any right that either party may have under the Cable Act or any applicable law.
- E. Within twelve (12) days after passage of this Ordinance by the City Council, Grantee shall file with the City Clerk its written acceptance of this Ordinance, substantially in the form of Exhibit A, attached hereto.

Section 1.03 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, at a regular meeting on the 15th day of September, 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

EXHIBIT A

Acceptance of Ordinance No. 52-15

City of Richland, Washington
ATTN: Heather Kintzley, City Attorney
P.O. Box 190, MS-7
Richland, WA 99352

This is to advise the City of Richland that Falcon Video Communications, L.P. (the "Grantee"), hereby unqualifiedly accepts Ordinance No. 52-15, passed by the City Council on September 15, 2015, regarding the extension of the Cable Television Franchise Agreement between Grantee and the City to February 1, 2016.

FALCON VIDEO COMMUNICATIONS, L.P.
(“Grantee”)

By: _____

Name: _____

Title: _____

Date: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 160, Appointments to the Economic Development Committee: MillieAnne VanDevener, Ron Thomas, and Kristopher Lapp

Department:
City Attorney

Ordinance/Resolution Number:
160-15

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 160-15, Reappointing MilliAnne VanDevender and appointing Ron Thomas and Kristopher Lapp to the Economic Development Committee.

Summary:

The term for the Economic Development Committee (EDC) Position No. 3 held by MillieAnne VanDevender and No. 4 held by Gary Spanner expire on September 30, 2015. Also, the City received a resignation from Deanna Hawkins who held Position No. 2.

EDC Chair Sako EDC Vice Chair Spanner and Council Liaison Christensen are recommending the reappointment of Ms. VanDevender to Position No 3 and the appointments of Ron Thomas to Position No. 4 and Kristopher Lapp to Position No. 2.

The term for Position Nos. 3 and 4 are until September 30, 2018, and the unexpired term for Position No. 2 is until September 30, 2017.

Candidate Jack Kalia withdrew his application prior to the scheduled interviews.

Fiscal Impact:

None.

Attachments:

1. Proposed Resolution
2. Recommendation and Applications

RESOLUTION NO. 160-15

A RESOLUTION of the City of Richland confirming the position reappointment of MillieAnne VanDevender and appointment of Kristopher Lapp and Ron Thomas to the Economic Development Committee.

BE IT RESOLVED by the City Council of the City of Richland that the following appointments to the Economic Development Committee are hereby confirmed:

<u>NAME</u>	<u>POSITION NO.</u>	<u>TERM ENDING</u>
Kristopher Lapp	2	9/30/17
MillieAnne VanDevender	3	9/30/18
Ron Thomas	4	9/30/18

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 15th day of September 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



MEMORANDUM

TO: Richland City Clerk

FROM: Gus Sako, Economic Development Committee Chair

DATE: August 27, 2015

SUBJECT: Economic Development Committee Vacancies

On August 27, 2015, the Economic Development Committee Vice Chair, Gary Spanner, City Council Liaison, Terry Christensen and myself interviewed four candidates for the Economic Development Committee Vacancies for positions three and four, held by MillieAnne VanDevender and Gary Spanner respectively.

The candidate selected to fill the vacancies in Positions 3 and 4 are as follows:

Position #3:

Currently Held by:

MillieAnne VanDevender

Selected Candidate:

Millie Anne VanDevender

Position #4:

Currently Held by:

Gary Spanner

Selected Candidate:

Ron Thomas

Position No. 2 recently became available with the resignation of Ms. Deanna Hawkins. The committee may choose to either select from the current applicants or repost the vacancy. The Committee chose: to recommend Kristopher Lapp
for the position

If you have any questions, please feel free to contact me.

Gus Sako, Chair
Economic Development Committee

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AUG 05 2015

RICHLAND CITY CLERK

Board Commission or Committee Application

Select the Board,
Commission or
Committee applying for: Economic Development Committee

Personal Information

First Name	Kristopher
Last Name	Lapp
Street Address	2409 Robertson Drive
City	Richland
State	WA
Zip	99354
Length of Residency in the City of Richland	2 years - Business Residence
Email:	<u>kristopher.lapp@gmail.com</u>
Contact Phone:	5098454669
Alternate Phone:	<i>Field not completed.</i>
Occupation:	Business owner
Education:	Bachelors from WSU, Masters Certificate from George Washington University
Experience Applicable to the City Board, Commission or Committee to which you are applying	I am a local entrepreneur/business owner that has a vested interest in the development of Richland as a city and community. Currently 2 of my businesses are located in Richland and the third is focused on efforts at Hanford. I am the co-founder of Solar Spirits Distillery located in the Horn Rapids Business Complex. I am also a co-founder of FUSE co-working space located on George Washington Way. My Hanford based business is located in Kennewick for the purpose of the HUBZone certification I maintain from the SBA. This business is a current Department of Energy Mentor-Protege for

Engineering Support and IT./IS. My company also provides international anti-terrorist security services for DOE and the National Laboratory. I have never been on a city board or committee but am highly engaged with the local social and business community and think I have a good feel on what the people in the area want and need. My ultimate goal is to be a part of local change and to continue to improve upon what has currently been established with this committee and the city as a whole. I was born in the Tri-Cities and don't plan on leaving, so my future is at much at stake as anyone else on this committee. I represent a younger demographic of business professional that will help shape and influence the Tri-Cities for the next few decades. I believe these items make me a valid candidate for your consideration. thank you

Are you currently serving on a Board, Commission or Committee

No

If yes, which one/s?

Field not completed.

Have you served on a Board, Commission or Committee before?

No

If yes, which one/s?

Field not completed.

Are you a City of Richland Employee?

No

By submitting this application, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials or employees are authorized to make my application and supporting documents available for public inspection, including

I accept

inspection by members of
the media. In addition, I
certify that I am in
compliance with the
qualification
requirements.

A resume is required to Kris Lapp - I-3 Global.pdf
complete the application.

Office of the City Clerk
P.O. Box 190, MS-05, 975 George Washington Way, Richland, WA 99352 Phone:
(509) 942-7389 Fax: (509) 942-7379

I·3 G L B A L

INTELLIGENT IMPLEMENTATION THROUGH INTEGRATION

kris.lapp@i-3global.com / www.i-3global.com
Tel: 509-845-4669

OBJECTIVE:

“Provide high quality financial and risk analysis, contract/project oversight, and client interface for federal based projects and programs.

CORE COMPETENCIES

- Skilled Contract Management and Project Implementation expert with extensive experience within Federal Government, Security, Nuclear and Construction industries
- Performance driven mentality with focus on providing exceptional, results within scope, schedule and budget.
- Professional work experience domestically and in 20+ countries
- Enterprise Risk Management, Long Range Project/Financial Planning within the Nuclear industry

EMPLOYMENT HISTORY

I-3 Global, Inc. (www.i-3global.com)

2013 – Present

- President (Project Management/Business and Risk Analysis)

Specializing in Government contracting based work, focused on Contract Management, business development and client interfacing. Highlights of the selected roles are presented below:

- Research and develop federal and private business opportunities according to company resources and capabilities
- Develop technical and financial proposals for the purpose of bidding on work and supporting projects
- Ensure as a Contract/Project Manager, the project is managed and executed in the proper manner according to scope, schedule and budget
- Responsible and accountable for the strategic planning and development of requests for proposal, proposal evaluation, negotiation, award, and administration of resulting acquisitions in support of various government and private contracts

Energy Northwest (www.energy-northwest.com)

2012 – 2014

- Senior Business and Enterprise Risk Management Analyst

Responsible for project planning for the current and 10 year budget outlook and Corporate/Project Enterprise Risk Management; highlights of the selected projects are presented below:

- Analyzing and managing a yearly plant budget in excess of one hundred million dollars as well as the 10 year budget outlook
- Conduct Enterprise risk management on a corporate and project level
- Acted as the Technical Representative for the Asset Management departments, contracting actions to ensure adequate deliverables, contract performance and compliance
- Provide business case analysis for projects costing over \$100k to verify adequate payback and overall financial reasonability
- Client interface with Bonneville Power Administration representatives to update and inform them of current Long Range Planning activities, budget updates and additional financial needs.

PACIFIC NORTHWEST NATIONAL LABORATORIES (www.pnnl.gov)

2008 - 2012

- Eastern European Project Lead/Contracts Specialist (held “L” Level Government Security Clearance)

Project and foreign trip lead for the Eastern Europe (previously managed Africa and Middle East) portfolio for the Department of Energy's (DOE) Global Threat Reduction Initiative (GTRI), highlights of selected projects are presented below:

- Managed the client interface with DOE representatives to ensure proper project alignment and communication
- Developed and managed project budgets and teams for up 10 countries concurrently.
- Analyzed project based risks for implementing projects in foreign countries with foreign government and vendors
- Team Lead of Eastern Europe portfolio. Responsible for managing and coordinating project contracting activities, statement of work development/review, project controls scheduling, G2 reporting functions and travel coordination

- Responsible and accountable for the planning and development of requests for proposal, proposal evaluation, negotiation, award, and administration of resulting acquisitions. Specializing in physical security components, integrated security systems, waste repository construction, travel logistics and labor rates analysis

I·3 G L B A L

INTELLIGENT IMPLEMENTATION THROUGH INTEGRATION

kris.lapp@i-3global.com / www.i-3global.com
Tel: 509-845-4669

FERGUSON ENTERPRISES, INC.

2007 - 2008

➤ Operations Manager/Inside Sales

Operations manager responsible for overall success and profitability of my specific branch, highlights of selected projects are presented below:

- Managed operational duties for South Eastern Washington branch office location. Responsible for analyzing local business trends and developing new business opportunities to meet corporate goals.
- Reviewed and analyzed blueprints, provided material lists and developed competitive cost estimates for contractors bidding on city, state, government and private projects
- Negotiated competitive product pricing and procured project material with multiple vendors on behalf of contractors for large land development projects
- Managed the branch offices purchasing strategy by forecasting inventory needs and minimizing unnecessary costs

EDUCATION:

GEORGE WASHINGTON UNIVERSITY - 2012

Associate Masters Certificate in Government Contracting

WASHINGTON STATE UNIVERSITY - 2007

BA, emphasis in Operations Management, foreign cultures/relations

COLUMBIA BASIN COLLEGE - 2005

AA/AAS Business Administration

COMPUTER AND INFORMATION TECHNOLOGY:

- G2 Project Management Software, MS Office Suite (Word, Excel, access, PowerPoint and Microsoft Project) for Windows; PeopleSoft, Adobe Acrobat Professional, Outlook, Meeting Maker, Primavera,

Board Commission or Committee Application

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Select the Board,
Commission or
Committee applying for:

Economic Development Committee

RICHLAND CITY CLERK

Personal Information

First Name Ron

Last Name Thomas

Street Address 457 Riverwood

City Richland

State Wa

Zip 99352

Length of Residency in
the City of Richland 30 years (14 in West Richland)

Email: ron.thomas@pnnl.gov

Contact Phone: 509-372-6042

Alternate Phone: 509-531-6025

Occupation: Commercialization Manager

Education: Bachelors in Biology and Communications, Minor in Music

Experience Applicable to
the City Board,
Commission or
Committee to which you
are applying I am a commercialization manager at the Pacific Northwest National Laboratory. I work in both the Technology Commercialization and Economic Development Offices of the Technology Deployment Office. In particular, I work with industry companies, with specific responsibilities to small businesses.

Are you currently serving
on a Board, Commission
or Committee Yes

If yes, which one/s? Washington Biotechnology & Biomedical Association

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RICHMOND CITY CLERK

Have you served on a Board, Commission or Committee before?

Yes

If yes, which one/s?

Washington Biotechnology & Biomedical Association,
Technology Partnership Working Group (Chair and Vice
Chair)GESA Loan Approval Committee, Christ the King
School Board

Are you a City of Richland Employee?

No

By submitting this application, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the media. In addition, I certify that I am in compliance with the qualification requirements.

I accept

A resume is required to complete the application.

[rmthomas.resume.8-15.final.doc](#)

Office of the City Clerk

P.O. Box 190, MS-05, 975 George Washington Way, Richland, WA 99352 Phone:
(509) 942-7389 Fax: (509) 942-7379

RONALD MICHAEL THOMAS
3204 Northridge Ct.
West Richland, Washington 99353
H: (509) 967-0965
C: (509) 531-6025
W: (509) 372-6042
ron.chalkline@gmail.com
mjrmthomas@gmail.com

WORK EXPERIENCE

Battelle, Pacific Northwest National Laboratory (1988-Present)

2007-Present

Position: Commercialization Manager, Technology Deployment & Outreach

Supervisor/Manager: Cheryl Cejka, Director, Technology Commercialization, Box 999, Richland, Washington 99352

Direct Manager: Gary Spanner, Manager, Economic Development,

Responsibilities:

- Provide support to local, regional and national small businesses through PNNL's Economic Develop Office resources and programs
- Intellectual property, technology transfer and licensing management of the Life Sciences Portfolio at PNNL
 - Identification, protection, marketing, licensing and management of IP and related agreements
 - Make investment decisions related to IP development and licensing on behalf of PNNL and Battelle
 - Relationship management of specific venture capital companies
 -
- Program Manager for internal discretionary investment programs at PNNL:
 - Independent Research and Development Program (~1.5M Budget Annually)
 - Industrial and non-DOE government business development
 - Technology Maturation of Battelle private capacity IP
 - Technology Investment Program (~2.5M Budget Annually)
 - Maturation of government-derived IP for enhanced commercialization
 - Chair Technology Investment Council
- DOE/EERE Lab Corps Entrepreneurial Program Manager
 - Manage pilot program based on NSF I Corps program
- DOE security clearance

2005-2007

Position: Sr. Program Manager/Industrial Business Manager, Business Development and Commercialization

Supervisor/Manager: Mike Schwenk, Director, Technology Partnerships Directorate, Box 999, Richland, Washington 99352

Responsibilities:

The Manager, Business Development and Commercialization serves as the Health, Pharma and Biotechnology Sub-Sector Lead (Industrial Relationship Manager) for industrial contract research business development efforts with primary responsibilities are as follows:

- Develop/implement/lead/communicate the Health, Pharma & Biotechnology business development strategy.
- Develop/implement an investment strategy consistent with Health, Pharma & Biotechnology business development strategy.
- Coordinate/facilitate the Health, Pharma & Biotechnology industry customer interface.
- Assign/support account managers and integrate account plans.
- Assume responsibility for specific account management responsibilities; Marquee Clients.
- Access/support product lines that deliver products/services that are critical to customer's value-chain.
- Commercialize intellectual property and leverage to the Health, Pharma & Biotechnology industry
- Support technical capability development and provide insights on market-driven capability requirements.

2001-2005

Position: Sr. Program Manager

Supervisor/Manager: Cheryl L. Cejka., Manager, Technology Commercialization, Intellectual Asset Management Directorate, Box 999, Richland, Washington 99352

Responsibilities: Manager, Technology and Business Analysis serves as program and line manager for both *the IP Analysis and Information* and *Business Competitive Intelligence & Market Research* groups, with primary responsibilities as follows:

- Serves as the senior manager at PNNL, on all matters related to intellectual property & technology analysis
- Serves as the senior manager for development and delivery of business competitive intelligence and market research services
- Leads the development and deployment of Battelle-wide programs in IP Rewards and Recognition
- Serve as senior manager for the intellectual property management information systems.
- leadership in the area of technology commercialization policy development and implementation
- Develops, monitors and reports metrics and measures used by DOE, Battelle and PNNL senior management to track progress in technology commercialization activities at PNNL.
- Respond to all external requests for Battelle and PNNL information related to results of technology commercialization activities.
- Achieves results consistent with those objectives and metrics, and in alignment
- Develops and updates all information related to marketing of technologies available for licensing at PNNL

1999 to 2001

Position: Patent Agent

Supervisor/Manager: Stephen R. May, Esq., Patent Attorney, Intellectual Property Services, Legal Directorate, Box 999, Richland, Washington 99352

Responsibilities:

- All aspects of legal patent protection of Intellectual Property for Battelle comprising:
 - patent drafting and patent prosecution;

- o patent legal council for Technology Commercialization, Platform Managers and Inventors/Scientists
- o Manage the engagement of outside legal counsel
- o Lead Patent council for foreign patent filings

1995 to 1999

Position: Department Administrator

Supervisor/Manager: Jeffrey D. Saffer Ph.D., Molecular Biosciences Resource, Environmental and Health Sciences Division, Box 999, Richland, Washington 99352

Responsibilities:

- Operational management of Molecular Biosciences Department;
- Supervisory role of administrative personnel as well as Technical Services Group;
- Provide as single point of contact for the Scientific Staff for all ES&H and compliance performance related issues;
- Oversee staff training; assist in project management;
- Share management of Resource overhead budget

1988 to 1995

Position: Technical Specialist II,

Supervisor: Douglas L. Miller Ph.D., Cellular and Mammalian Biology Section, Biology and Chemistry, Life Sciences Division Biology and Chemistry Department, Box 999, Richland, Washington 99352

Responsibilities:

- Provide as cell biologist on all research studies
- Assist in studies on the bioeffects of ultrasound and its potential hazards.
- Design and carry out experiments; analyze data; lab monitor;
- Co-authorship of publications (11 publications)

1986 to 1988

Position: Youth Minister

Supervisor/Manager: Fr. John Ecker, Pastor Parish of the Holy Spirit

Responsibilities:

Teach and coordinate high school Catholic education, youth group activities and counsel high school students and parents in a spiritual and social context.

Applicable skills:

Learned to organize and coordinate small groups of people with a specific objective; developed good listening and interpersonal communication skills; developed skills related to dealing with sensitive situations.

Pre-1986

Position: Independent Research Assistant/Teaching Assistant

Advisor: Robert D. Prusch Ph.D., Chairman of Biology, Gonzaga University, Spokane, Washington, 99258

Responsibilities:

- Assisted Principle Investigator with research funded by the National Science Foundation

- Carry out specific experiments;
- Videotape and edit experimentation for teaching documentaries
- Teach laboratory science classes (Teaching Assistant Zoology)
- Various routine laboratory research functions.

EDUCATION

Bachelor of Arts, Biology; Gonzaga University, Spokane, Washington; May 1986
 Minor in Communications; Gonzaga University, Spokane, Washington; May 1986
 Minor in Music Studies; Gonzaga University, Spokane, Washington; May 1986
 Various post-grad course work

HONORS/RECOGNITION

Washington Biotechnology & Biomedical Association Board Member Since 2009
 Washington Life Science Discovery Fund Grant Reviewer Since 2010
 Technology Partnership Working Group-Chair 2006-07
 Technology Partnership Working Group –Vice Chair 2005-06
 Technology Transfer Working Group-standing member 2001-TD
 Outstanding Team Performance Award August 2000
 Outstanding Team Performance Award March 1999
 EHSD Outstanding Performance Award February 1998
 EHSD Outstanding Performance Award December 1999
 DOE Certificate of Appreciation June 1998

TRAINING/EDUCATION

PNNL Emerging Leadership Program 2013-2014
 PNNL Management Skills Development Program 2005-2007
 BIO-LES Business Development (Basic and Advanced)
 Intellectual Asset Management Fundamentals (LES)
 Intellectual Asset Management Intermediate (LES)
 Advanced Licensing Strategies & Skills (LES)
 Patent Cooperation Treaty Basics (CLE)
 Patent Cooperation Treaty Advanced (CLE)
 Biotechnology Patents, Licensing & FDA (CLE)
 Crafting and Drafting Patents (CLE)

OUTSIDE ACTIVITIES

GESA Federal Credit Union Loan Committee
 Christ the King School Board, (3-yr. Term)
 TCYSA/3-Rivers Soccer Coach (D-Licensed)
 AAU/Richland Parks & Rec. Basketball Coach
 Guitarist/Vocalist/Performer
 Fly-fishing/Backpacking-hiking
 Various Sports

REFERENCES AND PUBLICATIONS FURNISHED UPON REQUEST

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AUG 04 2015

RICHLAND CITY CLERK

Board Commission or Committee Application

Select the Board,
Commission or
Committee applying for:

Economic Development Committee

Personal Information

First Name	MillieAnne
Last Name	VanDevender
Street Address	1180 Viewmoor Ct
City	Richland
State	WA
Zip	99352
Length of Residency in the City of Richland	Approximately 4 years
Email:	<u>ma.vandevender@gmail.com</u>
Contact Phone:	206-383-2084
Alternate Phone:	<i>Field not completed.</i>
Occupation:	Yoga Instructor
Education:	Masters in Urban and Environmental Planning, University of Virginia, 2005 Bachelors of Science, Architecture, University of Virginia, 1998
Experience Applicable to the City Board, Commission or Committee to which you are applying	I believe my combination of experience serving on the Economic Development Committee, professional experience in planning and design, leadership and teaching experiences and my educational background provide a unique skill set that would make me an ideal candidate for the position with the Economic Development Committee.

Are you currently serving
on a Board, Commission
or Committee

Yes

If yes, which one/s?

Economic Development Committee

Have you served on a
Board, Commission or
Committee before?

Yes

If yes, which one/s?

Economic Development Committee

Are you a City of
Richland Employee?

No

By submitting this
application, I hereby
waive my right to privacy
with respect to the
information contained in
my application and any
supporting documents
attached thereto. The
City, its officials or
employees are authorized
to make my application
and supporting
documents available for
public inspection,
including inspection by
members of the media. In
addition, I certify that I
am in compliance with
the qualification
requirements.

I accept

A resume is required to
complete the application.

resume 2015.doc

Office of the City Clerk

P.O. Box 190, MS-05, 975 George Washington Way, Richland, WA 99352 Phone:
(509) 942-7389 Fax: (509) 942-7379

MillieAnne VanDevender, LEED AP

ma.vandevender@gmail.com

1180 Viewmoor Court
Richland, Washington

EDUCATION

LEED Accreditation, USGBC 2009

Masters in Urban and Environmental Planning

University of Virginia, Charlottesville, VA 2005

Bachelors of Science, Architecture

University of Virginia, Charlottesville, VA 1998

EXPERIENCE

Yoga and Fitness Instructor, Columbia Basin Racquet Club, Richland, WA

04.2013-present

Yoga Instructor, Unity Yoga, Richland, WA 10.2014-present

Land Use Planner, City of Seattle, Applicant Services Center, Seattle, WA

04.2006-01.2010

Reviewed development proposals for compliance with the Seattle Land Use Code, environmental regulations and those with a demonstrated commitment to green design. Interpreted, applied and disseminated knowledge of laws and policies governing urban and environmental issues to applicants and members of the public. Managed the multidisciplinary reviews of discretionary projects.

Planner, City of Charlottesville, Neighborhood Development Services

Charlottesville, VA 05.2005 – 02.2006

Managed, crafted and coordinated Neighborhood Design Day, the City's major citizen involvement component of the 2006 Comprehensive Plan. Prepared staff reports for the City's Board of Architectural Review. Drafted significant Zoning Ordinance Amendments. Member of design team for Charlottesville's proposed Wayfinding project.

Teaching Assistant, University of Virginia, Charlottesville, VA 01.2005 – 05.2005

Facilitated presentations and fielded student questions for Urban Design II, a studio for undergraduate and graduate planners exploring transit oriented design issues.

Teaching Assistant, University of Virginia, Charlottesville, VA 09.2004 – 12.2004

Lead discussion group and reviewed student projects for The Common Course- a multidisciplinary graduate course for students in Architecture, Architectural History, Landscape Architecture and Urban and Environmental Planning. The course focused on technological innovations, cultural conflicts and ecological thinking within the four disciplines.

Associate Designer, VMDO Architects, Charlottesville, VA 11.1998 – 06.2004

Drafted and coordinated construction documents. Gained experience in the architectural design process including interview preparation, design development and construction administration.

Board Member, Prism Coffeehouse, Charlottesville, VA 09.2001 – 06.2004

Attended monthly board meetings and voted on major decisions. Drafted the design for the Prism's future Artist's Dressing Room and coordinated volunteers and contractors for Phase I of construction.

Volunteer Coordinator, Prism Coffeehouse, Charlottesville, VA 09.2001 – 09.2003

Organized and enlisted volunteers to work 2—3 musical performances per week. Directed monthly volunteer meetings.

Construction Team, Martin Horn & Company Charlottesville, VA 08.1998 – 11.1998

Coordinated construction crew for post-construction clean up. Gained experience in the commercial building process from demolition through post-completion punch list.

Leasing Agent, Wade Apartments Charlottesville, VA 05.1997 – 08.1998

Gained experience in many aspects of property management such as marketing and property tours, contract administration, fielding complaints and creating work orders.

AWARDS

Eldon Fields Woods Design Professional of the Year, The City of Charlottesville Annual Planning Award, 2006

COMPUTER SKILLS

Geographic Information Systems (Arc Map and ArcView), Photoshop, INDESIGN, Illustrator, Microstation V8, Microsoft Word, Excel, and PowerPoint



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 161-15, Expressing Appreciation to Gary Spanner for Service on the Economic Development Committee

Department:
City Attorney

Ordinance/Resolution Number:
161-15

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 161-15, expressing appreciation to Gary Spanner for his service on the Economic Development Committee.

Summary:

Gary Spanner was appointed to the Economic Development Committee (EDC) October 2006 and will serve until his term expires on September 30, 2015.

Fiscal Impact:

None.

Attachments:

- I. Proposed Resolution

RESOLUTION NO. 161-15

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Dr. Gary Spanner for the service he rendered to the City as a member of the Economic Development Committee.

WHEREAS, Dr. Spanner was first appointed to the Economic Development Committee in October 2006 and served eight years and eleven months until September 2015.

WHEREAS, Dr. Spanner served as the Economic Development Committee's liaison to the Tri-Cities Research District since 2008; and

WHEREAS, during his tenure, the Economic Development Committee actively participated in the approval process for large-scale real estate transactions in the Horn Rapids area, commercial development along Columbia Point and small business support through the Business License Reserve Fund; and

WHEREAS, Dr. Spanner has faithfully worked to support Richland businesses and promote economic vitality in our community; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, Washington, that the City and its citizens express publicly and formally to Dr. Gary Spanner, their appreciation for the service he rendered to the City during his tenure as a member of the Economic Development Committee.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 15th day of September 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 169-15, Authorizing Purchase of Right-of-Way from the Laborer's Union No. 348 Temple Association, Inc. for Duportail Bridge Project

Department:
Public Works

Ordinance/Resolution Number:
169-15

Document Type:
Resolution

Recommended Motion:

Approve Resolution No. 169-15, authorizing the City Manager to sign and execute a purchase and sale agreement and all ancillary documents necessary to complete the required property acquisition from the Laborer's Union No. 348 Temple Associations Inc. for Duportail Bridge right-of-way.

Summary:

The City Council's Strategic Leadership Plan has prioritized the completion of the Duportail Bridge as a high priority contribution to the City's transportation infrastructure. Toward that objective, the City has invested to make the Duportail Bridge project construction ready, including completion of all of the environmental reviews and fully funding the right-of-way acquisition for the project.

City staff have initiated right-of-way acquisition procedures for this project. Staff activities are guided by State and Federal regulations and include purchase offers based on fair market value appraisals. The proposed agreement reflects completion of successful negotiations with the Laborer's Union No. 348 Temple Association, Inc. The amount to be paid to the Laborer's Union No. 348 Temple Association, Inc. will be \$48,600, the same amount as the fair market appraisal.

Staff recommends approval of this agreement. This agreement represents completion of the fourth negotiation on this project. There are nine property owners who staff are still working with to complete their agreements.

Fiscal Impact:
Yes

The total cost to complete this transaction, including closing costs, is estimated at \$53,600. The available budget in the Duportail Bridge project is \$1,092,886.

Attachments:

1. Resolution No. 169-15 Laborer's Union PSA
2. Laborer's Union PSA

RESOLUTION NO. 169-15

A RESOLUTION of the City of Richland authorizing the acquisition of real property interests from the Laborer's Union No. 348 Temple Association, Inc. by negotiated voluntary purchase for the purpose of constructing the Duportail Bridge project.

WHEREAS, the Richland City Council's Strategic Leadership Plan prioritizes completion of the Duportail Bridge as a high priority contribution to the City's transportation infrastructure; and

WHEREAS, since 2007 the Richland City Council has invested to make the Duportail Bridge project construction ready, including completion of all environmental reviews and funding of right-of-way acquisition; and

WHEREAS, the Duportail Bridge, when completed, will provide many benefits to the community including more efficient vehicle travel, improved access for transit, bicycle and pedestrian travel, improved emergency response, improved management of Chamna open space access and economic development; and

WHEREAS, the City has identified several properties that must be acquired to complete the Duportail Bridge project; and

WHEREAS, property acquisitions for the Duportail Bridge project will be completed in accordance with state and federal process requirements; and

WHEREAS, in accordance with state and federal regulations, the City of Richland completed appraisals to determine the fair market value of the properties and has negotiated in good faith with the owners of the properties to be acquired; and

WHEREAS, the Laborer's Union No. 348 Temple Association, Inc. has one (1) property affected by the Duportail Bridge project and has agreed to provide a permanent easement of their property required for this project; and

WHEREAS, the funds necessary to acquire the permanent easement shall be paid by Duportail Bridge Project funds;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that the City Manager and staff are hereby authorized to:

1. Sign and execute the purchase agreement and deed, and all other documents necessary to complete the purchase of the permanent easement of the Laborer's Union No. 348 Temple Association, Inc. property.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 15th day of September, 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This Agreement for Purchase and Sale of Real Property (the "Agreement") is made and entered into this ____ day of _____, 2015 between the **CITY OF RICHLAND**, a Washington municipal corporation ("Purchaser") and **LABORER'S UNION NO. 348 TEMPLE ASSOCIATION INC.**, ("Seller").

1. Purchase and Sale of Property. Seller agrees to sell and Purchasers agree to purchase, on the terms hereafter stated, all of the following described property (collectively, the "Property"):

1.1. The Property. The land involved in this transaction is located in the City of Richland, Benton County, Washington, and is legally described as follows:

(Exhibit A)

In the event of an error in the legal description, the parties agree that either party or a scrivener may correct the error.

It is understood that the sale and conveyance to be made pursuant to this Agreement shall be subject to any and all applicable federal, state and local laws, orders, rules and regulations, and any and all outstanding rights of record or which are open and obvious on the ground.

The Property described in Section 1.1. shall be conveyed to Purchasers by a Statutory Warranty Deed (the "Deed") subject to the Permitted Exceptions and at the time of payment. The Deed shall be delivered to Purchasers at Closing.

2. Purchase Price. Purchasers shall pay to Seller as the Purchase Price for the Property or Property Rights the sum of Forty-Eight Thousand Six Hundred Dollars (\$48,600) rounded which includes Forty Thousand One Hundred Eighty-Four Dollars (\$40,184) for a permanent ingress/egress easement and Eight Thousand Four Hundred Dollars (\$8,400) for improvements.

The Purchase Price shall be paid by Purchasers to Seller in the form of all cash to be deposited in an escrow account with Tri-City Title Company. These funds will be deposited in escrow account with Tri-City Title Company.

The Purchaser shall be entitled to any interest accrued on the earnest money

deposit.

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

3.1. Title Review. Within ten (10) business days after the date of execution of this Agreement by both parties ("Execution Date"), Purchaser, at its sole cost and expense, shall obtain from Tri-City Title Company (the "Title Company") a limited liability report on the Property, and copies of all documents referred to therein, and furnish same to Seller.

3.2. Due Diligence. Upon execution of this Agreement by both parties, Purchasers are granted a due diligence period until and including thirty (30) business days after receipt of the title report described in Section 3.1. Said due diligence period may be extended an additional thirty (30) business days upon written mutual agreement by both Purchasers and Seller. Purchasers may conduct, at its own expense, a full review of legal, title, environmental, archaeological and any other related issues. If the results of said review are unsatisfactory in Purchasers' opinion, Purchasers may, at its option, elect to terminate this Agreement by giving Seller written notice of termination prior to the end of the due diligence period. In the event of termination by Purchasers under this Section 3.2., this Agreement shall terminate and be without any further force and effect, and without further obligation of either party to the other.

3.3. Mortgage/Financial Institution. The Closing of this transaction is contingent upon approval of this agreement by the Seller's mortgage company/financial institution holding a lien on the property.

3.4. Council Approval. The Closing of this transaction is contingent upon approval of this agreement by the City Council of the City of Richland.

4. Closing. On or before the date of Closing, as described below, Purchasers shall deliver to the Escrow Company, Tri-City Title Company, the Purchase Price for the Property in the form of a certified or cashier's check less the earnest money previously paid and interest on the earnest money deposit. Seller shall deliver the Deed, as approved by Purchasers, to the Title Company for placing in escrow. Title Company shall be instructed that when it is in a position to issue a standard owner's policy of title insurance in the full amount of the Purchase Price, insuring fee simple title to the Property in Purchasers, Title Company shall record and deliver to Purchasers the Deed; and issue and deliver to Purchasers the standard owner's policy of title insurance.

4.1. Closing Costs. Purchaser shall pay all attorney's fees, recording costs,

Contract No: _____

escrow closing costs, if applicable, and *the full* premium for a standard owner's policy of title insurance.

4.2. Closing Date. The Closing of the transaction and delivery of all items shall occur at Tri-City Title Company and shall have occurred on a date specified by Tri-City Title Company by written notice to Sellers.

5. Title. Upon Closing of escrow as set forth in Section 4., title to the Property shall be conveyed by Seller to Purchasers by a duly executed Statutory Warranty Deed.

6. Covenants, Representations and Warranties.

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

6.1.1. From the date of this Agreement through the Closing Date, the Seller shall not make any material alterations to the Property or to any of the licenses, permits, legal classifications or other governmental regulations relating to the Property, nor enter into any leases or agreements pertaining to the Property without the Purchasers' prior written consent.

6.1.2. During the Contract Period, Seller shall not voluntarily cause to be recorded any encumbrance, lien, deed of trust, easement or the like against the title to the Property without Purchasers' prior consent.

6.1.3. Seller shall use its best efforts to remove all disapproved exceptions.

6.1.4. During the Contract Period, Seller will operate and maintain the Property in a manner consistent with Seller's past practices relative to the Property and so as not to cause waste to the Property.

6.2. Seller's Representations and Warranties. Seller hereby makes the following representations and warranties to Purchasers, each of which shall be true on the date hereof and on the date of Closing.

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

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

6.2.3. As of the date hereof, to the best of Seller's knowledge, during the Contract Period:

6.2.4. No special or general assessments have been levied against the Property except those disclosed in the Preliminary Title Report and Seller has not received written notice that any such assessments are threatened.

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

Seller shall immediately give Purchasers written notice of any event which would make any representation or warranty set forth in Section 6.2. incorrect or untrue.

6.3. Purchaser's Representations: Purchaser hereby makes the following representations to Seller, each of which shall be true on the date hereof and on the date of closing.

6.3.1. Purchaser represents that it has sufficient funds to close this transaction.

6.4 Survival of Covenants. The Covenants, Representations, and Warranties contained in Section 6. of this Agreement shall survive the delivery and recording of the Deed from the Seller to the Purchasers.

