



Agenda
City Council Regular Meeting
Tuesday, April 19, 2022
Richland City Hall ~ 625 Swift Boulevard
[Zoom](#) - Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 505 625 7380

This meeting will accommodate virtual and in-person attendance. Those desiring to participate virtually are encouraged to join the meeting via Zoom using the information provided. If you are a virtual participant wishing to provide comments for the Public Hearing and/or Public Comment portion of the meeting, please [register here](#) by 4:00 p.m. on the day of the meeting. Only those virtual participants who register by the 4:00 p.m. deadline will be permitted to speak during the meeting. Individuals attending in-person may offer comments during the Public Hearing and/or Public Comment portions of the meeting at Richland City Hall. The meeting will be conducted remotely via Zoom and broadcast live on CityView Channel 192, on the City's website, and on the City's YouTube Channel.

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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

1. Hanford Communities Annual Update
 - David Reeploeg, Hanford Communities Executive Director
2. Richland Public Library Board of Trustees Annual Presentation
 - Joe Schiessl, Parks & Public Facilities Director

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

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

Consent Calendar: Items on the Consent Calendar have been distributed to the City Council in advance for reading and study, are considered to be routine, and will be enacted by one motion of the Council with no discussion. Councilmembers may transfer individual items to Items of Business for deliberation before voting.

Minutes:

3. Approval of the April 5, 2022 City Council Regular Meeting Minutes
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

4. Ordinance No. 2022-14, Repealing Richland Municipal Code Section 9.22.020 Related to Failure to Return Books
 - Heather Kintzley, City Attorney

Ordinances - Second Reading & Passage:

5. Ordinance No. 2022-09, Amending the 2022 Budget in the General, City Streets, Park Reserve, Streets Capital Improvement, Capital Improvement, Fire Station Construction, Park Project Construction, Solid Waste, Stormwater, Medical Services and Equipment Replacement Funds
 - Brandon Allen, Finance Director

Ordinances - Third Reading & Passage:

6. Ordinance No. 2022-13, Approving the Rezone of 9.4 Acres Located at 2500 Chester Road from Agriculture (AG) to General Business (C-3)
 - Mike Stevens, Planning Manager

Resolutions - Adoption:

7. Resolution No. 2022-41, Authorizing a Purchase and Sale Agreement with Public Utility District No. 1 of Benton County related to the Center Parkway North Extension Project
 - Pete Rogalsky, Public Works Director
8. Resolution No. 2022-55, Amending the 2022 Fee Schedule related to the Richland Public Library's Overdue Fine-Free Circulation Policy
 - Christopher Nulph, Library Manager
9. Resolution No. 2022-56, Awarding 2022 Park Partnership Program Grants
 - Joe Schiessl, Parks & Public Facilities Director
10. Resolution No. 2022-57, Authorizing a Business License Reserve Fund Grant to Visit Tri-Cities
 - Kerwin Jensen, Development Services Director
11. Resolution No. 2022-58, Approving the Final Plat of White Bluffs – Phase 7
 - Kerwin Jensen, Development Services Director
12. Resolution No. 2022-59, Approving the Final Plat of Siena Hills – Phase 2
 - Kerwin Jensen, Development Services Director
13. Resolution No. 2022-60, Declaring Real Property Located at 350 Thayer Surplus to the City's Needs
 - Kerwin Jensen, Development Services Director

Items - Approval:

14. Appointment to the Code Enforcement Board: Tamara Wright-Chavez
 - Heather Kintzley, City Attorney

Expenditures - Approval:

15. Expenditures from March 1, 2022 to March 31, 2022 for \$35,251,534.49 including Travel Check Nos. 20085-20107, Accounts Payable Check Nos. 298393-299230, Accounts Payable Wire Nos. 8961-9003, Payroll Wires & ACH Nos. 12608-12673, Payroll Direct Deposit & Check Nos. 190373-192005 and Pension Check Nos. 6110-6138.

- Brandon Allen, Finance Director

Items of Business:

16. Appointment to the Planning Commission: Heather Nicholson and Jet Richardson
 - Heather Kintzley, City Attorney
17. Ordinance No. 2022-12, Rezone of 3.9 Acres Located at 1842 Jadwin Avenue from Retail Business (C-1) to Commercial Limited Business (C-LB)(Second Reading)
 - Kerwin Jensen, Development Services Director
18. Resolution No. 2022-61, Authorizing Submittal of a Recreation & Conservation Office Youth Athletic Facilities Program Grant Application
 - Joe Schiessl, Parks & Public Facilities Director
19. Resolution No. 2022-62, Approving the One Washington Opioid Memorandum of Understanding
 - Jon Amundson, City Manager

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Executive Session:

20. Executive Session Per RCW 42.30.110(1)(i): Discuss Current or Potential Litigation With Legal Counsel (45 minutes)
 - Heather Kintzley, City Attorney

Adjournment

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

Richland City Hall is ADA accessible. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/19/2022

Agenda Category: Minutes

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Approval of the April 5, 2022 City Council Regular Meeting Minutes

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the meeting minutes from the City Council regular meeting held on April 5, 2022.

Summary:

Draft minutes from the April 5, 2022 City Council regular meeting are presented for Council's consideration and approval.

Fiscal Impact:

None.

Attachments:

- I. Draft April 5, 2022 City Council Meeting Minutes



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Tuesday, April 5, 2022

Richland City Hall ~ 625 Swift Boulevard

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

Meeting ID No. 505 625 7380

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

Mayor Alvarez called the Council meeting to order at 6:00 p.m. The meeting was a hybrid of in-person and online attendance via Zoom.

Welcome and Roll Call

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

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

Also present were Acting City Manager/Public Works Director Rogalsky, Acting City Attorney Rio, Interim Chief of Police Clary, Fire Chief Huntington, Development Services Director Jensen, Parks & Public Facilities Director Schiessl, Energy Services Director Whitney, Finance Director Allen, Human Resources Director Paulsen and Acting Deputy City Clerk Fulton.

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

Pledge of Allegiance

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

Approval of Agenda

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER RICHARDSON SECONDED. THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. MOTION CARRIED 5-0.

Presentations

1. New Hires & Retirements

A video featuring the new hires and one retirement for the month of March was played for the audience. Kevin Grumbling, Information Technology Manager, retired after eleven (11) years of service with the City of Richland.

Public Hearing

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

2. Proposed 2022 Budget Amendment in the General Fund, City Streets, Park Reserve, Streets Capital Improvement, Capital Improvement, Fire Station Construction, Park Project Construction, Solid Waste, Stormwater, Medical Services and Equipment Replacement Funds, Ordinance No. 2022-09

Mayor Alvarez opened and closed the public hearing at 6:06 p.m. No public testimony was offered.

3. Proposed Relinquishment of Utility Easements at 1338 Sacramento Boulevard, Resolution No. 2022-53

Mayor Alvarez opened and closed the public hearing at 6:07 p.m. No public testimony was offered.

4. Proposed Relinquishment of Utility Easements at 101 Saint Street, Resolution No. 2022-54

Mayor Alvarez opened and closed the hearing at 6:07 p.m. No public testimony was offered.

Public Comments

The following individual provided remote comments:

Heather Nicholson - 4717 Barbera Street, Richland, WA: Ms. Nicholson voiced support on behalf of the Badger Mountain South community for the planned 30-acre park and Fire Station 76 projects. Ms. Nicholson expressed appreciation to Parks & Public Facilities Director Schiessl and his team for a job well done in garnering public support and input on the proposed park. The Badger Mountain South community is excited for the planned development and is grateful to the City of Richland.

Consent Calendar

Acting Deputy City Clerk Fulton read the Consent Calendar.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER JONES SECONDED THE MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THOSE IN FAVOR: MAYOR ALVAREZ, MAYOR PRO TEM CHRISTENSEN, AND COUNCILMEMBERS JONES, LEMLEY AND RICHARDSON. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

Minutes

5. Approval of the March 15, 2022 City Council Regular Meeting Minutes and the March 22, 2022 City Council Workshop Meeting Minutes

Ordinances - Second Reading & Passage

6. Ordinance No. 2022-04, Amending Chapter 9.16 of the Richland Municipal Code related to Noise
7. Ordinance No. 2022-10, Amending Chapter 17.56 of the Richland Municipal Code related to Sewer Rates and Charges
8. Ordinance No. 2022-11, Amending Title 18 of the Richland Municipal Code related to Water Rates
9. Ordinance No. 2022-13, Approving the Rezone of 9.4 Acres Located at 2500 Chester Road from Agriculture (AG) to General Business (C-3)

Resolutions – Adoption

10. Resolution No. 2022-30, Authorizing an Interlocal Agreement with the Port of Benton for Street and Airport Maintenance Efforts
11. Resolution No. 2022-38, Authorizing Award of Bid to Big D's Construction of Tri-Cities, Inc. for the 2022 ADA Ramps Project
12. Resolution No. 2022-39, Authorizing Award of Bid to VSS International, Inc. for the 2022 Slurry Seal Project
13. Resolution No. 2022-40, Authorizing Award of Bid to VSS International, Inc. for the 2022 Microsurfacing Project
14. Resolution No. 2022-42, Authorizing an Interlocal Agreement with the Benton-Franklin Health District and Cities of Kennewick, Pasco and West Richland for Algal Bloom Screening Laboratory Services
15. Resolution No. 2022-43, Authorizing an Interlocal Agreement with Parametrix, Inc. for the 2022 Environmental Monitoring at the Horn Rapids Landfill
16. Resolution No. 2022-44, Authorizing Award of Bid to Big D's Construction of Tri-Cities, Inc. for the Columbia Trail and Leslie Stormwater Treatment Retrofit Project
17. Resolution No. 2022-45, Waiving and Replacing Road Improvement Requirements for a Segment of Reata Road

18. Resolution No. 2022-46, Approving the Final Plat of Marcello Estates – Phase I
19. Resolution No. 2022-47, Authorizing the Submittal of Grant Applications for Infrastructure Development in North Horn Rapids
20. Resolution No. 2022-48, Authorizing an Agreement with TRIDEC for 2022 Marketing and Business Recruitment Services
21. Resolution No. 2022-49, Setting a Public Hearing Date to Consider the Proposed Annexation of 300.1 Acres in North Richland (U.S. Department of Energy)
22. Resolution No. 2022-50, Setting a Public Hearing Date to Consider the Proposed Annexation of Lots 1-8 of Badger Mountain Estates
23. Resolution No. 2022-51, Authorizing a Professional Services Agreement with Empower Dataworks, LLC
24. Resolution No. 2022-52, Authorizing a Professional Services Agreement with Lighthouse Energy Consulting, LLC

Items – Approval

25. Appointment to the Parks & Recreation Commission: Harriet Dalton

Items of Business

26. Ordinance No. 2022-09, Amending the 2022 Budget in the General Fund, City Streets, Park Reserve, Streets Capital Improvement, Capital Improvement, Fire Station Construction, Park Project Construction, Solid Waste, Stormwater, Medical Services and Equipment Replacement Funds

Finance Director Allen presented on individual proposed amendments to the 2022 Budget as outlined in Ordinance No. 2022-09.

Councilmember Jones requested information on the railroad track owned by the City, including details related to any associated lease. Finance Director Allen deferred to Public Works Director Rogalsky for a response. Mr. Rogalsky provided the history of the two-mile section of railroad track owned by the City, including track use agreements with Burlington Northern and Union Pacific.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER RICHARDSON SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2022-09, AMENDING THE 2022 BUDGET IN THE GENERAL FUND, CITY STREETS, PARK RESERVE, STREETS CAPITAL IMPROVEMENT, CAPITAL IMPROVEMENT, FIRE STATION CONSTRUCTION, PARK PROJECT CONSTRUCTION, SOLID WASTE, STORMWATER, MEDICAL SERVICES AND EQUIPMENT REPLACEMENT FUNDS, FOR FIRST READING, BY TITLE ONLY. THOSE IN FAVOR: MAYOR ALVAREZ,

MAYOR PRO TEM CHRISTENSEN, AND COUNCILMEMBERS JONES, LEMLEY AND RICHARDSON. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

27. Resolution No. 2022-53, Relinquishing a Utility Easement at 1338 Sacramento Boulevard

Public Works Director Rogalsky provided an overview of the facts surrounding the proposed relinquishment. The easement is no longer needed for municipal purposes.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER JONES SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2022-53, RELINQUISHING A UTILITY EASEMENT AT 1338 SACRAMENTO BOULEVARD. MOTION CARRIED 5-0.

28. Resolution No. 2022-54, Relinquishing Utility Easements at 101 Saint Street

Public Works Director Rogalsky provided an overview of the facts surrounding the proposed relinquishments. The easements are no longer needed for municipal purposes.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER RICHARDSON SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2022-54, RELINQUISHING UTILITY EASEMENTS AT 101 SAINT STREET. MOTION CARRIED 5-0.

Reports and Comments

City Manager

Acting City Manager/Public Works Director Rogalsky announced that the City was recently presented with a Complete Streets award, including a \$450,000 grant for transportation infrastructure. The City was nominated for this award by the Washington State Department of Transportation.

City Council

Councilmember Lemley had no comments.

Councilmember Jones acknowledged and thanked Parks & Public Facilities staff responsible for maintaining the City's parks and park restrooms.

Councilmember Richardson had no comments.

Mayor Pro Tem Christensen congratulated Public Works Director Rogalsky on receiving the Complete Streets award.

Mayor

Mayor Alvarez announced that he recently attended the annual employee breakfast and spoke positively of the event. Mayor Alvarez commented on City Manager Jon Amundson's event presentation and expressed confidence in the decision to appoint Mr. Amundson as City Manager, noting Mr. Amundson's passion for the City staff.

Next, Mayor Alvarez announced that he recently attended a Boy Scout fundraiser attended by General James Mattis and Robert Gates, former U.S. Secretary of Defense.

Adjournment

Mayor Alvarez adjourned the meeting at 6:40 p.m.

APPROVED:

ATTEST:

Michael Alvarez, Mayor

Toni Fulton, Acting Deputy City Clerk

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/19/2022

Agenda Category: Ordinances - First Reading

Core Focus Area 5 - Maximize Community Amenities

Subject:

Ordinance No. 2022-14, Repealing Richland Municipal Code Section 9.22.020 Related to Failure to Return Books

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

2022-14

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 2022-14, repealing RMC 9.22.020 related to failure to return books to the Richland Public Library.