7. Casualty and Condemnation.

7.1. Material Casualty or Condemnation. If prior to the Closing Date (i) the Property shall sustain damage caused by casualty which would cost ten thousand dollars (\$10,000.00) or more to repair or replace, or (ii) if a taking or condemnation of any portion of the Property has occurred, or is threatened, which would materially affect the value of the Property, either Purchasers or Seller may, at its option, terminate this Agreement by written notice to the other party given within two (2) days after notice of such event. If prior to the Closing Date neither party provides said termination notice within such two (2)-day period, the Closing shall take place as provided herein with a credit against the Purchase Price in an amount equal to any insurance proceeds or condemnation awards actually collected by Seller and an assignment to Purchasers at Closing of all Seller's interest in and to any insurance proceeds or condemnation awards which may be due but unpaid to Seller on account of such occurrence.

7.2. Immaterial Casualty or Condemnation. If prior to Closing Date, the Property shall sustain damage caused by casualty which is not described in Section 7.1., or a taking or condemnation has occurred, or is threatened, which is not described

Contract No: _____

in Section 7.1., neither Purchasers nor Seller shall have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to (i) the cost to repair that portion of the Property so damaged by insured casualty, or (ii) an amount equal to the anticipated condemnation award, as applicable. At Closing, Purchasers shall assign to Seller all rights or interest in and to any insurance proceeds or condemnation awards which may be due on account of any such occurrence.

8. Purchasers' Remedies. In the event of material breach of this Agreement by Seller, Purchasers shall have, as their sole remedies (a) the right to pursue specific performance of this Agreement, (b) the right to terminate this Agreement and (c) all remedies presently or hereafter available at law or in equity.

Purchasers hereby waive all other remedies on account of a breach hereof by Seller.

9. Liquidated Damages. IN THE EVENT OF MATERIAL DEFAULT BY PURCHASERS IN THE PERFORMANCE OF THEIR OBLIGATIONS HEREUNDER, SELLER SHALL HAVE THE RIGHT TO TERMINATE THIS AGREEMENT FORTHWITH AND WITHOUT FURTHER OBLIGATIONS TO PURCHASERS AND KEEP THE EARNEST MONEY DEPOSIT AS LIQUIDATED DAMAGES. PURCHASERS AGREE THAT IT IS DIFFICULT TO ASSESS THE AMOUNT OF DAMAGES INCURRED BY THE SELLER, IN THE EVENT OF A DEFAULT BY THE PURCHASERS. AS OF THE ENTRY OF THIS CONTRACT, THE AMOUNT OF THE EARNEST MONEY DEPOSIT, IS A REASONABLE ESTIMATE OF THE DAMAGES.

10. Miscellaneous.

10.1. Finders Fee. Purchasers and Seller each agree that a real estate finder's fee (collectively, "Real Estate Compensation") is not due to any third party or to each other. Each party hereby agrees to indemnify and defend the other against and hold the other harmless from and against any and all loss, damage, liability or expense, including costs and reasonable attorneys' fees, resulting from any claims for Real Estate Compensation by any person or entity other than provided herein. The provisions of this Section 10.1. shall survive the Closing.

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

10.3. Notices. Whenever any party hereto shall desire to give or serve upon the other any notice, demand, request or other communication, each such notice, demand, request or other communication shall be in writing and shall be given or served upon the

Contract No: _____

other party by personal delivery (including delivery by written electronic transmission) or by certified, registered or Express United States Mail, or Federal Express or other commercial courier, postage prepaid, addressed as follows:

TO SELLERS:

Rigo Rivas, Business Mgr
Laborer's Union No. 348
Temple Association Inc.
P.O. Box 1349
Richland, WA 99352
Phone: (509) 420-4581

TO PURCHASERS:

City of Richland
Attn: Public Works Department
505 Swift Boulevard
Richland, WA 99352
Phone: (509)942-7500
FAX: (509)942-7468

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

10.4. Assignments and Successors. Purchasers, without being relieved of any liability hereunder, may not assign this Agreement without Seller's consent, for any purpose.

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

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

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

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

Contract No: _____

amendment or exhibits hereto.

10.9. Counterparts. This Purchase Agreement may be executed in several counterparts each of which shall be an original, but all of such counterparts shall constitute one such Agreement.

10.10. Further Assurances. Purchasers and Seller shall make, execute and deliver such documents and undertake such other and further acts as may be reasonably necessary to carry out the intent of the parties hereto.

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

10.12. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Washington.

10.13. Scrivener: The party drafting this agreement is the City of Richland. The sellers are encouraged to review the contract with their own attorney, before signing this agreement.

IN WITNESS WHEREOF, the Purchasers have executed this Agreement on the date shown next to its signature and Seller has accepted on the date shown next to its signature.

CITY OF RICHLAND – PURCHASER

**LABORER'S UNION NO. 348 TEMPLE
ASSOCIATION INC - SELLER**

By: Cynthia D. Johnson
Its: City Manager



By:
Its: Owner

ATTESTED:

Duportail Bridge ROW – Laborer's Union No. 348

Contract No: _____

Marcia Hopkins, City Clerk

APPROVED AS TO FORM:

Heather Kintzley
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 170-15, Purchasing Solid Waste Collection Truck from Western Peterbilt, Inc.

Department:
Public Works

Ordinance/Resolution Number:
170-15

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 170-15, authorizing the City Manager to sign and execute an agreement with Western Peterbilt, Inc. for the purchase of a Solid Waste collection truck for \$250,351.38.

Summary:

The Public Works Department, Solid Waste Collection Division, and the Administrative Services Department, Fleet and Purchasing Divisions, recommend purchase of a garbage truck from Western Peterbilt, Inc. utilizing the City of Tacoma Contract No. ES14-0170F. The purchase is part of the City's ongoing equipment replacement program and is not related to the damage sustained in the two recent traffic accidents. The insurance funded repairs for the damaged trucks are underway, with the City's costs limited to the insurance policy deductibles.

In the 2015 budget, City Council approved \$293,800 for replacing the waste boxes on two automated garbage trucks and re-using the truck chassis. The Fleet Division staff were able to focus repairs to the major wear items and completed the repairs extending the life of the two identified trucks without using any of the Equipment Replacement budget.

The Equipment Replacement Fund has accumulated funds to replace five automated garbage trucks in the coming two years. These trucks are more than ten years old and are approaching the end of their service life. City staff recommends utilizing the 2015 budgeted funds to begin truck replacements now to help balance out the significant number of truck replacements scheduled over the next few years. Using this year's budget capacity will reduce the future replacement program by one truck.

Staff completed an evaluation of various truck and body manufacturers in July, 2015. The truck purchased through the City of Tacoma's contract is staff's recommended purchase. This is a 'cooperative purchase' under RMC 3.04.020 utilizing a contract competitively awarded by the City of Tacoma. An intergovernmental agreement with the City of Tacoma allows the City to use City of Tacoma contracts.

The Purchasing Manager and the Public Works Director have reviewed this award recommendation in the amount of \$250,351.38 and recommend approval by the City Council.

Fiscal Impact: The 2015 Equipment Replacement budget was approved with \$293,800 available from Solid Waste for the re-build of two collection trucks. Staff proposes using these funds to purchase a new Collection truck instead of rebuilding at a total price of \$250,351.38.

Attachments:

- I. Resolution No. 170-15 Solid Waste Truck Purchase

RESOLUTION NO. 170-15

A RESOLUTION of the City of Richland authorizing the issuance of a purchase order to Western Peterbilt, Inc. for the purchase of a Solid Waste collection truck.

WHEREAS, the City of Richland owns and operates a fleet of solid waste collection vehicles; and

WHEREAS, the Solid Waste Utility budgeted \$293,800 in the 2015 Vehicle Replacement Fund with the intent of extending the life of two (2) existing garbage trucks by installing new waste boxes on existing truck chassis; and

WHEREAS, City staff performed a detailed evaluation of the major wear components and implemented waste box improvements at a fraction of the cost and paid for the work out of the Equipment Operations and Maintenance Fund budgeted amount; and

WHEREAS, equipment replacement financial planning for the upcoming several years involves replacement of five (5) collection vehicles servicing residential services; and

WHEREAS, City staff proposes utilizing the budgeted funds specified above for a full replacement of existing truck number 3282 after evaluating the truck's condition along with operating and maintenance expenses; and

WHEREAS, City staff completed an evaluation of solid waste truck chassis and waste body manufacturers to select through rental and demonstration vehicles provided by various vendors; and

WHEREAS, City staff worked with Western Peterbilt to determine that riding on to an existing City of Tacoma bid, reference ES14-0170F, is the most timely and cost effective method for making this purchase and meets the City of Richland's purchasing requirements; and

WHEREAS, Western Peterbilt, Inc. submitted an agreement that included \$263,106.13 for the purchase of the new, less a trade-in value of \$32,580 plus sales tax; and

WHEREAS, it is in the City's best interest to proceed with the purchase of the solid waste collection truck; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to approve the issuance of a purchase order for the purchase of a Solid Waste collection truck.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 15th day of September, 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 171-15, Authorizing Execution of an Interlocal Agreement with the Port of Benton for the Planning and Development of the 1,341-Acre Land Transfer from the Department of Energy

Department:

Community & Development Services

Ordinance/Resolution Number:

171-15

Document Type:

Contract/Agreement/Lease

Recommended Motion:

Adopt Resolution No. 171-15, authorizing the City Manager to sign and execute an Interlocal Agreement with the Port of Benton for the Department of Energy Land Transfer.

Summary:

TRIDEC is in the process of acquiring approximately 1,341 acres from the Department of Energy for community economic development purposes. Once transferred to TRIDEC, they wish to transfer it to the City of Richland and the Port of Benton.

The City and the Port of Benton have negotiated a recommended agreement regarding the division of the land and how efforts should be coordinated to maximize the benefit of the properties. The Interlocal Agreement identified in this staff report provides the details about the division of the land, as well as aspects of shared planning and marketing efforts between the City and the Port.

Ownership will be in fee title by each entity as defined in the Interlocal Agreement. In addition to individual efforts to develop the properties, this agreement includes provisions to market the property jointly, including the preservation of a "mega property." This mega property will be a site that can be assembled to be a single block of property between 200 and 500 acres in size for use by a single large user.

The goal of providing a mega site is to obtain a significant number of high paying jobs that would not have otherwise located in the region. This land transfer has the potential to provide the largest available site in the state of Washington, pushing Richland and the Tri-Cities to the front of the line for major economic development projects.

Fiscal Impact:

Entering into this Interlocal Agreement will not directly cause any expenditures. However, activities contemplated in the agreement will have a cost to be determined at the time those efforts are undertaken. Activities discussed in this agreement that result in expenditures will be reviewed and processed according to City Code and administrative procedures.

Expenses associated with this agreement should be incurred by the Industrial Development Fund and should be funded by the proceeds of future land sales within the transferred property.

Attachments:

1. Resolution No. 171-15
2. COR - POB Interlocal for DOE Land Transfer

RESOLUTION NO. 171-15

A RESOLUTION of the City of Richland authorizing the execution of an Interlocal Cooperation Agreement with Port of Benton for the Department of Energy Land Transfer.

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

WHEREAS, the United States Department of Energy will transfer approximately 1341 acres of real property (the "Property") to the Tri-City Development Council (TRIDEC), a designated Community Reuse Organization; and

WHEREAS, TRIDEC will then transfer a portion of the Property to the City and a portion of the Property to the Port; and

WHEREAS, the Parties want to provide for coordinated economic development activities for their respective portions of the Property.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland, authorizes the City Manager to sign and execute the Department of Energy Land Transfer Interlocal Cooperation Agreement with the Port of Benton.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 15th day of September, 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

INTERLOCAL COOPERATIVE AGREEMENT

For Department of Energy Land Transfer

PARTIES:

THE CITY OF RICHLAND, a municipal corporation of the State of Washington, hereafter referred to as “City”

THE PORT OF BENTON, a municipal corporation of the State of Washington, hereafter referred to as “Port”

The Parties may hereafter be jointly referred to as “Parties”

I. RECITALS

WHEREAS, the United States Department of Energy will transfer approximately 1341 acres of real property (the “Property”) to the Tri-City Development Council, a designated Community Reuse Organization; and

WHEREAS, the Tri-City Development Council will then transfer a portion of the Property to the City and a portion of the Property to the Port; and

WHEREAS, the Parties want to provide for coordinated economic development activities for their respective portions of the Property; and

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the Parties do hereby mutually agree as follows:

II. AGREEMENT

- 1. Purpose.** Pursuant to RCW Chapter 39.34, (the Interlocal Cooperation Act hereafter referred to as the “Act”), the Parties have entered into this Agreement to provide for the coordinated and cooperative development and marketing of their respective portions of the Property to cooperatively plan the development and marketing of land. The Act authorizes public entities to jointly exercise those powers which have been granted by statute to each party individually. Nothing contained in this Agreement shall be deemed to allow either Party to exercise any powers which it has not been granted by law.
- 2. Property.** The Property to be transferred to TRIDEC is designated on the Parcel Segregation Map attached hereto as Exhibit A. Each party will accept a conveyance of a portion of the Property from TRIDEC as described on Exhibit A and will hold title to that portion solely in its name. The portion of the Property designated for distribution to the City will be referred to as “City Property” and the portion of the Property designated for distribution to the Port will be referred to as “Port Property”
- 3. Parties’ Responsibilities.** The Parties will identify, evaluate, and develop for collaborative efforts, including , but not limited to:

- a. Subdivisions – Upon transfer of the Property to the Parties, each Party will execute any necessary applications, permits and approvals required for the subdivision the Property to establish ownership of each Party's respective Property.
- b. Master Plan – The Parties will coordinate master planning of their respective Properties and will consider sharing costs subject to the approval of each Party's governing body.
- c. Urban Growth Boundary Expansion – The Parties agree to jointly pursue expansion of the Urban Growth Boundary to include all of the Property.
- d. Joint Marketing – The Parties agree to jointly market their properties.
- e. Future Acquisitions – The Parties pursue acquisition of additional land from the Department of Energy in the area of the Property.
- f. Reservation of "Mega Property" Opportunity – The Parties will attempt to market and sell their respective Properties in a manner that preserves a site of 200 – 500 acres to be utilized for a single large user. If the Parties recruit a user for the "Mega Property" the Parties will cooperatively determine the uses for the site and the sales price in accordance with the statutory powers of the Parties.
- g. Grant Applications – The Parties agree to coordinate and mutually support applications for grant funds for development of infrastructure, installation of improvements, development of projects, or marketing of the Property.
- h. Cooperative Purchasing – The Parties, in bidding, quoting, or negotiating for the purchase of goods, services, or real property, related to the Property, agree to extend those privileges to the other Party to the extent permitted by law, by agreement of the Parties or by contract with the vendors.

4. Guiding Principles. Efforts will:

- a. Be administrative in nature and not require formation of any new governance entity;
- b. Optimize functional economic use of the Property;
- c. Ensure future opportunities for pedestrian, non-motorized, and motorized modes of transportation are not precluded by the nature and character of development;
- d. Each Party will be responsible for the development of that Party's Property.

5. Scope of Work and Payment. The Parties recognize that this cooperative agreement will result in both foreseen and unforeseen opportunities. The scope of work and cost for each opportunity will be variable. For each collaborative undertaking pursuant to this Agreement, the Parties will enter into a Memorandum

of Understanding to set forth the undertaking of each Party for the particular collaborative effort. Each of the Parties must approve and authorize the execution of each Memorandum of Understanding before the Memorandum of Understanding will be binding upon the Parties.

- 6. Exchange of Information/Confidentiality.** The Parties may exchange information as needed to facilitate the collaborative efforts. To the extent either Party has access to sensitive and confidential materials, including, but not limited to, attorney-client privileged documents, e-mails, and social security numbers, a Party shall not exchange that information if it would become a public record subject to disclosure. Employees of the Parties shall not disclose this information to any person without the prior written permission of the Party who maintains the information.

- 7. Allocation of Liability/Indemnification.** The Parties agree that:

Each of the Parties to this Agreement shall indemnify and hold the other Party harmless from liability, obligation or claims arising solely from the actions or omissions of the indemnifying Party, to the extent permitted by law. In the event the liability, obligation or claim arises from the joint action or inaction of the Parties, then each Party shall be responsible to the extent that its action or inaction contributed to the liability, obligation or claim.

- 8. Property.** The Parties intend to acquire title to real property in their individual names and do not intend to own the real property jointly. In the event the Parties do acquire any real property in their joint names, the Parties shall agree in writing prior to acquiring joint real property as to the interests of each Party to the property and the manner of disposal. In the event that any other joint property is acquired, upon termination of this Agreement it shall then be distributed to the Parties in proportion to that Party's contribution to purchase such property or according to the terms of the contract entered into for the purchase of such property.

- 9. Exclusivity.** This Agreement is not exclusive. Either Party may contract with others as it deems necessary. In the event either Party contracts with another party for matters covered by this Agreement, the contracting Party shall notify the other Party to this Agreement and shall provide a copy of the contract to the other Party. Either Party may, at its discretion, elect to not pursue certain collaborative efforts or at any time terminate established collaborative efforts upon mutual agreement after negotiating impact of such termination.

- 10. Non-Delegation/Non-assignment.** No Party may delegate the performance of any contractual obligation to a third Party unless mutually agreed in writing. No Party may assign this Agreement without the written consent of the other Party.

- 11. No Third Party Rights.** Except as expressly provided herein, nothing in this Agreement shall be construed to permit anyone other than the Parties hereto and their successors and assigns to rely upon the covenants and agreements herein

not to give any such third party a cause of action (as a third-party beneficiary or otherwise) on account of nonperformance hereunder.

- 12. Term.** This Agreement shall commence on the date it is signed by the Parties and shall continue in effect until terminated as provided in this Section. Either Party may terminate participation in this Agreement giving written notice to the other Party of the termination date at least 60 days prior to the date of termination. Any agreements regarding title to property shall survive the termination of this Agreement. The Parties will continue to perform their respective duties and obligations which may be contained in any Memorandums of Understanding entered into between the Parties as part of this Agreement and the MOUs may be terminated as provided in the terms of the MOU.
- 13. Compliance with Law.** The Parties to this Agreement shall comply with all applicable federal, state and local laws, rules and regulations in carrying out the terms and conditions of this Agreement.
- 14. Complete Agreement.** This Agreement contains all the terms and conditions agreed upon. No other understanding, oral or otherwise, regarding this Agreement shall be deemed to exist or bind the Parties. There shall be no modification of this Agreement except in writing and referencing this Agreement.
- 15. Dispute Resolution/Venue.** It is the Parties' intent to resolve any disputes relating to the interpretation or application of this Agreement informally through discussions at the staff level. In the event disputes cannot be resolved informally at the staff level, then the Parties agree to first submit the dispute to non-binding mediation/dispute resolution before resorting to litigation. In the event that either Party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this Agreement, the Parties hereto agree that any such action shall be initiated in the Superior Court of the State of Washington, situated in Benton County. The Parties hereto agree that all questions shall be resolved by application of Washington law and that the Parties to such accordance with the laws of the State of Washington.
- 16. Severability.** If any provision of this Agreement or its application is held invalid, the remainder of the Agreement or the applications of the remainder of the Agreement shall not be affected.
- 17. Evidence of Authority.** This Agreement shall be executed in originals. Upon execution of this Agreement, each party shall provide the other with a certified copy of the resolution, ordinance, or other authority given to execute this Agreement pursuant to RCW 39.34.030(2), and said document will be attached hereto and incorporated herein as Exhibit B (City) and Exhibit C (Port)

In Witness Whereof, the Parties have signed this Agreement as of the day and year written below.

CITY OF RICHLAND

PORT OF BENTON

Cynthia D. Reents, ICMA-CM
City Manager

Scott D. Keller, PPM®
Executive Director

Date: _____

Date: _____

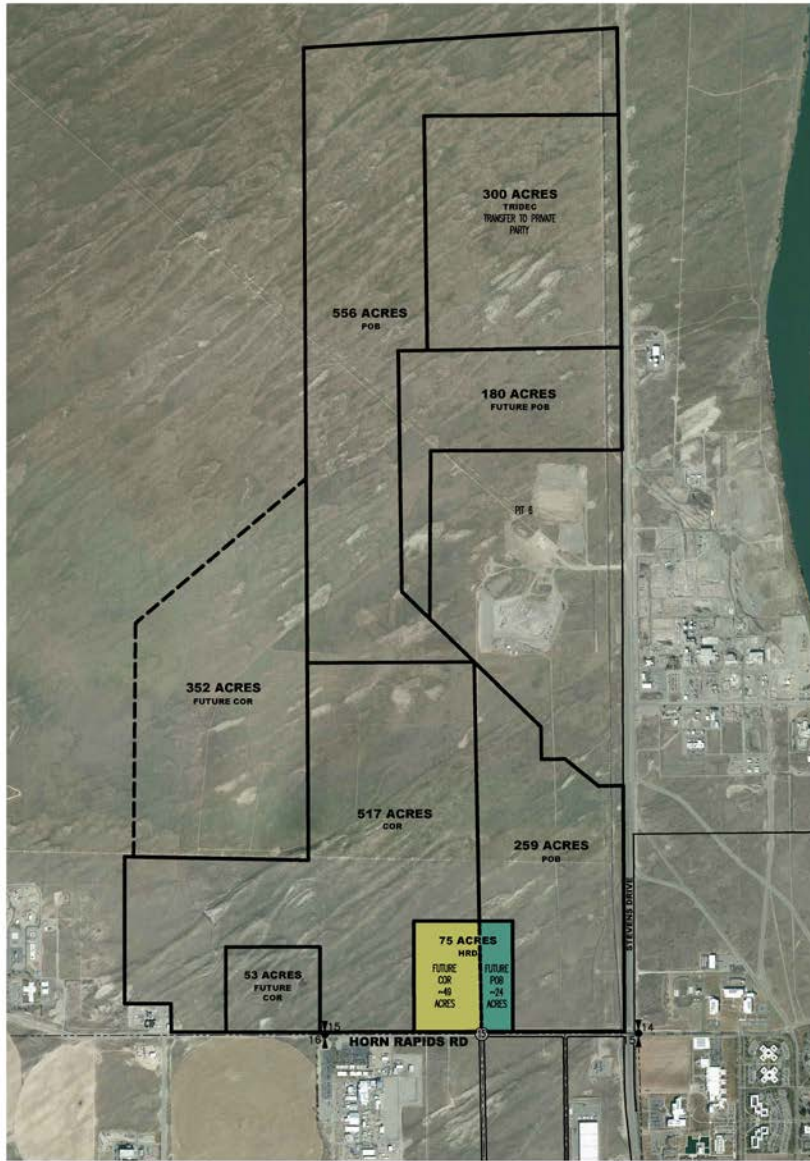
Approved as to Form:

Approved as to Form:

Heather Kintzley
City Attorney

Thomas A. Cowan
Attorney for Port of Benton

**EXHIBIT A
DOE-OVERALL TRANSFER MAP**



9/1/15



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 172-15, Awarding Bid to Goodman and Mehlenbacher Enterprises, Inc. for Reata Road Area Water and Sewer Local Improvement District Project

Department:
Public Works

Ordinance/Resolution Number:
172-15

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 172-15, awarding bid to Goodman and Mehlenbacher Enterprises, Inc. for the Reata Road Area Water & Sewer Local Improvement District project.

Summary:

Council approved the preliminary assessment roll for the Reata Road Area Water and Sewer Local Improvement District at its April 21, 2015 meeting. The Reata Road Area Water and Sewer Local Improvement District (LID) is made up of 10 parcels along Reata Road from Leslie Road to the west approximately 4,000 feet. This area of South Richland was annexed into the City limits in May, 2013.

The LID will serve the included properties with domestic water and sanitary sewer with each main running up Reata Road. The water main will connect into an existing BMID water main which will be converted into City ownership while the sewer is new from the Leslie Road Intersection. In all, just over 5,200 LF of sewer main and around 3000 LF of water main will be installed.

On September 3, 2015, eight bids were received with a high bid of \$808,527.19 and a low bid of \$524,426.69. The Engineer's Estimate for the project was \$638,460.49. Goodman and Mehlenbacher Enterprises, Inc., of Kennewick, WA was the low bid. Staff attributes the lower than expected bid prices as reflecting a good response to the invitation to bid and the fact that this project is made of almost entirely underground work that is out of the roadway and can be completed during the less busy winter months.

Construction should start early October and wrap up in December. Reata Road will have a few periodic daytime-only closures (with detours) to accommodate construction, but otherwise will be open with traffic control setup.

Fiscal Impact:

Total costs, including construction, ten percent construction contingency, and engineering are estimated at \$665,000. The Preliminary Assessment Roll was approved by Council on April 21, 2015 authorizing a project budget of \$850,000 funded through a line of credit. Staff has completed negotiations for a line of credit and is presenting the authorizing ordinance for first reading on tonight's Council agenda. Approval of that ordinance is necessary to fund the construction contract.

Attachments:

1. Resolution No. 172-15, Reata Road LID Award of Bid
2. Reata Road LID - Bid Tab

RESOLUTION NO. 172-15

A RESOLUTION of the City of Richland authorizing the award of bid and execution of a construction contract to Goodman and Mehlenbacher Enterprises, Inc. for the Reata Road Area Water & Sewer L.I.D. Project.

WHEREAS, City Council adopted Ordinance No. 18-15 establishing Local Improvement District No. 197, also known as the Reata Road Area Water & Sewer L.I.D. Project, on April 21, 2015; and

WHEREAS, City staff has completed all project development and design work required to advance the project to construction; and

WHEREAS, City staff solicited bids in accordance with the City's purchasing policies, receiving and opening eight (8) bids on September 3, 2015; and

WHEREAS, Goodman and Mehlenbacher Enterprises, Inc. submitted the lowest responsible bid of the eight (8) received; and

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

WHEREAS, it is in the City's best interest to proceed to complete the project in accordance with the project design and the lowest responsible bid;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to:

1. Sign and execute the Reata Road Area Water & Sewer L.I.D. construction contract with Goodman and Mehlenbacher Enterprises, Inc. in accordance with their bid received on September 3, 2015; and
2. Direct Public Works Department staff to administer the construction contract and execute change orders as required fulfilling the design intent of the contract within the constraints of the approved budget.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 15th day of September, 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

City of Richland

DATE BIDS OPENED: September 3, 2015	ITB # 15-0122 PW
REATA ROAD AREA WATER & SEWER LID	

				ENGINEER'S ESTIMATE		GOODMAN & MEHLENBACHER KENNEWICK, WA		BIG D's CNST OF TRI-CITIES PASCO, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	SCHEDULE A - GENERAL ITEMS								
A-1	Mobilization.	1	LS	\$25,000.00	25,000.00	28,000.00	28,000.00	20,500.00	20,500.00
A-2	Project temporary traffic control.	1	LS	10,000.00	10,000.00	2,500.00	2,500.00	6,750.00	6,750.00
A-3	Flaggers & spotters.	320	HR	50.00	16,000.00	62.50	20,000.00	47.50	15,200.00
A-4	Clearing & grubbing.	1	LS	4,000.00	4,000.00	11,055.00	11,055.00	20,000.00	20,000.00
A-5	Site restoration.	1	LS	25,000.00	25,000.00	25,560.00	25,560.00	25,000.00	25,000.00
A-6	TESC / SWPP.	1	LS	1,000.00	1,000.00	500.00	500.00	1,000.00	1,000.00
A-7	SPCC plan.	1	LS	1,000.00	1,000.00	500.00	500.00	1,000.00	1,000.00
A-8	Erosion control.	1	LS	2,500.00	2,500.00	1,600.00	1,600.00	2,000.00	2,000.00
A-9	Asphalt patching (3" ACP / 9" rock).	525	SY	75.00	39,375.00	50.00	26,250.00	50.00	26,250.00
A-10	Asphalt patching (2" ACP / 6" rock).	300	SY	60.00	18,000.00	40.00	12,000.00	43.00	12,900.00
A-11	Utility structure access (3" CSTC).	250	SY	15.00	3,750.00	4.00	1,000.00	12.00	3,000.00
A-12	Landscaping mow curb.	104	LF	8.00	832.00	10.00	1,040.00	5.00	520.00
A-13	Move & reset business sign.	1	LS	1,500.00	1,500.00	1.00	1.00	3,000.00	3,000.00
A-14	Concrete sidewalk, 4" thick.	6	SY	120.00	720.00	125.00	750.00	50.00	300.00
A-15	Portable changeable message sign.	500	HR	10.00	5,000.00	4.00	2,000.00	3.00	1,500.00
A-16	Dig & verify.	4	EA	250.00	1,000.00	165.00	660.00	150.00	600.00
A17	Controlled density fill (CDF).	20	CY	125.00	2,500.00	100.00	2,000.00	150.00	3,000.00
SCHEDULE A - GENERAL ITEMS SUBTOTAL					\$157,177.00	\$135,416.00		\$142,520.00	
8.6% SALES TAX					13,517.22	11,645.78		12,256.72	
SCHEDULE A - GENERAL ITEMS TOTAL					\$170,694.22	\$147,061.78		\$154,776.72	

SCHEDULE B - WATER ITEMS									
B-1	Ductile iron pipe for water 6" diameter (RJ).	28	LF	\$50.00	1,400.00	23.00	644.00	22.00	616.00
B-2	Ductile iron pipe for water 8" diameter.	915	LF	32.00	29,280.00	24.00	21,960.00	27.00	24,705.00
B-3	Ductile iron pipe for water 12" diameter.	1,786	LF	37.00	66,082.00	38.00	67,868.00	38.00	67,868.00
B-4	PVC C-900 (DR18) pipe for water 8" diameter.	264	LF	28.00	7,392.00	14.75	3,894.00	24.00	6,336.00
B-5	Trench safety.	2,993	LF	2.00	5,986.00	0.50	1,496.50	0.50	1,496.50
B-6	Pipe bedding.	2,993	LF	2.00	5,986.00	-	-	0.01	29.93
B-7	45 degree bend, 12" (FL x MJ).	1	EA	375.00	375.00	561.00	561.00	467.00	467.00
B-8	45 degree bend, 12" (MJ).	5	EA	375.00	1,875.00	405.00	2,025.00	310.00	1,550.00
B-9	45 degree bend, 8" (MJ x MJ).	2	EA	325.00	650.00	285.00	570.00	180.00	360.00
B-10	90 degree bend, 16" (MJ x FL).	1	EA	600.00	600.00	1,095.00	1,095.00	950.00	950.00
B-11	Tee, 12 " x 8" (MJ x FL).	1	EA	550.00	550.00	545.00	545.00	450.00	450.00
B-12	Tee, 12 " x 8" (all FL).	2	EA	550.00	1,100.00	805.00	1,610.00	750.00	1,500.00

				ENGINEER'S ESTIMATE		GOODMAN & MEHLENBACHER KENNEWICK, WA		BIG D's CNST OF TRI-CITIES PASCO, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
B-13	Tee, 12 " x 6" (MJ x FL).	1	EA	525.00	525.00	515.00	515.00	420.00	420.00
B-14	`	2	EA	475.00	950.00	442.00	884.00	380.00	760.00
B-15	Tee, 8 " x 8" (MJ x FL).	2	EA	475.00	950.00	373.00	746.00	300.00	600.00
B-16	Tee, 8 " x 6" (MJ x FL).	1	EA	475.00	475.00	331.50	331.50	258.00	258.00
B-17	Tee, 12 " x 12" (MJ x MJ).	1	EA	575.00	575.00	566.00	566.00	460.00	460.00
B-18	Cut-in tee, 8 " x 8" (all FL).	2	EA	675.00	1,350.00	455.00	910.00	400.00	800.00
B-19	Cross, 8" all (MJ x FL).	1	EA	750.00	750.00	1,100.00	1,100.00	1,200.00	1,200.00
B-20	Butterfly valve, 12" (FL x MJ).	1	EA	1,750.00	1,750.00	1,434.00	1,434.00	1,350.00	1,350.00
B-21	Gate valve, 6" (FL x RJ).	4	EA	1,150.00	4,600.00	806.00	3,224.00	725.00	2,900.00
B-22	Gate valve, 8" (FL x MJ).	9	EA	1,200.00	10,800.00	1,077.00	9,693.00	975.00	8,775.00
B-23	Gate valve, 8" (FL).	1	EA	1,100.00	1,100.00	1,204.00	1,204.00	1,100.00	1,100.00
B-24	Coupling adapter, 8" (MJ x FL).	7	EA	400.00	2,800.00	299.00	2,093.00	325.00	2,275.00
B-25	Coupling adapter, 8" (MJ x MJ).	2	EA	400.00	800.00	196.00	392.00	200.00	400.00
B-26	Coupling adapter, 12" (MJ x MJ).	1	EA	600.00	600.00	285.00	285.00	300.00	300.00
B-27	Coupling adapter, 12" (MJ x FL).	2	EA	600.00	1,200.00	274.00	548.00	300.00	600.00
B-28	Reducer, 16" x 12" (FL x MJ).	1	EA	725.00	725.00	753.00	753.00	780.00	780.00
B-29	Reducer, 12" x 8" (MJ x FL).	1	EA	700.00	700.00	778.00	778.00	780.00	780.00
B-30	Blind flange, 12".	1	EA	250.00	250.00	351.00	351.00	250.00	250.00
B-31	Plug (non pressure), 8" or 12".	2	EA	200.00	400.00	102.00	204.00	275.00	550.00
B-32	Plug, 8" (MJ).	1	EA	250.00	250.00	200.00	200.00	80.00	80.00
B-33	Plug, 12" (MJ).	2	EA	350.00	700.00	275.00	550.00	200.00	400.00
B-34	Pressue cap, 8".	9	EA	350.00	3,150.00	274.00	2,466.00	210.00	1,890.00
B-35	Pressue cap, 12".	1	EA	450.00	450.00	293.00	293.00	250.00	250.00
B-36	2" temporary blow-off.	7	EA	225.00	1,575.00	860.00	6,020.00	785.00	5,495.00
B-37	Fire hydrant assembly.	4	EA	2,200.00	8,800.00	3,000.00	12,000.00	2,800.00	11,200.00
B-38	Water service marker.	10	EA	125.00	1,250.00	35.00	350.00	150.00	1,500.00
B-39	Thrust block.	27	EA	135.00	3,645.00	50.00	1,350.00	150.00	4,050.00
B-40	Utility crossing.	7	EA	225.00	1,575.00	50.00	350.00	150.00	1,050.00
B-41	Connect to existing 12" DI.	3	EA	250.00	750.00	260.00	780.00	1,750.00	5,250.00
B-42	Connect to existing 12" DI.	2	EA	250.00	500.00	345.00	690.00	1,875.00	3,750.00
B-43	Connect to existing 16" DI.	1	EA	450.00	450.00	225.00	225.00	4,250.00	4,250.00
B-44	Remove existing pipe.	34	LF	25.00	850.00	6.00	204.00	10.00	340.00
B-45	Remove existing blow-off.	4	EA	75.00	300.00	50.00	200.00	150.00	600.00
SCHEDULE B - WATER ITEMS SUBTOTAL					\$176,821.00	\$153,958.00		\$170,991.43	
8.6% SALES TAX					15,206.61	13,240.39		14,705.26	
SCHEDULE B - WATER ITEMS TOTAL					\$192,027.61	\$167,198.39		\$185,696.69	

				ENGINEER'S ESTIMATE		GOODMAN & MEHLENBACHER KENNEWICK, WA		BIG D's CNST OF TRI-CITIES PASCO, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	SCHEDULE C - SEWER ITEMS								
C-1	8" PVC (D3034-SDR35) sewer pipe, 0'-10' deep.	2,311	LF	\$23.00	53,153.00	19.00	43,909.00	18.00	41,598.00
C-2	8" PVC (D3034-SDR35) sewer pipe, 10'-15' deep.	2,456	LF	28.00	68,768.00	21.00	51,576.00	20.00	49,120.00
C-3	8" PVC (D3034-SDR35,PS115) sewer pipe, 15'-20' deep.	499	LF	40.00	19,960.00	32.50	16,217.50	28.00	13,972.00
C-4	8" sewer cap @ service line.	19	EA	100.00	1,900.00	55.00	1,045.00	50.00	950.00
C-5	Sewer service marker.	19	EA	125.00	2,375.00	20.00	380.00	100.00	1,900.00
C-6	48" manhole, sewer (0'-10' deep).	20	EA	3,200.00	64,000.00	2,630.00	52,600.00	2,000.00	40,000.00
C-7	Additional depth sewer manhole.	51	LF	150.00	7,650.00	110.00	5,610.00	80.00	4,080.00
C-8	Imported pipe bedding.	5,266	LF	2.00	10,532.00	-	-	0.01	52.66
C-9	Trench safety.	5,266	LF	2.50	13,165.00	1.00	5,266.00	1.00	5,266.00
C-10	Underground utility crossing, marked & unmarked.	22	EA	200.00	4,400.00	60.00	1,320.00	500.00	11,000.00
C-11	Outside drop manhole connection.	4	EA	2,000.00	8,000.00	3,900.00	15,600.00	2,500.00	10,000.00
SCHEDULE C - SEWER ITEMS SUBTOTAL					\$253,903.00		\$193,523.50		\$177,938.66
8.6% SALES TAX					21,835.66		16,643.02		15,302.72
SCHEDULE C - SEWER ITEMS TOTAL					\$275,738.66		\$210,166.52		\$193,241.38
SCHEDULE A - GENERAL ITEMS					\$170,694.22		\$147,061.78		\$154,776.72
SCHEDULE B - WATER ITEMS					192,027.61		167,198.39		185,696.69
SCHEDULE C - SEWER ITEMS					275,738.66		210,166.52		193,241.38
GRAND TOTAL					\$638,460.49		\$524,426.69		\$533,714.80

City of Richland

DATE BIDS OPENED: September 3, 2015	ITB # 15-0122 PW
REATA ROAD AREA WATER & SEWER LID	

				C & E TRENCHING, LLC PASCO, WA		SHARPE & PRESZLER CNST KENNEWICK, WA		MAHAFFEY ENTERPRISES INC KENNEWICK, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE A - GENERAL ITEMS									
A-1	Mobilization.	1	LS	12,049.01	12,049.01	47,650.00	47,650.00	30,000.00	30,000.00
A-2	Project temporary traffic control.	1	LS	2,769.32	2,769.32	9,725.00	9,725.00	3,000.00	3,000.00
A-3	Flaggers & spotters.	320	HR	56.14	17,964.80	55.00	17,600.00	50.00	16,000.00
A-4	Clearing & grubbing.	1	LS	2,918.47	2,918.47	5,000.00	5,000.00	8,000.00	8,000.00
A-5	Site restoration.	1	LS	28,706.37	28,706.37	25,000.00	25,000.00	70,000.00	70,000.00
A-6	TESC / SWPP.	1	LS	1,294.91	1,294.91	135.00	135.00	3,000.00	3,000.00
A-7	SPCC plan.	1	LS	323.73	323.73	135.00	135.00	3,000.00	3,000.00
A-8	Erosion control.	1	LS	3,463.90	3,463.90	500.00	500.00	5,000.00	5,000.00
A-9	Asphalt patching (3" ACP / 9" rock).	525	SY	41.75	21,918.75	38.00	19,950.00	45.00	23,625.00
A-10	Asphalt patching (2" ACP / 6" rock).	300	SY	34.25	10,275.00	30.00	9,000.00	40.00	12,000.00
A-11	Utility structure access (3" CSTC).	250	SY	14.80	3,700.00	18.00	4,500.00	16.00	4,000.00
A-12	Landscaping mow curb.	104	LF	9.85	1,024.40	2.00	208.00	10.00	1,040.00
A-13	Move & reset business sign.	1	LS	1,095.75	1,095.75	500.00	500.00	3,500.00	3,500.00
A-14	Concrete sidewalk, 4" thick.	6	SY	236.08	1,416.48	175.00	1,050.00	350.00	2,100.00
A-15	Portable changeable message sign.	500	HR	4.33	2,165.00	3.00	1,500.00	21.00	10,500.00
A-16	Dig & verify.	4	EA	182.73	730.92	130.00	520.00	1,500.00	6,000.00
A-17	Controlled density fill (CDF).	20	CY	152.70	3,054.00	75.00	1,500.00	200.00	4,000.00
SCHEDULE A - GENERAL ITEMS SUBTOTAL					\$114,870.81		\$144,473.00		\$204,765.00
8.6% SALES TAX					9,878.89		12,424.68		17,609.79
SCHEDULE A - GENERAL ITEMS TOTAL					\$124,749.70		\$156,897.68		\$222,374.79

SCHEDULE B - WATER ITEMS									
B-1	Ductile iron pipe for water 6" diameter (RJ).	28	LF	37.47	1,049.16	24.00	672.00	35.00	980.00
B-2	Ductile iron pipe for water 8" diameter.	915	LF	22.30	20,404.50	26.40	24,156.00	26.00	23,790.00
B-3	Ductile iron pipe for water 12" diameter.	1,786	LF	34.17	61,027.62	39.40	70,368.40	36.00	64,296.00
B-4	PVC C-900 (DR18) pipe for water 8" diameter.	264	LF	11.78	3,109.92	21.85	5,768.40	17.50	4,620.00
B-5	Trench safety.	2,993	LF	0.22	658.46	1.00	2,993.00	1.00	2,993.00
B-6	Pipe bedding.	2,993	LF	-	-	0.01	29.93	2.50	7,482.50
B-7	45 degree bend, 12" (FL x MJ).	1	EA	557.21	557.21	515.00	515.00	675.00	675.00
B-8	45 degree bend, 12" (MJ).	5	EA	557.18	2,785.90	330.00	1,650.00	450.00	2,250.00
B-9	45 degree bend, 8" (MJ x MJ).	2	EA	354.26	708.52	180.00	360.00	250.00	500.00
B-10	90 degree bend, 16" (MJ x FL).	1	EA	1,211.06	1,211.06	1,095.00	1,095.00	1,275.00	1,275.00
B-11	Tee, 12 " x 8" (MJ x FL).	1	EA	726.51	726.51	480.00	480.00	625.00	625.00
B-12	Tee, 12 " x 8" (all FL).	2	EA	1,036.55	2,073.10	715.00	1,430.00	950.00	1,900.00

				C & E TRENCHING, LLC PASCO, WA		SHARPE & PRESZLER CNST KENNEWICK, WA		MAHAFFEY ENTERPRISES INC KENNEWICK, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
B-13	Tee, 12 " x 6" (MJ x FL).	1	EA	689.88	689.88	440.00	440.00	550.00	550.00
B-14	`	2	EA	643.25	1,286.50	350.00	700.00	450.00	900.00
B-15	Tee, 8 " x 8" (MJ x FL).	2	EA	558.64	1,117.28	300.00	600.00	400.00	800.00
B-16	Tee, 8 " x 6" (MJ x FL).	1	EA	644.38	644.38	250.00	250.00	350.00	350.00
B-17	Tee, 12 " x 12" (MJ x MJ).	1	EA	619.66	619.66	520.00	520.00	650.00	650.00
B-18	Cut-in tee, 8 " x 8" (all FL).	2	EA	897.71	1,795.42	400.00	800.00	850.00	1,700.00
B-19	Cross, 8" all (MJ x FL).	1	EA	1,459.70	1,459.70	1,260.00	1,260.00	1,500.00	1,500.00
B-20	Butterfly valve, 12" (FL x MJ).	1	EA	1,415.72	1,415.72	1,635.00	1,635.00	1,675.00	1,675.00
B-21	Gate valve, 6" (FL x RJ).	4	EA	914.32	3,657.28	880.00	3,520.00	850.00	3,400.00
B-22	Gate valve, 8" (FL x MJ).	9	EA	1,194.74	10,752.66	1,205.00	10,845.00	1,200.00	10,800.00
B-23	Gate valve, 8" (FL).	1	EA	1,214.35	1,214.35	1,220.00	1,220.00	1,275.00	1,275.00
B-24	Coupling adapter, 8" (MJ x FL).	7	EA	500.67	3,504.69	330.00	2,310.00	1,100.00	7,700.00
B-25	Coupling adapter, 8" (MJ x MJ).	2	EA	317.54	635.08	205.00	410.00	200.00	400.00
B-26	Coupling adapter, 12" (MJ x MJ).	1	EA	436.43	436.43	310.00	310.00	300.00	300.00
B-27	Coupling adapter, 12" (MJ x FL).	2	EA	815.83	1,631.66	340.00	680.00	350.00	700.00
B-28	Reducer, 16" x 12" (FL x MJ).	1	EA	1,047.23	1,047.23	880.00	880.00	875.00	875.00
B-29	Reducer, 12" x 8" (MJ x FL).	1	EA	614.93	614.93	895.00	895.00	875.00	875.00
B-30	Blind flange, 12".	1	EA	402.36	402.36	150.00	150.00	225.00	225.00
B-31	Plug (non pressure), 8" or 12".	2	EA	737.55	1,475.10	65.00	130.00	225.00	450.00
B-32	Plug, 8" (MJ).	1	EA	289.63	289.63	110.00	110.00	100.00	100.00
B-33	Plug, 12" (MJ).	2	EA	340.25	680.50	540.00	1,080.00	175.00	350.00
B-34	Pressue cap, 8".	9	EA	277.57	2,498.13	200.00	1,800.00	175.00	1,575.00
B-35	Pressue cap, 12".	1	EA	330.91	330.91	175.00	175.00	225.00	225.00
B-36	2" temporary blow-off.	7	EA	1,282.45	8,977.15	770.00	5,390.00	725.00	5,075.00
B-37	Fire hydrant assembly.	4	EA	4,542.94	18,171.76	2,675.00	10,700.00	3,100.00	12,400.00
B-38	Water service marker.	10	EA	131.06	1,310.60	20.00	200.00	75.00	750.00
B-39	Thrust block.	27	EA	102.37	2,763.99	55.00	1,485.00	100.00	2,700.00
B-40	Utility crossing.	7	EA	415.89	2,911.23	130.00	910.00	500.00	3,500.00
B-41	Connect to existing 12" DI.	3	EA	982.36	2,947.08	1,000.00	3,000.00	500.00	1,500.00
B-42	Connect to existing 12" DI.	2	EA	1,069.27	2,138.54	1,000.00	2,000.00	500.00	1,000.00
B-43	Connect to existing 16" DI.	1	EA	2,158.29	2,158.29	500.00	500.00	750.00	750.00
B-44	Remove existing pipe.	34	LF	12.23	415.82	1.00	34.00	29.00	986.00
B-45	Remove existing blow-off.	4	EA	207.95	831.80	10.00	40.00	250.00	1,000.00
SCHEDULE B - WATER ITEMS SUBTOTAL					\$175,137.70	\$164,496.73		\$178,422.50	
8.6% SALES TAX					15,061.84	14,146.72		15,344.34	
SCHEDULE B - WATER ITEMS TOTAL					\$190,199.54	\$178,643.45		\$193,766.84	

				C & E TRENCHING, LLC PASCO, WA		SHARPE & PRESZLER CNST KENNEWICK, WA		MAHAFFEY ENTERPRISES INC KENNEWICK, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	SCHEDULE C - SEWER ITEMS								
C-1	8" PVC (D3034-SDR35) sewer pipe, 0'-10' deep.	2,311	LF	17.24	39,841.64	17.65	40,789.15	17.50	40,442.50
C-2	8" PVC (D3034-SDR35) sewer pipe, 10'-15' deep.	2,456	LF	19.11	46,934.16	20.70	50,839.20	23.00	56,488.00
C-3	8" PVC (D3034-SDR35,PS115) sewer pipe, 15'-20' deep.	499	LF	23.22	11,586.78	36.40	18,163.60	32.00	15,968.00
C-4	8" sewer cap @ service line.	19	EA	313.26	5,951.94	30.00	570.00	100.00	1,900.00
C-5	Sewer service marker.	19	EA	166.83	3,169.77	20.00	380.00	100.00	1,900.00
C-6	48" manhole, sewer (0'-10' deep).	20	EA	3,894.46	77,889.20	2,900.00	58,000.00	3,000.00	60,000.00
C-7	Additional depth sewer manhole.	51	LF	191.60	9,771.60	295.50	15,070.50	200.00	10,200.00
C-8	Imported pipe bedding.	5,266	LF	-	-	0.01	52.66	3.50	18,431.00
C-9	Trench safety.	5,266	LF	0.45	2,369.70	2.00	10,532.00	1.00	5,266.00
C-10	Underground utility crossing, marked & unmarked.	22	EA	558.90	12,295.80	265.00	5,830.00	500.00	11,000.00
C-11	Outside drop manhole connection.	4	EA	1,732.21	6,928.84	1,860.00	7,440.00	2,500.00	10,000.00
SCHEDULE C - SEWER ITEMS SUBTOTAL					\$216,739.43		\$207,667.11		\$231,595.50
8.6% SALES TAX					18,639.59		17,859.37		19,917.21
SCHEDULE C - SEWER ITEMS TOTAL					\$235,379.02		\$225,526.48		\$251,512.71
SCHEDULE A - GENERAL ITEMS					\$124,749.70		\$156,897.68		\$222,374.79
SCHEDULE B - WATER ITEMS					190,199.54		178,643.45		193,766.84
SCHEDULE C - SEWER ITEMS					235,379.02		225,526.48		251,512.71
GRAND TOTAL					\$550,328.26		\$561,067.61		\$667,654.34

City of Richland

DATE BIDS OPENED: September 3, 2015	ITB # 15-0122 PW
REATA ROAD AREA WATER & SEWER LID	

				PREMIER EXCAVATION PASCO, WA		POW CONTRACTING INC PASCO, WA		ADVANTAGE DIRT CONTR ELLENSBURG, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	SCHEDULE A - GENERAL ITEMS								
A-1	Mobilization.	1	LS	10,000.00	10,000.00	38,500.00	38,500.00	70,339.00	70,339.00
A-2	Project temporary traffic control.	1	LS	10,000.00	10,000.00	11,500.00	11,500.00	11,200.00	11,200.00
A-3	Flaggers & spotters.	320	HR	55.00	17,600.00	48.50	15,520.00	53.65	17,168.00
A-4	Clearing & grubbing.	1	LS	10,000.00	10,000.00	16,000.00	16,000.00	9,710.40	9,710.40
A-5	Site restoration.	1	LS	14,000.00	14,000.00	26,500.00	26,500.00	20,776.00	20,776.00
A-6	TESC / SWPP.	1	LS	3,000.00	3,000.00	50.00	50.00	1,008.00	1,008.00
A-7	SPCC plan.	1	LS	2,000.00	2,000.00	50.00	50.00	627.20	627.20
A-8	Erosion control.	1	LS	3,000.00	3,000.00	750.00	750.00	2,206.40	2,206.40
A-9	Asphalt patching (3" ACP / 9" rock).	525	SY	46.29	24,302.25	49.00	25,725.00	74.43	39,075.75
A-10	Asphalt patching (2" ACP / 6" rock).	300	SY	34.00	10,200.00	48.00	14,400.00	58.95	17,685.00
A-11	Utility structure access (3" CSTC).	250	SY	4.32	1,080.00	12.00	3,000.00	4.38	1,095.00
A-12	Landscaping mow curb.	104	LF	10.00	1,040.00	6.00	624.00	14.66	1,524.64
A-13	Move & reset business sign.	1	LS	3,000.00	3,000.00	2,250.00	2,250.00	728.00	728.00
A-14	Concrete sidewalk, 4" thick.	6	SY	200.00	1,200.00	200.00	1,200.00	274.40	1,646.40
A-15	Portable changeable message sign.	500	HR	3.50	1,750.00	4.75	2,375.00	3.92	1,960.00
A-16	Dig & verify.	4	EA	300.00	1,200.00	250.00	1,000.00	882.00	3,528.00
A17	Controlled density fill (CDF).	20	CY	150.00	3,000.00	110.00	2,200.00	113.68	2,273.60
SCHEDULE A - GENERAL ITEMS SUBTOTAL					\$116,372.25	\$161,644.00		\$202,551.39	
8.6% SALES TAX					10,008.01	13,901.38		17,419.42	
SCHEDULE A - GENERAL ITEMS TOTAL					\$126,380.26	\$175,545.38		\$219,970.81	

SCHEDULE B - WATER ITEMS									
B-1	Ductile iron pipe for water 6" diameter (RJ).	28	LF	51.93	1,454.04	94.00	2,632.00	26.87	752.36
B-2	Ductile iron pipe for water 8" diameter.	915	LF	34.60	31,659.00	37.00	33,855.00	30.24	27,669.60
B-3	Ductile iron pipe for water 12" diameter.	1,786	LF	45.47	81,209.42	39.00	69,654.00	44.27	79,066.22
B-4	PVC C-900 (DR18) pipe for water 8" diameter.	264	LF	24.83	6,555.12	47.25	12,474.00	23.65	6,243.60
B-5	Trench safety.	2,993	LF	0.10	299.30	0.50	1,496.50	1.31	3,920.83
B-6	Pipe bedding.	2,993	LF	1.50	4,489.50	3.75	11,223.75	9.09	27,206.37
B-7	45 degree bend, 12" (FL x MJ).	1	EA	1,017.24	1,017.24	400.00	400.00	532.40	532.40
B-8	45 degree bend, 12" (MJ).	5	EA	854.47	4,272.35	300.00	1,500.00	356.46	1,782.30
B-9	45 degree bend, 8" (MJ x MJ).	2	EA	530.27	1,060.54	300.00	600.00	237.83	475.66
B-10	90 degree bend, 16" (MJ x FL).	1	EA	1,693.12	1,693.12	850.00	850.00	1,041.91	1,041.91
B-11	Tee, 12 " x 8" (MJ x FL).	1	EA	999.33	999.33	400.00	400.00	493.45	493.45
B-12	Tee, 12 " x 8" (all FL).	2	EA	1,476.39	2,952.78	575.00	1,150.00	714.63	1,429.26

				PREMIER EXCAVATION PASCO, WA		POW CONTRACTING INC PASCO, WA		ADVANTAGE DIRT CONTR ELLENSBURG, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
B-13	Tee, 12 " x 6" (MJ x FL).	1	EA	1,166.71	1,166.71	375.00	375.00	459.37	459.37
B-14	`	2	EA	926.20	1,852.40	300.00	600.00	411.81	823.62
B-15	Tee, 8 " x 8" (MJ x FL).	2	EA	850.87	1,701.74	275.00	550.00	359.69	719.38
B-16	Tee, 8 " x 6" (MJ x FL).	1	EA	808.56	808.56	225.00	225.00	310.67	310.67
B-17	Tee, 12 " x 12" (MJ x MJ).	1	EA	1,216.25	1,216.25	450.00	450.00	528.37	528.37
B-18	Cut-in tee, 8 " x 8" (all FL).	2	EA	1,133.89	2,267.78	365.00	730.00	463.01	926.02
B-19	Cross, 8" all (MJ x FL).	1	EA	1,873.72	1,873.72	725.00	725.00	1,317.19	1,317.19
B-20	Butterfly valve, 12" (FL x MJ).	1	EA	2,071.29	2,071.29	1,750.00	1,750.00	1,717.08	1,717.08
B-21	Gate valve, 6" (FL x RJ).	4	EA	952.59	3,810.36	975.00	3,900.00	898.20	3,592.80
B-22	Gate valve, 8" (FL x MJ).	9	EA	1,317.10	11,853.90	1,150.00	10,350.00	1,231.94	11,087.46
B-23	Gate valve, 8" (FL).	1	EA	1,442.91	1,442.91	1,200.00	1,200.00	1,262.06	1,262.06
B-24	Coupling adapter, 8" (MJ x FL).	7	EA	610.63	4,274.41	200.00	1,400.00	233.95	1,637.65
B-25	Coupling adapter, 8" (MJ x MJ).	2	EA	502.08	1,004.16	300.00	600.00	236.79	473.58
B-26	Coupling adapter, 12" (MJ x MJ).	1	EA	689.93	689.93	250.00	250.00	340.74	340.74
B-27	Coupling adapter, 12" (MJ x FL).	2	EA	720.62	1,441.24	250.00	500.00	373.79	747.58
B-28	Reducer, 16" x 12" (FL x MJ).	1	EA	1,318.58	1,318.58	850.00	850.00	1,145.66	1,145.66
B-29	Reducer, 12" x 8" (MJ x FL).	1	EA	1,245.30	1,245.30	500.00	500.00	573.12	573.12
B-30	Blind flange, 12".	1	EA	397.52	397.52	100.00	100.00	340.17	340.17
B-31	Plug (non pressure), 8" or 12".	2	EA	385.77	771.54	200.00	400.00	265.38	530.76
B-32	Plug, 8" (MJ).	1	EA	172.70	172.70	110.00	110.00	156.58	156.58
B-33	Plug, 12" (MJ).	2	EA	196.18	392.36	150.00	300.00	196.17	392.34
B-34	Pressue cap, 8".	9	EA	176.37	1,587.33	350.00	3,150.00	165.94	1,493.46
B-35	Pressue cap, 12".	1	EA	444.54	444.54	250.00	250.00	339.24	339.24
B-36	2" temporary blow-off.	7	EA	2,126.11	14,882.77	1,500.00	10,500.00	675.80	4,730.60
B-37	Fire hydrant assembly.	4	EA	3,629.83	14,519.32	3,000.00	12,000.00	2,648.58	10,594.32
B-38	Water service marker.	10	EA	60.00	600.00	100.00	1,000.00	128.00	1,280.00
B-39	Thrust block.	27	EA	130.00	3,510.00	175.00	4,725.00	112.00	3,024.00
B-40	Utility crossing.	7	EA	300.00	2,100.00	250.00	1,750.00	529.20	3,704.40
B-41	Connect to existing 12" DI.	3	EA	252.08	756.24	350.00	1,050.00	938.56	2,815.68
B-42	Connect to existing 12" DI.	2	EA	339.93	679.86	375.00	750.00	938.56	1,877.12
B-43	Connect to existing 16" DI.	1	EA	640.49	640.49	600.00	600.00	938.56	938.56
B-44	Remove existing pipe.	34	LF	15.00	510.00	65.00	2,210.00	27.60	938.40
B-45	Remove existing blow-off.	4	EA	300.00	1,200.00	150.00	600.00	674.24	2,696.96
SCHEDULE B - WATER ITEMS SUBTOTAL					\$220,865.65	\$200,685.25		\$214,128.90	
8.6% SALES TAX					18,994.45	17,258.93		18,415.08	
SCHEDULE B - WATER ITEMS TOTAL					\$239,860.10	\$217,944.18		\$232,543.98	

				PREMIER EXCAVATION PASCO, WA		POW CONTRACTING INC PASCO, WA		ADVANTAGE DIRT CONTR ELLENSBURG, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE C - SEWER ITEMS									
C-1	8" PVC (D3034-SDR35) sewer pipe, 0'-10' deep.	2,311	LF	47.13	108,917.43	25.25	58,352.75	27.04	62,489.44
C-2	8" PVC (D3034-SDR35) sewer pipe, 10'-15' deep.	2,456	LF	51.12	125,550.72	29.00	71,224.00	34.95	85,837.20
C-3	8" PVC (D3034-SDR35,PS115) sewer pipe, 15'-20' deep.	499	LF	60.30	30,089.70	73.00	36,427.00	50.86	25,379.14
C-4	8" sewer cap @ service line.	19	EA	81.29	1,544.51	90.00	1,710.00	32.96	626.24
C-5	Sewer service marker.	19	EA	56.32	1,070.08	90.00	1,710.00	128.00	2,432.00
C-6	48" manhole, sewer (0'-10' deep).	20	EA	2,850.00	57,000.00	4,200.00	84,000.00	3,391.92	67,838.40
C-7	Additional depth sewer manhole.	51	LF	171.08	8,725.08	275.00	14,025.00	297.61	15,178.11
C-8	Imported pipe bedding.	5,266	LF	0.50	2,633.00	6.00	31,596.00	9.02	47,499.32
C-9	Trench safety.	5,266	LF	0.10	526.60	2.50	13,165.00	0.74	3,896.84
C-10	Underground utility crossing, marked & unmarked.	22	EA	100.00	2,200.00	250.00	5,500.00	529.20	11,642.40
C-11	Outside drop manhole connection.	4	EA	632.99	2,531.96	2,200.00	8,800.00	1,250.20	5,000.80
SCHEDULE C - SEWER ITEMS SUBTOTAL					\$340,789.08	\$326,509.75		\$327,819.89	
8.6% SALES TAX					29,307.86	28,079.84		28,192.51	
SCHEDULE C - SEWER ITEMS TOTAL					\$370,096.94	\$354,589.59		\$356,012.40	
SCHEDULE A - GENERAL ITEMS					\$126,380.26	\$175,545.38		\$219,970.81	
SCHEDULE B - WATER ITEMS					239,860.10	217,944.18		232,543.98	
SCHEDULE C - SEWER ITEMS					370,096.94	354,589.59		356,012.40	
GRAND TOTAL					\$736,337.30	\$748,079.15		\$808,527.19	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities
Key 6 - Community Amenities

Subject:

Resolution No. 173-15, Vantage Highway Pathway Phase I Section 4 (f) *De Minimus* impact

Department:
Public Works

Ordinance/Resolution Number:
173-15

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 173-15, establishing that the construction of the Vantage Highway Pathway Phase I project on a portion of Hanford Legacy Park is a *de minimus* impact to the Section 4(f) resource as defined in 23 CFR 774.17.

Summary:

The Vantage Highway Pathway Phase I project is funded with federal Transportation Alternatives Program (TAP) and terminates on the west end at Hanford Legacy Park. The federal government defines parks as a Section 4(f) resource in accordance with 23 CFR 774. When a project is funded with federal transportation funds, an analysis of its impacts to Section 4(f) property must be completed with the goal of avoiding negative impacts to parks. 23 CFR 774.17 provides a definition of when those impacts are considered *de minimus* and additional mitigation is not required. A *de minimus* impact determination, if accepted by the Federal Highway Administration (FHWA), will enable the project to proceed as planned.

The connection to the Vantage Highway Pathway is not currently included in the Hanford Legacy Park Master Plan, however it will provide a benefit to the recreational use of the park and the community in general by providing connectivity to the Horn Rapids community and core Richland.

The Parks Commission has reviewed this item at their September 10, 2015 regular meeting and recommends a determination of *de minimus* impact.

Therefore, staff recommends that Council determine that the impacts of constructing the pathway in Hanford Legacy Park are considered *de minimus*. With Council's determination, staff anticipates approval by the FHWA.

Fiscal Impact:

No

Attachments:

1. Resolution 173-15, Vantage Pathway Section 4(f)
2. Hanford Legacy Park Master Plan
3. Vantage Highway Pathway Plan Sheet
4. 23 CFR 774.17

RESOLUTION NO. 173-15

A RESOLUTION of the City of Richland recognizing a *de minimis* impact to Hanford Legacy Park by constructing the Vantage Highway Pathway Phase 1 project.

WHEREAS, the Vantage Highway Pathway Phase 1 project is shown on the City's 2015 – 2020 Six-Year Transportation Improvement Program (TIP); and

WHEREAS, funding to construct the Vantage Highway Pathway Phase 1 project has been secured and includes federal Transportation Alternatives Program (TAP) funds; and

WHEREAS, Hanford Legacy Park is a recreational facility in the City of Richland identified by the federal government as a Section 4(f) resource in accordance with 23 CFR 774; and

WHEREAS, the Vantage Highway Pathway Phase 1 project terminates on the west end at the Hanford Legacy Park; and

WHEREAS, the connection of the pathway to the park is a recreational benefit to the park users and citizens of Richland.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that the construction of the Vantage Highway Pathway Phase 1 project on a portion of Hanford Legacy Park is a *de minimis* impact to the Section 4(f) resource as defined in 23 CFR 774.17.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 15th day of September, 2015.

DAVID W. ROSE
Mayor

ATTEST:

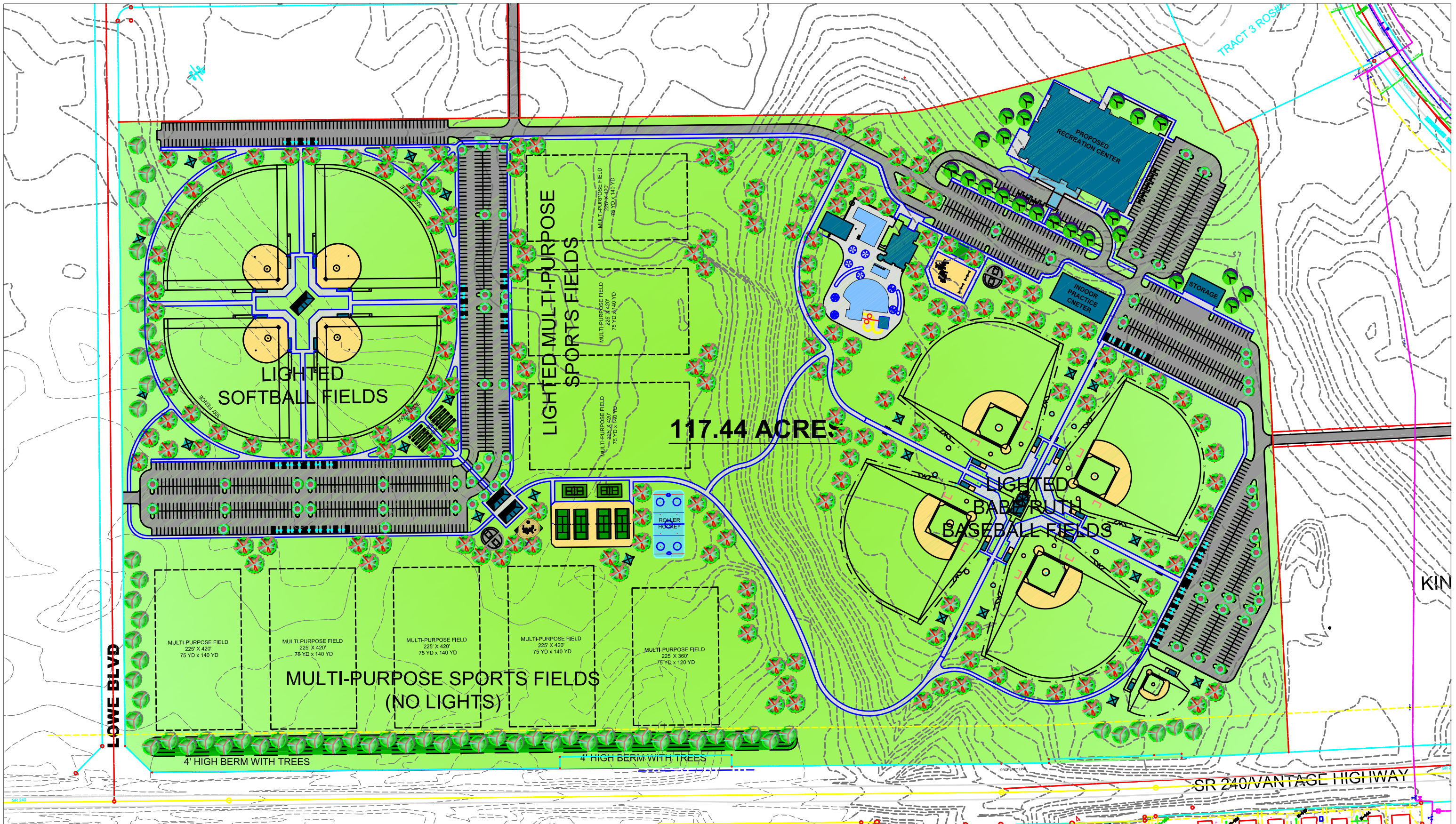
APPROVED AS TO FORM:

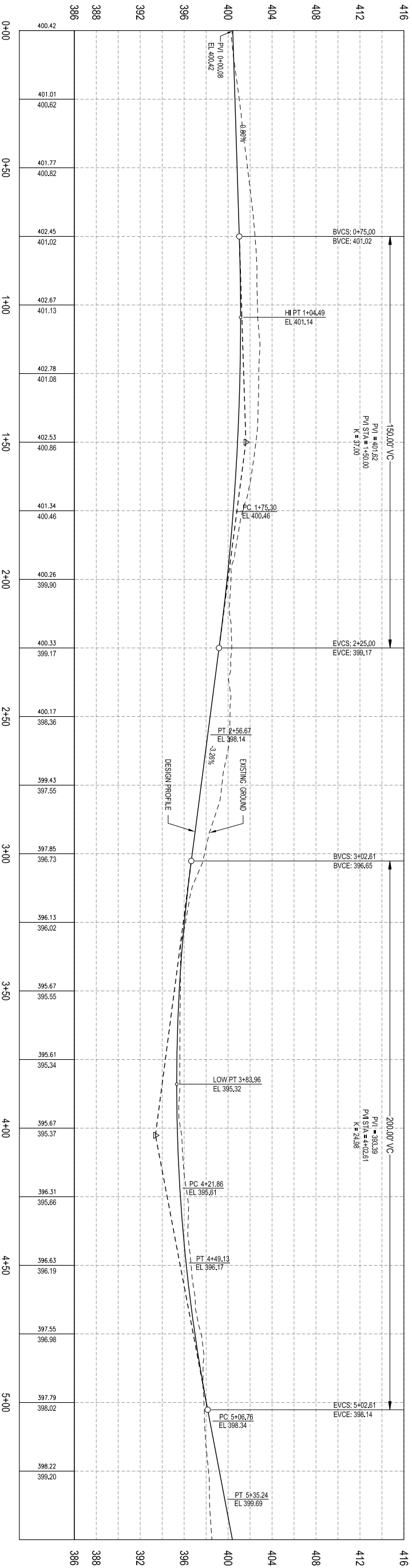
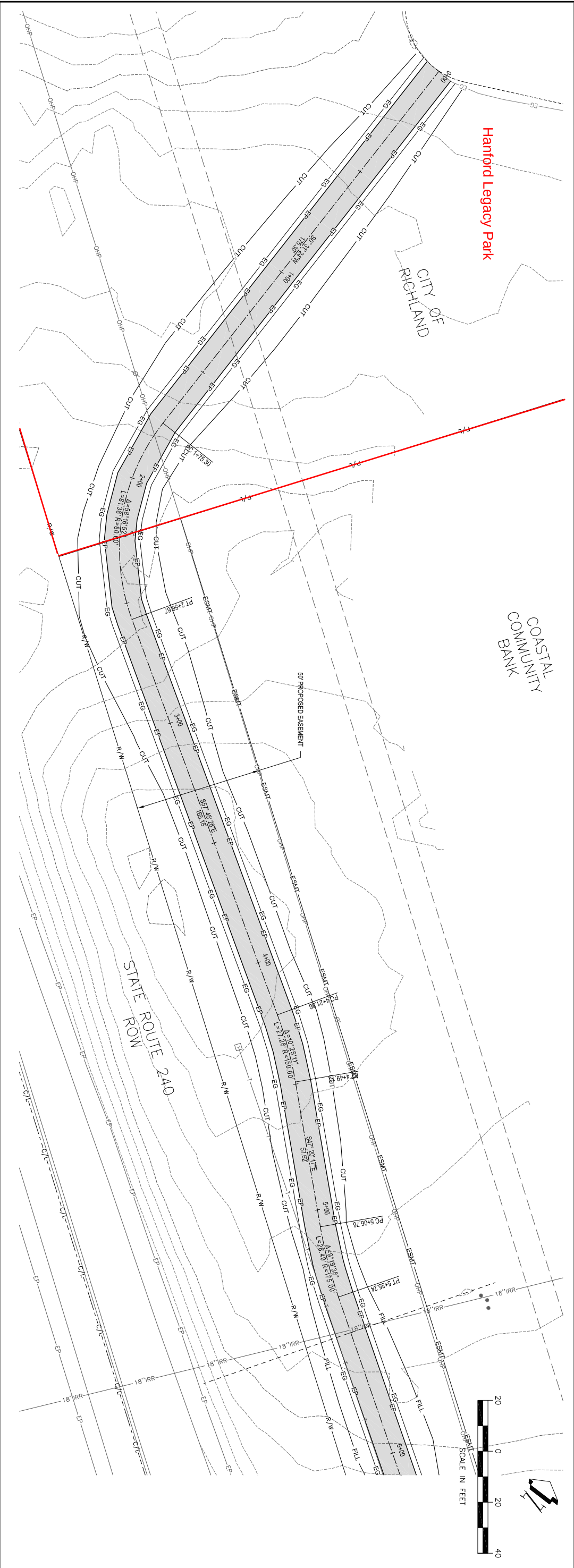
MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



Community Park/Sports Complex - Master Plan - August 14, 2008





Vantage Highway Pathway

Plan and Profile Sheet
Sta. 0+00 to Sta. 5+30

CITY OF RICHLAND
PUBLIC WORKS DEPARTMENT
CIVIL & UTILITY ENGINEERING DIV.