Summary:

The City has need, from time to time, to update the Richland Municipal Code (RMC) to eliminate ambiguities and provide clarity.

Pursuant to RMC 9.22.020, failure to return books to the Richland Public Library is a gross misdemeanor punishable by up to 364 days in jail and a \$5,000 fine. The same offense under state law is a civil infraction pursuant to RCW 27.12.340.

On tonight's agenda, Council is asked to approve Resolution No. 2022-55, amending the Richland Fee Schedule to remove overdue fees for late library materials. Instead of imposing fees, the Richland Public Library holds patrons accountable for not returning materials within thirty (30) days of the due date by marking the item as lost, charging the patron's account for the cost of the item, and suspending library circulation privileges until fees are paid or the items are returned.

Consistent with the effort to remove barriers and increase library usage, the Richland Public Library Board of Trustees recommends that Richland City Council decriminalize failure to return library materials under the Richland Municipal Code.

Staff recommends approval of Ordinance No. 2022-14 for first reading, by title only.

Fiscal Impact:

None.

Attachments:

- I. Ordinance No. 2022-14

ORDINANCE NO. 2022-14

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING CHAPTER 9.22 OF THE RICHLAND MUNICIPAL CODE TO REPEAL RMC 9.22.020 RELATED TO FAILURE TO RETURN BOOKS.

WHEREAS, the City has need, from time to time, to update the Richland Municipal Code (RMC) to provide clarity and address emerging issues; and

WHEREAS, pursuant to RMC 9.22.020, failure to return books to the Richland Public Library is a gross misdemeanor punishable by up to 364 days in jail and a \$5,000 fine; and

WHEREAS, the same offense under state law is a civil infraction pursuant to RCW 27.12.340; and

WHEREAS, the Richland Public Library holds patrons accountable for not returning materials within thirty (30) days of the due date by marking the item as lost, charging the patron's account for the cost of the item, and suspending library circulation privileges until fees are paid or the items are returned; and

WHEREAS, on January 12, 2021, the Richland Public Library Board of Trustees recommended that Richland City Council decriminalize failure to return library materials under the Richland Municipal Code.

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

Section 1. Chapter 9.22 of the Richland Municipal Code, entitled City Property, as first enacted by Ordinance No. 99-76, and last amended by Ordinance No. 2022-08, is hereby amended as follows:

Chapter 9.22 CITY PROPERTY

Sections:

9.22.010 Library property – Damage and destruction.

~~**9.22.020 Library property – Failure to return books.**~~

9.22.030 Library property – Taking property without permission.

9.22.040 Library property – Unlawful possession.

9.22.050 *Repealed.*

9.22.060 Interfering with monuments.

9.22.070 Park property.

9.22.075 Park hours.

9.22.080 *Repealed.*

9.22.090 *Repealed.*

9.22.095 Public property affected.

9.22.096 Repealed.

9.22.097 Repealed.

9.22.100 Repealed.

9.22.010 Library property – Damage and destruction.

It is unlawful for any person intentionally to damage, deface, cut, mark, or destroy any property owned by, on loan to, or possessed by the city on deposit with or held by the Richland public library or any branch thereof. Any person violating any provision of this section shall be guilty of a gross misdemeanor.

~~9.22.020 Library property – Failure to return books.~~

~~It is unlawful for any person, having borrowed the same, to fail to return any property owned by, on loan to, or possessed by the city on deposit with or held by the public library, or any branch thereof, before the expiration of 30 days next following the mailing to the person of a notice in writing to return the same, given after the expiration of the time by which the rules of the public library state that the property may be retained by the person. The notice shall be mailed to the address of the borrower on file with the library and shall on its face refer by reference number to this section. Any person violating any provision of this section shall be guilty of a gross misdemeanor.~~

9.22.030 Library property – Taking property without permission.

It is unlawful for any person, without lawful authority, or by making use of a borrower's card of another without the permission of the owner thereof, or by the aid or use of any fraud or false representation, impersonation or pretense, or by any false token or writing, or by any device or trick, to take or obtain from the public library, or any branch thereof, any property belonging therein or thereto. Any person violating any provision of this section shall be guilty of a gross misdemeanor.

9.22.040 Library property – Unlawful possession.

It is unlawful for any person to knowingly possess, without lawful authority, any property of the city deposited with or held by the public library or any branch thereof, unless such person returns that property to the library or branch as soon as practicable after discovering or obtaining possession of that property. Any person violating any provision of this section shall be guilty of a gross misdemeanor.

9.22.050 Breaking windows.

Repealed by Ord. 18-12.

9.22.060 Interfering with monuments.

It is unlawful for any person to remove, alter, pull, destroy, or in any manner interfere with any surveyor's monument or witness stake established or set within the city, except by authority of the city manager or his designee or of the person, firm, corporation or governmental agency which established or set the monument or witness stake. Any authorization by the city manager or his designee to any person not employed by the city must be in writing to be valid. Any person violating any provision of this section shall be guilty of a gross misdemeanor.

9.22.070 Park property.

A. Use of Park Property. It is unlawful for any person except city employees and other authorized persons in the performance of their duties or pursuant to a special permit issued by the city manager to drive, stand or park any motor vehicle or to ride any horse, except where allowed by subsection (E) of this section, upon the footpaths, bicycle paths, or any grassed or landscaped areas in any public park or other public land of the city, or to pick any flowers or plants, or to damage or mutilate any of the shrubs or trees, monuments, or works of art, or in any manner damage any property of the city in any public park or other public land of the city, or to violate any of the rules or regulations relating to the public parks. It shall be unlawful to violate any of the following rules and regulations which shall apply in all parks throughout the city of Richland:

1. There shall be no unauthorized motorized vehicles allowed in the parks.
2. The possession of weapons in the parks is prohibited including, but not limited to, air rifles, paintball guns, bows and arrows, crossbows, swords and pellet guns. This section shall not apply to the open carry of a firearm except where prohibited or to firearms permitted under Chapter 9.41 RCW.
3. There shall be no intentional dumping of personal trash, litter or garbage outside a receptacle provided by the city and/or which is appropriate for that purpose allowed in the parks.
4. There shall be no intentional destruction of vegetation.
5. There shall be no unauthorized burning.
6. There shall be no unauthorized camping per subsection (D) of this section.
7. There shall be no alcoholic beverages consumed in the parks without the appropriate permits.
8. There shall be no littering in the parks.
9. Dogs must be in compliance with existing leash law as set forth in RMC 7.03.050, or in compliance with rules established for designated off-leash dog areas within the city park system.
10. There shall be no sound made by the use of a musical instrument, whistle, sound amplifier, juke box, radio, television, iPod or other similar device so as to be audible greater than 75 feet from the device.

Any person violating any provision of this section, except subsections (B) and (C) of this section, shall be guilty of a gross misdemeanor. The above actions may be allowed under park land leases or special events when permitted at the discretion of the city manager and upon obtaining a permit from the parks and public facilities department no later than two weeks prior to the event.

B. Mooring Watercraft. It is a civil infraction for any person to moor or dock any watercraft at any city float, pier or dock (except for Marina Park docks) for a period in excess of 12 consecutive hours in any five-day period, except as permitted by prior written agreement authorized by the city

manager or designee for vessels carrying more than 20 passengers. Violation of this mooring watercraft time limitation shall be a civil infraction and carry a civil penalty of \$250.00. Each day of violation of the provisions of this subsection shall be a separate violation. A notice of infraction may be issued by a police officer based upon the written affidavit of any individual.

C. Marina Park Overnight Moorage. It is lawful for privately owned watercraft to moor at Marina Park transient moorage docks for a period of time not to exceed 10 nights in any 365-day period. "Night" shall be considered any duration of time between 11:00 p.m. and 5:00 a.m. Overnight watercraft moorage in excess of 10 nights in any 365-day period shall be a civil infraction and carry a penalty of \$250.00. Each day of violation of the provisions of this subsection shall be a separate violation. A notice of infraction may be issued by a police officer based upon the written affidavit of any individual.

D. Camping. It is unlawful to camp in any park or in or upon any public land or property of the city except at places set aside for such purpose by the city manager and so designated by signs.

E. Equestrian Use of Park Property. It is lawful for horses to be allowed on the following park properties for equestrian purposes only:

1. South Columbia Point.
2. Chamna Natural Preserve.
3. Amon Creek Natural Preserve including the natural open space set aside in Claybell Park.
4. Trailhead Park.
5. Tapteal Trail (current and future sections).
6. W.E. Johnson Park.
7. Any state or federal lands that permit equestrian use.

F. Speed on Shared Use Pathways. Unless a lower speed is posted, speed on the city's shared use pathways is limited to not more than 15 miles per hour when one or more other users are present. For purposes of this section, the city's shared use pathways are those identified by list on the city's website.

G. Rules and Regulations. The city manager is authorized to adopt rules and regulations for the implementation and enforcement of this section.

9.22.075 Park hours.

City property, which consists of dedicated or designated public parks, shall be available for use and activities during the hours of 5:00 a.m. and 11:00 p.m. unless a more restrictive time period is posted. It shall be unlawful for any person to be present in or use these public facilities from 11:00 p.m. to 5:00 a.m. or during any posted restricted time period. Any person violating any provision

of this section shall be guilty of a misdemeanor, unless such use falls within permitted exceptions as provided herein:

- A. Activities for which a permit is issued by the parks and recreation department of the city.
- B. Fishing during the hours the park is closed so long as the person fishing has the appropriate state licensing.
- C. Putting boats into and taking boats out of the river.
- D. Camping in areas which have been set aside in RMC 9.22.070(D).
- E. Individuals utilizing paved walking trails for walking, jogging, and nonmotorized cycling activities.

9.22.080 City property – Removal or damage.

Repealed by Ord. 18-12.

9.22.090 City property – Unlawful possession.

Repealed by Ord. 18-12.

9.22.095 Public property affected.

Any city-owned property within the city limits of Richland shall be included in the coverage of this chapter. As required by state statute, the city will post a sign at each entrance of a parking facility notifying persons of the times a vehicle may be impounded as an unauthorized vehicle and also in a clearly conspicuous and visible location to all who park on such property. Additionally, the city will include on the sign the name, telephone number, and address of the towing firm where the vehicle may be redeemed.

9.22.096 Prohibitions and penalties.

Repealed by Ord. 20-11.

9.22.097 Unauthorized vehicle.

Repealed by Ord. 20-11.

9.22.100 Violation – Penalties.

Repealed by Ord. 20-11.

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

Section 3. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 4. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the _____ day of _____, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: _____

Second Reading: _____

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/19/2022

Agenda Category: Ordinances - Second Reading & Passage

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 2022-09, Amending the 2022 Budget in the General, City Streets, Park Reserve, Streets Capital Improvement, Capital Improvement, Fire Station Construction, Park Project Construction, Solid Waste, Stormwater, Medical Services and Equipment Replacement Funds

Department:

Administrative Services

Ordinance/Resolution Number:

2022-09

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 2022-09, amending the 2022 Budget in numerous funds.

Summary:

Ordinance No. 2022-09 includes several needed amendments to the adopted 2022 Budget.

Due to the multiple items included in this budget amendment, please refer to the attached memorandum for a detailed explanation.

A duly advertised public hearing was held on April 5, 2022 as required by state law.

Staff recommends approval of Ordinance No. 2022-09 for second reading and passage.

Fiscal Impact:

Ordinance No. 2022-09 will add \$23,996,769 in transfers and appropriations to the 2022 Budget.

Attachments:

1. Ordinance No. 2022-09
2. Budget Amendment Detail
3. Budget Amendment Summary
4. 2015 Amended and Restated Master Agreement for Badger Mountain South
5. Uptown ADA Cost Estimate 2.15.22 All Phases
6. Uptown ADA Sidewalk Construction Plan
7. Uptown ADA Sidewalk Demolition Plan
8. Uptown ADA Specifications

ORDINANCE NO. 2022-09

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING THE 2022 BUDGET TO PROVIDE FOR ADDITIONAL APPROPRIATIONS IN THE CITY'S GENERAL FUND, CITY STREETS FUND, PARK RESERVE FUND, STREETS CAPITAL CONSTRUCTION FUND, CAPITAL IMPROVEMENT FUND, FIRE STATION CONSTRUCTION FUND, PARK PROJECT CONSTRUCTION FUND, SOLID WASTE UTILITY FUND, STORMWATER UTILITY FUND, MEDICAL SERVICES FUND AND EQUIPMENT REPLACEMENT FUND AND DECLARING THAT A PUBLIC EMERGENCY EXISTS IN THE CITY'S GENERAL FUND, CITY STREETS FUND, PARK RESERVE FUND, CAPITAL IMPROVEMENT FUND, SOLID WASTE UTILITY FUND, MEDICAL SERVICES FUND, AND EQUIPMENT REPLACEMENT FUND.