REVISION			
NO.	DESCRIPTION	BY	DATE

DRAFT



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C1

OF

23 CFR 774.17 - Definitions.

- [CFR](#)
- [Updates](#)

[prev](#) | [next](#)

§ 774.17 Definitions.

The definitions contained in [23 U.S.C. 101\(a\)](#) are applicable to this part. In addition, the following definitions apply:

Administration. The FHWA or FTA, whichever is making the approval for the transportation program or project at issue. A reference herein to the [Administration](#) means the State when the State is functioning as the FHWA or FTA in carrying out responsibilities delegated or assigned to the State in accordance with [23 U.S.C. 325, 326, 327](#), or other applicable law.

All possible planning. [All possible planning](#) means that all reasonable measures identified in the Section 4(f) evaluation to minimize harm or mitigate for adverse impacts and effects must be included in the project.

(1) With regard to public parks, recreation areas, and wildlife and waterfowl refuges, the measures may include (but are not limited to): design modifications or design goals; replacement of land or facilities of comparable value and function; or monetary compensation to enhance the remaining property or to mitigate the adverse impacts of the project in other ways.

(2) With regard to historic sites, the measures normally serve to preserve the historic activities, features, or attributes of the site as agreed by the [Administration](#) and the [official\(s\) with jurisdiction](#) over the Section 4(f) resource in accordance with the consultation process under 36 CFR part 800.

(3) In evaluating the reasonableness of measures to minimize harm under § [774.3\(a\)\(2\)](#), the [Administration](#) will consider the preservation purpose of the statute and:

(i) The views of the [official\(s\) with jurisdiction](#) over the Section 4(f) property;

(ii) Whether the cost of the measures is a reasonable public expenditure in light of the adverse impacts of the project on the Section 4(f) property and the benefits of the measure to the property, in accordance with § [771.105\(d\)](#) of this chapter; and

(iii) Any impacts or benefits of the measures to communities or environmental resources outside of the Section 4(f) property.

(4) [All possible planning](#) does not require analysis of feasible and prudent avoidance alternatives, since such analysis will have already occurred in the context of searching for feasible and prudent alternatives that avoid Section 4(f) properties altogether under § [774.3\(a\)\(1\)](#), or is not necessary in the case of a *de minimis* impact determination under § [774.3\(b\)](#).

(5) A *de minimis* impact determination under § [774.3\(b\)](#) subsumes the requirement for [all possible planning](#) to minimize harm by reducing the impacts on the Section 4(f) property to a *de minimis* level.

Applicant. The Federal, State, or local government authority, proposing a transportation project, that the [Administration](#) works with to conduct environmental studies and prepare environmental documents. For transportation actions implemented by the Federal government on Federal lands, the [Administration](#) or the Federal land management agency may take on the responsibilities of the [applicant](#) described herein.

CE. Refers to a Categorical Exclusion, which denotes an action with no individual or cumulative significant environmental effect pursuant to 40 CFR [1508.4](#) and § [771.117](#) of this chapter; unusual circumstances are taken into account in making categorical exclusion determinations.

De minimis impact. (1) For historic sites, *de minimis* impact means that the [Administration](#) has determined, in accordance with 36 CFR part [800](#) that no historic property is affected by the project or that the project will have “no adverse effect” on the historic property in question.

(2) For parks, recreation areas, and wildlife and waterfowl refuges, a *de minimis* impact is one that will not adversely affect the features, attributes, or activities qualifying the property for protection under Section 4(f).

EA. Refers to an Environmental Assessment, which is a document prepared pursuant to 40 CFR parts 1500-1508 and § 771.119 of this title for a proposed project that is not categorically excluded but for which an *EIS* is not clearly required.

EIS. Refers to an Environmental Impact Statement, which is a document prepared pursuant to NEPA, 40 CFR parts 1500-1508, and §§ 771.123 and 771.125 of this chapter for a proposed project that is likely to cause significant impacts on the environment.

Feasible and prudent avoidance alternative. (1) A *feasible and prudent avoidance alternative* avoids using Section 4(f) property and does not cause other severe problems of a magnitude that substantially outweighs the importance of protecting the Section 4(f) property. In assessing the importance of protecting the Section 4(f) property, it is appropriate to consider the relative value of the resource to the preservation purpose of the statute.

(2) An alternative is not feasible if it cannot be built as a matter of sound engineering judgment.

(3) An alternative is not prudent if:

(i) It compromises the project to a degree that it is unreasonable to proceed with the project in light of its stated purpose and need;

(ii) It results in unacceptable safety or operational problems;

(iii) After reasonable mitigation, it still causes:

(A) Severe social, economic, or environmental impacts;

(B) Severe disruption to established communities;

(C) Severe disproportionate impacts to minority or low income populations; or

(D) Severe impacts to environmental resources protected under other Federal statutes;

(iv) It results in additional construction, maintenance, or operational costs of an extraordinary magnitude;

(v) It causes other unique problems or unusual factors; or

(vi) It involves multiple factors in paragraphs (3)(i) through (3)(v) of this definition, that while individually minor, cumulatively cause unique problems or impacts of extraordinary magnitude.

FONSI. Refers to a Finding of No Significant Impact prepared pursuant to 40 CFR 1508.13 and § 771.121 of this chapter.

Historic site. For purposes of this part, the term “historic site” includes any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization that are included in, or are eligible for inclusion in, the National Register.

Official(s) with jurisdiction. (1) In the case of historic properties, the official with jurisdiction is the SHPO for the State wherein the property is located or, if the property is located on tribal land, the THPO. If the property is located on tribal land but the Indian tribe has not assumed the responsibilities of the SHPO as provided for in the National Historic Preservation Act, then a representative designated by such Indian tribe shall be recognized as an official with jurisdiction in addition to the SHPO. When the ACHP is involved in a consultation concerning a property under Section 106 of the NHPA, the ACHP is also an official with jurisdiction over that resource for purposes of this part. When the Section 4(f) property is a National Historic Landmark, the National Park Service is also an official with jurisdiction over that resource for purposes of this part.

(2) In the case of public parks, recreation areas, and wildlife and waterfowl refuges, the *official(s) with jurisdiction* are the official(s) of the agency or agencies that own or administer the property in question and who are empowered to represent the agency on matters related to the property.

(3) In the case of portions of Wild and Scenic Rivers to which Section 4(f) applies, the [official\(s\) with jurisdiction](#) are the official(s) of the Federal agency or agencies that own or administer the affected portion of the river corridor in question. For State administered, federally designated rivers (section 2(a)(ii) of the Wild and Scenic Rivers Act, [16 U.S.C. 1273\(a\)\(ii\)](#)), the officials with jurisdiction include both the State agency designated by the respective Governor and the Secretary of the Interior. **ROD.** Refers to a Record of Decision prepared pursuant to 40 CFR [1505.2](#) and § [771.127](#) of this chapter.

Section 4(f) evaluation. Refers to the documentation prepared to support the granting of a Section 4(f) approval under § [774.3\(a\)](#), unless preceded by the word “programmatic.” A “programmatic Section 4(f) evaluation” is the documentation prepared pursuant to § [774.3\(d\)](#) that authorizes subsequent project-level Section 4(f) approvals as described therein.

Section 4(f) Property. Section 4(f) property means publicly owned land of a public park, recreation area, or wildlife and waterfowl refuge of national, State, or local significance, or land of an [historic site](#) of national, State, or local significance.

Use. Except as set forth in §§ [774.11](#) and [774.13](#), a “use” of Section 4(f) property occurs:

- (1)** When land is permanently incorporated into a transportation facility;
- (2)** When there is a temporary occupancy of land that is adverse in terms of the statute's preservation purpose as determined by the criteria in § [774.13\(d\)](#); or
- (3)** When there is a constructive [use](#) of a Section 4(f) property as determined by the criteria in § [774.15](#).



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 176-15, Expressing Appreciation to Deanna Hawkins for Service on the Economic Development Committee

Department:
City Attorney

Ordinance/Resolution Number:
176-15

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 176-15, expressing appreciation to Deanna Hawkins for her service on the Economic Development Committee.

Summary:

Deanna Hawkins was appointed to the Economic Development Committee March 2014 and served until her resignation in August 2015.

Fiscal Impact:

None.

Attachments:

I. Proposed Resolution

RESOLUTION NO. 176-15

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Deanna Hawkins for the service she rendered to the City as a member of the Economic Development Committee.

BE IT RESOLVED by the City Council of the City of Richland, Washington, that the City and its citizens express publicly and formally to Deanna Hawkins, their appreciation for the service she rendered to the City during her tenure as a member of the Economic Development Committee.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 15th day of September 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Expenditures from August 24, 2015 - September 4, 2015 for \$7,359,188.25 including Check Nos. 226259-226789, Wire Nos. 5972-5983, Payroll Check Nos. 100108-100122, and Payroll Wire/ACH Nos. 9109-9122

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from August 24, 2015, to September 4, 2015 in the amount of \$7,359,188.25.

Summary:

Breakdown of Expenditures:

Check Nos.	226259-226789	1,708,149.66
Wire Nos.	5972-5983	3,657,437.90
Payroll Check Nos.	100108-100122	22,349.82
Payroll Wires/ACH	9109-9122	1,971,250.87
TOTAL		\$7,359,188.25

Fiscal Impact:

Yes

Total Disbursements: \$7,359,188.25. Disbursement (wire transfers) includes purchase power in the amount of \$3,181,951.00.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
AUGUST 24, 2015 - SEPTEMBER 4, 2015

Payee	Wire Description	Amount
Claim Wires - Wire No. 5972 to 5983		
AW Rehn Insurance	Fire Health Reimbursement Account	19,125.00
Bonneville Power Administration	Purchase Power	3,181,951.00
Conover	Section 125	3,198.68
Department of Licensing	Firearms Online Pmt for Concealed Licenses	845.00
LEOFF Trust	Fire Health Premiums	67,384.71
Richland Golf Management Corporation	Col. Pt. Operating Reimb 8/15	77,543.73
Payment Processing, Inc.	Landfill Merchant Service Fees	808.50
Zenith Administrators/Matrix/Sedgwick	Insurance Claims	306,581.28
	Total Claim Wire Transfers	\$ 3,657,437.90
Payroll Wires & Direct Deposits (ACH) - Wire No. 9109 to 9122		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 1,971,250.87
Total Claim & Payroll Wires/ACH		\$ 5,628,688.77

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



City Of Richland

VL-1 Voucher Listing

From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001		GENERAL FUND			
Division:	000	UNASSIGNED			
BANK OF AMERICA		15070066089	226612	BANK ANALYSIS FEES	\$3,057.43
		TXN00022787	226259	INGRAM BOOKS	\$53.92
BELLA HOMES WASHINGTON LLC		RC-15-00061	226423	1026 CAYUSE-REFUND PERMIT	\$137.80
CITY OF RICHLAND		082115	226316	CASHIER SHORTAGE-ZEPEDA	\$20.00
		082615	226699	CASHIER SHORTAGE-GOMEZ	\$109.60
LIBRARY REFUND		LIBRARY REFUND	226693	BROOKS-RETURNED LOST BOOK	\$17.99
				MILLER-RETURNED MATERIAL	\$12.95
				CASEY-RETURNED LOST BOOK	\$20.00
NELSON ROOFING ENTERPRISES INC DBA		MI-15-01722	226493	1720 THAYER-REFUND PERMIT	\$956.28
PERMIT REFUND		2015-002184	226710	1845 NOVA LN-REFUND OVERPAY	\$9.00
RECWARE REFUND		081115	226294	REFUND B MT CHALLENGE DEPOSIT	\$25.00
				REFUND RENTAL DEPOSIT	\$200.00
				REFUND STAFF PICNIC DEPOSIT	\$425.00
				REFUND LIVE AT 5 DEPOSIT	\$500.00
			226351	REFUND B MT CHALLENGE DEPOSIT	\$25.00
				REFUND RENTAL DEPOSIT	\$200.00
				REFUND LIVE AT 5 DEPOSIT	\$500.00
				REFUND STAFF PICNIC DEPOSIT	\$425.00
			226363	REFUND LIVE AT 5 DEPOSIT	\$500.00
				REFUND STAFF PICNIC DEPOSIT	\$425.00
				REFUND RENTAL DEPOSIT	\$200.00
				REFUND B MT CHALLENGE DEPOSIT	\$25.00
			226364	REFUND LIVE AT 5 DEPOSIT	\$500.00
				REFUND B MT CHALLENGE DEPOSIT	\$25.00
				REFUND RENTAL DEPOSIT	\$200.00
				REFUND STAFF PICNIC DEPOSIT	\$425.00
			226366	REFUND B MT CHALLENGE DEPOSIT	\$25.00
				REFUND STAFF PICNIC DEPOSIT	\$425.00
				REFUND RENTAL DEPOSIT	\$200.00
				REFUND LIVE AT 5 DEPOSIT	\$500.00
			226376	REFUND STAFF PICNIC DEPOSIT	\$425.00
				REFUND RENTAL DEPOSIT	\$200.00
				REFUND LIVE AT 5 DEPOSIT	\$500.00
				REFUND B MT CHALLENGE DEPOSIT	\$25.00
		081415	226326	REFUND-CANCELLED EVENT	\$156.00
		082015	226331	REFUND -LOW ENROLLMENT	\$60.00
				REFUND-LOW ENROLLMENT	\$48.00
			226345	REFUND-LOW ENROLLMENT	\$48.00



City Of Richland

VL-1 Voucher Listing

From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RECFWARE REFUND		082015	226345	REFUND -LOW ENROLLMENT	\$60.00
		082415	226706	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$200.00
				REFUND	\$30.00
			226765	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$200.00
				REFUND	\$30.00
			226783	REFUND	\$30.00
				REFUND DAMAGE DEPOSIT	\$200.00
				REFUND DAMAGE DEPOSIT	\$425.00
		082515	226741	REFUND-SEASON PASS	\$120.50
				REFUND-POOL CLOSED	\$2.50
			226756	REFUND-SEASON PASS	\$120.50
				REFUND-POOL CLOSED	\$2.50
		082615	226686	REFUND-LEFT COURSE	\$48.00
		082715	226730	REFUND-RENTAL AGREEMENT	\$4.00
				REFUND-CANCELLED EVENT	\$41.00
			226754	REFUND-RENTAL AGREEMENT	\$4.00
				REFUND-CANCELLED EVENT	\$41.00
		083115	226788	REFUND DAMAGE DEPOSIT	\$200.00
			226789	REFUND DAMAGE DEPOSIT	\$200.00
WA STATE DEPARTMENT OF REVENUE		REFUND BNG #3	226678	REFUND OF BROKERED NATURAL GAS	\$10,000.00
WASHINGTON STATE PATROL		I16000612	226402	BACKGROUND CHECKS-JULY 2015	\$575.25
UNASSIGNED TOTAL ****					\$24,991.22
Division:	001	CITY COUNCIL			
BANK OF AMERICA		TXN00022409	226259	VERIZON WRLS-CNCL-IPADAIR 2	\$4,028.99
		TXN00022457		ZAGG INC-SCRN-PRCTN-OVRLYS	\$378.97
		TXN00022543		DELL-22 MONITOR AND SOUNDBAR	\$378.93
		TXN00022563		3 MARGARITAS MAYORS LNCH_7-14	\$54.95
FIRST NIGHT TRI CITIES INC		FIRST NIGHT 2015	226336	SPONSOR FEE-FIRST NIGHT TC2015	\$3,500.00
US LINEN & UNIFORM DBA		156079	226398	MAHATTEN PROJECT POLO SHIRTS	\$66.40
CITY COUNCIL TOTAL ****					\$8,408.24
Division:	100	CITY MANAGER			
BANK OF AMERICA		TXN00022512	226259	ICMA INTERNET-DUES-CJ	\$1,500.00
	JENSEN, KERWIN	MOVING EXPENSES	226465	JENSEN-MOVING EXPENSES 2015	\$10,000.00
CITY MANAGER TOTAL ****					\$11,500.00
Division:	101	CITY CLERK			
BANK OF AMERICA		TXN00022546	226259	Meeting Supplies for Arts Comm	\$26.39
		TXN00022761		WMCA Fall Acadmeny - MH	\$150.00
		TXN00022762		WMCA Fall Academy - DB	\$150.00



City Of Richland

VL-1 Voucher Listing

From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022793	226259	keyboard for city clerk	\$87.00
TRI CITY HERALD	S016507	15-8910	226531	PHN-070715-PARKS & PUBLIC FAC	\$47.91
	S016507	15-8934		MTG NOTICE-070715-COUNCIL	\$35.93
	S016507	15-8978		ORD-NO32-15-070715-CITY ATTORN	\$99.24
	S016507	15-8979		ORD NO33-15-070715-CITY ATTORN	\$25.66
	S016507	15-8980		ORD NO36-15-070715-COMM DEV	\$29.09
	S016507	15-8981		ORD NO37-15-070715-POLICE	\$25.66
	S016507	15-8993		ORD NO34-15-070715-COMM DEV	\$30.80
	S016507	15-9032		ORD NO35-15-072115-PARKS & PUB	\$29.09
CITY CLERK TOTAL ****					\$736.77
Division:	102	CITY ATTORNEY			
BANK OF AMERICA		TXN00022383	226259	STAPLES - Supplies	\$126.70
		TXN00022429		MRSC - Course Registration	\$35.00
		TXN00022496		PACER - Bankruptcy System Usag	\$72.20
		TXN00022558		Amazon.com - Legal Dictionary	\$80.31
		TXN00022633		STAPLES - Misc Supplies	\$10.69
		TXN00022635		STAPLES - Misc Supplies	\$56.75
		TXN00022638		Record Ordinance	\$76.00
		TXN00022657		CHEVRON - Fuel (HK Travel)	\$25.20
		TXN00022685		UNION SQUARE - Parking (HK Tra	\$26.00
		TXN00022696		EXXONMOBIL - Fuel (HK Travel)	\$36.25
BENTON FRANKLIN LEGAL AID SOCIETY		FALL CLE	226304	ANNUAL FALL CLE-KINTZLEY	\$175.00
CITIES INSURANCE ASSN OF WASHINGTON		2501	226698	INVESTIGATION FEES	\$807.70
ENTERPRISE RENT A CAR		8/15-45WA423	226447	15-300 KINTZLEY-RENTAL CAR	\$82.58
LEAVY SCHULTZ DAVIS CLARE & RUFF P S		46487	226648	J. TARVER PRR INJUNCTION	\$5,014.50
PRONTO PROCESS SERVICE INC		PTO-2015005583	226374	MESSENGER SRVCS-JULY	\$40.00
WEST PUBLISHING CORPORATION DBA		832269464	226403	INFORMATION CHARGES-JULY 2015	\$2,207.48
XEROX CORPORATION		080755015	226408	W7855 BASE CHRG/PRINTS-JULY	\$42.68
CITY ATTORNEY TOTAL ****					\$8,915.04
Division:	110	ASSISTANT CITY MANAGER			
BANK OF AMERICA		TXN00022381	226259	ROUND TBL PZA-ITGOVNCE-MTG-6-2	\$107.12
		TXN00022382		ROUND TBL PZA-ITGOVNCE MTG-6-2	\$12.95
		TXN00022488		TC-R-CHMBR-NETWK LNCH-JMA_7-22	\$20.00
		TXN00022497		ICMA-DUES-JMA	\$960.00
		TXN00022683		STAPLES-CLNR-ELCTRNC	\$9.32
XEROX CORPORATION		080755015	226408	W7855 BASE CHRG/PRINTS-JULY	\$217.95
				W7855 BASE CHRG/PRINTS-JULY	\$42.68
ASSISTANT CITY MANAGER TOTAL ****					\$1,370.02
Division:	111	COMMUNICATIONS & MARKETING			
BANK OF AMERICA		TXN00022509	226259	DISCOUNTMUGS.COM-FS74-KEYS	\$282.40



City Of Richland

VL-1 Voucher Listing

From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022576	226259	OFFICE DEPOT-CMO-SPLYS	\$22.58
		TXN00022666		WALMART-STATION74-DEDICATION	\$36.64
XEROX CORPORATION		080457657	226408	C75 PRINT SHOP COPIER USAGE	\$384.75
		080457658		C75 PRINT SHOP COPIER USAGE	\$425.39
		080755033		C75 PRINT SHOP COPIER BASE-JUL	\$140.31
		080755036		C75 PRINT SHOP COPIER-AUG	\$425.39
		080833286		C95 PRINT SHOP COPIER-JULY	\$384.75
COMMUNICATIONS & MARKETING TOTAL ****					\$2,102.21
Division:	112	CABLE COMMUNICATIONS			
BANK OF AMERICA		TXN00022805	226259	TARGET-DEC CLOCK-OFC-SPLY	\$16.22
UNITED PARCEL SERVICE	S016516	000986641355	226780	2 GROUND PKGS TO PROMPTER PEOP	\$10.24
	S016516			WEIGHT CORRECTION FOR 2 PKGS T	\$0.62
CABLE COMMUNICATIONS TOTAL ****					\$27.08
Division:	113	HANFORD COMMUNITIES			
BANK OF AMERICA		TXN00022608	226259	HOLIDAY INN EXPRESS - PLARSEN	\$193.18
		TXN00022618		BUDGET RENT-A-CAR - PLARSEN EC	\$247.10
		TXN00022642		SANTA FE HILTON FD - PLARSEN E	\$204.04
LUNDGREN, REGINA E		RCH-SB-414	226652	SPEAKERS BUREAU	\$320.00
		RCH-SB-419		SPEAKERS BUREAU	\$320.00
US LINEN & UNIFORM DBA		156079	226398	MAHATTEN PROJECT POLO SHIRTS	\$83.22
XEROX CORPORATION		080755015	226408	W7855 BASE CHRG/PRINTS-JULY	\$42.68
HANFORD COMMUNITIES TOTAL ****					\$1,410.22
Division:	120	FIRE			
ABADAN INC		ARIN057394	226291	LARGE MAP LAMINATION	\$83.08
BANK OF AMERICA		TXN00022415	226259	BASECAMP - JUL SUB FEES	\$50.00
		TXN00022464		HOME DEPOT - EXT CORD	\$54.17
		TXN00022485		INT'L CODE CNCL - IFC CARDS	\$29.48
		TXN00022494		OFFICE DEPOT - TONER CART'S	\$164.51
		TXN00022506		WITMER PBLC SFTY - HELMETS	\$554.73
		TXN00022597		STAPLES - POST-ITS, MARKERS	\$55.81
		TXN00022630		TARGET - ST 74 HOUSEHLD SUPP'S	\$108.53
				TARGET - ST 74 CLEANING SUPP'S	\$42.88
		TXN00022654		COSTCO - REHAB SUPP'S	\$123.38
				COSTCO - ST 74 HOUSHLD SUPP'S	\$198.13
		TXN00022672		BED BATH & BYND - ST 74 BEDDIN	\$298.56
		TXN00022753		EDCTN SPCLTY - PUB ED SUPP'S	\$390.00
		TXN00022754		IDEASTAGE - CHIEF SMILEZ PENS	\$418.27
		TXN00022782		SPORTSMANS WRHS - CTY FR GAME	\$46.69
		TXN00022786		STAPLES - MOUSE PADS, PENS	\$51.00
		TXN00022816		COSTCO - ST 74 HSEHLD SUPP'S	\$68.99



City Of Richland

VL-1 Voucher Listing

From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BENTON PUD		6/15-5688099619	226613	JUMP OFF JOE SITE DNR FEE-2015	\$4,566.20
		8/15-0249075457		QTRLY RACK LEASE APR-JUN'15	\$942.22
CASCADE FIRE EQUIPMENT CORP DBA		115088	226695	HOSE COUPLINGS	\$845.18
CHAPLAIN SERVICES NETWORK		RFD-06302015	226312	CHAPLAIN SRVCS APR-JUN 2015	\$236.25
CHARTER COMMUNICATIONS		7/15 11253 SUB B	226313	PERRY MONUMENT RD RENT-AUG	\$716.44
FEDERAL EXPRESS CORP		5-099-04198	226718	DOH-FACILITY PACKET	\$50.60
FIANDER & ASSOCIATES LLC DBA		150702-2	226720	REPAIR TREADMILL	\$359.70
FRONTIER		7/15-206-188-0334	226722	VHF PHONE LINE 7/19-8/18	\$422.86
		7/15-253-004-5365	226337	SILVER CLOUD LINE	\$66.64
HOME DEPOT CREDIT SERVICES	S016505	5042135	226638	KEY CABINET,TRASH CAN,COMMAND	\$63.15
JT AUTOMOTIVE PARTS INC DBA		338799	226645	D EARTH ABSORBANT	\$227.30
PARADISE BOTTLED WATER CO		6/15-FIRE ST 71	226367	BOTTLED WATER	\$143.34
		6/15-FIRE ST 72		BOTTLED WATER	\$70.14
		6/15-FIRE ST 73		BOTTLED WATER	\$42.69
POCKETINET COMMUNICATIONS INC		93982	226372	STATION INTERNET FEES-AUG	\$140.25
PUBLIC SAFETY TESTING INC		2015-6238	226375	2ND QTR 2015 SUBSCRIPTION FEES	\$369.53
REGION 8 FIRE COUNCIL		06-577	226762	IFSAS FIRE OFFICER I TRNG	\$600.00
RELM WIRELESS CORPORATION		5932356	226763	RADIO REPAIRS	\$369.36
RICHLAND ACE HARDWARE		209669	226664	CAR WAX, TOWELS	\$42.86
		209764		EPOXY	\$17.34
		209883		PLIERS/EXTENSION BAR	\$57.54
		209885		DRILL BIT/CLIPS/FASTENERS	\$15.40
		209961		CARWAX/FUNNEL	\$31.99
		210019		FUNNEL, VELCRO	\$17.90
		47425		CAR WASH WAX	\$17.35
		47585		FASTENERS, NON SLIP LINER	\$32.13
		47761		BC173 KEYS	\$4.33
SPRINT		891160522-137	226773	RFD CELL PHONES 6/18-7/17/15	\$109.59
UNDERWRITERS LABORATORIES INC		72020090347	226779	AERIAL LADDER INSPECTION	\$1,040.00
UPTOWN CLEANERS		80166	226781	LINEN/UNIFORM LAUNDRY SRVCS	\$287.52
		80221		LINEN/UNIFORM LAUNDRY SRVCS	\$319.29
		80300		LINEN/UNIFORM LAUNDRY SRVCS	\$399.74
		80385		LINEN/UNIFORM LAUNDRY SRVCS	\$333.30
		80428		LINEN/UNIFORM LAUNDRY SRVCS	\$297.41
FIRE TOTAL ****					\$15,993.75
Division:	130	POLICE			
101 CLEANERS		7/15-9427360	226290	UNIFORM LAUNDRY SERVICE-JULY	\$507.48
BANK OF AMERICA		TXN00022363	226259	ALBERTSONS -WATER/GATORADE/ICE	\$40.56
		TXN00022370		UPS INV 0000002654EE265	\$76.86
		TXN00022384		COSTCO WHSE -TRASHBAGS FOR FIR	\$66.19
		TXN00022386		WAL-MART -CLEANER/PAINT/CHALK	\$64.14



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022398	226259	FRED-MEYER/BATTERIES	\$17.35
		TXN00022399		BEST BUY 00005900 - Credi	(\$488.69)
		TXN00022400		DELTA AIR - SKINNER AIRFARE 15	\$638.31
		TXN00022407		FRED-MEYER- MAGNIFIER	\$8.68
		TXN00022408		TYR TACTICAL/RIFLE MAG POUCH	\$39.35
		TXN00022420		ALBERTSONS -MEALS FOURTH OF JU	\$87.62
		TXN00022435		UPS INV 0000002654EE275	\$41.61
		TXN00022486		THE HOME DEPOT -CABLES/PARACOR	\$166.70
		TXN00022518		AMAZON -REFRIDGERATOR WATER FI	\$37.99
		TXN00022536		GOUROCK - RANGE NETTING	\$200.58
		TXN00022545		UPS INV #0000002654EE285	\$35.17
		TXN00022575		WAL-MART -POWER INVERTER	\$43.37
		TXN00022589		SAFEWAY FUEL -TRIP #15-326	\$45.50
		TXN00022602		AT&T -CELL PHONE CASE	\$54.30
		TXN00022625		THE HOME DEPOT -TOOL BOX/TAPE	\$424.66
		TXN00022651		SQ WASHINGTON SCHOOL SAF - ME	\$500.00
		TXN00022659		UPS INV #0000002654EE295	\$159.51
		TXN00022661		STAPLES - GLOVES/STORAGE BOXES	\$255.30
		TXN00022667		SUNWEST SPORTSWEAR - RECORDS P	\$912.17
		TXN00022670		HAVIS-DAMAGE REPAIR	\$398.00
		TXN00022684		SIRCHIE -PLASTIC PHOTO NUMBERS	\$115.22
		TXN00022692		STAPLES - USB STICKS/ CD MARKE	\$215.49
		TXN00022769		WAL-MART -CASE OF WATER	\$3.33
		TXN00022772		WM SUPERCENTER -HAND SANITIZER	\$62.57
		TXN00022784		STAPLES -KRAFT ENVELOPES/POST	\$88.49
		TXN00022789		RANCH & HOME - BOOTS FOR SMITH	\$205.21
		TXN00022796		PAPER-PAPERS.COM - ENVELOPES	\$109.22
		TXN00022813		HARBOR FREIGHT TOOLS-HEX WRENC	\$91.17
BENTON COUNTY SHERIFF'S OFFICE		3/15-MEDICAL	226302	MEDICAL SUPPLIES/SERVICES-MAR	\$1,578.31
		7/15-CUSTODY		CUSTODY COSTS-JULY 2015	\$87,366.38
BLUMENTHAL UNIFORM CO	P055507	151127	226307	8131-1-04 SHIRT POLO SS BICOMP	\$44.47
	P055507			ADJUST FOR TAX	\$0.01
	P055507			SHIPPING	\$13.03
CABOT DOW ASSOCIATES INC		C14-11/JULY 2015	226308	LABOR NEGOTIATIONS-JULY	\$371.25
CAR WASH PARTNERS INC DBA		10503-050315	226309	RPD VEHICLE WASHES-APRIL	\$9.84
		109090		RPD VEHICLE WASHES-JULY 2015	\$19.64
		385583	226324	REPLACE LIGHTBAR BULBS	\$61.09
DAY MANAGEMENT CORPORATION DBA		391697		INSTALL FLASHLIGHT	\$40.73
		391752		EARPIECES	\$237.29
		23485	226329	DOMESTIC VIOLENCE SRVCS-JUL'15	\$888.50
FLORENCE, ANDREW C		15-350 FLORENCE	226450	INTERVIEW SUSPECT/SEATTLE	\$33.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
LANGUAGE LINE SERVICES LLC		3649132	226355	RPD INTERPRETOR SRVCS-JULY	\$15.57
LARSEN GUNSMITHING & FIREARMS	P055581	8435	226356	#6305-3832-131 TACTICAL FINISH	\$195.48
MATHENY, RODNEY C		15-345 MATHENY	226482	BLEA TESTING/SEATTLE/MATHENY	\$33.00
RADEUM INC DBA	P055359	0109338	226661	SHIPPING	\$7.36
	P055359			a-FMC200 SYS FA01 BASIC FREEMI	\$209.00
	P055359			b-FA05 MOTOROLA APX SERIES	\$260.00
	P055359			c-FLEPG-UL-ML FREELINC ULTRA L	\$6.00
RIVER CITY TOWING INC		14202	226380	OFF ROAD RECOVERY-TOW	\$250.87
SMITH, CURTIS		15-347 SMITH	226519	BLEA GRADUATION/SEATTLE/SMITH	\$20.00
TASER INTERNATIONAL	P055577	SI1409119	226672	ESTIMATED SHIPPING	\$40.34
	P055577			26700 DPM BATTERY PK ASSEMBLED	\$199.82
	P055577			44205 SIMULATION CARTRIDGES	\$3,844.44
TREASURE VALLEY COFFEE CO		103867	226675	RPD COFFEE DELIVERY	\$174.24
VERIZON WIRELESS		9749278515	226399	DATA CHARGES 7/20-8/19/15	\$1,440.70
XEROX CORPORATION		080755023	226408	W7225 BASE CHRГ/PRINTS-JULY	\$216.40
		080755024		W7225 BASE CHRГ/PRINTS-JULY	\$218.92
		080755025		W7225 BASE CHRГ/PRINTS-JULY	\$194.38
		080755026		W7855 BASE CHRГ/PRINTS-JULY	\$468.75
		080755027		W7845 BASE CHRГ/PRINTS-JULY	\$258.53
POLICE TOTAL ****					\$103,940.75
Division:	210	ADMINISTRATIVE SERVICES			
BANK OF AMERICA		TXN00022424	226259	AMAZON-KOCH LEADERSHIP BOOK	\$23.38
		TXN00022446		STAPLES-MARKERS/ERASERS	\$24.13
		TXN00022578		ANTHONY'S- ELEC REV BONDS/PFM	\$50.10
		TXN00022590		STAPLES-DRY ERASER MRKERS	\$27.13
		TXN00022603		BOBS BURGERS-ASD MTG CK/RP/SG	\$53.78
		TXN00022676		DICKEYS-ASD TEAM MTG-7/30/15	\$234.58
		TXN00022711		CASA MIA-ASD MTG CK/BS/SZ	\$54.78
		TXN00022757		EL RANCHO-ASD MTG-CREDIT OVRCH	(\$3.00)
		TXN00022758		TARGET-ASD TEAM MTG SUPPLIES	\$113.27
		TXN00022798		YOKE'S-ASD TEAM MTG SUPPLIES	\$79.71
		TXN00022801		BOBS BRGER-ASD TEAM MTG CK/CJ/	\$52.16
		TXN00022806		YOKE'S-ASD TEAM MTG SUPPLIES	\$3.98
		TXN00022810		DICKEYS-ASD TEAM MTG-7/30/15	\$277.61
ADMINISTRATIVE SERVICES TOTAL ****					\$991.61
Division:	211	FINANCE			
BANK OF AMERICA		TXN00022369	226259	STAPLES-FINANCE PAPER	\$91.12
		TXN00022371		WFOA-ANNUAL CONF-B.ALLEN	\$450.00
		TXN00022446		STAPLES-LTR PAD/PENS/FILES/TAP	\$279.66
				STAPLES-PPR CLP/FILE BOX/TAPE	\$187.35



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From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022448	226259	STAPLES-STANDARD STAPLES	\$17.33
		TXN00022449		STAPLES-UB TONER	\$857.72
		TXN00022465		PITNEY BOWES-POSTAGE RED/BLK I	\$211.75
		TXN00022468		BURGER KNG-CSS INTERVIEWS CK/J	\$29.06
		TXN00022473		STAPLES-PAPER FINANCE	\$136.67
		TXN00022481		RED LION-CSS CANDIDATE-INTERVI	\$116.14
		TXN00022601		GFOA-APPLICATION FEE AWARD 201	\$580.00
		TXN00022706		DISPLAYS2GO-CUST-SVC-SIGN HLDR	\$77.80
XEROX CORPORATION		080755028	226408	W7855 BASE CHRG/PRINTS-JULY	\$355.95
		080755029		W7225 BASE CHRG/PRINTS-JULY	\$165.22
FINANCE TOTAL ****					\$3,555.77
Division:	212	PURCHASING			
BANK OF AMERICA		TXN00022396	226259	STAPLES GREEN EXPAND POCKETS	\$50.76
		TXN00022538		OPENSQUARE - FURNITURE	\$1,946.26
		TXN00022555		NEWEGG-HDMI to HDMI AV CABLE	\$21.15
				NEWEGG-HDMI to HDMI AV CABLE	\$31.72
		TXN00022572		DELL-DELL PROJECTOR CEILING MO	\$93.04
				DELL-DELL PROJECTOR CEILING MO	\$139.56
		TXN00022574		FREDPRYOR/EXCEL TRAINING COURS	\$128.00
UNITED PARCEL SERVICE	S016504	000986641345	226396	GROUND PKG TO SPOKANE COUNTY	\$3.41
	S016516	000986641355	226780	GROUND PKG TO CITY OF YAKIMA F	\$3.89
	S016516			2 COLLECT PKGS FROM HACH FOR W	\$25.99
XEROX CORPORATION	S016120	080755031	226408	XEROX 7845 LEASE AND COPY CHAR	\$243.54
PURCHASING TOTAL ****					\$2,687.32
Division:	213	INFORMATION TECHNOLOGY			
APOLLO SHEET METAL INC	P055604	150119	226297	AC SERVER ROOM REPAIR-	\$184.97
BANK OF AMERICA		TXN00022391	226259	2FA INC -HID PROX SMARTCARD	\$862.00
		TXN00022439		CDWG- UNIVERSAL RIBBON	\$27.11
		TXN00022466		2FA INC - Credit	(\$862.00)
		TXN00022489		2FA INC -SMARTCARD INTERNAL SM	\$785.00
		TXN00022542		Amazon-GEL MOUSE PAD	\$21.43
		TXN00022559		GODADDY-SSL Certificate	\$809.97
		TXN00022592		MELISSADATA - MAILERS ANNUAL R	\$2,335.00
		TXN00022663		CDWG-SINGLE SIDED PRINTER	\$973.60
		TXN00022693		FREE TECH SVC-PMI TEST PREP	\$132.29
		TXN00022694		INTNL TRANS FEE- FEE FOR CAPM	\$1.06
		TXN00022704		WEBEX.-WEBEX HOSTING	\$26.06
		TXN00022747		QUICKSTART-SITEADMIN MS TRAINI	\$316.00
MID COLUMBIA ENGINEERING INC	P054872	ST007710	226359	RICH AUSTILL, AS400 MNTNC SERV	\$143.00
N HARRIS COMPUTER CORPORATION	P054568	CT023358	226752	GEMS SUITE FMS AUA-TRAINING	\$165.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
N HARRIS COMPUTER CORPORATION	P055613	MN00087142	226361	PREMIUM SUPPORT AND MAINTENANC	\$8,125.00
UNITED PARCEL SERVICE	S016504	000986641345	226396	GROUND PKG W/INSURANCE TO HAVI	\$10.80
XEROX CORPORATION		080755020	226408	W7855-BASE CHRGR/PRINTS-JULY	\$79.62
INFORMATION TECHNOLOGY TOTAL ****					\$14,135.91
Division:	220	HUMAN RESOURCES			
BANK OF AMERICA		TXN00022366	226259	THE CODING INSTITUTE NC - AJUB	\$329.00
		TXN00022403		FREDPRYOR CAREERTRACK - Purcha	\$128.00
		TXN00022441		Recruitment Subscription for R	\$313.50
		TXN00022469		Recruitment Ad for Journeyman/	\$110.00
		TXN00022483		Employee Service Recognition R	\$715.68
		TXN00022549		Online Advertising for Economi	\$550.00
		TXN00022550		Office Supplies - Purchase	\$151.92
		TXN00022552		"Managing for Employee Engagem	\$47.91
		TXN00022554		"Managing for Employee Engagem	\$98.22
		TXN00022566		Office Supplies - Purchase	\$35.02
		TXN00022567		Office Supplies - Purchase	\$114.79
		TXN00022584		Management Case Studies Materi	\$166.22
		TXN00022738		"50 Case Studies For Managemen	\$127.97
		TXN00022781		Office Supplies - Purchase	\$109.92
		TXN00022800		"Outlook on Steroids" Book for	\$122.99
		TXN00022809		Office Supplies - Purchase	\$43.64
BI STATE OCCUPATIONAL SAFETY & HEALTH		1701-B	226306	DOT EXAMS/VACCINES/MEDICAL	\$2,880.00
				DOT EXAMS/VACCINES/MEDICAL	\$330.00
DEPARTMENT OF LABOR & INDUSTRIES		70025900-2015	226328	RIGHT TO KNOW 2015 FEE ASSESS	\$1,170.00
HARRINGTON'S TROPHIES		74519	226342	RETIREMENT PLAQUE-PARDINI	\$69.50
HYAS GROUP LLC		1482	226346	3Q 2015 COMP CONSULT FEE	\$8,500.00
SUMMIT LAW GROUP PLLC		75053	226774	ACA ISSUES-JULY	\$360.00
XEROX CORPORATION		080755030	226408	W7855 BASE CHRGR/PRINTS-JULY	\$392.65
HUMAN RESOURCES TOTAL ****					\$16,866.93
Division:	300	COMMUNITY &DEVELOPMENT SERVICE			
BANK OF AMERICA		TXN00022389	226259	PLANNING ASSOC OF WA - ANNUAL	\$150.00
		TXN00022394		APOLLO GREEK RESTAURANT-KJENSE	\$26.75
		TXN00022488		TC-R-CHMBR-NETWK LNCH-KJ_7-22	\$20.00
		TXN00022644		ASSOCIATION OF WASHINGTON-KJEN	\$335.00
XEROX CORPORATION		080755015	226408	W7855 BASE CHRGR/PRINTS-JULY	\$42.68
COMMUNITY &DEVELOPMENT SERVICE TOTAL ****					\$574.43
Division:	301	DEVELOPMENT SERVICES			
BANK OF AMERICA		TXN00022673	226259	OFFICE DEPOT-DEV SRVC SPPLY	\$92.56
MID COLUMBIA ENGINEERING INC	P055297	ST007717	226359	JOSEPH MINNICK, BLDG INSPECTOR	\$1,568.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRI CITY HERALD	S016507	15-8957	226531	PHN-070515-GARDEN SHED ALLIANC	\$35.93
	S016507	15-8982		PHN-071215-SUBDIVISION CODE	\$30.80
	S016507	15-8994		DETERMINATIONS OF NON-SIGNIFIC	\$58.51
	S016507	15-9053		PHN FILE #ZC2015-109 HAYDEN HO	\$46.20
VERIZON WIRELESS		9750899104	226782	BLDG INSPECTORS LAPTOPS	\$200.05
XEROX CORPORATION		080755016	226408	W7855 BASE CHRG/PRINTS-JULY	\$113.38
	P054899	080755018		BASEMENT XEROX #LX5-692207 (ta	\$68.84
DEVELOPMENT SERVICES TOTAL ****					\$2,214.27
Division:	302	REDEVELOPMENT			
BANK OF AMERICA		TXN00022700	226259	UNITED AIRLINES-BMOORE ULI SF-	\$268.20
SHANNON & WILSON INC	P053932	7812	226387	INSTALL THREE MONITORING WELLS	\$924.46
XEROX CORPORATION		080755016	226408	W7855 BASE CHRG/PRINTS-JULY	\$209.98
REDEVELOPMENT TOTAL ****					\$1,402.64
Division:	303	LIBRARY			
BANK OF AMERICA		TXN00022364	226259	INGRAM BOOKS	\$128.14
		TXN00022374		INGRAM BOOKS	\$26.01
		TXN00022375		INGRAM BOOKS	\$1,067.24
		TXN00022376		INGRAM BOOKS	\$20.35
		TXN00022387		INGRAM BOOKS	\$203.71
		TXN00022393		DVD CASES & LABELS	\$2,337.54
		TXN00022417		INGRAM BOOKS	\$206.59
		TXN00022421		BAKER & TAYLOR BOOKS	\$150.12
		TXN00022422		BOOKMARKS	\$311.40
		TXN00022433		INGRAM BOOKS	\$149.81
		TXN00022434		INGRAM BOOKS	\$537.89
		TXN00022437		INGRAM BOOKS	\$33.20
		TXN00022440		INGRAM BOOKS	\$206.44
		TXN00022455		INGRAM BOOKS	\$283.42
		TXN00022467		GALE LARGE PRINT	\$96.52
		TXN00022476		RECORDED BOOKS	\$45.68
		TXN00022477		INGRAM BOOKS	\$1,201.52
		TXN00022482		SIGN HOLDERS	\$242.69
		TXN00022491		INGRAM BOOKS	\$70.32
		TXN00022503		INGRAM BOOKS	\$47.55
		TXN00022514		INGRAM BOOKS	\$74.33
		TXN00022515		INGRAM BOOKS	\$65.24
		TXN00022520		INGRAM BOOKS	\$56.66
		TXN00022521		BOOKMARKS	\$340.85
		TXN00022528		STAFF RM SUPPLIES	\$45.93
		TXN00022529		INGRAM BOOKS	\$169.07



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022530	226259	MEETING SUPPLIES	\$37.84
		TXN00022533		STAFF RM SUPPLIES	\$91.86
		TXN00022539		MEETING SUPPLIES	\$26.06
		TXN00022540		OVERDRIVE DIGITAL BOOKS	\$106.69
		TXN00022557		INGRAM BOOKS	\$397.42
		TXN00022560		INGRAM BOOKS	\$114.64
		TXN00022569		INGRAM BOOKS	\$794.38
		TXN00022583		INGRAM BOOKS	\$55.70
		TXN00022609		OVERDRIVE DIGITAL BOOKS	\$103.90
		TXN00022611		INGRAM BOOKS	\$57.96
		TXN00022615		AMAZON BOOKS	\$28.49
		TXN00022621		MARKERS	\$19.74
		TXN00022628		AR LOS ALOMOS TRP# 15-306	\$211.12
		TXN00022632		TONER CARTRIDGE	\$170.90
		TXN00022641		INGRAM BOOKS	\$41.61
		TXN00022648		OVERDRIVE DIGITAL BOOKS	\$490.85
		TXN00022660		INGRAM BOOKS	\$48.76
		TXN00022665		INGRAM BOOKS	\$35.91
		TXN00022674		BLACKSTONE AUDIO BOOKS	\$384.69
		TXN00022678		INGRAM BOOKS	\$123.81
		TXN00022689		INGRAM BOOKS	\$980.33
		TXN00022716		INGRAM BOOKS	\$12.75
		TXN00022718		INGRAM BOOKS	\$37.13
		TXN00022722		INGRAM BOOKS	\$19.90
		TXN00022724		INGRAM BOOKS	\$375.00
		TXN00022727		INGRAM BOOKS	\$187.07
		TXN00022731		INGRAM BOOKS	\$162.97
		TXN00022736		INGRAM BOOKS	\$20.84
		TXN00022737		LABELS & LAMINATE	\$944.11
		TXN00022739		INGRAM BOOKS	\$24.80
		TXN00022740		INGRAM BOOKS	\$35.38
		TXN00022745		INGRAM BOOKS	\$58.82
		TXN00022760		INGRAM BOOKS	\$94.94
		TXN00022763		INGRAM BOOKS	\$37.25
		TXN00022765		INGRAM BOOKS	\$403.55
		TXN00022766		INGRAM BOOKS	\$123.68
		TXN00022771		GALE LARGE PRINT	\$639.92
		TXN00022779		INGRAM BOOKS	\$110.55
		TXN00022780		INK/FOOTREST/INDEX CARDS	\$138.98
		TXN00022791		OVERDRIVE DIGITAL BOOKS	\$412.27
		TXN00022792		BLACKSTONELIBRARY.COM - Purcha	\$164.18



City Of Richland

VL-1 Voucher Listing

From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022795	226259	INGRAM BOOKS	\$1,212.70
		TXN00022797		GALE LARGE PRINT	\$120.84
		TXN00022803		INGRAM BOOKS	\$270.82
		TXN00022804		INGRAM BOOKS	\$113.53
CASCADE NATURAL GAS CORP		8-15-61897100006	226696	NAT GAS 955 NORTHGATE 7/6-8/18	\$24.30
FARR, CONNIE		081915	226716	FARR-CAUTION TAPE	\$10.85
UNIQUE MANAGEMENT SERVICES INC		310530	226395	COLLECTION SERVICES-JULY	\$152.15
US LINEN & UNIFORM DBA		156079	226398	MAHATTEN PROJECT POLO SHIRTS	\$33.20
XEROX CORPORATION		080755038	226408	W7225 BASE CHRG/PRINTS-JULY	\$361.27
		080755039		W7225 BASE CHRG/PRINTS-JULY	\$168.89
		080755040		W7225 BASE CHRG/PRINTS-JULY	\$141.04
		080755041		W7225 BASE CHRG/PRINTS-JULY	\$228.17
LIBRARY TOTAL ****					\$19,282.73
Division:	331	PARKS & REC - RECREATION			
BANK OF AMERICA		TXN00022378	226259	AMAZON MKTPLACE PMTS - DOOR HA	\$33.07
		TXN00022410		SWANK MOTION PICTURES IN - Lic	\$375.00
		TXN00022416		101 CLEANERS - dry clean geoco	\$124.89
		TXN00022456		AMAZON MKTPLACE PMTS - movie	\$7.49
		TXN00022478		ALG ALGT_TRAVEL - L Strand tra	\$102.17
		TXN00022505		SWANK MOTION PICTURES IN - Lic	\$350.00
		TXN00022513		WAL-MART #3261 - stop watch,	\$53.29
		TXN00022532		ALASKA AIR 0272173617604 - L	\$119.60
		TXN00022544		NATURE-WATCH - CLASS SUPPLIES	\$58.90
		TXN00022556		NRPA-CONGRESS - LUAREL CONFERE	\$485.00
		TXN00022624		DOLRTREE 2566 00025668 - spray	\$3.26
		TXN00022627		LET'S PARTY - Balloons	\$32.56
		TXN00022631		WAL-MART #3261 - POOL PARTY SU	\$74.16
		TXN00022634		HOBBY-LOBBY #457 - Pool suppli	\$17.34
		TXN00022636		SWANK MOTION PICTURES IN - lic	\$350.00
		TXN00022686		STAPLES - TAPE, ENVELOPES, PEN	\$78.50
		TXN00022741		SWANK MOTION PICTURES IN - Lic	\$375.00
		TXN00022752		C&C SMART FOOD52305752 - CREAM	\$21.78
		TXN00022770		WM SUPERCENTER #3261 - POOL PA	\$6.46
		TXN00022794		STAPLES - office supplies for	\$120.18
CAMARENA, DANA		AUGUST 2015	226694	SALSA INSTRUCTOR-AUG	\$892.15
DAVIS, JENNY K		062815	226707	DAVIS-GEOCOIN REFRESHMENTS	\$86.84
FOSTER, CATHY I		AUGUST 2015	226721	FOOT CARE CLASSES-AUG	\$883.20
J BROGAN ENTERPRISES LLC		SUMMER 2015	226460	SUMMER ART CLASSES JUN-AUG'15	\$5,239.50
MILLER, JO ANN		AUGUST 2015	226750	DANCE INSTRUCTOR-AUG	\$647.62
ROLLARENA SKATING CENTER		JUNE 2015	226767	SUMMER CLASSES 9771,9775	\$196.00
WHITE LOTUS ENTERPRISES		AUGUST 2015	226787	KARATE INSTRUCTOR-AUG 2015	\$871.00



City Of Richland

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From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WHITE LOTUS ENTERPRISES		JULY 2015	226535	KARATE INSTRUCTOR-JULY	\$112.15
XEROX CORPORATION		080755014	226408	W7855 BASE CHR/PRINTS-JULY	\$74.32
				W7855 BASE CHR/PRINTS-JULY	\$231.35
PARKS & REC - RECREATION TOTAL ****					\$12,022.78
Division:	335	PARKS & REC - PARKS&FACILITIES			
ABM JANITORIAL NORTHWEST		8361216	226687	JANITORIAL SRVCS-AUG	\$9,417.47
		8371135		JANITORIAL-CITY POOL-JULY	\$1,341.60
AIR REPS LLC		0050488-IN	226411	FAN MOTOR/CAPACITOR	\$561.46
AIREFCO INC		3462161	226292	GASKET REMOVAL TOOL	\$8.63
ARAMARK UNIFORM SERVICES INC	S016506	7/15-934962000	226420	LINEN CHARGES FOR JULY 2015	\$311.45
BALTIMORE AIRCOIL COMPANY		15-248287	226300	3/4 HP TEFC PUMP	\$2,125.30
BANK OF AMERICA		TXN00022365	226259	SHERWIN WILLIAMS #8461 - paint	\$89.73
		TXN00022372		EWING IRRIGATION PRD#181 - irr	\$266.85
		TXN00022373		CELLULAR PLUS 409 - phone acce	\$51.02
		TXN00022377		G AND R AG PRODUCTS INC - spra	\$51.04
		TXN00022392		BATTERIES PLUS #25 - battery	\$43.33
		TXN00022401		STEEBERS LOCK SERVICE - keys	\$10.82
		TXN00022411		THE HOME DEPOT #4746 - epoxy	\$11.69
		TXN00022425		EWING IRRIGATION PRD#181 - irr	\$411.75
		TXN00022427		ACE HARDWARE - nuts, fasteners	\$15.83
		TXN00022438		ACE HARDWARE - batteries	\$16.50
		TXN00022442		EWING IRRIGATION PRD#181 - irr	\$31.64
		TXN00022443		ACE HARDWARE - masking tape	\$180.68
		TXN00022445		BAVCO - irrigation parts	\$72.11
		TXN00022447		EXXONMOBIL 48022867 - fuel	\$15.00
		TXN00022451		ACE HARDWARE - wasp spray	\$4.67
		TXN00022452		ACE HARDWARE - irrigation supp	\$61.27
		TXN00022453		THE HOME DEPOT #4746 - HVAC su	\$28.00
		TXN00022454		THE HOME DEPOT #4746 - epoxy s	\$12.32
		TXN00022461		FASTENAL COMPANY01 - toggler	\$50.19
		TXN00022470		THE HOME DEPOT #4746 - epoxy	\$5.42
		TXN00022471		STEEBERS LOCK SERVICE - keys	\$10.82
		TXN00022472		ACE HARDWARE - fogger, pipe	\$20.16
		TXN00022474		ACE HARDWARE - misc.	\$10.85
		TXN00022500		THE HOME DEPOT #4746 - HVAC to	\$346.37
		TXN00022511		GOTOCITRIX.COM - Software	\$20.64
		TXN00022523		THE HOME DEPOT #4746 - bin org	\$24.93
		TXN00022527		EWING IRRIGATION PRD#181 - irr	\$17.43
		TXN00022531		ACE HARDWARE - spray	\$20.93
		TXN00022535		GRIGGS ACE HARDWARE - irrig. s	\$44.05
		TXN00022553		ACE HARDWARE - tools	\$11.15



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From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022573	226259	YOKE'S FRESH MARKET lunch	\$6.60
		TXN00022586		GRIGGS ACE HARDWARE - masking	\$31.45
		TXN00022587		GRIGGS ACE HARDWARE - patio bl	\$81.42
		TXN00022591		THE HOME DEPOT #4746 -	\$38.21
		TXN00022599		ACE HARDWARE - vacuum brass	\$16.27
		TXN00022604		FRED-MEYER #0286 - tool	\$21.71
		TXN00022607		GRIGGS ACE HARDWARE - concrete	\$19.52
		TXN00022612		THE HOME DEPOT #4746 - plumbin	\$33.03
		TXN00022614		THE HOME DEPOT #4746 - bug spr	\$32.51
		TXN00022637		SHERWIN WILLIAMS #8461 - paint	\$41.66
		TXN00022645		ALBERTSONS #213 - soil testing	\$2.72
		TXN00022649		GRIGGS ACE HARDWARE - kickdown	\$48.82
		TXN00022656		PROBUILD NORTHWEST #713 - dock	\$143.32
		TXN00022668		GRIGGS ACE HARDWARE - vinyl tu	\$9.94
		TXN00022669		EWING IRRIGATION PRD#181 - irr	\$49.66
		TXN00022671		ACE HARDWARE - screen fiber	\$36.87
		TXN00022675		JOBS NURSERY LLC - TREES	\$169.55
		TXN00022677		ACE HARDWARE - dock material	\$39.03
		TXN00022691		KIE SUPPLY- IRRIGATI - irrigat	\$9.90
		TXN00022697		ACE HARDWARE - irrigation supp	\$53.30
		TXN00022699		THE HOME DEPOT #4746 - tools	\$11.92
		TXN00022701		STEEBERS LOCK SERVICE - keys	\$8.11
		TXN00022709		IRRIGATION SPECIALISTS IN - ir	\$3.34
		TXN00022714		GRIGGS ACE HARDWARE - dock mat	\$19.50
		TXN00022733		DELL-LAPTOP BATTERY RPLCMT	\$122.16
				DELL-LAPTOP BATTERY RPLCMT	\$114.02
		TXN00022742		GRIGGS ACE HARDWARE -couples	\$5.60
		TXN00022743		IN DESERT GREEN TURF, IN - so	\$659.50
		TXN00022767		GRIGGS ACE HARDWARE - sport ro	\$51.03
		TXN00022773		ACE HARDWARE - bb net	\$21.14
		TXN00022774		GRIGGS ACE HARDWARE - wasp sp	\$21.68
		TXN00022777		STEEBERS LOCK SERVICE - keys	\$8.11
		TXN00022790		YAKIMA WORKER CARE PLLC - phys	\$100.00
		TXN00022811		GRIGGS ACE HARDWARE - irrigati	\$42.36
BENTON COUNTY SHERIFF'S OFFICE	JULY 2015		226302	WORK CREW II-JULY 2015	\$8,744.62
BI STATE OCCUPATIONAL SAFETY & HEALTH	1701-B		226306	DOT EXAMS/VACCINES/MEDICAL	\$210.00
CASCADE NATURAL GAS CORP	8/15-51897100007		226696	NAT GAS 1005 SWIFT 7/16-8/18	\$693.04
	8/15-73638100005			NAT GAS 500 AMON 7/16-8/18	\$89.52
	8/15-75226321539			NAT GAS 100 BLDG 7/15-8/17	\$35.70
	8/15-75997100005			NAT GAS 871 GW WAY 7/16-8/18	\$10.85
	8/15-80577100003			NAT GAS 200 BLDG 7/15-8/17	\$10.85



City Of Richland

VL-1 Voucher Listing

From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CASCADE NATURAL GAS CORP		8/15-90577100002	226696	NAT GAS 300 BLDG 7/15-8/17	\$67.79
		8/15-96738100005		NAT GAS 505 SWIFT 7/16-8/18	\$10.85
CORRECT EQUIPMENT INC	S016465	31743	226321	FREIGHT	\$16.29
	S016465			CIRCUIT BOARD FOR E-ONE PUMP,	\$420.74
DEPARTMENT OF LABOR & INDUSTRIES		176980	226708	CREST WHEELCHAIR LIFT RENEWAL	\$32.00
		179211	226327	10121 ELEVATOR PENALTY-WTP	\$457.00
EFC EQUIPMENT LLC		40973	226330	BACKPACK PADS/BAND ASSY	\$109.90
		4490		REPAIR LEAF BLOWER	\$60.79
EWING IRRIGATION PRODUCTS INC		134277	226333	SOLENOID ASSEMBLIES	\$68.31
		160106		RAINBIRD SPRAY BODIES	\$5.10
		160107		VALVE/FLAG STAKES	\$216.34
		193431	226713	RAINBIRD VALVES	\$116.23
		193432		ULTRA INSECTICIDE	\$63.16
		208855		RAINBIRD BODY ASSEMBLY'S	\$78.33
FARMERS EXCHANGE		154034	226335	WEED EATER FEED HEADS	\$279.04
GLASS NOOK INC		68395	226339	PLEXIGLASS	\$662.96
GRANITE CONSTRUCTION COMPANY	P055637	851560	226452	1/2" HMA64-28COM ASPHALT	\$235.41
HERTZ EQUIPMENT RENTAL CORP		28176007-001	226456	LIQUID PROPANE	\$142.99
		281783589-001		LIQUID PROPANE	\$104.00
		28178842-001		LIQUID PROPANE	\$18.20
		28180622-001		LIQUID PROPANE	\$60.66
		28183784-001		LIQUID PROPANE	\$49.40
INLAND ASPHALT CO	P055628	32-2147230	226348	5/8 ASPHALTIC CONCRETE HOT MIX	\$314.84
IRRIGATION SPECIALISTS INC		1155951-01	226349	PVC PIPE/CEMENT/PRIMER	\$204.50
		1156065-01		PVC PIPE	\$54.60
		1159039-01	226729	COUPLER/ELLS/UNIONS/PVC PIPE	\$162.93
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		992193	226739	JUMBO BOX W/COVER	\$91.55
MCDONALD'S & ASSOCIATES INC		081415	226746	TOPSOIL-14 YDS	\$152.04
MIGHTY JOHNS PORTABLE TOILET & SEPTIC		32103	226749	POL SRVCS-GOETHALS PARK	\$81.00
		32104		POL SRVCS-SKATE PARK 7/13-8/9	\$81.00
OXARC INC		0247KPS	226755	CARBON DIOXIDE	\$103.27
		9213KPS		CO2 BULK	\$317.93
PAINTMASTER SERVICES INC	P054636	2015-135	226365	PAINT EXTERIOR OF SHOPS BUILDI	\$12,747.98
PNW-STMA		SF-27	226371	TURF MANAGEMENT TRAINING	\$125.00
PRO BUILD COMPANY LLC		71460406	226373	DOCK SCREWS	\$28.21
		71461089	226759	RIVER ROCK DECKING	\$2,528.73
		71461368		RIVER ROCK DECKING	\$95.55
RICHLAND ACE HARDWARE		47367	226664	WASP SPRAY/TIRE PUMP	\$18.44
		47604		CAULK, SPIDER KILLER	\$29.28
		47605		CLEANERS-LIME, RUSE REMOVAL	\$20.60
		47663		MOUSE TRAPS	\$8.74



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ROTO ROOTER	P055627	07960	226383	Pumped transfer station at	\$380.10
	P055627	08354		Pumped from transfer station a	\$586.44
	P055627	08356		Septic pump at 500 Amon Park R	\$488.70
SAFETY KLEEN SYSTEMS INC		67741030	226770	PRESSURE WASH-CLEANOUT BAY	\$867.82
THE DRAIN SURGEON		33096	226775	FS 73-SNAKED MAIN LINE	\$146.61
TIMKEN MOTOR AND CRANE SERVICES LLC DBA		10414	226389	GOULDS PUMP	\$1,514.97
TOPPER INDUSTRIES INC		9584	226390	CAST CLEATS/BOLT ASSYS	\$112.23
WILBUR ELLIS COMPANY	S016476	9337186	226683	RANGER PRO	\$360.55
WOOD'S NURSERY INC		062515	226407	NURSERY PLANTS	\$77.80
		18189		NURSERY PLANTS	\$106.25
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$52,674.79
Division:	338	PARKS & REC - PROJECT ADMIN			
BANK OF AMERICA		TXN00022478	226259	ALG ALGT_TRAVEL - D Bryant tra	\$102.17
		TXN00022526		ALASKA AIR 0272173617605 - D	\$119.60
		TXN00022652		Amazon.com - RANGER BIKE SUPPL	\$55.35
DAILY JOURNAL OF COMMERCE	S016494	3303778	226322	LEGAL ADVERTISING FOR ITB 15-1	\$138.60
XEROX CORPORATION		080755020	226408	W7855-BASE CHR/PRINTS-JULY	\$59.03
PARKS & REC - PROJECT ADMIN TOTAL ****					\$474.75
Division:	900	NON-DEPARTMENTAL			
ARBAUGH & ASSOCIATES INC		1463	226298	ARBAUGH CONTRACT FEES-JULY'15	\$1,522.92
CITY OF PASCO		M082115	226617	ANIMAL SHELTERING-AUG	\$19,943.47
KCMB LLC		2560009263	226353	TOURISM AIRSPOTS 6/16-6/25	\$200.00
KWRL LLC		1560009263	226354	TOURISM AIRSPOTS 6/16-6/25/15	\$200.00
		1570009546		TOURISM AIRSPOTS 7/21-7/25	\$400.00
STATE AUDITOR'S OFFICE		L109646	226670	AUDIT SERVICES-JULY 2015	\$2,198.30
NON-DEPARTMENTAL TOTAL ****					\$24,464.69
GENERAL FUND Total ***					\$330,743.92
FUND 101	CITY STREETS				
Division:	401	STREETS MAINTENANCE			
ADVANCED SIGNAL & CONTRACTING LLC	P054957	2402	226608	RAILROAD CROSSING INSPECTIONS	\$310.00
AMERICAN ROCK PRODUCTS INC	P055629	242856	226296	5-SACK CONCRETE MIX, 3/4	\$307.07
	P055629			ENVIRONMENTAL FEE	\$3.53
	P055629			UNDER 4 YD ORDER CHARGE	\$108.60
	P055630	243866		TOP COURSE	\$803.15
	P055630			ADJUST SALES TAX	(\$0.01)
	P055630	243949		TOP COURSE	\$492.75
BANK OF AMERICA		TXN00022622	226259	RAILROAD TOOLS & SOL/IMPACT SO	\$120.71
		TXN00022778		GRAINGER - ASPHALT CHISEL	\$244.55
CENTRAL HOSE & FITTINGS INC		413789	226697	FILTER	\$33.44



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From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GRANITE CONSTRUCTION COMPANY	P055637	851010	226452	1/2" HMA64-28COM ASPHALT	\$288.94
HERTZ EQUIPMENT RENTAL CORP		28192673-001	226636	LIQUID PROPANE	\$91.43
		28194745-001		LIQUID PROPANE	\$42.03
		28195824-001		LIQUID PROPANE	\$41.59
INLAND ASPHALT CO	P055628	32-2144104	226348	5/8 ASPHALTIC CONCRETE HOT MIX	\$133.53
MONARCH MACHINE & TOOL CO INC		A179182	226360	MILL SLOTS	\$66.03
PRO BUILD COMPANY LLC		71461344	226759	CONCRETE MIX	\$26.23
REXEL INC DBA		H418923	226378	CONDUIT	\$13.17
RICHLAND ACE HARDWARE		210014	226664	UTILITY KNIVES	\$31.98
THE SHERWIN WILLIAMS CO		7326-5	226522	THROAT SEAL	\$22.15
		8787-8	226776	PAINT PAILS/BRUSHES	\$33.88
UNITED PARCEL SERVICE	S016504	000986641345	226396	GROUND PKG TO WIRELESS TECH FO	\$6.22
	S016504			WEIGHT CORRECTION FOR PKG TO	\$0.58
	S016504			GROUND PKG W/INSURANCE TO	\$40.48
	S016516	000986641355	226780	WEIGHT CORRECTION FOR PKG TO	\$0.12
XEROX CORPORATION		080755020	226408	W7855-BASE CHR/PRINTS-JULY	\$52.72
STREETS MAINTENANCE TOTAL ****					\$3,314.87
Division:	402	ARTERIAL STREETS			
BERGER ABAM ENGINEERS INC	P054546	311774	226614	DUPORTAIL BRIDGE - DESIGN	\$24,630.72
ARTERIAL STREETS TOTAL ****					\$24,630.72
CITY STREETS Total ***					\$27,945.59
FUND	110	LIBRARY			
Division:	000				
LIBRARY REFUND		LIBRARY REFUND	226693	CELEBRATE WORLD/RETURN	\$60.00
				MCDUFFIE REFUND RETURNED BOOK	\$46.35
				BERTSCH-REFUND LOST BOOK FEES	\$49.25
				RAINES-RETURNED BOOK-REFUND	\$9.00
				MINISTER'S DAUGHTER/RETURN	\$16.95
				REFUND LIBRARY FEES/CHAPMAN	\$16.00
				REFUND BOOK FEES/LABRECQUE	\$15.95
				HOLIMAN-RETURNED LOST BOOK	\$15.00
				LANDSMAN-RETURNED LOST BOOK	\$13.95
				DONOFRIO-RETURNED LOST BOOK	\$12.99
				PERLOT-RETURNED BOOK	\$11.86
				AMADOR-RETURNED BOOK	\$11.00
				EVERETT LIB-MATERIALS RETURNED	\$39.95
				FELTS-RETURNED LOST BOOK	\$10.95
				JOHNSON-BOOK RETURNED	\$18.99
				FLUHARTY-RETURNED LOST BOOK	\$7.99