WHEREAS, on November 16, 2021, Richland City Council approved Ordinance No. 39-21 approving the 2022 Budget; and

WHEREAS, this Ordinance No. 2022-09 will accomplish several discrete budget adjustments in the 2022 Budget necessary for the effective delivery of services to the public; and

WHEREAS, the 2022-2027 Capital Improvement Plan (CIP) includes the Pavement Preservation Program, which will include an asphalt overlay of Jadwin Avenue between Van Giesen Street and Stevens Drive (the "Project"); and

WHEREAS, the Project is an opportunity to improve Jadwin Avenue with additional pedestrian crossing safety features, enhanced ADA accessibility improvements at driveways, replacement street lights with underground electric power, and relocation of City fiber-optic infrastructure to an underground system, none of which are typically funded through the Pavement Preservation Program; and

WHEREAS, although no funds were appropriated in the Capital Improvement Fund or Streets Capital Fund to support the Project's enhanced scope, the Capital Improvement Fund contains adequate fund balance to fund the Project's \$500,000 scope enhancement described above; and

WHEREAS, the compost production facility at the City's landfill uses a mechanical screen to sort finished compost by particle size, and an upgraded replacement screen is necessary to reduce risk of fire. The cost of the upgraded screen is \$355,000, and \$60,000 in rental fees has already been paid toward the purchase price; and

WHEREAS, the need to replace the screen was not included in the 2022 Budget because the fire-mitigating process change that necessitates the upgraded screen was not known at the time. Although no funds were appropriated in the 2022 Budget for this acquisition, the Solid Waste Fund contains adequate fund balance for replacement of the screen, and the City's best interests are

served by replacing the screen to meet operational requirements while realizing a favorable equipment pricing opportunity from the equipment vendor; and

WHEREAS, the Wastewater Fund budgeted \$117,263 for the purchase of new sewer pipeline cleaning equipment in 2022, yet the transfer and appropriation was not budgeted in the Equipment Replacement Fund to support purchase of the equipment and must be added to make the purchase out of the proper fund; and

WHEREAS, in 2011, the City entered into a Master Development Agreement with Nor Am Investment, LLC (Contract No. 137-10) regarding the community known as Badger Mountain South, and Section 17.3 of the Master Agreement describes the acquisition of future West Village Park for \$0.5829 per square foot. Future West Village Park will be 33.69 acres, and the Master Agreement also requires Nor Am Investment, LLC to provide a no-cost dedication of 2.0 acres of land for a future fire station; and

WHEREAS, the City is planning to locate future Fire Station 76 within West Village Park, and the cost of future West Village Park plus the no-cost dedication of 2.0 acres for a future fire station is \$805,637; and

WHEREAS, although the 2022 Capital Improvement Plan did not include funds for property acquisition, the Park Reserve Fund continues to receive Park Impact Fee revenue from Badger Mountain South and has adequate capacity to fund this property acquisition; and

WHEREAS, the Master Development Agreement also requires reimbursement for certain infrastructure costs incurred by Nor Am Investments, LLC to be paid from the City's General Fund, and the current reimbursement due is now \$145,149, which was not contemplated in the 2022 Budget; and

WHEREAS, given lengthy lead times and anticipated significant pricing increases, the City must accelerate the purchase of an ambulance and fire engine requiring replacement in 2024; and

WHEREAS, the City-owned parking lot and sidewalks serving the Uptown Shopping Center are in need of several improvements consistent with the 1990 Americans with Disabilities Act. The City's contracted qualified ADA expert estimates the work will cost \$470,856 including sales tax and a modest 3 percent (3%) contingency; and

WHEREAS, a budget adjustment of \$550,000 for the Uptown ADA Project will accommodate current uncertain and unknown inflationary cost increases, and the General Fund has adequate fund balance; and

WHEREAS, on March 22, 2022, the 2023 Fire Station 76 CIP project was discussed with Richland City Council, and staff was tasked with beginning the design and equipment purchasing processes in 2022; and

WHEREAS, funding sources for the station and equipment will include: \$1,000,000 library grant; \$7,000,000 ARPA funds; \$560,000 transfer from the Medical Services Fund; and

\$1,940,000 from General Fund reserve balance. New appropriations include transfers of \$560,000 from the Medical Services Fund, \$896,000 from the General Fund for equipment purchases, and a transfer of \$9,044,000 to the Fire Station Construction Fund for station design and construction from General Funds sources of grant revenue, fund balance and current year appropriations of ARPA funds; and

WHEREAS, the City contracts for railroad tie replacement and rail maintenance for City-owned rail assets, and has received a quote of \$50,000 for 2022 railroad tie replacement. The Streets Maintenance Fund has adequate reserves from fees charged to participating railroad companies to fund the tie replacement project; and

WHEREAS, \$301,373 of additional costs were incurred in the Columbia Point Trail East Stormwater Project during cultural monitoring, and additional grant funds are available from the Department of Ecology to cover these costs; and

WHEREAS, the City entered into a five-year agreement for a public safety video camera system, to include body-worn cameras, for an annual cost of \$202,710, and appropriations for the second year of the contract were inadvertently excluded from the 2022 Budget.

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

Section 1. Facts Constituting Emergency. The expenses contained within this Ordinance were not anticipated when the 2022 Budget was approved.

Section 2. Declaration of Public Emergency. Due to circumstances described above, the City Council declares that a public emergency exists in the General, City Streets, Park Reserve, Capital Improvement, Solid Waste, Medical Services, and Equipment Replacement Funds.

Section 3. Amendment of the 2022 Budget. The 2022 Budget is hereby amended to provide additional appropriations in the General Fund, City Streets Fund, Park Reserve Fund, Streets Capital Construction Fund, Capital Improvement Fund, Fire Station Construction Fund, Park Project Construction Fund, Solid Waste Utility Fund, Stormwater Utility Fund, Medical Services Fund, and Equipment Replacement Fund, as follows:

General Fund

Current Appropriation: \$75,846,324

Increase in Appropriation: \$ 8,023,496

Amended Appropriation: \$83,869,820

City Streets Fund

Current Appropriation: \$ 3,629,788

Increase in Appropriation: \$ 50,000

Amended Appropriation: \$ 3,679,788

Park Reserve Fund

Current Appropriation: \$ 156,847
Increase in Appropriation: \$ 805,637
Amended Appropriation: \$ 962,484

Streets Capital Construction Fund

Current Appropriation: \$ 15,027,745
Increase in Appropriation: \$ 500,000
Amended Appropriation: \$ 15,527,745

Capital Improvement Fund

Current Appropriation: \$ 4,263,239
Increase in Appropriation: \$ 500,000
Amended Appropriation: \$ 4,763,239

Fire Station Construction Fund

Current Appropriation: \$ 0
Increase in Appropriation: \$ 9,044,000
Amended Appropriation: \$ 9,044,000

Park Project Construction Fund

Current Appropriation: \$12,864,000
Increase in Appropriation: \$ 550,000
Amended Appropriation: \$ 13,414,000

Solid Waste Utility Fund

Current Appropriation: \$ 9,897,548
Increase in Appropriation: \$ 355,000
Amended Appropriation: \$ 10,252,548

Stormwater Utility Fund

Current Appropriation: \$ 1,862,456
Increase in Appropriation: \$ 301,373
Amended Appropriation: \$ 2,163,829

Medical Services Fund

Current Appropriation: \$ 6,380,019
Increase in Appropriation: \$ 560,000
Amended Appropriation: \$ 6,940.019

Equipment Replacement Fund

Current Appropriation: \$ 6,497,404
Increase in Appropriation: \$ 3,307,263
Amended Appropriation: \$ 9,804,667

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

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 19th day of April, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: April 5, 2022
Second Reading: April 19, 2022
Date Published: April 24, 2022

**MEMORANDUM**

TO: City Council

FROM: Brandon Allen, Finance Director

DATE: April 5, 2022

SUBJECT: Ordinance 2022-09 Budget Adjustment

Please see below for a detailed explanation of the budget amendments included in Ordinance 2022-09:

As part of the 2022 Pavement Preservation Program (PPP), asphalt overlay is planned on Jadwin Avenue between Van Giesen Street and Stevens Drive. This work provides an opportunity to improve Jadwin Avenue with additional pedestrian crossing safety features, ADA accessibility, streetlight repair and relocation of City fiber. These additional enhancements estimated at \$500,000 are not typically funded through PPP and can be funded with available Real Estate Excise Tax (REET).

Due to operational needs at the landfill, and to reduce the risk of fire during the compost sorting process, the mechanical screen at the landfill needs replacement and upgrading at a cost of \$355,000. The City is able to combine this replacement with the budgeted purchase of other landfill equipment to receive favorable pricing on the screen. Prior rental costs incurred in 2022 for an adequate machine will be credited towards the purchase.

New sewer pipeline cleaning equipment was budgeted for purchase in 2022 in the Wastewater Fund; however, the corresponding transfer and appropriation of \$117,263 to the Equipment Replacement Fund must be added to make the purchase out of the proper fund.

The adopted 2022 Capital Improvement Plan includes a project to construct the first phase of the 30-acre West Village Park in the Badger Mountain South neighborhood. In 2011, the City entered into an agreement with Nor Am Investment, LLC regarding the planning and development of Badger Mountain South. The agreement set a price and other expectations for the development of the park, and it is now time to purchase the property at the price set in the agreement of \$805,637. The Park Reserve Fund will fund the purchase via a transfer to the General Fund and future proceeds from the payment of park impact fees will replenish the Park Reserve Fund.

In addition, the Nor Am agreement requires reimbursement for certain infrastructure costs incurred by Nor Am. The required information to calculate the reimbursement for prior years has been received and \$145,149 is due for 2019, 2020 and 2021.

As discussed in the March 22, 2022 council workshop, in 2021, the City was made aware of deficiencies in the City-owned parking lot at the Uptown Shopping Center with respect to the Americans with Disabilities Act (ADA). The City acquired property at the shopping center in 1993 and installed improvements in 1994 prior to the establishment of ADA standards in 2010. The City contracted with an ADA subject matter expert architect to develop a project scope and cost estimate. The General Fund Reserve will fund the work, estimated at \$550,000, via transfer to the Park Project Construction Fund.

As discussed in the March 22, 2022 council workshop, the capital improvement project to build Fire Station 76 is planned for the 2023 budget year. Due to multiple factors, it was determined that the design work and equipment purchases need to begin in 2022; therefore, the CIP project for \$10,500,000 will be accelerated to 2022. The project is funded by a combination of grants, American Recovery Plan Act (ARPA) funds, General Fund reserve balance and a Medical Services Fund reserves. These funds will be transferred to the Equipment Replacement Fund and Fire Station Construction Fund for purchasing and construction.

Due to extremely long lead times, and significant pending price increases, an ambulance and fire truck scheduled for replacement in 2023 and 2024 will be moved forward to the 2022 budget. This will allow purchase orders to be issued for delivery of the vehicles in 2024. These vehicles will be funded with designated contributions of \$1,439,000 made to the Equipment Replacement Fund.

The City contracts for railroad tie replacement and rail maintenance for City-owned rail assets and has received a quote for \$50,000 for 2022 railroad tie replacements. The Streets Maintenance Fund has adequate reserves from fees charged to participating railroad companies to fund the project.

\$301,373 of additional costs were incurred on the Columbia Point Trail East Stormwater Project during cultural monitoring, and additional grant funds are available from the Department of Ecology to cover these costs.

The City entered into a five-year agreement for a public safety video camera system, to include body-worn cameras, for an annual cost of \$202,710, and appropriations for the second year of the contract were inadvertently excluded from the 2022 Budget.

2022 APRIL BUDGET AMENDMENTS

Fund	Fund Title	Current Appropriations	Change In Appropriations	Amended Appropriations	Source	
					Fund Balance	New Revenue
001	GENERAL FUND	\$ 75,846,324	\$ 8,023,496	\$ 83,869,820	\$ 6,217,859	\$ 1,805,637
101	CITY STREETS	\$ 3,629,788	\$ 50,000	\$ 3,679,788	\$ 50,000	
111	PARK RESERVE FUND	156,847	805,637	962,484	805,637	-
301	STREETS CAPITAL CONSTRUCTION FUND	15,027,745	500,000	15,527,745	-	500,000
315	CAPITAL IMPROVEMENT FUND	4,263,239	500,000	4,763,239	500,000	-
319	FIRE STATION CONSTRUCTION FUND	-	9,044,000	9,044,000	-	9,044,000
380	PARK PROJECT CONSTRUCTION FUND	12,864,000	550,000	13,414,000	-	550,000
404	SOLID WASTE UTILITY FUND	9,897,548	355,000	10,252,548	355,000	-
405	STORMWATER UTILITY FUND	1,862,456	301,373	2,163,829		301,373
407	MEDICAL SERVICES FUND	6,380,019	560,000	6,940,019	560,000	-
503	EQUIPMENT REPLACEMENT FUND	6,497,404	3,307,263	9,804,667	1,439,000	1,868,263
TOTAL		\$ 136,425,370	\$ 23,996,769	\$ 160,422,139	\$ 9,927,496	\$ 14,069,273

Contract No. 137-10

**MASTER AGREEMENT BETWEEN THE CITY OF RICHLAND AND
NOR AM INVESTMENT, LLC REGARDING
THE COMMUNITY KNOWN AS BADGER MOUNTAIN SOUTH**

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**AMENDED AND RESTATED
MASTER AGREEMENT BETWEEN THE CITY OF RICHLAND AND
NOR AM INVESTMENT, LLC REGARDING THE COMMUNITY
KNOWN AS BADGER MOUNTAIN SOUTH**

1. AGREEMENT.

1.1 In consideration for the mutual promises and obligations set forth below, the City of Richland Washington, a chartered 1st Class City organized under the laws of the State of Washington (the “City”); and Nor Am Investment, LLC, a Washington limited liability company (“Nor Am”) do hereby agree as set forth below. The City and Nor Am are sometimes referred to herein individually as “Party” and collectively as “Parties”. The reference date of this Amended and Restated Master Agreement is March 17, 2015.

2. AUTHORITY.

2.1 The City is entering into the Master Agreement under the authority and power given to it by the general laws and the constitution of the state of Washington; pursuant to Sections 1.04, 2.07 (A), (E), (G), (I) and (J) of the City Charter, Chapter 36.70B of the Revised Code of Washington relating to development agreements, RCW 43.21C.031 relating to Planned Action Ordinances, and City Resolution 77-10 that authorized the City Manager to sign this Master Agreement.

2.2 Nor Am is entering into this Master Agreement as the owner of the property to be subject to the Master Agreement terms, and pursuant to a motion passed by the members of Nor Am.

3. SUBJECT PROPERTY.

3.1 The real property that is subject to the terms and conditions of this Master Agreement is legally described in Exhibit A attached hereto and by referenced incorporated herein and shall be referred to as “Badger Mountain South”.

4. MASTER AGREEMENT INTENT AND PURPOSE.

4.1 The intent of this Master Agreement is to: (1) further the goals and policies of the City’s comprehensive plan; (2) provide mechanisms to assure that the public health and safety is protected while having growth pay for growth; (3) provide adequate space for elementary and middle schools so that the affected school districts can place schools in the areas in which the need will be generated; (4) create a new tourist destination and freeway oriented development to capture additional tax revenue for the City; (5) provide for public investment to stimulate the economy while assuring that development occurs in a financially responsible manner that does not adversely impact the City’s financial integrity; (6) stimulate economic development within the City by creating areas for business development and expansion; (7) create a viable walkable community with standards designed to meet sustainability goals; (8) provide a broad range of housing types; (9) provide recreational opportunities within close proximity to housing; (10) provide for

expedited permit processing while assuring adequate public input and mitigation of environmental impacts; and (11) provide flexibility in uses and timing of development to accommodate market trends and conditions.