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
LIBRARY REFUND		LIBRARY REFUND	226693	BROWN/RETURNED LIBRARY BOOK	\$7.99
				CARTERBY-RETURNED BOOK	\$6.99
				JONES/RETURNED LOST BOOK	\$5.50
				CURRAN/RETURNED LOST BOOK	\$5.00
				JOHANSEN/RETURNED LIBRARY BOOK	\$4.99
				RISTE/RETURNED LIBRARY BOOK	\$3.99
				HAMMOND/RETURNED LOST MAGAZINE	\$3.95
				CARLSON-RETURNED LIBRARY BOOK	\$10.99
				DOTSON/RETURNED LOST BOOK	\$25.95
				VAN DYKEN/REFUND LIBRARY FEE	\$36.95
				WALKER-RETURNED BOOKS REFUND	\$33.90
				TURNER-REFUND LOST BOOK FEES	\$31.32
				PEREZ-MATERIALS RETURNED	\$29.99
				LINDERMANN-RETURNED BOOKS	\$16.94
				ALIK-RETURNED DVD	\$29.98
				PARAZIN-REFUND LOST BOOK FEES	\$19.95
				MACKEBON-REFUND LOST BOOK FEES	\$18.99
UNASSIGNED TOTAL ****					\$649.55
LIBRARY Total ***					\$649.55
FUND 112	INDUSTRIAL DEVELOPMENT FUND				
Division:	305	ECONOMIC DEVELOPMENT			
ARBAUGH & ASSOCIATES INC		1463	226298	ARBAUGH CONTRACT FEES-JULY'15	\$155.40
BANK OF AMERICA		TXN00022488	226259	TC-R-CHMBR-NETWK LNCH-BM_7-22	\$20.00
		TXN00022650		ICSC - 2016 BOOTH RESERVATION	\$1,900.00
XEROX CORPORATION		080755015	226408	W7855 BASE CHRG/PRINTS-JULY	\$42.68
ECONOMIC DEVELOPMENT TOTAL ****					\$2,118.08
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
PERMIT SURVEYING INC		15043-4	226757	LOGSTON RD SURVEY	\$945.00
		15043-5		LOGSTON RD SURVEY	\$472.50
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$1,417.50
INDUSTRIAL DEVELOPMENT FUND Total ***					\$3,535.58
FUND 117	CRIMINAL JUSTICE SALES TAX				
Division:	131	CJST POLICE ACTIVITY			
BANK OF AMERICA		TXN00022707	226259	Amazon -EXTERNAL HARD DRIVE	\$96.65
		TXN00022764		NEWEGG-Panasonic backlit keybo	\$466.22
		TXN00022768		DELL/KEYBOARD	\$447.70
BLUMENTHAL UNIFORM CO	P055507	151127	226307	8131-1-04 SHIRT POLO SS BICOMP	\$88.94



City Of Richland

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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GUNARAMA WHOLESALE INC	P055573	831580	226632	GLOCK GEN-4 MODEL 21 .45ACP 4.	\$3,056.00
LEEDWAY LLC	P055372	ML08111501	226649	OC-SCA-NVY-M SAFARILAND OREGON	\$217.15
	P055372			IDCUSTOM CUSTOM ID PATCH SET:	\$44.36
	P055372			OC-5PS SAFARILAND MOLLE POUCH	\$108.33
	P055372			FREIGHT	\$10.86
PUBLIC SAFETY TESTING INC		2015-6238	226375	2ND QTR 2015 SUBSCRIPTION FEES	\$549.50
SANTANA, ANTHONY		15-328 SANTANA	226514	BLE ACADEMY/SEATTLE/SANTANA	\$243.80
CJST POLICE ACTIVITY TOTAL ****					\$5,329.51
CRIMINAL JUSTICE SALES TAX Total ***					\$5,329.51
FUND 150	HOTEL/MOTEL FUND				
Division:	307	HOTEL/MOTEL TAX			
BANK OF AMERICA		TXN00022585	226259	SQ CACHE ADVANCE, - COINS	\$754.38
TRI CITIES VISITOR & CONVENTION BUREAU		153787	226676	TCVB MONTHLY DUE-JULY	\$16,091.70
HOTEL/MOTEL TAX TOTAL ****					\$16,846.08
HOTEL/MOTEL FUND Total ***					\$16,846.08
FUND 151	SPECIAL LODGING ASSESSMENT				
Division:	339	TOURISM PROMOTION AREA			
TRI CITIES VISITOR & CONVENTION BUREAU		JULY 2015	226676	SPECIAL LODGING ACCESS-JULY'15	\$56,360.64
TOURISM PROMOTION AREA TOTAL ****					\$56,360.64
SPECIAL LODGING ASSESSMENT Total ***					\$56,360.64
FUND 153	COMMUNITY DEV BLOCK GRANT				
Division:	308	CDBG PROGRAM			
ELIJAH FAMILY HOMES		226	226711	2ND QTR 2015 SRVCS	\$2,885.24
PBS ENGINEERING & ENVIRONMENTAL		0063972.000-1	226370	OO REHAB/402 SANFORD/KAPPL	\$200.00
ROBERTS CONSTRUCTION INC		3576	226382	OO REHAB/402 SANFORD/KAPPL	\$10,000.00
		3585		OO REHAB/1304 POTTER/MOHL	\$2,986.50
		3623		OO REHAB/402 SANFORD/KAPPL	\$2,118.33
CDBG PROGRAM TOTAL ****					\$18,190.07
COMMUNITY DEV BLOCK GRANT Total ***					\$18,190.07
FUND 154	HOME FUND				
Division:	309	HOME PROGRAM			
CITY OF PASCO		004-15	226314	HOME ADMIN 7/1-7/31/15	\$775.38
				PASCO HOME DPA 7/1-7/31/15	\$72,580.44
TRI COUNTY PARTNERS HABITAT FOR HUMANITY		C172-14/PYMT 6	226394	HIGHLAND PARK/PROGRESS PYMT 6	\$72,931.62
HOME PROGRAM TOTAL ****					\$146,287.44



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HOME FUND Total ***					\$146,287.44
FUND 301	STREETS CAPITAL CONSTRUCTION				
Division:	402	ARTERIAL STREETS			
AMERICAN ROCK PRODUCTS INC	P055630	244027	226296	TOP COURSE	\$639.45
	P055630	244200		TOP COURSE	\$604.85
CULBERT CONSTRUCTION INC	P055330	C104-15/PYMT 2	226621	STEVENS DR EXTENSION - ROADWAY	\$171,072.42
DAVID EVANS & ASSOCIATES INC	P055646	359978	226622	CENTER PARKWAY EXTENSION - EXP	\$2,150.16
FOSTER PEPPER PLLC	P055654	1109166	226628	CENTER PARKWAY EXTENSION-LEGAL	\$469.83
	P055653	1109177		CENTER PARKWAY EXTENSION-LEGAL	\$110.00
	P055652	1109192		CENTER PARKWAY EXTENSION-LEGAL	\$92,540.07
GRANITE CONSTRUCTION COMPANY	P055637	851010	226452	1/2" HMA64-28COM ASPHALT	\$287.79
	P055637	851560		1/2" HMA64-28COM ASPHALT	\$57.56
IMT INC		6528	226347	STEVENS DR EXTENSION M15166	\$4,647.50
		6543		MTN VIEW TESTING M15187	\$1,450.00
LEH APPRAISAL SERVICES LLC	P055650	7/15-DUPORTAIL	226650	DUPORTAIL BRIDGE-AOS#2 ON PARC	\$500.00
PRO BUILD COMPANY LLC		71461662	226759	LUMBER	\$18.03
RAILROAD COORDINATION LLC	P055663	66	226760	CENTER PARKWAY EXTENSION-EXPER	\$2,220.00
SHANNON & WILSON INC	P055488	7806	226387	DUPORTAIL ST EXTENSION -	\$1,818.94
	P055488	7829		DUPORTAIL ST EXTENSION -	\$3,327.14
WA STATE DEPT OF FISH & WILDLIFE	P055649	6790	226679	VANTAGE HIGHWAY PATHWAY PH 1 -	\$45.00
ARTERIAL STREETS TOTAL ****					\$281,958.74
STREETS CAPITAL CONSTRUCTION Total ***					\$281,958.74
FUND 317	FIRE STATION 74 CONSTRUCTION				
Division:	900	NON-DEPARTMENTAL			
ABM JANITORIAL NORTHWEST		8371133	226687	SCRUB & SEAL CONCRETE FS 74	\$1,396.00
ARCHITECTS WEST INC		1060	226688	FIRE STATION 74-PHOTOGRAPHS	\$209.00
BANK OF AMERICA		TXN00022397	226259	ULINE SHIP SUPPLIES - Purcha	\$1,112.19
		TXN00022458		THE HOME DEPOT #4746 - applian	\$421.00
		TXN00022459		UHI U-HAULP&K / TRI-CITY - tru	\$1.36
		TXN00022460		THE HOME DEPOT #4746 - applian	\$632.79
		TXN00022462		UHI U-HAULP&K / TRI-CITY - tru	\$59.63
		TXN00022463		THE HOME DEPOT #4746 - applian	\$421.00
		TXN00022475		THE HOME DEPOT #4746 - trash c	\$119.36
		TXN00022484		WAL-MART #3261 - lamps, TV	\$883.27
		TXN00022551		NEWEGG-CAD PRINTER & PARTS	\$179.67
		TXN00022564		THE HOME DEPOT #4746 -cover	\$4.30
		TXN00022570		ACE HARDWARE - fasteners	\$4.34
		TXN00022577		NEWEGG-HDMI High Speed HD Cabl	\$4.99



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022579	226259	WAL-MART #3261 - TV mount	\$141.14
		TXN00022581		NEWEGG-LED HDTV	\$299.00
		TXN00022616		THE HOME DEPOT #4746 - microwa	\$190.83
		TXN00022619		THE HOME DEPOT #4746 - ext. co	\$28.17
		TXN00022620		THE HOME DEPOT #4746 - connect	\$16.27
		TXN00022623		THE HOME DEPOT #4746 - cover	\$2.15
		TXN00022626		NEWEGG-LOGITECH WIRELESS KEYBO	\$74.35
		TXN00022639		THE HOME DEPOT #4746 - shelf u	\$86.85
		TXN00022654		COSTCO - ST 74 SHOP VAC	\$65.31
		TXN00022664		THE HOME DEPOT #4746 - bucket	\$211.67
HILL INTERNATIONAL INC	S015907	C14-02/0000017	226344	DESIGN-BUILD OVERSIGHT SERVICE	\$437.50
HOME DEPOT CREDIT SERVICES	S016505	5042134	226638	STEP LADDERS	\$317.67
SELECT COMFORT CORPORATION	P055520	90003951563	226516	#XSC211AN, C2 TWIN LONG MATTRE	\$738.46
	P055520			#TX3, METAL BED FRAME	\$91.21
	P055520			DROP SHIP WITHOUT SET UP	\$73.31
NON-DEPARTMENTAL TOTAL ****					\$8,222.79
FIRE STATION 74 CONSTRUCTION Total ***					\$8,222.79
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	337	PARKS & REC PROJECTS			
ABADAN INC		ARIN057722	226291	ENGINEERING COPIES	\$149.87
EWING IRRIGATION PRODUCTS INC		226002	226713	PVC PIPE/TEES/UNIONS	\$652.37
		240612		PVC ELLS/COUPLINGS	\$153.78
		247182		FLANGE/GASKETS	\$57.69
FAMILY FARMS DBA	P055333	C71-15/PYMT 2	226715	PROUT PARKING LOT IMPROVEMENTS	\$42,053.84
HD FOWLER COMPANY INC		C366305	226726	RETURN GATE VALVE	(\$454.90)
		I4012719		GATE VALVE/GASKETS/FLANGE	\$1,639.04
		I4015068		GATE VALVE	\$652.00
		I4018565		FLANGE	\$20.02
		I4018585		FLANGE/GASKETS	\$47.28
PARKS & REC PROJECTS TOTAL ****					\$44,970.99
PARK PROJECT CONSTRUCTION Total ***					\$44,970.99
FUND 385	GENERAL GOVT CONSTRUCTION				
Division:	900	NON-DEPARTMENTAL			
ARCHITECTS WEST INC	S016407	8177	226299	CITY HALL PRE-DESIGN AND MASTE	\$6,456.42
	S016407			CITY HALL PRE-DESIGN AND MASTE	\$4,304.28
NON-DEPARTMENTAL TOTAL ****					\$10,760.70
GENERAL GOVT CONSTRUCTION Total ***					\$10,760.70



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 401	ELECTRIC UTILITY FUND				
Division: 000					
GENERAL PACIFIC INC	P055227	1240622	226724	METER,FM3S,240V,CL20,	\$1,058.37
	P055312	1240623		METER,FRM 2S,200A,1PH,	\$14,035.46
	P055227	1240716		METER,FM3S,240V,CL20,	\$1,330.31
	P055312	1241115	226629	METER,FRM 4S,240V,CL20,1PH	\$1,368.36
H2 PRE-CAST INC	P055486	127351	226633	VAULT,V11,56x56x42,	\$2,280.60
	P055486			VAULT V19, 84X56X48, BASE,	\$4,398.30
	P055486			VAULT V21, 56X84X72 DEEP, 84"	\$3,529.50
	P055486	127370		VAULT, SWITCH RING, DEADFRONT	\$4,561.20
	P055486			VAULT V19, 84X56X48, BASE,	\$2,932.20
HD SUPPLY POWER SOLUTIONS LTD	P054847	2779316-03	226635	SLEEVE, COPPER 1/0 - 250 MCM,	\$281.88
	P055223	2862685-08		ANCHOR ROD, TWINEYE,3/4 X 8 FT	\$1,092.52
	P055426	2921601-01		PADLOCK EQUIPMENT FARGO GM-322	\$1,303.20
PERMIT REFUND		2015-002113	226500	624 LAGO VISTA-REFUND PERMIT	\$625.00
TOTAL ****					\$38,796.90
Division: 501	BUSINESS SERVICES				
ARBAUGH & ASSOCIATES INC		1463	226298	ARBAUGH CONTRACT FEES-JULY'15	\$870.24
BANK OF AMERICA		TXN00022414	226259	NWPPA-COMMUNICATIONS ENTRY	\$50.00
		TXN00022495		PAYPAL-SQUISHY CIRCUITS KITS	\$250.00
		TXN00022519		WAL-MART-ENERGY WKSHOP SUPPLIE	\$35.65
		TXN00022522		RADIOSHACK-WKSHOP BATTERIES	\$51.61
		TXN00022534		RADIOSHACK-BATTERY RETURN	(\$6.78)
		TXN00022548		GOTOCITRIX-GOTOMTG MONTHLY FEE	\$20.64
		TXN00022679		PENNWELL-ENERGY POLICY HDBOOK	\$121.16
		TXN00022717		HARBOR FREIGHT-WKSHOP SUPPLIES	\$16.27
		TXN00022748		DOLRTREE-STORAGE BAGS	\$15.20
		TXN00022807		DOLRTREE-CITY FAIR DECORATIONS	\$17.38
FEDERAL EXPRESS CORP		5-126-96553	226626	SHIPPING CHARGES-BONDS	\$8.10
		5-142-76857	226718	BPA SHIPPING AUG 15	\$6.28
UNITED PARCEL SERVICE	S016504	000986641345	226396	WEIGHT CORRECTION FOR PKG TO H	\$0.36
	S016504			GROUND PKG TO HJ ARNETT FOR PO	\$6.74
	S016504			GROUND PKG TO NAVE COMMUNICATI	\$18.76
XEROX CORPORATION		080755020	226408	W7855-BASE CHRNG/PRINTS-JULY	\$60.20
	P054714	080755021		XEROX LEASES FOR 2015:	\$247.73
	P054714	080755022		XEROX LEASES FOR 2015:	\$352.10
BUSINESS SERVICES TOTAL ****					\$2,141.64
Division: 502	ELECTRICAL ENGINEERING				
BANK OF AMERICA		TXN00022395	226259	PORTER'S - 5 Shared Values Gif	\$125.00
		TXN00022404		STEEBERS LOCK-KEYS	\$8.11



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022423	226259	FROST ME SWEET-4 ELECT SHARED	\$100.00
		TXN00022502		BENTON CO AUDITOR -ELECT recor	\$159.86
		TXN00022606		TECHSTREET-IEEE STANDARDS HDBO	\$170.50
		TXN00022643		SD MYERS, INC.-REGISTR TRIP 15	\$2,234.00
		TXN00022688		PROG MGMT INST-GROHS DUES	\$129.00
		TXN00022732		DELL-LAPTOP BATTERY	\$114.02
		TXN00022751		SD MYERS, INC.-REGISTRATION-TR	\$2,234.00
CITY OF RICHLAND		15-333 GROHS	226432	TRANSFORMER TRNG/SEATTLE/GROHS	\$1,306.48
		15-340 BROWN		TRANSFORMER TRNG/SEATTLE/BROWN	\$1,340.21
GL NOBLE DENTON INC	P055594	44478	226338	Synergee Software Renewal	\$5,516.78
PTARMIGAN SOFTWARE INC	S014917	582	226498	MODIFICATION #6 ADDITIONAL SUP	\$9,600.00
	S014917			PART OF MOD. #6 TO INCLUDE TRA	\$620.55
ELECTRICAL ENGINEERING TOTAL ****					\$23,658.51
Division:	503	POWER OPERATIONS			
ALTEC INDUSTRIES INC	S016466	10439069	226610	#970113149 COFFING LINEMAN'S S	\$480.34
AMERICAN ROCK PRODUCTS INC	P055614	242498	226296	MIXER DELIVERY FEE	\$190.05
	P055614			5/8" MINUS ROCK WITH MIXER	\$66.90
BANK OF AMERICA		TXN00022367	226259	WAL-MART Credit RETURN CANOPY	(\$162.87)
		TXN00022368		WALMART NEW CANOPY/SHELTER	\$124.86
		TXN00022385		DENNY-CO B5-5141	\$101.89
		TXN00022413		STRLNG-CO F5-1090	\$37.85
		TXN00022418		HOP JA-CO F5-1090	\$52.07
		TXN00022426		APLBS-CO B5-2510	\$131.23
		TXN00022431		HOP JA-CO B5-1127	\$147.72
		TXN00022436		APLBS-CO B5-1126	\$132.31
		TXN00022480		HORIZON DIST/SAFETY GLASSES	\$70.37
		TXN00022499		ZIPS-CO F5-1090	\$26.66
		TXN00022507		HORIZON DIST/FLORAL SHOVELS	\$47.95
		TXN00022517		HOP JA-CO F5-1090	\$79.83
		TXN00022537		FRED-MEYER/COOLER	\$30.40
		TXN00022595		SHARI-CO F51090	\$69.05
		TXN00022647		AGRI SUPPLY/WATER JUG	\$25.95
		TXN00022708		SHARI-SO C4-9302	\$67.19
		TXN00022710		DENNY-CO B5-5144	\$38.54
		TXN00022808		HOMEDEPOT/7.2 VOLT BATTERY CHG	\$103.17
BENTON PUD	P054851	8/15-4419818251	226305	SAFETY TRAINING 2015	\$2,764.00
BOYD'S TREE SERVICE LLC	P054715	4125	226615	TREE PRUNING SERVICE FROM JANU	\$7,267.88
CULBERT CONSTRUCTION INC	P055330	C104-15/PYMT 2	226621	STEVENS DRIVE EXTENSION -	\$13,557.46
	P055330			STEVENS DRIVE EXTENSION - ENER	\$13,557.46
GRAINGER	S016491	9813329373	226340	ANALOG CLOCK ITEM #5H571	\$34.36
	S016491	9817987168		DRY FILM LUBE ITEM #1WVK7	\$56.24



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GRAYBAR ELECTRIC CO INC	S016361	980429497	226631	HUBBELL POWER SPIRAL CONDUCTOR	\$628.62
H2 PRE-CAST INC	S016416	127421	226633	VAULT COVER V29, 68 X 56 BLOCK	\$4,126.80
	S016416			VAULT V29, 109 L x 97 W x 49 D	\$3,312.30
HD SUPPLY POWER SOLUTIONS LTD	S016338	2877832-01	226343	BOLT BAG MODEL #45911M2	\$92.85
	S016419	2926751-00	226635	STREAM LIGHT PORTABEL SCENE LI	\$1,302.66
HI-LINE HOLDING COMPANY LLC DBA	S016480	1/I98150	226637	8'RATCHET CUTTER-COPPER/ALUM	\$586.67
	S016480			SHIPPING	\$31.55
HOME DEPOT CREDIT SERVICES	S016505	4033141	226638	BATTERIES, 2-WAY RADIO	\$78.78
ROWAND MACHINERY CO		182991	226384	BACKHOE LOADER RENTAL7/29-8/25	\$2,443.50
SAGEBRUSH CONCRETE SAWING & DRILLING INC		T015-A8-015	226385	SLAB SAWED	\$354.69
POWER OPERATIONS TOTAL ****					\$52,057.28
Division:	504	SYSTEMS DIVISION			
BANK OF AMERICA		TXN00022379	226259	PEAK RYZ-LABLES	\$90.59
		TXN00022490		OFFICE DEPOT-FAN	\$37.73
		TXN00022504		OF DEP-PAD, CLK	\$25.34
		TXN00022682		PEAK RYZ-LABLES	\$996.72
EATON CORPORATION	S016473	42696306	226625	MARINA POWER OUTLET PANEL ITEM	\$1,125.96
ITRON INC	P054917	383008	226642	C/O #1 ADDITIONAL MONEY TO CLO	\$2,162.95
REXEL INC DBA		H345789	226663	STEEL CONDUIT/CLAMPS	\$281.25
		H395518		CIRCUIT BREAKERS	\$385.42
SD MYERS INC	S016302	743173	226386	PARTICLE COUNT, ITEM #4081	\$92.00
	S016302			SERVICE CHARGES < 1 DAY	\$515.00
	S016302			REGPAC-SINGLE, ITEM #4005	\$80.00
	S016302			FILMING CMPDS/PARTICLES, ITEM	\$2,156.00
	S016302			K F DISSOLVED WATER, ITEM #404	\$51.00
	S016302			LTCAPAC, ITEM #4004	\$1,120.00
	S016302			MAINTENANCE ASSESSMENT REPORT	\$104.00
	S016302			POWER FACTOR #4054	\$459.00
	S016302			TEST SAMPLING- DISTRIBUTIONPAC	\$1,360.00
SYSTEMS DIVISION TOTAL ****					\$11,042.96
Division:	505	ENERGY POLICY MGMT			
ABSOLUTE POWER INC		7607	226607	SOLAR INSTALL: 1313 MARSHALL	\$15,000.00
BANK OF AMERICA		TXN00022380	226259	HORSE POWER-REGISTR TRIP 15-30	\$500.00
		TXN00022681		NWPPA -REGISTRATION TRIP 15-27	\$635.00
		TXN00022719		STAPLES-WIPES, PAPER, FOLDERS	\$55.46
		TXN00022744		STAPLES-PENS, LABELS, FILES	\$66.88
BENTON COUNTY AUDITOR/WEATHERWISE	P055611	12180	226301	J GARRETT-RECORD LIEN - AC# 12	\$72.00
BENTON PUD		8/15-3287762373	226613	ELECTRIC SRVCS 7/21-8/20/15	\$546.45
CITY OF RICHLAND		131440	226433	626 BIRCH-REBATE-HP/WIN	\$2,360.00
		612960		1851 MAHAN-REBATE-WIN	\$1,572.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		711430	226433	301 SHERMAN-REBATE-HP/PTCS	\$1,250.00
		941140		707 PARKWAY-REBATE-HP	\$1,000.00
DAYCO HEATING & AIR		41863	226441	300 COL PT DR D101-REBATE-HP	\$1,000.00
	P055418	42598	226325	EE LOAN: S IRWIN, 626 BIRCH AV	\$7,877.84
	P055443	42605	226623	EE LOAN: H KUAN, 301 SHERMAN -	\$8,565.91
	P055443			ADJUST FOR TAX	(\$0.01)
		42657	226441	938 TOMICH-REBATE-HEATPUMP	\$1,000.00
	P055513	43035	226623	EE LOAN: J GROSS, 608 CASCADE	\$8,547.91
DELTA HEATING & COOLING INC		23650	226442	4350 FRENCH-REBATE-HEATPUMP	\$1,000.00
		23672	226624	204 FALLEY-REBATE-HP	\$1,000.00
FERGUSON ENTERPRISES		11128-FY2015-0045	226719	2501 BATTELLE-LIGHTING REBATE	\$33,361.00
HOP JACK'S RESTAURANT		11128-FY2015-0044	226728	2675 QUEENSGATE-LIGHTING REBAT	\$2,251.00
IWI INC		74604	226459	1723 HUNT-REBATE-INSULATION	\$365.82
		74930		919 SIRRON-REBATE-INSULATION	\$250.00
M CAMPBELL & COMPANY INC		14446559	226478	110 JACKSON-REBATE-HEATPUMP	\$1,000.00
		14495600		306 GULF CT-REBATE-HEATPUMP	\$1,000.00
		14565423		605 CARNER CT-REBATE-HEATPUMP	\$1,000.00
		15905159		508 COTTONWOOD-REBATE-HP	\$1,000.00
		16009224	226653	703 LYNNWOOD LP-REBATE-HP	\$1,000.00
		17302913		224 GREENBRIER W-REBATE-HP	\$1,000.00
		17380114		124 ANDREA LN-REBATE-HP	\$1,000.00
PERFECTION GLASS		9936418883	226657	501 CULLUM-REBATE-WINDOWS	\$236.64
		9939642502	226496	118 CHAPARREL-REBATE-WINDOWS	\$233.52
		9939642600	226657	1757 BOSTON-REBATE-WINDOWS	\$510.00
		9939642602	226496	2027 HOWELL-REBATE-WINDOWS	\$1,119.96
RICHLAND SCHOOL SUPPORT SERVICES		11128-FY2015-0046	226764	450 HANFORD-LIGHTING REBATE	\$2,800.00
ROBERTS CONSTRUCTION INC	P055419	3582	226382	EE LOAN: S IRWIN, 626 BIRCH -	\$4,553.87
	P055444	3586		EE LOAN: C BENDER, 1851 MAHAN	\$7,183.89
	P055410	3587		EE LOAN: K ANDREWS, 1403 SANFO	\$4,014.13
TOTAL ENERGY MANAGEMENT INC	P055338	53287LOAN	226391	EE LOAN: M FROMM, 707 THE PARK	\$8,720.58
		53333WWR	226777	129 SPRING-REBATE-HEAT PUMP	\$1,000.00
		53333WWR2		129 SPRING-REBATE-HEAT PUMP	\$1,000.00
		53577WWR	226528	262 PIPER-REBATE-HEATPUMP	\$1,000.00
		53619WWR		904 CHESTNUT-REBATE-HP/PTCS	\$1,200.00
TRI CITY GLASS INC		527775	226530	507 ENDRES-REBATE-WINDOWS	\$873.24
		528100	226677	1504/1506 JUDSON-REBATE-WINDOW	\$1,342.92
ENERGY POLICY MGMT TOTAL ****					\$131,066.01
Division:	506	TECHNICAL SERVICES			
REXEL INC DBA		H395540	226663	18V BATTERIES	\$107.51
		H458341		CARBIDE CUTTERS	\$50.80
TECHNICAL SERVICES TOTAL ****					\$158.31



City Of Richland

VL-1 Voucher Listing

From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ELECTRIC UTILITY FUND Total ***					\$258,921.61
FUND 402	WATER UTILITY FUND				
Division:	000				
HD FOWLER COMPANY INC	P055530	I4004046	226634	CLAMP FULL, 2-SEC, FOR 8" AC,	\$251.83
	P055530			VALVE, MJ KIT FOR 8" FITTINGS,	\$63.27
	P055530			CLAMP FULL, 2- SEC, FOR 10" AC	\$173.65
	P055530			VALVE, MJ KIT 6" MEGALUG 1106	\$42.73
	P055530			VALVE, MJ KIT 8" MEGALUG 1108	\$57.74
	P055530			SADDLE ROMAC 202S-9.80 X 2"IP,	\$436.30
	P055530			SADDLE ROMAC 202S-7.60 X 2"IP,	\$71.12
	P055530			COUP ROMAC 501-7.20X7.20X5	\$103.77
	P055530			ADJUST TAX	\$0.01
PERMIT REFUND		2015-001998	226723	1790 FOWLER-REFUND PERMIT FEE	\$600.00
				1790 FOWLER-REFUND PERMIT FEE	\$500.00
UNASSIGNED TOTAL ****					\$2,300.42
Division:	410	WATER CAPITAL PROJECTS			
CULBERT CONSTRUCTION INC	P055330	C104-15/PYMT 2	226621	STEVENS DRIVE EXTENSION - WATE	\$109,052.00
LINDSAY SALES HOLDING COMPANY DBA	P052094	5287	226357	HORN RAPIDS IRRIGATION PUMP	\$1,110.00
RH2 ENGINEERING INC	P054457	62926	226379	FUTURE WATER TREATMETN PLANT S	\$1,149.65
	P054457	63119		FUTURE WATER TREATMETN PLANT S	\$4,530.47
WATER CAPITAL PROJECTS TOTAL ****					\$115,842.12
Division:	411	WATER ADMINISTRATION			
ABADAN INC		ARIN057770	226291	WATER MODEL PRINTING	\$43.71
ARBAUGH & ASSOCIATES INC		1463	226298	ARBAUGH CONTRACT FEES-JULY'15	\$559.44
WATER ADMINISTRATION TOTAL ****					\$603.15
Division:	412	WATER OPERATIONS			
ARAMARK UNIFORM SERVICES INC	S016506	7/15-934962000	226420	LINEN CHARGES FOR JULY 2015	\$44.87
BANK OF AMERICA		TXN00022702	226259	DKC DIGI KEY - HIGH SVC PUMP P	\$249.43
		TXN00022814		DELTA AIR - ANDREWS - UTAH	\$478.20
BENTON FRANKLIN HEALTH DISTRICT		7428	226303	WATER SAMPLES	\$3,280.00
CASCADE NATURAL GAS CORP		8/15-28638100009	226696	NAT GAS 110 SAINT 7/16-8/18	\$19.13
CORRECT EQUIPMENT INC	S016449	31698	226321	FREIGHT	\$275.00
	S016449			CHLORINATION TABLETS, 55LB PAI	\$2,877.60
	S016449	31799		CHLORINATION TABLETS, 55LB PAI	\$2,877.60
FILTRATION TECHNOLOGY INC	S016482	S6960	226627	CARUS AQUA MAG BLENDED PHOSPHA	\$2,575.00
KEMIRA WATER SOLUTIONS INC	S016145	9017463435	226647	ANNUAL PO FOR THE PURCHASE OF	\$14,164.92
RICHLAND ACE HARDWARE		47627	226664	UNDERCABINET LIGHTING	\$17.37
		47716		HOSE CLAMPS	\$6.47
XEROX CORPORATION		080755042	226408	W7225 BASE CHRGP/PRINTS-JULY	\$127.44



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VL-1 Voucher Listing

From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WATER OPERATIONS TOTAL ****					\$26,993.03
Division:	413	WATER MAINTENANCE			
BANK OF AMERICA		TXN00022390	226259	OFFICE DEPOT/OFFICE SUPPLIES	\$152.61
		TXN00022729		CDL Physical Renewal (T.Cosma	\$100.00
		TXN00022734		OFFICE DEPOT - FOLDERS, NOTE P	\$19.39
		TXN00022755		WAL-MART - BIO-HAZ CONTAINER	\$6.43
ENDRESS HAUSER INC	S016421	6001746695	226332	FREIGHT	\$10.74
	S016421			TRANSMITTER 91/90/93, MOUNTING	\$131.74
	S016421	6001750934		FREIGHT	\$35.12
	S016421			CLAMP ON FLOWMETER, PROSONIC F	\$5,556.62
GRAINGER	S016491	9809625347	226340	QUICK ACTING TUBING ITEM #1XDY	\$105.04
	S016491	9813444552		PARTS WASH CLEANING ITEM #4UZE	\$291.05
RICHLAND ACE HARDWARE		210042	226664	BUSHINGS, NIPPLES	\$28.74
		47682		SOCKETS	\$13.01
XEROX CORPORATION		080755020	226408	W7855-BASE CHR/PRINTS-JULY	\$49.21
WATER MAINTENANCE TOTAL ****					\$6,499.70
WATER UTILITY FUND Total ***					\$152,238.42
FUND	403	WASTEWATER UTILITY FUND			
Division:	421	SEWER CAPITAL PROJECTS			
ABADAN INC		ARIN057878	226606	SOLIDS UPGRADE PRINTING	\$510.85
CULBERT CONSTRUCTION INC	P055330	C104-15/PYMT 2	226621	STEVENS DRIVE EXTENSION - SEWE	\$1,910.38
JUB ENGINEERS INC	P053972	95766	226646	WASTEWATER GENERAL PLAN - C76-	\$7,253.20
POW CONTRACTING	P054566	C158-14/RETAINAGE	226758	2014 B-BASIN SEWER REHABILITAT	\$10,548.58
SEWER CAPITAL PROJECTS TOTAL ****					\$20,223.01
Division:	422	SEWER OPERATIONS			
ALS GROUP USA CORP DBA	P055445	51-309539-1	226609	SOLIDS, TOTAL(GRAVIMETRIC, DRI	\$10.00
	P055445			OTHER DRY-9056 SUFATE	\$25.00
	P055445			OTHER DRY-365.3M PHOSPHORUS	\$18.00
	P055445			OTHER DRY-1631APP TOTAL MERCUR	\$60.00
	P055445			OTHER DRY-9065 MODIFIED PHENOL	\$45.00
	P055445			OTHER DRY-335.2M CYANIDE, TOTA	\$45.00
	P055445			OTHER DRY-TS-MET TOTAL SOLIDS	\$10.00
	P055445			OTHER DRY-350.1M NITROGEN AMMO	\$25.00
	P055445			7/8/15 - WWTP BIO-SOLIDS	\$140.00
	P055445			OTHER DRY-353.2M NITROGEN,	\$25.00
	P055445			OTHER DRY-ASTM D1426-931 TOT.	\$35.00
	P055445			OTHER DRY-353.2M NITROGEN, NIT	\$25.00
	P055445			OTHER DRY-200.7 MODIFIED-METAL	\$32.00
	P055445			OTHER DRY-8260C VOLATILE ORG C	\$160.00



City Of Richland

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From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022388	226259	HARBOR FRT TLS-COMPOST SPRNKLR	\$17.35
		TXN00022405		VARIDESK-WORKSTATION	\$500.00
		TXN00022428		AMAZON MKTPLACE-LAB DB9 CNVRTR	\$22.44
		TXN00022444		AMAZON MKTPLACE-LITHIUM BATTS	\$106.00
		TXN00022479		AMAZON MKTPLACE-BATTRS COMPOST	\$39.48
		TXN00022492		PUGET SOUND PIPE/SS SPRINGS	\$179.60
		TXN00022541		H AND N ELECTRIC-#2 WALKING SC	\$114.03
		TXN00022562		USA BLUE BOOK-Credit RTN INV:6	(\$174.85)
		TXN00022565		OWPSACSTATE-JBYKONEN 1CEU	\$91.00
		TXN00022613		THE HOME DEPOT #4746-CLR	\$6.37
		TXN00022646		CARBON LESS ON DEMAND-INSP RSL	\$70.47
		TXN00022680		AMAZON MKTPLACE-ZP STAT PAD	\$55.00
		TXN00022749		GIH GLOBAL INDSTRL-DRUM GAGE O	\$28.45
		TXN00022756		TFS FISHERSCIENCE-LAB PIPETSW	\$69.94
		TXN00022775		GIH GLOBALINDUSTRIAL-FUNNEL OS	\$122.00
		TXN00022783		HOME DEPOT-BRSH/SQG/TWLSISPRYR	\$275.45
		TXN00022815		OFFICE DEPOT-NOTS/TAPE/WALL FI	\$65.28
BASIC EMERGENCY SAFETY TRAINING		6724	226689	WWTF-FIRST AID/CPR TRAINING	\$363.00
COMPLETE PEST PREVENTION INC		28740	226704	PEST CONTROL SRVCS-AUG	\$108.60
EMERALD SERVICES INC DBA		I369367	226712	RECYCLE USED OIL	\$45.00
HOME DEPOT CREDIT SERVICES	S016505	5570115	226638	GRID DRAIN, HOMER BUCKET, SILI	\$51.38
MP CONSTRUCTION INC	P055660	1505-124-01	226655	REPLACE EXIT DEVICES WITH NEW	\$1,494.34
NORCO INC		16685473	226753	NITROGEN GAS	\$130.32
OXARC INC		8884JPS	226656	WWTF SHOP-WELDING WIRE	\$560.85
PASCO MACHINE COMPANY INC		76561	226369	PUMP SHAFT REPAIR	\$146.07
RICHLAND ACE HARDWARE		47406	226664	PIPE CAPS/NIPPLES	\$14.10
		47530		ICE CHEST	\$70.58
TRI CITY HERALD	S016507	15-8928	226531	WASTWEATER DISCHARGE PERMIT	\$136.93
UNITED PARCEL SERVICE	S016504	000986641345	226396	ADDITIONAL HANDLING FOR 2 PKGS	\$18.00
	S016504			2 GROUND PKGS TO ALS FOR WWTP	\$27.40
XEROX CORPORATION		080754985	226408	W7845 BASE CHRGP/PRINTS-JULY	\$233.44
SEWER OPERATIONS TOTAL ****					\$5,643.02
Division:	423	SEWER MAINTENANCE			
BANK OF AMERICA		TXN00022402	226259	THE HOME DEPOT-COMPOST BLOWER	\$299.70
		TXN00022406		THE HOME DEPOT-CMPST BLWR Cred	(\$292.13)
BASIC EMERGENCY SAFETY TRAINING		6724	226689	WWTF-FIRST AID/CPR TRAINING	\$327.00
CENTRAL HOSE & FITTINGS INC		415682	226310	FITTINGS	\$8.49
COLUMBIA RIGGING CORP		26699	226435	ANCHOR SHACKLES	\$91.77
HERTZ EQUIPMENT RENTAL CORP		28183739-001	226456	2 HP ELECTRIC MOTOR	\$54.30
		28190646-001		LIQUID PROPANE	\$32.07
IRRIGATION SPECIALISTS INC		1158437-01	226458	POP-UP SPRINKLERS	\$13.62



City Of Richland

VL-1 Voucher Listing

From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
IRRIGATION SPECIALISTS INC		1158500-01	226458	PVC PIPE/ELLS/CEMENT	\$221.25
PRO BUILD COMPANY LLC		71461203	226659	SHTH/BTRMX/FM-WW DECANT PAD	\$78.00
		71461205		SHEATHING-WW DECANT PAD	\$104.95
		71461220		REBAR-WW DECANT PAD	\$89.43
		71461235		BARTIES/TOOL-WW DECANT PAD	\$20.17
		71461298		STD&BTR MX-WW DECANT PAD	\$50.28
		71461310		REBAR/MPCT BT-WW DECANT PAD	\$62.81
		71461497	226759	2X6 - LUMBER	\$68.19
RICHLAND ACE HARDWARE		210027	226664	HASP	\$7.05
		47690		HANDHELD SPRAYER	\$10.85
		47775		SPRINKLER/BUSHINGS	\$21.44
SIEMENS INDUSTRY INC	P055565	5600325688	226771	TAXES	\$158.09
	P055565			7ML1830-2AK SIEMENS HAND HELD	\$400.00
	P055565			7ML5034-1AA01 HYDRORANGER 200	\$1,422.00
	P055565			SHIPPING	\$16.15
TACOMA SCREW PRODUCTS INC		22123960	226388	SNP LINK, SS EYE BOLTS	\$10.00
VERIZON WIRELESS		9750892038	226782	WWTP SCADA LINE 8/20-9/19	\$105.64

SEWER MAINTENANCE TOTAL ****

\$3,381.12

WASTEWATER UTILITY FUND Total ***

\$29,247.15

FUND 404

SOLID WASTE UTILITY FUND

Division: 000

WASTEWORCS REFUND		WW10154	226445	REFUND OVERPAY-LANDFILL-10154	\$45.00
		WW10351	226448	REFUND OVERPAY LANDFILL-10351	\$33.73
		WW10755	226515	REFUND OVERPAY-LANDFILL-10755	\$173.00
		WW10760	226449	REFUND DUPLICATE PYMT-10760	\$189.80
		WW11212	226534	REFUND OVERPAY-LANDFILL-11212	\$120.48
		WW11537	226492	REFUND OVERPAY LANDFILL-11537	\$288.67
		WW2600	226484	REFUND OVERPAY-LANDFILL-2600	\$66.76
		WW794	226501	REFUND O/P LANDFILL-794	\$10.00
		WW9993	226518	REFUND OVERPAY-LANDFILL-9993	\$118.50

UNASSIGNED TOTAL ****

\$1,045.94

Division: 432 SOLID WASTE COLLECTION

CLAYTON WARD COMPANY	P054911	8128004	226317	2015 DROP BOX RECYCLING SERVIC	\$7,000.00
TOTER INC	S016455	65378174	226392	TOTER 96 GALLON EVE II	\$29,438.85
	S016455			MODEL #5215-00-PLTD - PAL NUT	\$43.44
	S016455			FREIGHT	\$1,718.56

SOLID WASTE COLLECTION TOTAL ****

\$38,200.85

Division: 433 SOLID WASTE DISPOSAL

ARAMARK UNIFORM SERVICES INC	S016506	7/15-934962000	226420	LINEN CHARGES FOR JULY 2015	\$100.13
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City Of Richland

VL-1 Voucher Listing

From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022547	226259	SWANA -J.MARLOW,ANNUAL MEMBERS	\$257.00
		TXN00022759		WAL-MART/REFRESHMENTS FOR MTG	\$23.10
BENTON COUNTY SHERIFF'S OFFICE		JULY 2015	226302	WORK CREW II-JULY 2015	\$485.82
COMPLETE PEST PREVENTION INC		28794	226704	PEST CONTROL SRVCS-AUG	\$97.74
PARAMETRIX INC	P055201	01-75640	226368	2015 LANDFILL SAMPLING,MONITOR	\$4,851.12
TRI CITY HERALD	S016507	15-9015	226531	ITB-ALTERNATE DAILY COVER #15-	\$106.08
XEROX CORPORATION		080754988	226408	W7225 BASE CHRGP/PRINTS-JULY	\$192.30
SOLID WASTE DISPOSAL TOTAL ****					\$6,113.29
SOLID WASTE UTILITY FUND Total ***					\$45,360.08
FUND 405	STORMWATER UTILITY FUND				
Division:	000				
WA STATE DEPARTMENT OF ECOLOGY	P055634	L9700040-PYMT 22	226400	STORM LOAN #L9700040 PAYMENT#2	\$1,797.16
	P055634			STORM LOAN #L9700040 PAYMENT#2	\$3,852.18
UNASSIGNED TOTAL ****					\$5,649.34
Division:	440	STORMWATER CAPITAL PROJECTS			
F & AO, USAED, WALLA WALLA	P055661	737340-A	226714	STORMWATER INFILTRATION POND	\$13,026.99
STORMWATER CAPITAL PROJECTS TOTAL ****					\$13,026.99
Division:	441	STORMWATER			
BANK OF AMERICA		TXN00022487	226259	BUILDASIGN.COM-SW DECANT SIGNS	\$49.56
		TXN00022725		CDL Physical Renewal (G.Miller	\$100.00
BASIC EMERGENCY SAFETY TRAINING		6724	226689	WWTF-FIRST AID/CPR TRAINING	\$70.00
STORMWATER TOTAL ****					\$219.56
STORMWATER UTILITY FUND Total ***					\$18,895.89
FUND 407	MEDICAL SERVICES FUND				
Division:	121	AMBULANCE			
BANK OF AMERICA		TXN00022713	226259	TRIOS HEALTH - ACLS (SABIN)	\$235.00
CHAPLAIN SERVICES NETWORK		RFD-06302015	226312	CHAPLAIN SRVCS APR-JUN 2015	\$1,338.75
HOME DEPOT CREDIT SERVICES	S016505	1020014	226638	BIRCH PLYWOOD	\$164.87
LIFE ASSIST INC		717558	226740	KETORALAC/NITROSTAT	\$152.17
		718701		GLUCAGEN/EPI/ALBUTEROL	\$961.25
PARADISE BOTTLED WATER CO		6/15-FIRE ST 71	226367	BOTTLED WATER	\$47.78
		6/15-FIRE ST 72		BOTTLED WATER	\$23.38
		6/15-FIRE ST 73		BOTTLED WATER	\$14.23
POCKETINET COMMUNICATIONS INC		93982	226372	STATION INTERNET FEES-AUG	\$46.75
PUBLIC SAFETY TESTING INC		2015-6238	226375	2ND QTR 2015 SUBSCRIPTION FEES	\$167.97
RICHLAND ACE HARDWARE		47471	226664	SPARK PLUGS, BULBS	\$36.69
SPRINT		147658811-092	226773	LIFEPAK SRVC CHRGS 6/15-7/14	\$162.12
		891160522-137		RFD CELL PHONES 6/18-7/17/15	\$36.53



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From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
UPTOWN CLEANERS		22323	226397	LINEN/UNIFORM LAUNDRY SRVCS	\$358.32
		22450		LINEN/UNIFORM LAUNDRY SRVCS	\$320.43
		80059		LINEN/UNIFORM LAUNDRY SRVCS	\$391.39
		80091		LINEN/UNIFORM LAUNDRY SRVCS	\$344.54
AMBULANCE TOTAL ****					\$4,802.17
MEDICAL SERVICES FUND Total ***					\$4,802.17
FUND 501	CENTRAL STORES FUND				
Division:	000				
A COMPLETE JANITORIAL SUPPLY	S016492	71365	226605	DUST CLOTH 18" X 18" OIL	\$39.10
BANK OF AMERICA		TXN00022561	226259	EARTH RATED/POOP BAGS FOR STOC	\$1,700.00
		TXN00022568		INTNL TRANS/EARTH RATED TRANS	\$13.60
		TXN00022588		WALMART/CLEANER FOR C STOCK	\$58.25
		TXN00022594		WALMART/CLEANER FOR C STOCK	\$58.25
		TXN00022596		WALMART/CLEANER FOR C STOCK	\$58.25
		TXN00022600		WALMART/CLEANER FOR C STOCK	\$58.25
		TXN00022629		WALMART/CLEANER FOR C STOCK	\$58.25
		TXN00022695		WAL-MART/EXCHANGE OF CLEANERS	(\$4.85)
HORIZON DISTRIBUTION INC	P055467	879422	226639	ANTIBIOTIC OINTMENT, 1/32 OZ,	\$20.85
	P055467			UTILITY KNIFE-RETRACTING BLADE	\$11.65
INTERLINE BRANDS INC DBA	P055535	343847299	226641	CLEANER, NON-ACID DISINFECTANT	\$205.25
	P055535			CLEANER NEUTRAL FLOOR NO RINSE	\$104.95
	P055535			ADJUST SALES TAX	\$0.01
	P055535	344341276		CLEANER NEUTRAL FLOOR NO RINSE	\$157.43
RDO EQUIPMENT CO	S016496	P58294	226662	BLADE, EDGER,JOHN DEERE M92907	\$722.73
WEST COAST PAPER COMPANY	P055590	9140073	226784	PAPER BOND, 20#,8.5 X 11, DNR	\$368.15
UNASSIGNED TOTAL ****					\$3,630.12
Division:	903	CENTRAL STORES			
XEROX CORPORATION		080457657	226408	C75 PRINT SHOP COPIER USAGE	\$1,309.53
		080457658		C75 PRINT SHOP COPIER USAGE	\$1,015.14
		080755034		C75 METER CREDIT-PRINT SHOP	(\$1,015.52)
		080755035		C75 PRINT SHOP COPIER USAGE	\$637.24
		080755036		C75 PRINT SHOP COPIER-AUG	\$443.78
		080833286		C95 PRINT SHOP COPIER-JULY	\$449.01
CENTRAL STORES TOTAL ****					\$2,839.18
CENTRAL STORES FUND Total ***					\$6,469.30
FUND 502	EQUIPMENT MAINTENANCE FUND				
Division:	214	EQUIPMENT MAINTENANCE			
A & E TOWING LLC		10208	226604	TOWING VEH 3295 WO 39740	\$389.87



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
A & E TOWING LLC		10482	226685	TOWING VEH 2260 WO 40360	\$67.87
		2637	226604	TOWING VEH 5043 WO 40248	\$474.03
AMERICAN RADIATOR INC		AA095850	226611	RECORE VEH 3292 WO 40278	\$2,456.53
		AA095876	226295	RBLD SM EQP VEH 6585 WO 40167	\$244.35
ARAMARK UNIFORM SERVICES INC	S016506	7/15-934962000	226420	LINEN CHARGES FOR JULY 2015	\$110.87
BANK OF AMERICA		TXN00022430	226259	EPASALES/LEVER VALVE	\$418.06
		TXN00022432		COMPRESSED AIR SYSTEM/LOW OIL	\$412.74
		TXN00022450		OREILLY AUTO/RELAY	\$10.35
		TXN00022510		SUMMIT HYDRAULICS/CYL REBUILD	\$2,756.81
		TXN00022571		ACTUS MANUFACT/SOLAR REGULATOR	\$582.62
		TXN00022617		Amazon.com - CIRRRUS CNTRL CAB	\$12.47
		TXN00022640		SUMMIT HYDRAULICS - CYL REPAIR	\$1,050.43
		TXN00022653		BARNES&NOBLE/ASE TEST PREP BOO	\$145.36
CASCADE FIRE EQUIPMENT CORP DBA		115298	226616	AC COMPRESSOR VEH 5033/40338	\$3,037.95
		115319		SEAT SWITCH VEH 5036 WO 39787	\$523.98
CLYDE WEST		00360369	226318	SCREED PLATES VEH 7140/40012	\$2,425.28
COAST CRANE COMPANY		DI/066629	226618	VALVE VEH 3329 WO 39970	\$747.87
COLEMAN OIL COMPANY		CL31344	226701	CARD LOCK FUEL 8/1-8/31/15	\$65,464.96
		CL35422		CARD LOCK FUEL 8/8/15	\$372.89
COLUMBIA GRAIN & FEED INC		135916	226319	FUEL PUMP VEH 6543 WO 40179	\$117.28
		136071	226702	CNCRT SW BLT VEH 0030 WO 40268	\$58.33
COMMERCIAL TIRE INC		214062	226320	TIRE DISP VEH 3284 WO 40184	\$15.00
		214087		TIRES VEH 1101 WO 40183	\$328.48
		214088		TIRE VEH 1207 WO 40182	\$164.24
		214124		TIRE REPAIR VEH 3213 WO 40187	\$66.06
		214126		TIRES VEH 4100 WO 40185	\$293.75
		214194	226619	TIRES VEH 3316 WO 40212	\$312.43
		214252		TIRES VEH 2408 WO 40211	\$593.14
		214253		DSMT TRUCK VEH 3296 WO 40208	\$19.01
		214254		TIRE REPAIR VEH 3292 WO 40209	\$36.92
		214255		TIRES/REPRS VEH 3315 WO 40210	\$1,892.14
		214386		RORATE TIRES VEH 3311 WO 40282	\$65.16
		214387		ROTATE TIRES VEH 3244 WO 40283	\$65.16
		214388		ROT RBLD VLV VEH 3248 WO 40281	\$247.61
		214588	226703	TIRE DISP VEH 3315 WO 40348	\$7.50
		214631		TIRES VEH 4099 WO 40353	\$747.85
		214646		FLAT REPAIR VEH 7141 WO 40352	\$41.81
		214649		SWAP TIRES VEH 3280 WO 40351	\$35.29
		214650		FLAT REPAIR VEH 3309 WO 40350	\$45.07
		214651		FLAT REPAIR VEH 3320 WO 40349	\$127.07
		214674		TIRE VEH 3280 WO 40351	\$405.27



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COMMERCIAL TIRE INC		214823	226703	TIRE VEH 1201 WO 40376	\$164.24
CORWIN OF PASCO LLC		370088	226436	ELEMENTS VEH 5043 WO 40199	\$161.37
		370224		ARM ASSYS VEH 3295 WO 39740	\$84.30
		370227		INLET DUCT VEH 5043 WO 40248	\$266.22
		370230		RADIATOR HOSE VEH 5043/40248	\$141.49
		370251		ELEMENTS VEH 3329 WO 40221	\$123.09
		370252		NOZZLE VEH 5043 WO 40248	\$11.12
		370423	226705	ARM ASSY'S VEH 3295 WO 39740	\$407.25
		370518		REMOTE VEH 2424 WO 40306	\$105.89
		CM362291	226436	RETURN HANDLE VEH 1347/39953	(\$50.43)
		CM363236		RETURN REMOTE VEH 2439	(\$105.89)
FASTENERS INC		S4365686.001	226717	HAND CLEANER	\$108.56
		S4367998.001		DRILL BITS/HEAT SHRINK	\$175.86
GENUINE AUTO GLASS OF TRI CITIES LLC		609080	226630	WINDSHIELD VEH 2420 WO 40147	\$208.70
		609081		WINDSHIELD VEH 2372 WO 40107	\$154.42
		609246		WINDSHIELD VEH 2371 WO 40242	\$154.42
		609265		WINDSHIELD VEH 3317 WO 40251	\$255.18
		609294		WINDSHIELD VEH 3325 WO 40218	\$344.98
GROVER DYKES AUTO GROUP INC DBA		363296	226341	HOUSING VEH 2420 WO 40147	\$13.15
HOTSY OF SPOKANE		21099	226640	475 GAL CARBON-ATE PLUS SOAP	\$2,063.40
JIM'S PACIFIC GARAGES INC		X100001283	226644	GLASS-DOOR VEH 3248 WO 40164	\$406.26
		X100001468	226350	DASH PANEL VEH 3255 WO 39700	\$94.03
		X100001470	226644	GLASS-DOOR VEH 3248 WO 40164	\$339.17
		X100001624	226350	FILTER VEH 3255 WO 39700	\$15.32
		X100001656	226644	TNSNR BLTS VEH 3248 WO 40164	\$667.47
		X100001737		AIR CAB SUSP VEH 3321 WO 40181	\$67.46
		X100002038	226643	WATER PUMP VEH 3248 WO 40164	\$785.86
		X100002040	226644	IMP KIT RTRN VEH 3248 WO 40164	(\$107.60)
		X100002351		CLAMPS VEH 3248 WO 40164	\$40.20
		X100002789		HUBDOMETER VEH 3312 WO 40089	\$60.82
		X100002825		BRACKET VEH 3312 WO 40089	\$14.79
JT AUTOMOTIVE PARTS INC DBA		337061	226645	LAMP VEH 3203 WO 39628	\$6.95
		337157		FILTERS VEH 2364 WO 39683	\$16.06
		337185		DEF/CAPSULE VEH 3332 WO 39691	\$35.56
		339942	226732	FILTERS VEH 6543 WO 40179	\$28.63
		340039		SURF DSCS VEH 7141 WO 40035	\$58.95
		340148		DASH LGHTS VEH 7145 WO 39831	\$61.33
		340263		FILTER VEH 7141 WO 40243	\$60.24
		340317		IMP SCKT VEH 3310 WO 40009	\$25.11
		340376		SUPPORT VEH 5038 WO 40021	\$38.00
		340379		SUPPORT VEH 5038 WO 40021	\$38.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		340430	226732	CIRC BRKR VEH 6585 WO 40167	\$3.28
		340452		FILTERS VEH 6585 WO 40169	\$36.07
		340453		FILTERS VEH 3332 WO 40172	\$64.94
		340472		FILTERS VEH 3248 WO 40178	\$140.67
		340474		FILTERS VEH 3248 WO 40178	\$34.55
		340506		FILTER VEH 3248 WO 40178	\$18.11
		340513		BLDS, CPSL VEH 2408 WO 40143	\$60.36
		340514		WIP BLDS VEH 3316 WO 40131	\$22.78
		340639		DEF VEH 3332 WO 40191	\$21.70
		340640		WIP BLADES VEH 2327 WO 39852	\$26.04
		340668		FILTERS VEH 5042 WO 40188	\$82.46
		340681		BELTS VEH 5038 WO 40021	\$89.10
		340683		BULB VEH 1105 WO 40180	\$4.14
		340734		OIL VEH 3151 WO 40206	\$19.87
		340756		CLAMPS - SHOP SUPPLIES	\$35.85
		340777		SHOCKS VEH 3282 WO 40010	\$128.13
		340806		BATTERIES - SHOP SUPPLY	\$16.94
		340807		SHOCKS VEH 5032 WO 40216	\$82.84
		340817		FILTERS VEH 3188 WO 40252	\$22.68
		340834		RTRN, OIL/FILTERS	(\$41.25)
		340860		START FL VEH 3188 WO 40252	\$7.58
		340865		FILTERS VEH 2325 WO 40197	\$16.55
		340867		FILTERS VEH 5029 WO 40198	\$54.56
		340868		FILTERS VEH 2401 WO 40171	\$15.87
		340870		FILTERS VEH 3222 WO 40173	\$174.52
		340871		FILTERS VEH 3285 WO 40174	\$141.55
		340873		FILTERS VEH 3312 WO 40175	\$92.01
		340876		FILTERS VEH 3320 WO 40176	\$129.82
		340877		FILTERS VEH 2387 WO 40192	\$17.83
		340893		FILTERS VEH 3219 WO 40200	\$85.96
		340894		FILTERS VEH 3278 WO 40196	\$16.08
		340895		FILTERS VEH 3265 WO 40195	\$70.32
		340896		FILTERS VEH 3247 WO 40194	\$121.08
		340897		WTR PMP VEH 1376 WO 40217	\$99.13
		340898		FILTERS VEH 3212 WO 40193	\$186.13
		340918		SURF CLNR VEH 3332 WO 39934	\$36.37
		340945		BSHNG KIT VEH 2348 WO 40228	\$63.97
		340946		HAMMER VEH 3291 WO 39908	\$59.72
		340951		FILTERS VEH 2382 WO 40230	\$15.59
		340952		FILTERS VEH 2365 WO 40229	\$15.59
		340953		FILTERS VEH 3316 WO 40219	\$15.77



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		340976	226732	WIP BLDS VEH 3303 WO 40204	\$41.25
		340979		FILTERS VEH 3324 WO 40249	\$15.77
		340980		CLRN/CPSL VEH 2382 WO 40247	\$20.37
		340986		FILTERS VEH 2440 WO 40250	\$47.21
		340996		FILTERS VEH 3319 WO 40232	\$16.06
		340999		FILTERS VEH 3290 WO 40231	\$141.81
		341000		FILTERS VEH 3318 WO 40220	\$148.73
		341001		FILTERS VEH 6553 WO 40222	\$116.04
		341002		TRLR WIRE VEH 2418 WO 40256	\$16.32
		341010		FILTERS VEH 7143 WO 40262	\$289.77
		341011		FILTERS VEH 7143 WO 40262	\$220.31
		341026		ADHESIVE VEH 7138 WO 40255	\$7.05
		341038		FILTER VEH 3265 WO 40195	\$41.06
		341056		DEF VEH 3329 WO 40221	\$27.94
		341067		STT LAMP VEH 4113 WO 40205	\$14.05
		341068		CONNECTOR VEH 3279 WO 40151	\$10.00
		341157		VENT VALVE VEH 2274 WO 40269	\$19.05
		341214		DSC PD,LUBE VEH 3287 WO 40277	\$95.85
		341217		SILENCER VEH 3287 WO 40277	\$39.09
		341227		AXLE REMAN VEH 2369 WO 39854	\$134.46
		341252		BATTERY VEH 5043 WO 40280	\$366.03
		341287		GUN COUP - SHOP SUPPLIES	\$13.00
		341288		IGN COIL VEH 3245 WO 40285	\$37.07
		341346		BRK CLNR VEH 3284 WO 40271	\$64.90
		341398		MP LAMP VEH 3312 WO 40089	\$13.72
		341399		BRK CLNR VEH 3309 WO 40292	\$10.82
		341400		BELTS VEH 2365 WO 40303	\$54.40
		341401		LAMP VEH 1202 WO 40272	\$67.77
		341407		CAPSULE VEH 1101 WO 40266	\$9.56
		341409		CLAMP VEH 3275 WO 40311	\$9.55
		341426		SEALER VEH 7092 WO 40267	\$117.48
		341448		BRK CLNR VEH 3284 WO 40313	\$16.22
		341458		RTRN FILT VEH 3219 WO 40200	(\$20.23)
		341489		DEF VEH 7152 WO 40273	\$21.70
		341493		FILTER VEH 7137 WO 40343	\$6.17
		341500		BULB VEH 1107 WO 40342	\$4.14
		341502		FILTERS VEH 6589 WO 40340	\$45.21
KAMAN INDUSTRIAL TECHNOLOGIES	L928860		226352	BEARING HOUSING VEH 7141/40035	\$1,152.68
LES SCHWAB TIRE CENTER	42800126429		226651	MOUNT TIRE VEH 6595 WO 40017	\$20.31
	42800127293			4 WHL ALIGN VEH 1207 WO 40115	\$90.68
MCCURLEY CHEVROLET	377547		226654	RPL DRV PNL VEH 2410 WO 40286	\$435.81



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MCCURLEY CHEVROLET		377699	226654	DETAIL VEH 2321 WO 40226	\$237.83
		884708	226358	TRACK VEH 1206 WO 40104	\$534.25
		884709		BELT KIT VEH 1206 WO 40104	\$170.71
		884756	226745	SHOCKS VEH 1207 WO 40115	\$285.49
		884831	226654	HOSE VEH 1101 WO 40237	\$111.14
		885486		PUMP, GSKTS VEH 3303 WO 40204	\$234.99
		885650		SENSOR VEH 2321 WO 40226	\$373.66
		885718		HARNESSES VEH 2382 WO 40247	\$86.16
		885950	226745	BELT KIT VEH 3287 WO 40277	\$77.38
		886106	226654	PLUG WIRES VEH 2365 WO 40303	\$181.54
MOBILE FLEET SERVICE INC		1251540055	226751	DOOR LATCH VEH 3175 WO 40296	\$65.15
NORCO INC		16685694	226753	CUT OFF WHEELS	\$148.32
PETERSON PACIFIC CORP		CI-000027226	226658	BITS VEH 7143 WO 40114	\$5,700.99
RDO EQUIPMENT CO		P57621	226662	TIRES/WHEELS VEH 6594 WO 40121	\$307.46
		P57622		ARM, WHL KIT VEH 6595 WO 40017	\$359.94
		P57794		FLOODLAMP VEH 6595 WO 4240	\$70.17
		P58292	226761	BLADES VEH 6595 WO 40227	\$156.38
		P58293		LAMP VEH 6595 WO 40240	\$71.65
		P58295		LAMP VEH 6595 WO 40240	\$71.65
		P58758		RTRN FLDLAMP VEH 6595 WO 40240	(\$70.17)
		P58814	226662	ELEMENTS VEH 6595 WO 40337	\$124.91
		P58815		FILTERS VEH 6594 WO 40336	\$190.34
		47657	226664	HALOGEN BULBS	\$16.27
RICHLAND ACE HARDWARE		47678		CONNECTOR PLUG	\$31.48
		T19071	226666	FILTERS VEH 7145 WO 39831	\$436.47
RMT EQUIPMENT		T19193	226381	RAKE SPRINGS VEH 6580 40124	\$194.72
		183347	226667	CYLINDER ROD VEH 7142/40300	\$425.52
ROWAND MACHINERY CO		184558	226768	PIN,TOOTH VEH 7090 WO 40298	\$182.01
		184559		PIN,TOOTH VEH 7090 WO 40298	\$182.01
		184561		STREET PAD VEH 7119 WO 40177	\$388.96
		184564		FILTERS VEH 7148 WO 40224	\$290.24
		184565		FILTERS VEH 7120 WO 40233	\$287.69
		184567		FILTERS VEH 7151 WO 40234	\$396.09
		184977	226667	FILTERS VEH 7147 WO 40223	\$81.60
		184978		WINDOWPANES VEH 7092/40267	\$1,320.78
		547688	226769	MOTOR IMGL VEH 3151 WO 40206	\$113.19
		0079094-IN	226668	WELD FENDER VEH 3332 WO 39934	\$305.42
SOLID WASTE SYSTEMS INC		INVC069464	226669	RADIATOR HOSES VEH 6545/40163	\$144.58
		INVC069477		FILTERS VEH 6545 WO 40163	\$55.40
SPECIAL ASPHALT PRODUCTS INC		22124166	226388	STL CAP SCRW VEH 3315 WO 40094	\$6.73
		22124533		WASHERS VEH 3315 WO 40094	\$21.00
TACOMA SCREW PRODUCTS INC					



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TACOMA SCREW PRODUCTS INC		22124860	226671	SAWZALL,BLDS VEH 3314 WO 39490	\$316.60
		22124957		AIR SANDER VEH 3332 WO 39934	\$85.25
TIRE FACTORY INC DBA		03-108670	226673	TIRES VEH 3312 WO 40260	\$1,832.20
TRANSPORT EQUIPMENT CO INC DBA		PASIN1469481	226393	SEAL-WHEELS VEH 3315 WO 40094	\$216.37
		PASIN1482514	226778	WTR PMP,THRM VEH 5038 WO 40021	\$245.32
		PASIN1486335	226674	BRK DRMS VEH 3308 WO 40013	\$357.19
		PASIN1486431		CONNECTORS VEH 3312 WO 40089	\$8.43
		PASIN1491304		DRMS,BRK KTS VEH 3312 WO 40089	\$871.38
		PASIN1494906		BRK DRMS VEH 3284 WO 40271	\$357.03
		PASIN1498458		HEADLAMP VEH 3292 WO 40308	\$10.58
		PASIN1499495		HOSE CLAMPS VEH 3310 WO 40009	\$25.01
WESTERN INTEGRATED TECHNOLOGIES INC		1430921	226785	CYLINDER VEH 3240 WO 40355	\$468.12
WESTERN PETERBILT INC		H244014	226404	BRK DRUM/KIT VEH 3315 WO 40094	\$584.23
		H244023		SCOTSEAL VEH 3315 WO 40094	\$42.78
		H244170		KING PIN VEH 3315 WO 40094	\$693.05
		H244172	226680	BRK KTS,DRMS VEH 3309 WO 40135	\$584.23
		H244173		BRK CORE VEH 3309 WO 40135	\$156.38
		H244218		BRAKE KITS VEH 3296 WO 39550	\$112.74
		H244219		BRK CORE VEH 3296 WO 39550	\$97.74
		H244379		PRS SNS TUBE VEH 3282 WO 40010	\$77.97
		H244380	226404	CRSS TBE ASY VEH 3315 WO 40094	\$317.51
		H244406	226680	CLNT SNSR VEH 3282 WO 40010	\$148.34
		H244414		FILTER VEH 3332 WO 40172	\$34.74
		H244591		BRAKES, ADJ VEH 3309 WO 40135	\$645.07
		H244592		BRK CORES VEH 3309 WO 40135	\$156.38
		H244762		TS SWITCH VEH 3308 WO 40095	\$86.43
		H244818		CHMBR BRKS VEH 3282 WO 40010	\$126.37
		H244902		BRKT STP LWR VEH 3309 WO 39972	\$180.92
		H245243		RAD CAPS VEH 3285 WO 40275	\$55.32
		H245336		KNOB W/INSRT VEH 3311 WO 40022	\$6.94
		H245338		PLATE, PINS VEH 3285 WO 40275	\$173.96
WESTERN STATES EQUIPMENT COMPANY		PC110305865	226405	PINS/BSHNGS VEH 7090 WO 40190	\$2,023.20
		PC110305866		FILTERS VEH 7090 WO 40137	\$480.62
		PC110305924	226681	COUPLINGS VEH 3283 WO 39994	\$71.63
		PC110305925		COUPLINGS VEH 3142 WO 40062	\$14.37
		PC110305926		COUPLINGS VEH 7109 WO 40134	\$17.39
		PC110305995		FILTERS VEH 7090 WO 40238	\$238.29
		PC110305996		FILTERS VEH 7138 WO 40253	\$351.77
		PC110306167		CPLNGS,SEALS VEH 7090 WO 40258	\$95.50
		PC110306381		FILTERS VEH 7138 WO 40253	\$469.02
		PC110306382		COUPLINGS VEH 3281 WO 40201	\$16.90



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN STATES EQUIPMENT COMPANY		PC110306653	226786	PUMP,GSKT VEH 3188 WO 40252	\$103.19
		PC110306654		MOTOR G ELEC VEH 7138 WO 40255	\$1,516.54
		PC110306783		FILTER VEH 7123 WO 40261	\$246.11
WESTERN SYSTEMS & FABRICATION INC		12271	226682	PRESSURE SWITCH VEH 3281/40001	\$136.58
		12284		ELEMENT VEH 3308 WO 40095	\$139.62
		12306	226406	TUBE VEH 3283 WO 39994	\$112.69
		12327		PNMTC JSTCK VEH 3310 WO 40009	\$1,302.78
		12452	226682	COIL VEH 3308 WO 40095	\$147.34
XEROX CORPORATION		080866308	226684	W7225 BSE CHARGE/PRINTS-JULY	\$181.52
EQUIPMENT MAINTENANCE TOTAL ****					\$132,343.97
EQUIPMENT MAINTENANCE FUND Total ***					\$132,343.97
FUND	503	EQUIPMENT REPLACEMENT FUND			
Division:	215	EQUIPMENT REPLACEMENT			
CORWIN OF PASCO LLC		P054829	300058	ONE (1) FORD F150 TRUCK OXFORD	\$28,018.00
		P054829		SALES TAX	\$2,409.55
		P054829		LICENSE FEE	\$115.25
EQUIPMENT REPLACEMENT TOTAL ****					\$30,542.80
EQUIPMENT REPLACEMENT FUND Total ***					\$30,542.80
FUND	505	PUBLIC WORKS ADMIN & ENGINEER			
Division:	450	PW ADMIN & ENGINEERING			
ABADAN INC		ARIN057813	226291	ASBUILTS	\$93.39
		ARIN057814		ASBUILTS	\$8.69
ALDRICH, NANCY		081315	226293	EWSW MTG/MOSES LAKE/ALDRICH	\$13.00
BANK OF AMERICA		TXN00022412	226259	FIESTA MEXICAN RESTAURANT - BF	\$14.22
		TXN00022419		KRISPY KREME #1245 - Civil 3D	\$44.51
		TXN00022493		Amazon.com - engineer tape mea	\$132.52
		TXN00022498		AMAZON MKTPLACE PMTS - screen	\$21.36
		TXN00022501		STAPLES -sharpie,post-its,pens	\$42.18
		TXN00022502		BENTON CO AUDITOR -PW recordin	\$314.72
		TXN00022508		THE HOME DEPOT #4746 - chisels	\$27.07
		TXN00022524		STAPLES - marker red	\$20.40
		TXN00022598		SWANA - Rogalsky dues	\$105.00
		TXN00022605		STAPLES - calc,notebooks,pens	\$37.15
		TXN00022610		STERLING'S RESTAURANT - PWD LU	\$18.83
		TXN00022655		PAYPAL PACIFICNORT-Aquifer tr	\$75.00
		TXN00022662		USA BLUE BOOK - test strips	\$64.98
		TXN00022703		STAPLES-dry erase board	\$168.32
		TXN00022721		STAPLES - pocket calc	\$7.92