4.2 The purpose of this Master Agreement is to provide for an organized, self-contained set of documents that shall govern the development of Badger Mountain South over the next 20 years in order to accomplish the goals set forth in paragraph 3.1.

5. **MASTER AGREEMENT TERM.**

5.1 The Master Agreement term shall commence on February 9, 2011 “Master Agreement Term Commencement Date”) and shall terminate at midnight on February 8, 2035. This time period shall be known as the Master Agreement Term.

6. **VESTING.**

6.1 Any development to occur within Badger Mountain South during the Master Agreement Term shall do so in conformity with the provisions of the Master Agreement. For purposes of the Master Agreement, development means any activity that affects the temporary or permanent use of any land within Badger Mountain South, and/or results in the alteration of the surface or subsurface of land within Badger Mountain South, and that is regulated in whole or in part by the City.

6.2 Except as otherwise noted in the Master Agreement, during the Master Agreement Term Nor Am shall have the vested right to develop any property within Badger Mountain South in accordance with the provisions of the Master Agreement, and the City codes and regulations in effect on the Master Agreement Term Commencement Date.

6.3 The provision of Paragraph 6.2 notwithstanding, the City reserves the right for the City Council to modify a condition of the Master Agreement if the City Council determines its modification is necessary as a result of a serious threat to the public health and safety, and the modification is the minimum necessary, both in content and duration, to alleviate the adverse consequences to the public health and safety that would be caused by the serious threat. Provided, no modification shall occur until consultation with Nor Am has occurred in order to seek its input on how to modify the Master Agreement so as to address the serious threat to the public health and safety, while minimizing the impact on the Badger Mountain South development and the Master Agreement’s intent and purpose. The Parties agree to use the Master Agreement’s dispute resolution process regarding any dispute over the appropriate way to modify the vested rights of Nor Am. If the modification is mandated by governmental action other than the City’s, then the City agrees that Nor Am shall have the right, at its sole discretion and expense, to contest the governmental action.

6.4 The vesting date for a building permit application as to the following codes that are City-wide in nature shall be the date that a complete building permit application is filed: Building Code (RMC Title 21), Life Safety Code (RMC Title 20), and Electrical Code (RMC Title 14), Energy Code (Chapter 19.27A). Provided however, any provisions of those codes relating to street

improvements and access that are otherwise covered by Master Agreement Exhibit C (“LUDR”) and Master Agreement Exhibit B (“Environmental Mitigation Conditions”) shall not apply.

6.5 The vesting date for impact fees that only affect portions of the Badger Mountain Subarea shall be the date that a complete application is filed. The vesting date for impact fees that affect larger areas of the City shall be the date a permit is issued that would require the payment of an impact fee, or the date otherwise provided by City regulations at the time of application.

7. **PHASING AND TIMING.**

7.1 The Parties acknowledge that the sequencing of development shall occur in accordance with Nor Am’s own time schedule in light of market conditions and Nor Am shall determine the order, size, number and timing of phases of development.

7.2 The City shall determine which mitigation measures must be constructed in each phase in order to mitigate the impacts associated with that phase, as more fully set forth in section 9 below.

7.3 The provisions of paragraph 7.1 notwithstanding, the City may, but shall not be required to, build or accept any facilities that cannot be operationally supported by new revenues generated within Badger Mountain South.

7.4 Failure to make substantial progress on pursuing the proposed Badger Mountain South development within any 5-year period following the Master Agreement Term Commencement Date, may be deemed by the City to be a serious threat to the public health and safety, triggering the process set forth in paragraph 6.3 above. As established in section 6.3 the City shall have the right to terminate this Master Agreement without liability and without incurring any further obligation to Nor Am, if no other adequate lesser remedy is appropriate. “Substantial progress” shall mean the issuance of building permits for the construction of at least two hundred residential units and/or commercial structures, the expenditure of at least \$10,000,000 for street, utility and other infrastructure improvements that have been dedicated to the City or other governmental entity, or the expenditure by any governmental agency of at least \$5,000,000 for buildings or other improvements within Badger Mountain South. The termination of the Master Agreement shall not occur until after NorAm is provided with notice and an opportunity to be heard. If the Master Agreement is terminated, it shall not affect the vested rights for entitlements obtained prior to the date of termination.

8. **DEVELOPMENT TO BE CONSISTENT WITH THE MASTER AGREEMENT CONDITIONS.**

8.1 All development within Badger Mountain South shall comply with the Master Agreement terms. If a development application is consistent with the Master Agreement, then it shall be approved. If a development application is not consistent with the Master Agreement, then the conditions of approval shall include such conditions as will make the application consistent with the Master Agreement. If it is determined that the application cannot be conditioned to make it consistent with the Master Agreement terms, then the application shall be denied.

9. **ENVIRONMENTAL REVIEW AND MITIGATION CONDITIONS.**

9.1 A Final Supplemental Environmental Impact Statement dated August 23, 2010 ("FSEIS") was issued for the Badger Mountain South Subarea Plan. In accordance with RMC 22.09.080 a mitigated determination of non-significance ("MDNS") was issued by the City for the Master Agreement on September 23, 2010, in which the mitigation conditions listed in the FSEIS relative to Badger Mountain South were listed as mitigation conditions for the Master Agreement. In the enabling resolution that authorized the City Manager to execute the Master Agreement (Resolution 77-10) the City Council, in accordance with the provisions of RCW 43.21C.031, determined that for the Master Agreement Term, Badger Mountain South shall be deemed a planned action for environmental review purposes.

9.2 The mitigation conditions set forth in the MDNS are hereby adopted as mitigation conditions for Badger Mountain South, and are set forth in Exhibit B attached hereto and by reference incorporated herein. Any development occurring within Badger Mountain South must be consistent with those conditions. The relevant mitigation conditions shall be made conditions of any development permit which would generate the impact that requires the mitigation measure. If an Exhibit B mitigation condition for water or sewer utility improvements require a specific size or type of improvement, and the detail level construction drawings require a different size in order to accommodate the Badger Mountain Development needs, then the sizing shown by the detail level drawings shall be required.

9.3 All development within Badger Mountain South that is consistent with the Master Agreement terms shall be deemed a planned action project and an environmental threshold determination shall not be required. The City's responsible official for environmental review shall issue a planned action consistency determination for any application for development that would otherwise require environmental review under RMC chapter 22.09. The consistency determination shall indicate that the proposed action is within the scope of the environmental review conducted in the FSEIS and shall list the environmental mitigation conditions from Exhibit B that must be included as conditions for the underlying permit approval.

9.4 Public notice for projects that qualify as planned actions shall be tied to the underlying project permit. If notice is otherwise required for the underlying permit, the notice shall state that the project has qualified as a planned action. If notice is not otherwise required for the underlying permit, no special notice is required.

10. **DEVELOPMENT REGULATIONS.**

10.1 Unless the Master Agreement specifies otherwise in lieu of the zoning and development regulations set forth in the Richland Municipal Code, the Master Agreement conditions shall apply to all development in Badger Mountain South.

10.2 The provisions of the document entitled "Land Use and Development Regulations" (hereinafter "LUDR") dated March 17, 2015, which is set forth in Exhibit C attached hereto and incorporated by reference, shall be applicable to all development in Badger Mountain South. The acronym LUDR may be used when referring to Exhibit C of the Master Agreement. LUDR chapter

10 is reserved for major amendments to the LUDR that may be incorporated during the Master Agreement Term and that do not easily incorporate into the other LUDR chapters.

10.3 The Nor Am representative shall be deemed a party in interest with standing to participate in any City process relating to a development application within Badger Mountain South.

10.4 As part of the LUDR approval process, the construction of the applicable green infrastructure improvements set forth in Exhibit D shall be added as conditions of approval. Each green infrastructure improvement in residential neighborhoods is tied to the construction of a certain number of residential units, and to the construction of roads, as indicated in Exhibit D. The green infrastructure improvements shall be selected by Nor Am at the time the threshold number of residential units is met so that the improvements are constructed in concert with the proposed residential units.

10.5 Until such time as development occurs, the undeveloped portions of the Property may continue to be used for agricultural purposes.

10.6 The conceptual drawings in the LUDR convey the general concept and layout which will guide the application of the detailed regulations and conditions contained in the LUDR and the remainder of the Master Plan at the time of site plan, subdivision, and construction application approvals. The text of the LUDR and the Master Agreement shall govern the actual layout of the final development.

11. **INTERPRETATION OF APPLICABLE DEVELOPMENT CONDITIONS.**

11.1 It is the Parties intent that all development within Badger Mountain South be consistent with the provisions of the Master Agreement. The provisions of any applicable City codes and regulations shall be so construed whenever possible in a manner that shall make the applicable code and/or regulation consistent with the Master Agreement's intent and purpose.

11.2 In the case of any conflict between governing regulations, the following shall be the order of priority, with the highest level of priority controlling. The level of priority, starting with the highest level and then descending in priority, is as follows: (1) Changes adopted pursuant to Master Agreement paragraph 6.3; (2) Master Agreement Exhibit B; (3) the Master Agreement provisions not contained in an Exhibit; (4) Master Agreement Exhibit C; (5) Master Agreement Exhibit D; (6) all other Master Agreement Exhibits; (7) any project specific conditions of development approval; and (8) all other City Codes and regulations.

12. **AGREEMENTS WITH CURRENT UTILITY PROVIDERS.**

12.1 The City of Richland is the energy services provider for all new development within Badger Mountain South. Some existing properties continue to be served by Benton Public Utility District ("Benton PUD") using existing Benton PUD infrastructure. The City and Benton PUD entered into a service area agreement on May 24, 2005 titled "Electrical Service Area and Facilities Purchase Agreement" which governs the provision of electric energy services in this southwest

area of the City, including Badger Mountain South and surrounding properties. The fundamental principle of this service area agreement is that the City will assume, over time, all provision of electrical energy services within its Urban Growth Area.

12.2 The City and Badger Mountain Irrigation District (BMID) have entered into an agreement whereby all of Badger Mountain South is in the City's water service area for potable water, and in BMID's service area for irrigation water.

13. **OFF-SITE SANITARY SEWER SYSTEM EXTENSION.**

13.1 Nor Am has completed and dedicated to the City an extension of the City's sanitary sewer collection system that enables development to commence. While the City anticipates that service will be available at the time of development, it cannot predict future demands or regulatory limitations that may affect the City's ability to provide service, the provisions of Paragraph 6.3 may apply.

13.2 No development permit shall be issued for any improvements in Badger Mountain South, other than improvements that will be owned by the City or another public utility, such as roads, water, sewer and electrical improvements, until such time as the off-site sanitary sewer system extension is substantially complete. This prohibition shall not apply to the submittal, processing and approval of subdivisions, short plats, and site plans.

14. **IMPACT FEES AND OTHER AREA SPECIFIC ASSESSMENTS.**

14.1 The City may impose impact fees that apply to areas included within the Badger Mountain Subarea only after providing actual notice to Nor Am as set forth in paragraph 25.1 and providing an opportunity for timely comment.

14.2 The City may allow the formation of Local Improvement Districts and Utility Local Improvement Districts (collectively "LIDs") to fund infrastructure improvements within Badger Mountain South. Provided, the formation of LIDs shall not be allowed, until such time as Nor Am has completed the construction of the off-site extension of the City's sanitary sewer system to Badger Mountain South and has constructed and deeded to the City the off-site water system improvements necessary to provide fire flow to the area within Badger Mountain South designated in the LUDR as the "special district-specialty retail" area.

14.3 To the extent allowed under City regulations in effect at the time a dedication of land to the City is made or the construction of an improvement by Nor Am that is subsequently dedicated to the City, the City shall give Nor Am a credit toward applicable City fees and charges for the fair market value of the land dedicated and the cost of the construction of the improvement that is dedicated. To the extent the City requires oversizing of any utilities to serve areas outside of Badger Mountain South, the City shall compensate Nor Am for such oversizing.

14.4 Any impact fee credit Nor Am may be entitled to under the Master Agreement terms may be used by Nor Am for any development within Badger Mountain South for which the applicable impact fees are required. It is not required that Nor Am be the building permit applicant.

If Nor Am wants any of the impact fee credit to be used for a particular development, it shall notify the City's representative in writing of the application upon which the credit is to be given, and the amount of the credit to be used.

14.5 The rates for utility services shall be the same rates charged throughout the City. No rate surcharge on any City utility shall be imposed unless it is a city wide surcharge, or is calculated based on a specific enhanced service provided to the Badger Mountain South.

14.6 Impact fees or utility connection fees shall be established by the same method and calculations in effect City-wide at the time a development permit is processed. At the time of this Master Agreement, the City administers fees for transportation, potable water service, and sanitary sewer service. Fees established for Badger Mountain South shall be established by the City's methods in place at the time of execution of this Master Agreement, based on the Badger Mountain South's planned impacts and loads. For each of the transportation, potable water, and sanitary sewer system, the Badger Mountain South subarea plan defines off-site system improvements that shall be required as development occurs. The City may impose a surcharge to the impact fees and connection charges for Badger Mountain South in order to recapture the cost of the off-site upgrades that provide capacity to Badger Mountain South so long as those upgrade costs are not already included in a capital facility charge, impact fee or other type of assessment, and it is an improvement that Nor Am is not obligated to construct under the terms of the Master Agreement. Once the City constructs the improvement, the cost shall be included in base impact fee and connection charges for the area that the improvement was intended to serve. In lieu of the City building the needed improvements and imposing a surcharge, the parties may agree that Nor Am may build the improvements, and, if appropriate, be entitled to partial cost reimbursement from non-contributing benefited properties, as authorized by state law. The City and Nor Am may agree in writing to such additional area-specific surcharge or to the City forming a local improvement district for the construction of public utilities within Badger Mountain South.

14.7 The Master Agreement requires certain off site sanitary sewer and transportation improvements to be made by Nor Am after a certain number of residential unit equivalents has been platted or permitted ("Target ERU"). In order to assure sewer adequate capacity, however, the parties agree that sanitary sewer flow monitoring at or near the location of the needed improvements shall commence when 50% of the Target ERU has been reached. If the flow monitoring indicates that the flow assumptions were incorrect, then the needed improvements shall be commenced sooner than the Target ERU. The monitoring shall be done by Nor Am, at its expense.

14.8 In order to assure adequate transportation service, updated traffic analyses shall commence at the 1,000 p.m. peak trip level and every 500 p.m. peak trip level thereafter. If any development is proposed on the eastern edge of the Badger South Development that would directly access Reata Road prior to the 1,000 pm peak trip trigger, an updated traffic analysis shall be required to assess the impacts. If the traffic analyses indicate that any planning assumptions were incorrect, then the needed improvements shall commence prior to the issuance of additional building permits for development that would impact the needed improvements identified in the analyses.

14.9 The City agrees to include in its connection fee models any infrastructure constructed by Nor Am that provides service or capacity to properties outside of Badger Mountain South, and thus Nor Am will be eligible for oversizing reimbursement by the City.

14.10 At a future date to be determined by the City's electrical utility system capacity and operation needs, the City will construct a new electrical substation within Badger Mountain South to serve Badger Mountain South and other electrical service areas of the City. Nor Am shall dedicate land meeting the City's purpose and use for this substation and portions of the high voltage transmission line that will be constructed to connect the new substation to the regional power grid (see paragraph 18.1 below, and Exhibit B, section 9.1). Nor Am shall pay a portion of the construction costs of this substation, calculated in accordance with RMC 14.30 Line Extensions. A credit towards Nor Am's cost shall be allowed by the City equal to the unimproved value of the donated land for this substation. Nor Am's portion of the substation construction cost may be paid on a prorated basis prior to the time of final plat approval or final binding site plan approval for phased development of Badger Mountain South properties.

15. **RECAPTURE AND REIMBURSEMENT OF SANITARY SEWER, WATER AND OTHER UTILITY SYSTEM IMPROVEMENTS.**

15.1 The City authorizes Nor Am to recapture a pro-rata portion of the cost it incurs for the design and construction of any City utility improvement for which it would be entitled under state law for reimbursement from non-contributing benefitted properties. The method and manner of determining the amount of the reimbursement, and the non-contributing benefitted properties to which the assessment will apply shall be done in accordance with state law. The City reserves the right to establish administrative fees it deems necessary for the administration of latecomer agreements and the administrative fee shall be added to the assessment. Nor Am may, in its sole discretion, designate some or all properties within Badger Mountain South as non-contributing properties. Provided, property in Badger Mountain South that is owned by the City or that is subsequently conveyed to the City for municipal purposes shall not be deemed a non-contributing property without the City's written consent, which can be withheld in the City's absolute and sole discretion.

15.2 The City shall reimburse Nor Am for a portion of the design and construction costs it incurs relative to the improvements it must design and build at its own expense under the provisions of section 13 above. Nor Am shall provide documentation of the actual charges for the design and construction costs. If Nor Am delays payment of any of the design and construction costs until sales of property have occurred it shall not be reimbursed for any interest charges, but only the actual design and construction costs incurred. The portion of costs that will be reimbursed shall be the portion that would have been required to be constructed if the only properties to be served were the Destination Retail, Specialty Retail and Commercial Mixed Use Districts as identified in the LUDR and you assume the property is fully built out with uses that are the highest sanitary sewer capacity uses that would be allowed in those Districts. The cost of performing this additional design calculation shall be considered a reimbursable cost. The City shall also reimburse Nor Am for the cost of the improvements necessary to provide fire flow as set forth in section 9.2 above in accordance with the methodology set forth in section 15.4. Provided,

Nor Am shall only be entitled to reimbursement up to fifty percent (50%) of an amount that is equal to the combined revenues received by the City that are generated in Badger Mountain South that exceed the actual unreimbursed costs of providing general governmental services to Badger Mountain South. All revenue sources that could be used to pay for some of the annual costs listed in paragraph 15.4.2 shall be included in calculating the amount of reimbursement, including, but not limited to property taxes, utility taxes, sales taxes, lodging taxes (unless excluded by paragraph 16.1), state shared revenues as determined on a per capita basis, and such similar types of revenues. Provided, it shall not apply to fees that are generated to cover the costs of processing applications, fees for city services, and similar types of fees, unless the City has included the costs of those services in calculating the cost of providing general governmental services to Badger Mountain South. Nor Am shall receive fifty percent (50%) of the amounts received by the City that exceed the unreimbursed costs until such time as Nor Am has been fully reimbursed for the portion of reimbursable costs as defined in this paragraph.

15.3 If Nor Am receives monies pursuant to the provisions of paragraphs 14.3, 14.9 or 15.1 above that were for reimbursement of costs incurred for the improvements listed in paragraph 15.2, then that amount shall be deducted from the amount that it will be reimbursed under paragraph 15.2. If Nor Am has been fully reimbursed by the City by operation of the provisions of paragraph 15.2, then Nor Am shall assign to the City its right to reimbursement for any amounts it would be entitled to under paragraph 15.1 for the improvement covered by the provisions of paragraph 15.2. Any reimbursement paid to Nor Am shall be on principal only and not include interest. The City shall not be responsible for any reimbursement after the term of this agreement expires.

15.4 The formula used for determining City revenues, costs of service and reimbursements made to Nor Am shall be determined on a calendar year using the methodology set forth in paragraphs 15.4.1 and 15.4.2.

15.4.1 The "total annual revenue" shall equal the sum of the following:

- 1) Annual property taxes paid to the City from all parcels located within the boundaries of Badger Mountain South;
- 2) Utility taxes attached to the utility bills of all properties within Badger Mountain South;
- 3) The portion of sales tax that is paid to the City generated within Badger Mountain South as determined from the records of the Washington State Department of Revenue;
- 4) State shared revenues as determined on a per capita basis; and
- 5) All other revenues that could be used to pay for annual costs listed in paragraph 15.4.2, unless excluded by paragraph 16.1.
- 6) The cumulative total of items 1-5 shall be the total annual revenue.

15.4.2 Annual costs shall be determined as follows:

- 1) Adopted City budget figures for police services, fire and emergency services, library, park administration, recreation and library services minus the financing,

operational and maintenance cost in any of these budgets for facilities located in Badger Mountain South shall be divided by the total estimated City population to determine an annualized cost of service per resident. Population estimates published by the Washington State Office of Financial Management shall be used to determine total City population.

2) The annualized cost of service per resident is multiplied by 0.7 to determine the cost of service factor (CSF). In 2010 the CSF is approximately \$360.

3) The annual cost of providing City services to Badger Mountain South is determined by adding the products of each of the following cost of service calculations:

a) Total resident population of BMS multiplied by the CSF;
plus

b) Total number of acres within BMS that are undeveloped or in private open space multiplied by 0.1 multiplied by the CSF; plus

c) Total square feet of non-residential structures within BMS multiplied by 0.0013 multiplied by the CSF; plus

d) The actual costs of financing, operating and maintaining City facilities such as roads, parks, fire station, branch library or community facilities within BMS that are not included in a-c above.

4) The number of building permits issued by the City during the calendar year shall be used to establish the total number of residential units within Badger Mountain South for the first year the agreement is in place. Each subsequent year, the total number of housing units established during the previous year plus all building permit data for the current year will be added together to determine total number of housing units. The Washington State Office of Financial Management's published housing occupancy rates and persons per household, broken down by household type shall be used to determine an estimated population for Badger Mountain South. The annualized cost of service per resident will then be multiplied by 0.7 to determine the Cost of Service Factor (CSF) which is then used to estimate service costs for developed and undeveloped land in Badger Mountain South.

5) At the time that the City constructs or is granted actual facilities within Badger Mountain South, such as streets, public parks, fire station, branch library, or community facilities, the following estimate of cost for the maintenance and operation of the facility shall be used:

a) Annual wages and benefits for City staff and/or outside contractors used to operate and maintain the facility and not accounted for in 15.4.2 (3) shall be determined;

b) Any annualized debt service used to retire the City's debt incurred for the construction of the facility and capital expenditures directly associated with the facility shall be determined;

c) Utility costs to operate the facility shall be calculated;

d) Any other City costs that are directly related to the maintenance and operation of the facility

6) The total annual operating cost of all facilities within Badger Mountain South shall be added to the estimated cost of service. Provided that the annual cost of facility operation shall be used instead of and not in addition to the estimated costs of service established in item 3 above.

Annual costs shall be subtracted from total revenues resulting in total "excess revenues". Fifty percent of these "excess revenues" shall be reimbursed to Nor Am as set forth in Section 15.2 above.

16. **CITY'S CONTRIBUTION TO SPECIAL DISTRICT-SPECIALTY RETAIL IMPROVEMENTS.**

16.1 The Port of Kennewick is considering investing in the Specialty Retail District in Badger Mountain South in order to construct a world class pedestrian-oriented destination village, which will include numerous uses related to the agricultural products of the region, including wines and grapes (See LUDR, Exhibit C). It is also intended to include class rooms, meeting areas, hotel, restaurants, and other related uses, all centered around a common pedestrian corridor. The City is also desirous of investing funds to stimulate tourism and economic development. If the City invests lodging tax revenues in improvements to this district in order to stimulate tourism, then the amount of lodging taxes generated from Badger Mountain South shall not be used in the annual revenue calculation required by paragraph 15.2.

16.2 The parties intend to enter into further agreements regarding the preparation of a master site plan for the specialty retail area, and the design and construction of certain improvements within the specialty retail area, including a business incubator building, a public meeting area, and related public facilities. It is contemplated that that the agreement will be a three party agreement between the City, the Port of Kennewick, and Nor Am and will include an investment by all parties.

16.3 It is anticipated that the Master Site Plan will be completed by September, 2011, and construction will occur in 2012 and 2013.

17. **PUBLIC PARK CONVEYANCE, DEVELOPMENT AND IMPACT FEE CREDIT.**

17.1 The City, in accordance with its adopted standards, shall develop and maintain two public parks within Badger Mountain South; an approximately six acre park in the BMS South Orchard neighborhood and an approximately thirty acre park in the BMS West Village Neighborhood. The legal description for the South Orchard Park is set forth in Exhibit F attached hereto. The legal description for the West Village Park is set forth in Exhibit G attached hereto. The parties acknowledge that the final legal description may be adjusted, either before or after

conveyance to the City, in order to accommodate the as-built location of the adjoining roads. It is intended that the parks shall abut the adjoining public street right-of-way. However, it is agreed that in the field conditions at the time of street design and/or construction may necessitate the street to be moved to obtain the best location for the street, and thus the park boundary shall be adjusted accordingly, if necessary, as opposed to the street location being adjusted to accommodate the as-built location of the street.

17.2 The two park parcels each exceed five acres in size and thus are exempt from the City's subdivision requirements. The City will allow creation of the lots so that they can be conveyed to the City, and any City permit fees for such process shall be waived. The City shall not require the construction of any improvements as a condition of approving the creation of the two park parcels.

17.3 Ownership of the two park sites will be conveyed for park purposes to the City, subject to the provisions of paragraphs 17.1, 17.2, 17.4, 17.5, 17.6 and 17.9, when the site is created as a separate parcel as part of final plat or final binding site plan approval, or such other time as the parties may mutually agree. Nor Am shall receive credit toward park impact fees equal to \$0.5829 per square foot of land conveyed. To facilitate development of the park sites per paragraph 17.5 and 17.6 park fee credits to cover the cost of the property conveyance to the City shall not take effect until sufficient park impact fees have been collected to cover the cost of required City park improvements, if the City is constructing the park improvements. If Nor Am is required to construct the park improvement, as authorized by paragraph 17.10 below, then the park credits for the phase or phases constructed by Nor Am, including the park credits for the park land associated with the phase or phases constructed by Nor Am, shall be available for use at any time after the park improvements are constructed and accepted by the City.

17.4 The parties shall each be responsible for one half of the closing costs. The conveyance shall be by statutory warranty deed, subject to the conditions set forth in paragraph 17.1, 17.2, 17.4, 17.5, 17.6, and 17.9 below, which shall be included as part of the statutory warranty deed, or as a separate agreement to be recorded at closing.

17.5 The West Village Park will be developed in four phases; an initial phase ("Phase 1") to turf and irrigate ten acres; a second phase ("Phase 2") to complete full build-out of the ten acres included in Phase 1; a third phase ("Phase 3") to turf and irrigate the remaining acreage; and a final phase ("Phase 4") to complete full build-out of the West Village Park. Each phase of the West Village Park shall be developed by the City, or by Nor Am if required by operation of the provisions of paragraph 17.10 below, in accordance with the City's adopted standards for community parks. No later than 2016, the Council shall include the development of Phase I of the West Village Park in the City's Park Capital Facility Plan ("PCFP"). Each subsequent phase shall be added to the PCFP no later than the year in which building permits have been issued for 70 percent of the housing units required to trigger the development of the particular phase. The City may, but shall not be required to, delay commencement of the development of each phase until the trigger point number of building permits have been issued within the West Village, West Vineyard and/or East Garden neighborhoods for the respective phase. The trigger points for each phase are as follows: Phase 1 trigger point is 400 units; Phase 2 trigger point is 1,000 units; Phase 3 trigger point is 1,750 units, and Phase 4 is 2,750 units. Within 18 months of the issuance of the building

permit that triggers the applicable phase, the City shall complete the improvements required for the particular phase unless Nor Am has already been required to construct the improvements, as authorized by paragraph 17.10 below.

17.6 The South Orchard Park will be developed in two phases; an initial phase ("Phase 1") to turf and irrigate the site; and a final phase ("Phase 2") to complete full build-out of the park. Each phase of the South Orchard Park shall be developed by the City, or by Nor Am if agreed to by both parties, in accordance with the City's adopted standards for neighborhood parks. Each phase shall be added to the PCFP no later than the year in which building permits have been issued for 70 percent of the housing units required to trigger the development of the particular phase. The City may, but shall not be required to, delay commencement of the development of each phase until the trigger point number of building permits have been issued within the South Orchard Park and/or East Market Neighborhoods for the respective phase. The trigger points for each phase are as follows: Phase 1 trigger point is 250 units; Phase 2 trigger point is 750 units. Within 18 months of the issuance of the building permit that triggers the applicable phase, the City shall complete the improvements required for the particular phase, unless Nor Am has already been required to construct the improvements, as authorized by paragraph 17.10 below.

17.7 Nor Am shall construct a paved primary trail as part of, and in accordance with, the required green infrastructure improvements. This trail, once constructed to City standards, shall be conveyed to the City, and the City shall then be responsible for its ongoing operation and maintenance expense. Nor Am shall receive impact fee credit for the cost of the improvements constructed. The amount of the credit for the trail improvements shall be the construction costs.