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022746	226259	GREEN RIVER - ROGALSKY CREDIT	(\$400.00)
		TXN00022785		DELL-USB Soudbar AC511	\$29.26
		TXN00022788		GREEN RIVER COMMUNITY CO-WTR T	\$200.00
		TXN00022799		DELL 27 MONITOR	\$304.06
		TXN00022802		STAPLES - paper, wipes	\$231.74
BENTON COUNTY TREASURER		2896	226692	MILARS & SURVEYS	\$15.00
IMT INC		6540	226347	SKYLINE MEADOWS TESTING M15080	\$817.50
MODERN OFFICE EQUIPMENT INC		119145	226490	PLOTTER SERVICE REPAIR	\$923.10
RICHLAND ACE HARDWARE		47610	226664	BAR EXTENSION	\$13.01
TRI CITY HERALD	S016507	15-9011	226531	PHN-071915-2015-2020	\$51.33
XEROX CORPORATION	P054899	080755017	226408	1ST FLOOR XEROX #LX5-690835(ta	\$151.20
	P054899	080755018		BASEMENT XEROX #LX5-692207 (ta	\$68.84
	P054899	080755019		2ND FLOOR XEROX #MX4-343197 (t	\$338.94
PW ADMIN & ENGINEERING TOTAL ****					\$3,953.24
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$3,953.24
FUND 506	WORKERS COMPENSATION FUND				
Division:	221	WORKERS COMP INSURANCE RESERVE			
WASHINGTON SELF INSURERS ASSN		16083	226401	2015-2016 WSIA DUES-KUHLMAN	\$1,000.00
WORKERS COMP INSURANCE RESERVE TOTAL ****					\$1,000.00
WORKERS COMPENSATION FUND Total ***					\$1,000.00
FUND 520	HEALTH CARE/BENEFITS PLAN				
Division:	222	EMPLOYEE BENEFIT PROGRAM			
REHN & ASSOCIATES INC		JULY 2015	226377	HRA PREMIUM-JULY	\$288.75
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$288.75
HEALTH CARE/BENEFITS PLAN Total ***					\$288.75
FUND 611	FIREMAN'S PENSION				
Division:	216	FIRE PENSION			
ANDERS, PETER		AP00003708281501	226539	MEDICARE PREMIUM/ANDERS	\$104.90
BOWLS, DAVID		080315DB	226546	MEDICAL DOS 8/3-8/15/15	\$160.00
		AP00003508281501	226545	MEDICARE PREMIUM/BOWLS	\$104.90
CANFIELD, HARRY R		AP00000408281501	226550	MEDICARE PREMIUM/CANFIELD	\$104.90
CARRICK, HENRY		082115HC	226552	NON-COVERED RX DOS 8/21/15	\$65.14
		AP00000508281501	226551	MEDICARE PREMIUM/CARRICK	\$104.90
CLARK, FRANK M		AP00000608281501	226555	MEDICARE PREMIUM/CLARK	\$104.90
DOWNS, DANNY		AP00005108281501	226562	MEDICARE PREMIUM/DOWNS	\$104.90
ELIASON, CURTIS		AP00003308281501	226564	MEDICARE PREMIUM/ELIASON	\$104.90



City Of Richland

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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ESTY, RAYMOND J		AP00000908281501	226565	MEDICARE PREMIUM/ESTY	\$104.90
FERRIANS, ALLEN LARRY		AP00006008281501	226566	MEDICARE PREMIUM/FERRIANS	\$104.90
FULL SPECTRUM EYE CARE PS DBA		6252	226567	3344 VISION DOS 8/19/15	\$630.00
HIGGINS, DENNIS DDS PS		071715JM	226569	DENTAL DOS 7/17/15	\$8.00
HOUCHIN, EARL		AP00001208281501	226571	MEDICARE PREMIUM/HOUCHIN	\$104.90
JOHNSON, NEILS E		AP00003408281501	226572	MEDICARE PREMIUM/JOHNSON	\$104.90
JONES, HAROLD		AP00005508281501	226573	MEDICARE PREMIUM/JONES	\$104.90
KEYS, JACK D		AP00006208281501	226574	MEDICARE PREMIUM/KEYS	\$104.90
KROGER-FRED MEYER		773779	226575	091341 RX DOS 8/14/15	\$107.96
LAGERGREN, KENNETH E DDS		071315GR	226576	DENTAL DOS 7/13/15	\$54.60
LAHTI, ROGER P		072915RL	226578	MEDICAL DOS 7/29-8/24/15	\$260.00
		081715RL		NON-CEOVERED RX DOS 8/17/15	\$78.69
		AP00006408281501	226577	MEDICARE PREMIUM/LAHTI	\$104.90
MITCHELL, RAYMOND L		AP00001508281501	226583	MEDICARE PREMIUM/MITCHELL	\$104.90
MURRAY, DAVID		AP00008308281501	226585	MEDICARE PREMIUM/MURRAY	\$104.90
MYERS, EDWARD A		AP00007608281501	226586	MEDICARE PREMIUM/MYERS ED	\$104.90
OWEN, MICHAEL		080115MO	226587	MEDICARE-AUG&SEPT 2015	\$209.80
POLLARD, JAMES		AP00004808281501	226588	MEDICARE PREMIUM/POLLARD	\$99.90
PRESCRIPTION PHARMACY PLLC		JULY 2015 FIRE	226589	FIRE-JULY RX	\$479.81
RODGERS, GARY H		AP00008508281501	226590	MEDICARE-RODGERS	\$104.90
		MEDICARE-AUG 2015	226591	MEDICARE-RODGERS-AUG 2015	\$104.90
RONEY, LARRY		AP00003608281501	226592	MEDICARE PREMIUM/RONEY	\$104.90
SIEMENS, DONALD		AP00008108281501	226593	MEDICARE PREMIUM/SIEMENS	\$104.90
SNYDER, RONALD K DDS		062615CE	226594	100838-DENTAL DOS 6/26/15	\$58.80
WEST, ROYAL		AP00002008281501	226600	MEDICARE PREMIUM/WEST	\$104.90
WILLIAMSON, CRAIG E		AP00007508281501	226601	MEDICARE PREMIUM/WILLIAMSON	\$104.90
FIRE PENSION TOTAL ****					\$4,625.40
FIREMAN'S PENSION Total ***					\$4,625.40
FUND 612	POLICEMEN'S PENSION				
Division:	217	POLICE PENSION			
ANDERSON DENTAL		072215DS	226540	DENTAL DOS 7/22/15	\$708.40
ANGUS SQUARE DENTAL CLINIC		021815SM	226541	3234 DENTAL DOS 2/18/15	\$1,500.00
BAKER, MARSHALL R		AP00006308281501	226542	MEDICARE PREMIUM/BAKER	\$104.90
BATES, LAURIE VERN JR		AP00004908281501	226543	MEDICARE PREMIUM/BATES	\$104.90
BEDEN, LARRY		AP00003808281501	226544	MEDICARE PREMIUM/BEDEN	\$104.90
BRUNSON, DALE A		AP00004208281501	226547	MEDICARE PREMIUM/BRUNSON	\$104.90
BUNCH, KRISTINA DDS PS DBA		070215JC	226548	DENTAL DOS 7/02/15	\$707.00
		70215JC		DENTAL DOS 7/02/15	\$195.50
BUSH, LEE		AP00008408281501	226549	MEDICARE PREMIUM/BUSH	\$104.90
CASE, MIKE		061815MC	226553	NON-COVERED RX DOS 6/19/15	\$37.98



City Of Richland

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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CASE, MIKE		MEDICARE-SEPT'15	226553	MEDICARE-CASE-SEPT 2015	\$104.90
CENTER VISION & CONTACT LENS CLINIC INC		50515LB	226554	1227 VISION DOS 5/05/15	\$27.20
CLEAVENGER, WILL J		AP00007308281501	226556	MEDICARE PREMIUM/CLEAVENGER W	\$104.90
CLEMENTS, JOHN M		AP00007408281501	226557	MEDICARE PREMIUM/CLEMENTS	\$104.90
COUCH, LARRY		AP00006608281501	226558	MEDICARE PREMIUM/COUCH	\$104.90
CULTURAL DBA		AP00008208281501	226559	ASSISTED LIVING-MANUEL	\$5,500.00
		AUGUST 2015	226560	ASSISTED LIVING-MANUEL	\$1,000.00
DEMYER, JAMES J		AP00008008281501	226561	MEDICARE PREMIUM/DEMYER	\$104.90
DUCHEMIN, ROGER		AP000080808281501	226563	MEDICARE PREMIUM/DUCHEMIN	\$104.90
GANLEY, JOHN M		AP00007908281501	226568	MEDICARE PREMIUM/GANLEY	\$104.90
HIGGINS, FRED C		AP00007808281501	226570	HIGGINS MEDICARE PREMIUM	\$104.90
KROGER-FRED MEYER		773780	226575	082351 RX DOS 8/14/15	\$10.89
		773781		061547 RX DOS 6/11-8/12/15	\$2,233.79
LEWIS, DAVID L		AP00004308281501	226579	MEDICARE PREMIUM/LEWIS	\$104.90
LOHDEFINCK, RICHARD N		AP00002308281501	226580	MEDICARE PREMIUM/LOHDEFINCK	\$104.90
MALLEY'S PHARMACY		070215MC	226581	ACCT 52 RX DOS 7/2/15	\$218.00
		071715JMC		ACCT 80/RX DOS 7/17/15	\$200.00
MANUEL, D ART		AP00002508281501	226582	MEDICARE PREMIUM/MANUEL	\$104.90
MOORE, ROBERT		AP00007108281501	226584	MEDICARE PREMIUM/MOORE	\$104.90
PRESCRIPTION PHARMACY PLLC		JULY 2015 POLICE	226589	POLICE-JULY RX	\$117.09
SNYDER, RONALD K DDS		071315JD	226594	DENTAL-DOS 7/13-7/20-7/24/15	\$909.80
SPARKS, DAVID W		AP00005908281501	226595	MEDICARE PREMIUM/SPARKS	\$104.90
THOMAS, GERALD D		AP00003208281501	226596	MEDICARE PREMIUM/THOMAS G	\$104.90
TURNER, ROY		AP00003108281501	226597	MEDICARE PREMIUM/TURNER	\$104.90
WENDLAND, WALTER		071115WW	226599	HOME CARE 7/11-7/27/15	\$1,801.00
		072315WW		MEDICAL DOS 7/23-8/3/15	\$500.00
		072515WW		HOME CARE 7/25-8/07/15	\$1,694.00
		AP00001908281501	226598	MEDICARE PREMIUM/WENDLAND	\$104.90
WILMOTH, ROD		AP00004508281501	226602	MEDICARE PREMIUM/WILMOTH	\$104.90
ZIMMERMAN, GERALD		AP00005008281501	226603	MEDICARE PREMIUM/ZIMMERMAN	\$104.90
POLICE PENSION TOTAL ****					\$19,773.35
POLICEMEN'S PENSION Total ***					\$19,773.35

FUND 641

SOUTHEAST COMMUNICATIONS CTR

Division:

600

SECOMM OPERATIONS GENERAL

APOLLO SHEET METAL INC	P055618	42306B	226297	MID SUMMER MAINTENANCE INVOICE	\$1,416.28
BANK OF AMERICA		TXN00022516	226259	DRIVERS LICENCE GUIDE COMUS ID	\$82.50
		TXN00022593		PIZZA HUT 10876\PIZZA FOR CAD	\$22.81
		TXN00022728		WONDRACK DISTRIBUTING \DIESEL	\$193.91
		TXN00022812		STAPLES/DESK FANS AND LYSOL	\$43.30
CENTURYLINK		8/15-509-624-3863	226428	GENERAL 8/16-9/16/15	\$7.31



City Of Richland

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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CENTURYLINK		8/15-509-786-2112	226311	GENERAL 8/6-9/5/15	\$140.00
EXTEND NETWORKS INC	S016463	15-13773	226334	SHIPPING	\$68.98
	S016463			Dell Poweredge R320, Intel Xeo	\$3,564.55
FRONTIER		8/15-206-188-1060	226722	GENERAL 8/19-9/18/15	\$407.20
		8/15-206-188-2381	226337	E911/GENERAL 8/10-9/9/15	\$239.44
		8/15-509-628-2600		LONG DISTANCE 8/10-9/9/15	\$945.24
POCKETINET COMMUNICATIONS INC		98115	226372	WIRELESS TRNSPRT/INTERNET-SEPT	\$268.28
PUBLIC SAFETY TESTING INC		2015-6238	226375	2ND QTR 2015 SUBSCRIPTION FEES	\$125.00
RIGGLE PLUMBING INC		29682	226503	GARBAGE DISPOSAL REPAIR	\$180.46
SPRAGUE PEST SOLUTIONS		2656355/2656356	226772	PEST CONTROL SRVCS-AUG	\$88.66
VERIZON WIRELESS		9750164710	226399	CELL PHONES 8/7-9/6/15	\$278.98
XEROX CORPORATION		080755012	226408	W7855 BASE CHRGR/PRINTS-JULY	\$71.73
SECOMM OPERATIONS GENERAL TOTAL ****					\$8,144.63
Division:	601	E911 OPERATIONS			
CITY OF RICHLAND		15-351 HUSA	226700	STATE 911 MTG/SPOKANE/HUSA	\$244.74
ENTERPRISE RENT A CAR		8/15-45WA423	226447	15-319 BARBER-RENTAL CAR	\$82.58
FRONTIER		8/15-206-188-2381	226337	E911/GENERAL 8/10-9/9/15	\$239.45
LANGUAGE LINE SERVICES LLC		3649071	226355	NONEMERGENCY TRANSLATION-JULY	\$200.18
NETCASTERS INC		50437	226362	ONLINE TRAINING MGMT-AUG 2015	\$220.00
POCKETINET COMMUNICATIONS INC		98115	226372	WIRELESS TRNSPRT/INTERNET-SEPT	\$268.27
QUALITY LOGO PRODUCTS INC	S016444	219651	226660	SHIPPING	\$321.14
	S016444			ROYAL BLUE CUSTOM FLYER (9") I	\$460.00
	S016444			SET UP CHARGES	\$100.00
	S016444			BLUEBERRY BLUE CHAP BALM (CLEA	\$305.00
	S016444			BURGUNDY ECO-FRIENDLY NON WOVE	\$480.00
	S016444			COUPONS	(\$104.80)
	S016444			WHITE/BLACK POLICE CAR STRESS	\$588.00
	S016444			ASSORTED LIGHT UP YO-YO COLOR:	\$615.00
	S016444			RUBBERIZED SUNGLASSES ITEM #40	\$780.00
	S016444			ASSORTED MOOD WOOD RULER (6")	\$232.00
	S016444			RED FIRE TRUCK STRESS TOY ITEM	\$588.00
E911 OPERATIONS TOTAL ****					\$5,619.56
Division:	602	SECOMM AGENCY			
BANK OF AMERICA		TXN00022525	226259	NETWORK TECHNOLOGIES\Parts for	\$26.02
SECOMM AGENCY TOTAL ****					\$26.02
SOUTHEAST COMMUNICATIONS CTR Total ***					\$13,790.21
FUND	643	EMERGENCY MANAGEMENT			
Division:	620	STATE / LOCAL ASSISTANCE			
BANK OF AMERICA		TXN00022658	226259	STAPLES/All IN ONE PRINTER	\$931.76



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022687	226259	STAPLES/MAGNETIC WHITE BOARD	\$436.13
		TXN00022715		KRISPY KREME #1245\DONUTS FOR	\$22.78
		TXN00022720		GEOLINE\TerraSync Standard v4.	\$287.80
		TXN00022723		GEOLINE\JUNO 3B, VEHICLE CHRG	\$863.92
		TXN00022812		STAPLES/FAX MACHINE AND PAPER	\$352.50
RIGGLE PLUMBING INC		29682	226503	GARBAGE DISPOSAL REPAIR	\$180.45
VERIZON WIRELESS		9750164710	226399	CELL PHONES 8/7-9/6/15	\$58.76
XEROX CORPORATION		080755012	226408	W7855 BASE CHRG/PRINTS-JULY	\$167.36
STATE / LOCAL ASSISTANCE TOTAL ****					\$3,301.46
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES			
BANK OF AMERICA		TXN00022690	226259	BEST BUY00005900\MICROSOFT SUR	\$135.71
		TXN00022728		WONDRACK DISTRIBUTING \DIESEL	\$193.91
		TXN00022776		TAP PUBLISHING COMPANY\SUBSCRI	\$147.49
SPRAGUE PEST SOLUTIONS		2656355/2656356	226772	PEST CONTROL SRVCS-AUG	\$88.66
VERIZON WIRELESS		9750164710	226399	CELL PHONES 8/7-9/6/15	\$80.02
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$645.79
Division:	622	DOE EMERGENCY PREPAREDNESS			
BANK OF AMERICA		TXN00022582	226259	WSEMA/REGISTRATION-BECK	\$325.00
		TXN00022750		CELLULAR PLUS 409\iPHONE CASE	\$38.00
FRONTIER		8/15-509-628-2600	226337	LONG DISTANCE 8/10-9/9/15	\$945.24
UNITED PARCEL SERVICE	S016504	000986641345	226396	3 GROUND PKGS W\INSURANCE TO	\$140.49
	S016504			2 GROUND PKGS W\INSURANCE TO	\$230.67
	S016504			WEIGHT CORRECTION FOR 2 PKGS T	\$2.55
	S016516	000986641355	226780	WEIGHT CORRECTION FOR 3 PKGS T	\$3.82
VERIZON WIRELESS		9750164710	226399	CELL PHONES 8/7-9/6/15	\$120.72
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$1,806.49
Division:	623	JURISIDICITION			
APOLLO SHEET METAL INC	P055618	42306B	226297	MID SUMMER MAINTENANCE INVOICE	\$1,416.28
BANK OF AMERICA		TXN00022580	226259	ALBERTSONS #252\DONUTS FOR CAD	\$23.96
CALVERT, BRIAN		CARD STREET FIRE	226426	CALVERT-ALASKA FIRE-BAGGAGE	\$50.00
		HWY 8 FIRE		CALVERT-ROOSEVELT FIRE-MILEAGE	\$97.75
POCKETINET COMMUNICATIONS INC		98115	226372	WIRELESS TRNSPRT/INTERNET-SEPT	\$229.95
JURISIDICITION TOTAL ****					\$1,817.94
Division:	630	HOMELAND SECURITY PREPARDNESS			
BANK OF AMERICA		TXN00022698	226259	SILVER LEGACY HOTEL DEPOS - BE	\$79.44
		TXN00022705		SQ IABTI REGION 1 -REGISTRATI	\$700.00
		TXN00022712		SILVER LEGACY HOTEL DEPOS - JU	\$79.44
		TXN00022730		ALASKA AIR -BERGER AIRFARE	\$327.20



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022735	226259	ALASKA AIR -JUDGE AIRFARE	\$327.20
SPARTAN INTERNATIONAL CONSULTING GROUP	P055548	081515RPDWA	226520	BUS ASSAULT PLATFORM	\$385.00
	P055548			SHIPPING	\$86.95
	P055548			12" wide, 5 section carbon fib	\$1,660.00
	P055548			PAIR SLICE CAPS	\$58.00
	P055548			BACKPACK	\$285.00
HOMELAND SECURITY PREPARDNESS TOTAL ****					\$3,988.23
EMERGENCY MANAGEMENT Total ***					\$11,559.91
FUND 803	UTILITY BILL CLEARING FUND				
Division:	000				
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY10742	226453	Customer Refund	\$159.84
		CISPAY10743	226521	Customer Refund	\$112.37
		CISPAY10744	226506	Customer Refund	\$173.03
		CISPAY10745	226427	Customer Refund	\$105.03
		CISPAY10746	226523	Customer Refund	\$45.30
		CISPAY10747	226475	Customer Refund	\$129.03
		CISPAY10748	226443	Customer Refund	\$165.15
		CISPAY10749	226417	Customer Refund	\$518.23
		CISPAY10750	226451	Customer Refund	\$61.28
		CISPAY10751	226480	Customer Refund	\$22.18
		CISPAY10752	226509	Customer Refund	\$240.61
		CISPAY10753	226457	Customer Refund	\$54.68
		CISPAY10754	226425	Customer Refund	\$121.73
		CISPAY10755	226439	Customer Refund	\$78.17
		CISPAY10756	226470	Customer Refund	\$32.34
		CISPAY10757	226487	Customer Refund	\$261.15
		CISPAY10758	226507	Customer Refund	\$315.34
		CISPAY10759	226454	Customer Refund	\$157.39
		CISPAY10760	226532	Customer Refund	\$63.56
		CISPAY10761	226510	Customer Refund	\$96.10
		CISPAY10762	226502	Customer Refund	\$33.57
		CISPAY10763	226476	Customer Refund	\$117.74
		CISPAY10764	226438	Customer Refund	\$14.50
		CISPAY10765	226471	Customer Refund	\$200.00
		CISPAY10766	226444	Customer Refund	\$145.88
		CISPAY10767	226533	Customer Refund	\$377.23
		CISPAY10768	226508	Customer Refund	\$149.23
		CISPAY10769	226511	Customer Refund	\$19.07
		CISPAY10770	226466	Customer Refund	\$46.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY10771	226526	Customer Refund	\$97.71
		CISPAY10772	226468	Customer Refund	\$86.11
		CISPAY10773	226437	Customer Refund	\$25.35
		CISPAY10774	226463	Customer Refund	\$243.88
		CISPAY10775	226538	Customer Refund	\$77.79
		CISPAY10776	226421	Customer Refund	\$16.21
		CISPAY10777	226414	Customer Refund	\$151.20
		CISPAY10778	226416	Customer Refund	\$36.54
		CISPAY10779	226462	Customer Refund	\$98.88
		CISPAY10780	226483	Customer Refund	\$29.00
		CISPAY10781	226489	Customer Refund	\$2.39
		CISPAY10782	226491	Customer Refund	\$32.21
		CISPAY10783	226517	Customer Refund	\$47.40
		CISPAY10784	226440	Customer Refund	\$98.46
		CISPAY10785	226494	Customer Refund	\$61.11
		CISPAY10786	226422	Customer Refund	\$79.50
		CISPAY10787	226497	Customer Refund	\$10.00
		CISPAY10788	226536	Customer Refund	\$28.91
		CISPAY10789	226455	Customer Refund	\$0.42
		CISPAY10790	226446	Customer Refund	\$24.86
		CISPAY10791	226424	Customer Refund	\$59.04
		CISPAY10792	226527	Customer Refund	\$1.00
		CISPAY10793	226513	Customer Refund	\$64.14
		CISPAY10794	226469	Customer Refund	\$107.88
		CISPAY10795	226430	Customer Refund	\$88.08
		CISPAY10796	226431	Customer Refund	\$60.37
		CISPAY10797	226488	Customer Refund	\$42.75
		CISPAY10798	226467	Customer Refund	\$126.87
		CISPAY10799	226464	Customer Refund	\$60.45
		CISPAY10800	226512	Customer Refund	\$73.08
		CISPAY10801	226481	Customer Refund	\$71.80
		CISPAY10802	226537	Customer Refund	\$31.14
		CISPAY10803	226415	Customer Refund	\$58.52
		CISPAY10804	226473	Customer Refund	\$86.63
		CISPAY10805	226505	Customer Refund	\$1.29
		CISPAY10806	226472	Customer Refund	\$88.15
		CISPAY10807	226434	Customer Refund	\$216.72
		CISPAY10808	226495	Customer Refund	\$60.39
		CISPAY10809	226461	Customer Refund	\$55.45
		CISPAY10810	226499	Customer Refund	\$78.82



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY10811	226479	Customer Refund	\$98.46
		CISPAY10813	226419	Customer Refund	\$38.08
		CISPAY10814	226504	Customer Refund	\$85.05
		CISPAY10815	226413	Customer Refund	\$112.28
		CISPAY10816	226474	Customer Refund	\$96.67
		CISPAY10817	226485	Customer Refund	\$121.81
		CISPAY10818	226429	Customer Refund	\$111.28
		CISPAY10819	226529	Customer Refund	\$83.30
		CISPAY10820	226525	Customer Refund	\$81.97
		CISPAY10821	226486	Customer Refund	\$100.91
		CISPAY10822	226412	Customer Refund	\$103.19
		CISPAY10823	226524	Customer Refund	\$87.49
		CISPAY10825	226477	Customer Refund	\$117.82
		CISPAY10826	226738	Customer Refund	\$40.42
		CISPAY10827	226690	Customer Refund	\$12,748.05
		CISPAY10828	226709	Customer Refund	\$292.47
		CISPAY10829	226744	Customer Refund	\$0.67
		CISPAY10830	226766	Customer Refund	\$238.64
		CISPAY10831	226727	Customer Refund	\$280.16
		CISPAY10832	226731	Customer Refund	\$23.96
		CISPAY10833	226725	Customer Refund	\$548.58
		CISPAY10834	226743	Customer Refund	\$92.08
		CISPAY10835	226747	Customer Refund	\$35.00
		CISPAY10836	226748	Customer Refund	\$170.15
		CISPAY10837	226742	Customer Refund	\$17.51
		CISPAY10838	226691	Customer Refund	\$103.95
		CIS REFUND	226418	CUSTOMER REFUND	\$9.63
UNASSIGNED TOTAL ****					\$22,535.81
UTILITY BILL CLEARING FUND Total ***					\$22,535.81



City Of Richland

VL-1 Voucher Listing

From: 8/24/2015 To: 9/4/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: ****

\$1,708,149.66

Number of Invoices

Amount

Vouchers In Richland	260	\$190,499.43
Vouchers In Tri Cities	167	\$724,449.79
Vouchers In WA	226	\$350,134.12
Vouchers Outside WA	943	\$443,066.32
Vouchers Final Total.....	1596	\$1,708,149.66

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$884.34	0.05%
2	BENEFITS	\$26,975.47	1.58%
3	SUPPLIES	\$249,544.88	14.61%
4	OTHER SERVICES & CHARGES	\$615,668.35	36.04%
5	INTERGOVERNMENTAL SERVICES	\$100,928.19	5.91%
6	CAPITAL PROJECTS	\$538,516.57	31.53%
	MACHINERY & EQUIPMENT	\$75,149.58	4.4%
	REFUNDS	\$22,535.81	1.32%
9	INTERFUND SERVICES	\$882.98	0.05%
	INVENTORY PURCHASES	\$77,063.49	4.51%
	Total	\$1,708,149.66	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 09/15/2015

Agenda Category: Items of Business

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 50-15, Amending RMC Title 2: Administration and Personnel of the Richland Municipal Code to Eliminate Term Limits for the City's Boards, Commissions and Committees except as required by State Law - First Reading, by Title Only

Department:
City Attorney

Ordinance/Resolution Number:
50-15

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 50-15, Amending Title 2: Administration and Personnel of the Richland Municipal Code to eliminate term limits for the City's Boards, Commissions and Committees except as required by State law.

Summary:

City Council, during a regularly scheduled Council Workshop on August 25, 2015, discussed at length the appropriateness of the existing term limits for members of the City's various boards, commissions and committees. During the course of the discussion, the predominant opinion of Council was to eliminate term limits from the Richland Municipal Code.

During a regularly scheduled council meeting on September 8, 2015, Ordinance 50-15 was brought before City Council as an item of business. Councilmember Thompson made a motion to approve Ordinance 50-15, which was seconded. Upon a vote of Council, the action failed based on a tie vote of 3-3. Councilmember Kent was absent from the meeting.

Councilmember Thompson asked that the matter be brought back to the next regularly scheduled council meeting for consideration by the full Council with no members absent. The rules of parliamentary procedure do not bar return of this item for renewed consideration.

Proposed Ordinance 50-15, if adopted, eliminates existing term limits for the members of the City's various boards, commissions and committees, with the exception of the Library Board. Pursuant to RCW 27.12.190, library board trustees are limited to two consecutive five (5) year terms.

The appointment process and term durations for all boards, commissions and committees remain unchanged.

Fiscal Impact:

None.

Attachments:

- I. Ordinance 50-15

ORDINANCE NO. 50-15

AN ORDINANCE of the City of Richland amending Title 2: Administration and Personnel, of the Richland Municipal Code eliminating term limits for the City's boards, commissions and committees unless required by State law.

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

Section 1. Section 2.04.110, entitled Boards, commissions and committees, is hereby amended to read as follows:

2.04.110 Boards, commissions and committees.

There shall be the following boards, commissions and committees: planning commission, personnel committee, library board, firemen's pension board, board of trustees of the relief and pension fund of the police department, board of adjustment and such other boards, commissions and committees as have been or are hereafter established by ordinance or by general laws. Each board, commission or committee shall be so organized and shall have such powers as are conferred and such duties as are required by general laws, the Charter and ordinances. Whenever possible, the administrative officer of the department or offices most closely connected with the activity of a board, commission or committee shall serve as secretary of that board, commission or committee.

~~A. Applicability. Subsections (B) through (E) of this section shall apply to the following committees and commissions unless otherwise noted: the utility advisory committee, the economic development committee, the planning commission, the parks and recreation commission and the board of adjustment.~~

~~AB.~~ Liaisons. Boards, ~~C~~commissions and committees may appoint nonvoting liaisons to other boards, commissions and committees. Liaisons shall not be members of the board, commission or committee to which they are appointed, but shall fulfill the role of facilitation and transfer of information between the respective board, committee ~~and or~~ commission.

~~B~~C. Membership Limitations. A board, commission or committee member is limited to membership on two boards, commissions or committees, including ad hoc or temporary committees in existence for a period exceeding six months.

~~C~~D. Term Limits and Residency Requirement. Term limits shall be imposed only as required by State law. All board, commission or committee members ~~including personnel committee, lodging tax advisory committee and Americans with Disabilities Act review committee shall serve no more than 12 consecutive years on the same commission or committee and~~ shall be residents of the city, except for youth members of the arts commission and the parks and recreation commission, who shall be residents of the Richland school district, ~~and~~ members of the lodging tax advisory committee and economic development committee, who shall be corporate citizens of Richland, and up to three (3) members of the Americans with Disabilities Act citizens review committee,

who may reside outside of city limits per RMC 2.11.010. ~~The council may waive this limitation for any member of any board, commission or committee for one term.~~

DE. Removal. A board, commission or committee member shall be removed upon absences from three consecutive regular meetings or four meetings within a 12-month period. [Ord. 125; Ord. 40-98; Ord. 07-00; Ord. 14-03; Ord. 31-03; Ord. 33-04; Ord. 38-05; Ord. 04-07; Ord. 08-07; Ord. 14-15 § 1].

Section 2. Section 2.16.010, entitled Membership, as it relates to the Richland Planning Commission is hereby amended to read as follows:

2.16.010 Membership.

There is created a planning commission (hereinafter referred to as the “commission”) composed of seven members appointed by the city council. Members shall ~~be appointed for a term of~~ serve staggered ~~six-years terms~~ and until their successors are appointed and confirmed. Members shall be selected without regard to political affiliation and shall serve without compensation. ~~The terms of the three representatives from other city committees will be terminated at the end of 2005. Three new planning commission members will be appointed to the commission by January 2006. The three members shall have initial staggered terms of two, four and six years respectively based upon their time of appointment. Thereafter, all planning commission members shall be appointed for a term of six years.~~ Selection of members shall follow established procedures as set forth in RMC 2.04.120. Each appointee shall commit to attending meetings and workshops and to do the necessary preparation for such position. General requirements of participation on the planning commission include:

- A. General knowledge of the council’s community priorities;
- B. A strong desire to be involved with land use development on behalf of the city of Richland;
- C. The following backgrounds are desirable: urban planning, architecture, transportation, civil engineering, geology, or economic development;
- D. Participation in community activities and time availability will also be considered. [Ord. 23; Ord. 342; Ord. 461; Ord. 742 § 1.02; Ord. 765; Ord. 806 § 1.14; Ord. 7-80 § 1.02; Ord. 16-84; Ord. 39-90; Ord. 40-91; Ord. 40-98; Ord. 14-03; Ord. 38-05; Ord. 42-14 § 1.01].

Section 3. Section 2.20.020, entitled Membership, as it relates to the Richland Code Enforcement Board is hereby amended to read as follows:

2.20.020 Membership.

The board shall be composed of five voting members appointed by city council. All members of the board shall be residents of the city of Richland, both at the time of their appointment and for the full term of their appointment. Selection of members shall follow

established procedures as set forth in RMC 2.04.120. Members shall serve staggered two-year terms and until their successors are appointed and confirmed. ~~No person shall serve more than four terms or eight consecutive years. In the instance of an appointment to fill a vacancy for an unexpired term, a full term shall be considered a period in excess of one year.~~ [Ord. 05-10 § 1.01; Ord. 10-15 § 1; Ord. 10-15A § 1; Ord. 29-15 § 1].

Section 4. Section 2.28.125, entitled Personnel committee – Composition and organization, is hereby amended to read as follows:

2.28.125 Personnel committee – Composition and organization.

A. The city council shall appoint a personnel committee consisting of three members who shall serve without compensation. All members shall be citizens of the United States, residents of the city for at least three years immediately preceding such appointment, and registered voters. During the term of office, a member of the personnel committee shall not serve on any other Richland municipal board, commission or committee. Selection of members shall follow established procedures as set forth in RMC 2.04.120.

B. The term of office for personnel committee members shall be for three years. Members shall serve for their designated terms and until their successors are appointed. ~~Appointment to the committee is limited to two consecutive terms. In the instance of an appointment to fill a vacancy for an unexpired term, a full term shall be considered a period greater than one year. A period of one year must lapse before an individual may again be considered for appointment.~~

C. Upon appointment of a new member, the committee shall organize by electing one of its members as chairperson. Two members shall constitute a quorum and the votes of any two members of such committee concurring shall be sufficient for the decision of all matters to be decided by the committee. The committee shall hold at least six regular meetings each year and such other additional meetings as may be required for the proper discharge of its duties.

D. Any member of the personnel committee may be removed from office by the city council for incompetency, dereliction of duty, malfeasance in office or other good cause. Unexcused absences for three consecutive regular meetings or any absence, excused or unexcused, from at least one-half of the meetings in a 12-month period are grounds for removal. Workshops shall be excluded from the definition of “meetings” for purposes of this section. [Ord. 50-77 § 1.02; Ord. 39-90; Ord. 40-91; Ord. 3-97; Ord. 40-98].

Section 5. Section 2.12.010, entitled Membership, as it relates to the Richland Library Board is hereby amended to read as follows:

2.12.010 Membership.

There is created a library board (hereinafter referred to as the “board”) composed of five trustees as recommended by the council assignments committee to the mayor, appointed by the mayor and confirmed by a majority of city council. Trustees shall serve staggered five-year terms and until their successors are appointed and confirmed. No person shall

be appointed to serve more than two consecutive terms as library trustee [pursuant to RCW 27.12.210](#). In the instance of an appointment to fill a vacancy for an unexpired term, a full term shall be considered a period of time in excess of one year.

The library trustees shall be selected without regard to political affiliation and shall serve without salary or other compensation, but shall be reimbursed for necessary expenses actually incurred, out of library funds. All members shall be residents of the city of Richland, Washington. [Ord. 67 § 1.01; Ord. 181; Ord. 742 § 1.01; Ord. 7-80 § 1.01; Ord. 39-90; Ord. 40-91; Ord. 40-98].

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, at a regular meeting on the _____ day of _____ 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____