17.8 Nor Am is already providing significant recreational opportunities as part of the green infrastructure being required by other provisions of the Master Agreement, thus no further public or private park improvements shall be required. However, the City and Nor Am may agree to additional public park improvements being made conditions of approval and for which Nor Am shall receive park impact fee credit. By agreement with the City, Nor Am may be permitted to improve portions of either West Village Park or South Orchard Park and in doing so shall be entitled to a credit against park impact fees equal to the documented value of the pre-approved improvements. The provisions of paragraph 17.3 notwithstanding, if Nor Am earns additional park impact fee credits for improvements it makes to the West Village Park, these credits may be used by Nor Am at any time to offset park impact fees for residential permits within the West Village, West Vineyard or East Garden neighborhoods. Likewise, additional park impact fee credits earned for Nor Am improvements to the South Orchard Park may be applied at any time to park fees for residential permits in the East Market or South Orchard neighborhoods.

17.9 Nor Am retains the right to continue the use of the surface of the park property conveyed to the City for agricultural or passive open space uses only. Said right to use the surface of each phase of a park site shall terminate 90 days prior to the time the City intends to commence construction of improvements it is required to make pursuant to the provisions of paragraphs 17.5 and 17.6. The City shall provide Nor Am notice of its intent to commence construction at least 180 days prior to the intended construction start date. Provided, however, if the City intends to commence the park improvements prior to the time it is required to make the improvements in

accordance with the provisions of paragraph 17.5 or 17.6, it shall provide notice to Nor Am no later than August 1 in the year preceding the year in which it intends to make the improvements. In that case the right to use the surface for agriculture shall terminate 90 days prior to the time the City intends to commence construction. Nor Am shall be responsible for payment of all utilities and any taxes or assessments on the park property at any time that it has the right to use the surface of the park site(s). Nor Am, at all times that it has the right to use the surface of a park property after the property has been conveyed to the City, shall maintain general risk liability insurance on the park property(ies) in an amount of not less than \$1,000,000.00 and shall name the City as an additional insured. The City reserves the right to access the park property(ies) after conveyance to the City, and to use the park property(ies) in any way not inconsistent with the use of the surface for agricultural purposes.

17.10 The above provisions of section 17 notwithstanding, the City may require Nor Am to develop one or more phases of one or both parks in accordance with the provisions set forth in this subsection.

17.10.1 At any time after the park property has been conveyed to the City, a public road has been or is being constructed to the park boundaries, and a trigger point set forth in paragraph 17.6 or 17.7 has been reached for one or more phases, the City may require that Nor Am construct park improvements on the Park. The City shall send Nor Am written notice of the City's intent to require Nor Am to construct park improvements. The notice shall indicate which phase or phases of the park the City is requiring Nor Am to construct. Since the Park properties will be in active agriculture or passive open space uses, the notice must be given no later than July 1 of the year prior to the year in which construction is to be commenced.

17.10.2 Once the required notice is given the Parties shall meet to discuss which improvements are required to be constructed by Nor Am. The improvements that can be required to be constructed are any of the improvements listed in Exhibit D, and the Park Impact Fee credits available for the construction of said improvements are also listed in Exhibit D. The Parties may agree that other improvements may be substituted for the Exhibit D improvements, and the appropriate impact fee credit to be given for the alternate improvements. Allowing alternate park improvements and the appropriate impact fee credit for the construction of the improvements, shall be an administrative decision that will be documented in a writing signed by both Parties.

18. **DEDICATIONS OF LAND AND IMPROVEMENTS WITHOUT COST TO CITY.**

18.1 Any dedications of land or other improvements required to be conveyed to the City to provide service to Badger Mountain South shall be without cost to the City, with appropriate credit, if any, toward applicable City fees and charges, as authorized by City code, state law or the Master Agreement. The land required to be conveyed to the City are the street right-of-ways within Badger Mountain South at the time the streets are constructed, utility easements for City utilities within Badger Mountain South at the time the utility easements are needed for City utilities, a two-acre site for a new fire station facility (Exhibit B, section 8.3), and two-acre site for a new electrical substation (Exhibit B, section 9.1), and two City parks (Section 17 above.)

19. **TRANSPORTATION IMPROVEMENTS TO BE CONSTRUCTED.**

19.1 Nor Am shall be responsible for the construction of all street improvements within Badger Mountain South, and the offsite improvements identified in Exhibit B that are attributable to impacts created by development within Badger Mountain South. In addition, Nor Am shall pay its pro-rata share of other offsite improvements as identified by the transportation impact analyses required during the build out of Badger Mountain South, as set forth in Exhibit B paragraph 5.3. No other transportation improvements shall be required, unless triggered by the operation of paragraph 6.3.

19.2 The provisions of 19.1 notwithstanding, the City may form local improvement districts that include land inside and outside of Badger Mountain South for the construction of improvements, including those that would otherwise be required to be funded by Nor Am.

19.3 The Council shall place the arterial roads within Badger Mountain South on its transportation improvement plan. The provisions of 19.1 notwithstanding, the City may, but is not obligated to, seek grants or other sources of funding to pay for all or a portion of improvements to be dedicated to the City.

19.4 The timing for the construction of transportation improvements is set forth in Exhibit B. The City and Nor Am may agree to change the timing of construction of road improvements if deemed to be in the public interest.

20. **MAINTENANCE OF COMMUNITY FACILITIES AND OPEN SPACES.**

20.1 Until such time as the homeowner's associations or other community entities are legally established and have sufficient revenues to take over ongoing maintenance, Nor Am shall be responsible for all community facilities and properties which are intended for community use and are not the specific responsibility of others. The determination of whether or not there are sufficient revenues to justify the release of Nor Am from this condition as to any area within Badger Mountain South, shall be determined by the City based upon Nor Am's provision of a breakdown of the anticipated annual maintenance costs, and evidence that assessments have been legally imposed upon property pursuant to recorded covenants, conditions and restrictions ("CC&Rs") that shall provide for the generation of an annual revenue stream of at least 110% of the anticipated maintenance costs to a legally established homeowner's association or other community entity. Following City approval, Nor Am shall be released from this responsibility as to the area for which the association or other community entity has been created and sufficient assessments imposed.

20.2 As part of any subdivision, short plat, or site plan approval in which CC&Rs are to be created and recorded against the property, the City may require that the City shall have the right, but not the responsibility, to enforce provisions requiring the maintenance of green infrastructure improvements that are to be maintained by the homeowner's associations or other community entities. This provision shall allow for the City's costs associated therewith to be charged as an assessment against the properties for which the homeowner's association was created and

foreclosed in the same manner as the CC&Rs allow for delinquent homeowner's association assessments.

21. **SUMMARY OF CREDITS, OFFSETS, AND OBLIGATIONS.**

21.1 Attached as Exhibit H is a summary of the credits, offsets, and obligations of Nor Am and the City that are set forth in the Master Agreement. This summary is to aid in the administration of the Master Agreement and is not intended to create, substitute for, or alter any condition of the Master Agreement, which shall control.

22. **AMENDMENTS.**

22.1 The Master Agreement may be modified, including termination of the Agreement or any part thereof, at any time, but only by the Parties by written agreement. Provided, if the amendment involves property not owned by Nor Am, the consent of the property owner whose property is directly affected by the proposed modification must be provided with notice and an opportunity to participate in the amendment process. If a particular process is called out in the agreement relative to modifying or terminating the Master Agreement, such as in case of a serious threat to public health and safety as set forth in paragraph 6.3, then that process shall be followed.

22.2 In considering an application to be processed in accordance with the LUDR provisions, the responsible city official may agree to minor changes to the concept plan, site plan or subdivision approval consistent with the LUDR and provisions of this Agreement, but all changes to the Master Agreement must be approved by the City Council. A minor change is a change that does not involve a change of use, a major change in the vehicular circulation system, an increase in density or relocation of density patterns, a reduction in open space, a change in the exterior boundaries, an increase in building height, or a change that would be inconsistent with the Master Agreement or LUDR. The minor amendment process shall be the administrative process used by the City in processing minor amendments under its Planned Unit Development code (RMC 23.50.070).

22.3 Any variance or administrative approval process authorized by the LUDR shall follow the City's process set forth in the Richland Municipal Code for variance and other administrative approvals.

22.4 Any amendments to the development regulations in the LUDR or the required green infrastructure improvements set forth in Exhibit D, shall follow the development regulation amendment process set forth in RMC chapter 19.90.

23. **CONSISTENCY DETERMINATION REQUIRED FOR ALL DEVELOPMENT APPROVALS.**

23.1 All development approvals for any site plan, short plat, subdivision, binding site plan or building permit that are not categorically exempt from environmental review under the City Code, shall include a Planned Action Consistency Determination ("PACD"). The PACD

shall contain the information set forth in paragraph 9.3 above. The conditions of the PACD shall be included as conditions of approval for the underlying application.

23.2 All development approvals for any site plan, short plat, subdivision, binding site plan, or building permit shall include a Master Agreement Consistency Determination ("MACD"). The MACD will be issued by the Planning Manager after review by the BMS Master Agreement Administrator (See paragraph 23.3).

23.3 No MACD shall be issued until Nor Am has had 10 business days to review the application in order to provide the City with a recommendation on the draft MACD that indicates how the application is in compliance with the Master Agreement in general, and the LUDR in particular, and any recommended changes that need to be made in order to make the application consistent with the LUDR and the Master Agreement. More detailed discussion of the MACD is set forth in LUDR section 1.H. The LUDR refers to the Badger Mountain South Master Agreement Administrator ("MAA"). Until Nor Am delegates its authority in accordance with paragraph 24.3 below, all references to the MAA shall be construed to mean the Nor Am representative identified in paragraph 24.2. If Nor Am does not respond to the MACD application within 10 days, the City is authorized, but not required, to make a decision on the MACD without Nor Am's input.

23.4 In order to expedite the review process, the applicant may seek a pre-submittal meeting with the MPAC to obtain a draft MACD prior to submitting its application to the City. If the applicant submits the draft MACD from the MAA with its application, then the 10-day review period set forth in paragraph 22.3 shall not apply.

23.5 If the MACD finds that the application is consistent with the Master Agreement and the LUDR, then the application shall not be modified without first obtaining a new MACD, after review by the MAA in accordance with the provisions of paragraphs 22.3 and 22.4.

23.6 If the MACD finds that the application is not consistent with the Master Agreement and the LUDR, then the MACD shall set forth the added conditions that are necessary in order for the application to be consistent with the MACD and the LUDR. Those conditions shall be required conditions of approval for the underlying application. The application shall not then be modified without first obtaining a new MACD, after review by the MPAC in accordance with the provisions of paragraphs 22.3 and 22.4.

23.7 If the Planning Manager finds that the application cannot be sufficiently conditioned to make it consistent with the Master Agreement and the LUDR, then the application shall be denied.

24. **DESIGNATED REPRESENTATIVE FOR EACH PARTY.**

24.1 Representative of City. Rick Simon, as the Environmental Official and Planning Manager for the City of Richland shall be the designated person with overall responsibility in connection administering the Master Agreement on behalf of the City.

24.2 Representative of Nor Am. Lawrence J. White shall be the designated person for Nor Am Investment, LLC with overall responsibility in connection with administering the Master Agreement on behalf of Nor Am. The Nor Am representative for this purpose shall be referred to as the “Badger Mountain South Master Agreement Administrator (“MAA”).”

24.3 Nor Am shall be responsible for funding the MAA position and having the Administrator be a person that has an in depth knowledge of the Master Agreement, the related documents, and the City’s processes and procedures related thereto. Nor Am may be released from the obligation to fund the MAA in the same method and manner that it is released from its obligation to provide for ongoing maintenance as set forth in paragraph 20.1, or if the obligation is assumed by another entity that, in the City’s reasonable discretion, is determined to have sufficient revenues to fund.

25. **DUTIES OF THE BMS MASTER AGREEMENT ADMINISTRATOR AND CITY AUTHORITY TO ENSURE COORDINATED DEVELOPMENT OF REQUIRED INFRASTRUCTURE.**

25.1 The designated representatives identified in Paragraph 24 shall meet on a regular basis, but no less than quarterly to discuss; 1) the development of Badger Mountain South; 2) the order of construction, timing and funding for necessary improvements; 3) the preparation and implementation of other agreements necessary to carry out the intent and purpose of the Master Agreement; 4) the anticipated sale of development sites within the Badger Mountain South; 5) anticipated timing for submittal of development permit applications within the succeeding 6 month period; 5) such other matters as are deemed by other party to be matters that need to be discussed in order to assist in the timely and orderly development of Badger Mountain South the position. The City reserves the right to approve any change in the BMS Master Agreement Administrator and said approval shall not be unreasonably withheld.

25.2 The BMS Master Agreement Administrator will be responsible for coordinating the activities of private developers within Badger Mountain South to insure compliance with the LUDR, orderly extension of infrastructure, development of required improvements and planning for future mitigation measures.

25.3 The orderly extension of infrastructure and coordinated payment for, and construction of, required mitigation, including, without limitation, mitigation identified in this Master Agreement and Exhibit B are of primary concern to the City. As part of the Master Plan Consistency Determination described in Paragraph 23, the City, shall consult with the Master Agreement Administrator, and the applicant in determining the appropriate share of infrastructure and mitigation costs that shall be borne by the proposed development and how that development’s share of infrastructure and mitigation relates to the overall infrastructure and mitigation that is required for buildout of Badger Mountain South.

25.4 It is intended by the parties that the infrastructure improvements will be timely implemented as part of the City’s already established permitting process. The parties will, as part of their regular consultation process, review the progress of this approach and if appropriate to keep the development progress proceeding in an orderly manner, adopt other infrastructure or

mitigation funding mechanisms. The parties agree however, that infrastructure improvements that are necessary to mitigate the impacts of any development shall be installed so that the mitigation measure has been constructed before the impact occurs. If required infrastructure or mitigation measures are not sufficiently funded through the mechanisms established this Master Agreement, the City shall have the right to adopt infrastructure or mitigation funding mechanisms, including but not limited to Badger Mountain South-specific per unit fees, impact fees, or local improvement districts, to ensure the orderly extension of infrastructure and construction of required mitigation within Badger Mountain South.

26. **NOTICES.**

26.1 Any notice or communication required by this Agreement between the City and Nor Am must be in writing, and may be given either personally, electronically with evidence or receipt, or by express delivery service, return receipt requested. If given personally, or by registered or certified mail, such notice or communication shall be deemed to have been given and received upon actual receipt. If delivery is made electronically, either by e-mail or facsimile transmission, a notice shall be deemed to have been given when delivered to the party to who it is addressed, and there is electronic confirmation that it was received. Such notices or communications shall be given to the Parties at their addresses set forth below:

To: Nor Am Investment, LLC

Lawrence J. White
12513 Avenue DuBois
Lakewood, WA 98498
Facsimile: (253) 582-3652
Email: LJWhiteMD@aol.com

With a copy to:

Loren D. Combs
VSI Law Group, PLLC
3600 Port of Tacoma Road, Suite 311
Tacoma, WA 98424
Facsimile: (253) 922-5848
Email: ldc@vsilawgroup.com

To: City of Richland

Cindy Reents
City Manager
City of Richland
505 Swift Blvd.
Richland, WA 99352
Facsimile: (509) 942-7379
Email: creents@ci.richland.wa.us

With a copy to:

Heather Kintzley
City Attorney
City of Richland
505 Swift Blvd.
Richland, WA 99352

Facsimile: (509) 942-7689
Email: hkintzley@ci.richland.wa.us

With a copy to:

Rick Simon
Development Services Manager
City of Richland
840 Northgate Drive
Richland, WA 99352
Facsimile: (509) 942-7764
Email: rsimon@ci.richland.wa.us

26.2 Either party, by giving 10 days notice, may at any time change its contact information by sending its new contact information to the other party in the same manner as is provided for sending the other party notice under the provisions of paragraph 24.1.

27. **BINDING EFFECT; ASSIGNABILITY.**

27.1 This Master Agreement shall bind and inure to the benefit of the Parties hereto; their heirs, successors, and assigns; and all future owners of Badger Mountain properties.

27.2 The City reserves the right to approve the assignment to any third parties of the personal obligations of Nor Am set forth in Paragraph 27.4 of this Master Agreement, with such approval not to be unreasonably withheld.

27.3 This Master Agreement shall run with the land and shall be binding on the Parties hereto; their heirs, successors, and assigns; and all future owners of Badger Mountain properties. All future development shall be consistent with the LUDR.

27.4 The obligations set forth herein shall not be personal obligations, but shall be obligations and commitments running with the land, except for the City's financial commitments, obligations and benefits under Section 14 and 15 and Nor Am's financial commitments, obligations and benefits under Sections 13, 14, 15, 17, 20 and 24.

27.5 Unless otherwise agreed to by the City, the sale of property within Badger Mountain South shall not relieve Nor Am of any of its obligation under 27.4 above.

28. **NO THIRD PARTY BENEFICIARIES.**

28.1 This Agreement is between Nor Am and the City. This Agreement is not intended to, and shall not be construed as benefitting third-parties.

28.2 Unless otherwise specified in this Agreement, neither the City or Nor Am shall be obligated to construct or extend construct utility or transportation infrastructure within Badger Mountain for the benefit of any particular future development.

29. **REPRESENTATIONS AND WARRANTIES**

Each signatory to this Agreement represents and warrants that he or she has full power and authority to execute and deliver this Agreement on behalf of the Party for which he or she is signing, and that he or she shall defend and hold harmless the other Parties and signatories from any claim that he or she was not fully authorized to execute this Agreement on behalf of the person or entity for whom he or she signed. Upon proper execution and delivery, this Agreement shall have been duly entered into by the Parties, shall constitute as against each Party a valid, legal and binding obligation that shall run with the land, and shall be enforceable against each Party in accordance with the terms herein.

30. **DEFENSE OF AGREEMENT AND WAIVER OF CLAIMS.**

30.1 Upon the City's request, Nor Am agrees to defend, at its expense, and with its choice of legal counsel, the City relative to any challenge to the validity of any provision of the Master Agreement and any attachments thereto. Notwithstanding the foregoing, the City would remain responsible for defending actions brought by third-parties arising from the City's application of the Master Agreement to a particular development application.

30.2 Nor Am acknowledges that it has done a thorough feasibility analysis of the development model that it has proposed and acknowledges that the City does not make any guarantees or warranties, express or implied with regards to the suitability for development of the Badger Mountain South property or the financial viability of the development that would occur pursuant to the Master Agreement. NorAm is relying on their own analysis of the market conditions and availability of infrastructure at an affordable cost and agrees that it will not bring a claim against the City if its economic expectations are not realized.

31. **EXHIBITS.**

31.1 The following are the Exhibits that are a part of the Master Agreement and are incorporated herein by reference:

Exhibit A	Legal Description for Badger Mountain South
Exhibit B	Environmental Mitigation Conditions
Exhibit C	Land Use Development Regulations (LUDR)
Exhibit D	Green Infrastructure
Exhibit E	Wine Village Conceptual Drawing
Exhibit F	Legal Description for South Orchard Park
Exhibit G	Legal Description for West Village Park
Exhibit H	Summary of Credits, Offsets, and Obligations
Exhibit I	Draft Memorandum of Agreement for recording

32. **NO PRESUMPTION OF DRAFTSMANSHIP BY EITHER PARTY.**

32.1 The Master Agreement has been reviewed and revised by both parties and has been the subject of public hearings. No presumption or rule construing ambiguity against the drafter of the document shall apply to the interpretation or enforcement of the Master Agreement.

33. **CAPTIONS.**

33.1 The captions are for ease of reference and are not considered substantive provisions of the Master Agreement, nor shall they be given any weight in determining the interpretation of any provision of the Master Agreement

34. **SEVERABILITY.**

34.1 If any provision of the Master Agreement is determined to be unenforceable or invalid pursuant to a final decree or judgment by a court of law with jurisdiction, then the remainder of this Agreement not decreed or adjudged unenforceable or invalid shall remain unaffected and in full force and effect, subject to the provisions of paragraph 27.2.

34.2 If any provision or provisions of the Master Agreement are determined to be unenforceable, then the Parties agree to negotiate in good faith a substitute provision or provisions that would accomplish the intent and purpose of the invalid provision in a method and manner that would be legal.

34.3 In the event of any administrative, legal or equitable action or other proceeding instituted by any person not a party to this Agreement challenging the validity of any provision of the this Agreement, or any subsequent action taken by the parties to implement the Master Agreement conditions, the Parties shall cooperate in defending such action or proceeding to settlement or final judgment, including all appeals. Each Party shall select its own legal counsel, subject to the provisions of paragraph 27.4.

35. **AGREEMENT TO BE RECORDED.**

35.1 The parties shall sign the Memorandum of Agreement attached as Exhibit I and record it against the real property legally described in Exhibit A, as well as against each of the tax parcels within Bader Mountain South that exist on the Master Agreement Commencement Date. Nor Am shall pay the costs of recording.

36. **JURISDICTION AND VENUE.**

36.1 The Master Agreement has been and shall be construed as having been made and delivered within the State of Washington and it is agreed by each party that the Master Agreement

shall be governed by the laws of the State of Washington both as to interpretation and performance. Any action at law, suit in equity or judicial proceeding for the enforcement of this Master Agreement or any provisions thereof shall be instituted and maintained only in any of the courts of competent jurisdiction in Benton County, Washington.

37. **COOPERATION IN EXECUTION OF DOCUMENTS.**

37.1 The Parties agree to properly and promptly execute and deliver any and all additional documents that may be necessary to render this Master Agreement practically effective. This paragraph shall not require the execution of any document that expands, alters or in any way changes the terms of this Master Agreement.

38. **FINAL AND COMPLETE AGREEMENT.**

38.1 This Master Agreement constitutes the final and complete expression of the Parties on all subjects relating to the development of the Badger Mountain South development. This Master Agreement may not be modified, interpreted, amended, waived or revoked orally, but only by a writing signed by all Parties. This Master Agreement supersedes and replaces all prior agreements, discussions and representations on all subjects discussed herein, without limitation. No Party is entering into this Master Agreement in reliance on any oral or written promises, inducements, representations, understandings, interpretations or agreements other than those contained in this Master Agreement and the exhibits hereto.

CITY OF RICHLAND:

NOR AM INVESTMENT, LLC

By: 

Cindy Reents, ICMA-CM

Its: City Manager

By: 

Lawrence J. White

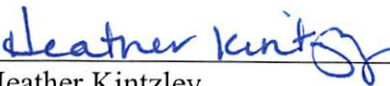
Its: Manager

ATTEST:

By: 

 Marcia Hopkins
City Clerk

APPROVED AS TO FORM:

By: 

Heather Kintzley

Its: City Attorney

**EXHIBIT A
TO
MASTER AGREEMENT
LEGAL DESCRIPTION FOR BADGER MOUNTAIN SOUTH**

Parcel "A":

The East half of the East half of Section 31, Township 9 North, Range 28 East, W.M., Benton County, Washington;
EXCEPT that portion described as follows:

The Southwest corner of the Southeast quarter of the Southeast quarter being the True Point of Beginning;

Thence East along the South line thereof 360.00 feet;

Thence Northwesterly in a straight line to a point on the West line of said Southeast quarter of the Southeast quarter, a distance of 360.00 feet North of the Southwest corner thereof;

Thence Southerly along said West line 360.00 feet to the True Point of Beginning;

AND EXCEPT that portion thereof lying Southerly and Westerly of the State Highway right-of-way.

AND EXCEPT that portion deeded to the County of Benton, State of Washington, under Quit Claim Deed, recorded October 10, 1968, under Auditor's File No. 595151, records of Benton County, Washington;

AND EXCEPT State Highway right-of-ways;

AND EXCEPT those portions acquired by the State of Washington under eminent domain proceedings filed in Benton County Superior Court Cause No. 82-2-00869-6;

AND EXCEPT that portion conveyed to Benton County for road purposes under Auditor's File No's. 92-16778, 92-16779, 93-1864, and 93-1871.

Parcel "B":

All of Section 32, Township 9 North, Range 28 East, W.M., Benton County Washington;

EXCEPT that portion deeded to the County of Benton, State of Washington, under Quit Claim Deed, recorded October 10, 1968, under Auditor's File No. 595151, records of Benton County, Washington;

AND EXCEPT that portion thereof lying Southerly and Westerly of the State Highway right-of-way.

AND EXCEPT State Highway right-of-ways;

AND EXCEPT those portions acquired by the State of Washington under eminent domain proceedings filed in Benton County Superior Court Cause No. 82-2-00869-6;

AND EXCEPT that portion conveyed to Benton County for road purposes under Auditor's File No's. 92-16778 and 92-16779;

AND ALSO EXCEPT any portion lying within Short Plat 2465.

Parcel "C":

Section 33, Township 9 North, Range 28 East, W.M., Benton county, Washington, EXCEPT that portion thereof lying Northerly and Easterly of the following described line:

Beginning at the Northwest corner of said section;
Thence South 02°34'20" West, 1330.20 feet along the West line of said section to the True Point of Beginning;
thence South 77°57'14" East, 2389.11 feet;
thence South 83°23'24" East, 1450.14 feet;
thence South 48°00'49" East, 1013.41 feet;
thence South 28°44'51" East, 566.24 feet;
thence North 88°55'28" East, 380.42 feet to the East line of said section and the terminus of said line, said point bears South 00°45'19" West, 3237.80 feet from the Northeast corner of said section.

(Also known as Tract 4 of Survey recorded August 31, 1998, under Recording No. 1998-025706, records of Benton County, Washington.)

EXCEPT State Highway right-of-way;
AND EXCEPT those portions acquired by the State of Washington under eminent domain proceedings filed in Benton County Superior Court Cause No. 82-2-00869-6;

Parcel "D":

Section 4, Township 8 North, Range 28 East, W.M., Benton County, Washington,
EXCEPT that portion lying within the plat of EL RANCHO REATA NO. 3, according to the Plat thereof recorded in Volume 12 of Plats, Page 42, records of Benton County, Washington,
ALSO EXCEPT State highway right-of-way conveyed under Recording No. 870597, records of Benton County, Washington;
AND EXCEPT that portion lying southerly of the Reata Road right of way
AND EXCEPT that portion lying within the Plat of REATA RIDGE
AND EXCEPT the South 420 feet of the Southeast quarter thereof;
AND ALSO EXCEPT that portion conveyed to Benton County by deed recorded May 1, 2007, under Auditor's File No. 2007-013594, records of Benton County, Washington.

Parcel "E":

That portion of Section 29, Township 9 North, Range 28 East, W.M., Benton County, Washington, lying Southerly and Westerly of the following described line:

Beginning at the Southwest corner of said Section 29;
Thence South 89°23'44" East 1154.11 feet along the South line of said Section to the True Point of Beginning;
Thence North 00°38'28" West, 310.56 feet;
Thence South 89°21'30" West, 1103.84 feet to the East line of Dallas Road and the terminus of said line.
EXCEPT the West 40 feet for County Road right-of-way;
AND EXCEPT that portion deeded to the County of Benton, State of Washington, under Quit Claim Deed, recorded February 13, 1979, under Auditor's File No. 783437, records of Benton County, Washington;
AND EXCEPT State Highway right-of-way;
AND EXCEPT that portion conveyed to Benton County for road purposes under Auditor's File No's. 92-16778 and 92-16779;
AND ALSO EXCEPT those portions acquired by the State of Washington under eminent domain proceedings filed in Benton County Superior Court Cause No. 82-2-00889-6;

EXHIBIT B
To
MASTER AGREEMENT
ENVIRONMENTAL MITIGATION CONDITIONS

1. To mitigate potential **Erosion and Soil Stability** impacts during construction:
 - 1.1 Implement erosion control measures per City of Richland requirements.
Provide vegetative cover on exposed soils as soon as practicable following clearing and grading.
 - 1.2 Water exposed areas during construction in accordance with local air-quality agency requirements.
 - 1.3 Compact soils at densities appropriate for planned land uses.
2. To mitigate **Air Quality** impacts during construction, develop a dust control plan prior to construction and comply with applicable Benton County Clean Air Authority's Fugitive Dust standards.
3. To mitigate **Surface Water** impacts, use the Washington State Department of Ecology's Stormwater Management Manual for Eastern Washington for Hydrologic and Hydrology design. All stormwater improvements are identified, sized and related to development activity in identified basins. A treatment BMP shall be used for each entire pond basin or individual BMPs shall be used on a project by project basis.
4. To mitigate **Noise** impacts from construction, comply with existing city noise regulations.
5. To mitigate **Transportation** impacts the following mitigation measures will be taken:
 - 5.1 Traffic mitigation measures for the first 1000 PM peak hour trips is as follows (for transportation impact purposes this is known as Phase 1):
 - 5.1.1 Dallas Road
Phase 1 of the Badger Mountain Subarea is expected to add roughly 900 trips to Dallas Road just north of the I-82 ramps during the PM peak hour, and over 9,400 daily trips. While Dallas is currently a high speed, low-volume road with significant excess capacity, the additional volumes would require the roadway to be widened to a four-lane cross section between the site and the I-82 WB ramp intersection. Dallas Road north of the site should be adequate as a two-lane section.

Mitigation Trigger:
Lanes will be added when Dallas Road intersections require them due to LOS deficiencies. Further analysis will occur at the 1,000 p.m. peak trip level and every 500 p.m. peak trip level thereafter.
 - 5.1.2 Dallas Road and Project Access
While the access configurations are not known at this time, some preliminary analysis indicates that a major project access could require dual left turn lanes for the westbound approach. Dallas Road would require left turn lanes at project entrances, and right turn lanes would be advisable.

Mitigation Trigger:

Further analysis will occur at the 1,000 p.m. peak trip level and every 500 p.m. peak trip level thereafter. Specific site improvements will occur to meet the City of Richland's adopted LOS.

5.1.3 Dallas Road and I-82 EB Ramps

This intersection would see heavy delays for the left turn from the off ramp onto Dallas Road. MUTCD Warrant 3 is met for the PM peak hour. Recommended mitigation for this intersection is widening on Dallas Road for a left turn lane for the southbound to eastbound turn onto the on ramp. In addition, the eastbound off-ramp approach should be widened for a separate left turn lane. Finally, the intersection should be signalized.

Mitigation Trigger:

Turn lane improvements shall be made when at the 600 p.m. peak trip level and the traffic signal shall be installed at the 750 p.m. peak trip level.

5.1.4 Dallas Road and I-82 WB Ramps

While this intersection would meet MUTCD Warrant 3 for the PM peak hour, delays at this location would not be as severe as at the I-82 EB ramp intersection. Recommended improvements include a free right turn lane for the I-82 WB off ramp approach (this movement becoming the additional travel lane required on Dallas between I-82 and the project as listed above), and a free right turn drop lane for the turn from Dallas onto the NB on ramp. Finally, the eastbound Dallas approach should be widened for a left turn lane for the eastbound left turn onto the on ramp. This would be a continuation of the left turn lane widening for the EB ramp intersection (continuous 3-lane section for Dallas between the two ramp intersections, assuming adequate space is available under the I-82 overpass). This intersection should be monitored for signal warrants as the project develops.

Mitigation Trigger:

Improvements shall be constructed when at the 600 p.m. peak trip level. Further analysis of traffic signal warrants will occur at the 1,000 p.m. peak trip level and every 500 p.m. peak trip level thereafter.

5.1.5 Dallas Road and Badger Mountain Parkway

At the start of Phase 1, this intersection should have additional left turn lanes and right turn pockets on Dallas Road. The intersection could operate adequately with stop control for Badger Mountain Parkway at roughly up to 60% of Phase 1 volumes, or 7.5% of full build out. At higher volumes, a signal should be considered to mitigate delays. At full build out this intersection should be widened with separate lanes for all turning movements, and dual left turn lanes for the westbound approach.

Mitigation Trigger:

At the start of Phase 1, this intersection should have additional left turn lanes and right turn pockets. The intersection could operate adequately with stop control for Badger Mountain Parkway at up to the 600 p.m. peak trip level. At that level of development, a traffic signal shall be constructed. At full build out this intersection should be widened with separate lanes for all turning movements, and dual left turn lanes for the westbound approach. Further analysis will occur at the 1,000 p.m. peak trip level and every 500 p.m. peak trip level thereafter.

5.1.6 Queensgate Drive & I-182 EB Ramps

This intersection should perform adequately with project traffic assuming WSDOT improvements are in place.

5.1.7 Leslie Road & Badger Road

This intersection is to be reconstructed from its current all-way stop configuration to a roundabout, as listed in the City of Richland TIP. Performance at this intersection is expected to be adequate at LOS B.

5.2 Transportation Mitigation beyond Phase 1 of Badger Mountain South

Analysis of on-site mitigation improvements will be tied to each new 500 peak p.m. trips generated within in Badger Mountain South and as follows:

5.2.1 Badger Mountain Parkway

Badger Mountain Parkway will be completed at a rate that will cause full completion to occur on or before 50% development of the entire Badger Mountain South site, i.e., 10% of site development will trigger 20% of parkway to be completed.

5.2.2 Market Street

Market Street will be completed on or before 50% build out of the East Market neighborhood.

5.2.3 Orchard Green Parkway

Orchard Green Parkway will be completed on or before 50% build out of the South Orchard neighborhood.

5.2.4 Local and Collector Streets

Improvements within Badger Mountain South will be made on a project-specific basis to serve the project and foster connectivity within and among neighborhoods, using the road standards identified in the LUDR and providing two avenues of access to each residential structure.

5.3 For off-site improvements beyond Phase 1:

After the Phase 1 threshold has been reached, and the Phase 1 improvements constructed, a Traffic Impact Analysis (TIA) will be provided to the city by the master developer at every point when 500 p.m. peak hour trips are generated from the Badger Mountain South development. The analysis shall be made using the city's traffic impact formulas for general applicability throughout the city that are in effect at the time the need for the TIA is triggered. The master developer will pay its fair share of improvements that are identified in the TIA as being needed to mitigate the effects of the additional 500 p.m. peak hour trips. The fair share payment shall be paid within 30 days after the city's acceptance of the TIA.

6. To mitigate **Potable Water** impacts the following mitigation measures will be taken:

6.1 Service to Badger Mountain South will require both on-site and off-site water system improvements.

6.2 A list of all of the proposed improvements is as follows:

- Approximately 1.0 Million gallons of water storage facilities located on the west side of Badger Mountain

New Tapteal 4 Pump Station located near the west end of the existing City distribution system.

Approximately 1.0 Million gallons of water storage facilities located on the east side of Badger Mountain

- New Tapteal 4 Pump Station located near the end of Meadow Hills Drive
- Two wholesale water distribution connections from the City's water system to the BMID distribution system.
- Approximately 2,300 lineal feet of 20" water mains, 600 feet of which is within Badger Mountain South and 1,700 feet off-site.
- Approximately 40,700 lineal feet of 16" water mains, of which 25,000 lineal feet is within Badger Mountain South, 10,500 feet is off site but intended to serve Badger Mountain South, and 5,200 feet is off site and principally intended to serve the Wilson properties, as identified in the BMS SubArea Plan.
- Approximately 39,300 lineal feet of 12" water mains, of which 23,000 lineal feet is within Badger Mountain South, 5,500 feet is off site but intended to serve Badger Mountain South, and 10,800 feet is off site and principally intended to serve the Wilson properties, as identified in the BMS SubArea Plan.
- Approximately 6 Pressure Reducing Valves (PRV's) to maintain separation between BMID Zone 1 and BMID Zone 3.

Upstream improvements to the pumps and pipes in Tapteal 1, 2 and 3 as identified in the City's water model.

6.3 Improvements will be constructed in phases as development progresses. All proposed improvements will be designed and constructed in accordance with the City of Richland standards.

6.4 Additional techniques will be used to reduce water consumption overall in the development of the Badger Mountain South master planned community. First, incorporating the use of xeriscaping techniques including the use of native and other drought tolerant plants that have adapted to dry conditions and require less water once established. Second, residential and commercial structures will include low-flow and water-efficient appliances. Developers of commercial structures will be encouraged to consider the use of "green roofs" or "cool roofs" on their buildings. All private homeowners associations will be provided education materials for their membership that identifies household water conservation methods.

7. To mitigate **Sanitary Sewer** impacts the following mitigation measures will be taken: The Badger Mountain South development will require 10 different capital improvements to mitigate the impacts to the City of Richland's current sewer system. The need for these improvements is triggered by the addition of new customers to the sewer system. Each project as identified below is triggered by a different number of equivalent residential units (ERU's). One ERU is defined as 200 gallons per day. Capital improvement projects were identified for

all offsite improvements and for all on-site improvements resulting in a sewer pipe diameter of 10" or larger. Following are the capital improvements:

7.1 On-site improvements include 3,000 lineal feet of new 15" sewer that conveys flows from the West Vineyard and West Village Basins to the Badger West Lift Station. Off-site improvements include 15,000 lineal feet of new 10" forcemain (or equivalent) to convey flows from the Badger West Lift Station to the west end of Strawberry Roane Lane in the Country Ridge Subdivision. The need for this project is triggered by development in the Badger West Basin.

7.2 On-site improvements include the Badger East Lift Station, approximately 6,900 lineal feet of 8" forcemain (or equivalent), and 4,200 lineal feet of new 10", 15", and 18" sewers. The need for this project is triggered by development in the Badger East Basin.

7.3 On-site improvements include 2,600 lineal feet of new 10" sewer and 1,900 lineal feet of new 12" sewer that convey flows from Wilson/Other Basin A, East Garden Basin, East Market Basin, and South Orchard Basin towards the Badger East Lift Station. The need for this project is triggered by development within tributary basins.

7.4 On-site improvements include 3,300 lineal feet of new 10" sewer that conveys flows from Wilson/Other Basin A towards the Badger East Lift Station. The need for this project is triggered by development within the Wilson Basin A.

7.5 Off-site improvements include 3,000 lineal feet of new 8" sewers to serve the Wilson/Other Basin B. The need for this project is triggered by development within Wilson Basin B.

7.6 Off-site improvements include the upsizing of 2,450 lineal feet of existing 8" sewers to 12", 18", and 21" sewers. The need for this project is triggered by the construction of 1,100 ERU's within the Badger Mountain Subarea.

7.7 Off-site improvements include the upsizing of 1,850 lineal feet of existing 8" sewers to 15", 18", and 21" sewers. The need for this project is triggered by the construction of 1,700 ERU's within the Badger Mountain Subarea.

7.8 Off-site improvements include the upsizing of 3,600 lineal feet of existing 12" sewers to 15", 18", 21", and 24" sewers. The need for this project is triggered by the construction of 2,000 ERU's within the Badger Mountain Subarea.

7.9 Off-site improvements include the upsizing of 3,700 lineal feet of existing 8" sewers to 12", 15", 18", & 21" sewers. The need for this project is triggered by the construction of 2,100 ERU's within the Badger Mountain Subarea.

7.10 Off-site improvements include the upsizing of 1,000 lineal feet of existing 15" and 21" sewers to 18", 24", & 27" sewers. The need for this project is triggered by the construction of 7,4 ERU's within the Badger Mountain Subarea.

8. To mitigate **Life Safety Services** impacts the following mitigation measures will be taken:

8.1 Two avenues of access will be provided to each residential structure to allow life-safety access.

8.2 All single family and duplex residential structures shall be constructed with a sprinkler system that meets NFPA standard 13-D.

8.3 A two-acre site for a new fire station facility will be dedicated in Badger Mountain South upon the city's determination that a new fire facility is needed.

9. To mitigate **Electrical Services** impacts the following mitigation measures will be taken:

9.1 A site up to two-acres in size and located in the northwest corner of Badger Mountain South, and adjacent to I-82, will be dedicated upon the city's determination that a new substation facility is needed.

9.2 Additional energy conservation measures are required for all development including:

- Achieve Energy Star certification applicable for the year of construction.
- Include passive and/or active means of allowing for both solar gain where used for passive solar heating as well as shading protection from unwanted solar gain.
- Include building space, conduits and roof support for future addition of solar hot water and PV systems on every building.
- Meet ANSI/ASHRAE/IESNA standards for all exterior lighting (Dark Sky Standards).
- Within residential structures, reduce energy demand for domestic hot water through the installation of either a solar hot water system or an on-demand hot water system.

10. To mitigate **Carbon Footprint** impacts the following mitigation measures will be taken:

10.1 Create development densities that support transit, walking and bicycling to reduce VMT and direct and indirect emissions from reduced parking facilities.

10.2 Develop with compact building design and mixed uses to reduce onsite fuel combustion emissions and purchased electricity consumption.

10.3 Require the planting of new street trees, establishing new greenways, and require solar-readiness in all development to reduce onsite fuel combustion emissions and purchased electricity plus enhance carbon sink.

10.4 Require the use of water conserving fixtures that exceed building code requirements and use drought-tolerant landscaping to reduce water consumption.

10.5 Require the use of low-VOC paints and building materials in all development to reduce fugitive emissions and indirect emissions.

10.6 Develop as a walkable and sustainable community in order to reduce sprawl and direct and indirect VMT.

11. To mitigate **School** impacts the following mitigation measures will be taken:

11.1 The school sites identified in the LUDR land use map as school sites and that are currently within the Richland School District, are intended to be used for the construction of two elementary schools and a middle school. By making these sites available for acquisition for the construction and operation of schools for the children intended to live within Badger Mountain South and the Richland School District (RSD) boundaries Nor Am has adequately mitigated the impacts of the Badger Mountain South development for school sites (Kennewick School District has already acquired a site from Nor Am that is located within Badger Mountain South as well as

in the Kennewick School District that will service the children within Badger Mountain South if and when a school is constructed on the site). The sites within the Richland School District that are identified as school sites shall remain available for acquisition by the Richland School District, or such other entity as is authorized by the State of Washington to operate an elementary school or middle school, until such time as Nor Am provides a census of the students living in the area with BMS and the RSD that shows there are currently children residing in that area that would reach 80 percent of the capacity of the average design capacity for then existing Richland School District Middle schools, in case of the Middle School site, and elementary schools in case of an elementary school site, not including portables. Nor Am will then give the Richland School District notice, with a copy to the City, of the census results, and the RSD, or such other entity as is authorized by the State of Washington to operate an elementary school, or middle school, shall then have two years to purchase the school site. The purchase price for the RSD shall not be more than the fair market value of the property at the time the census is provided to the RSD. If the RSD, or another entity authorized by the State of Washington to operate an elementary school or middle school, does not purchase the property within the two year period, then Nor Am may sell and/or develop the applicable school site for which the census applied, either for school purposes, or any other use permitted in the BMS-NG district or the Civic District.

11.2 The school site identified in the LUDR land use map as school site and that is currently within the Kennewick School District is intended to be used for the construction of an elementary school. By making this site available for acquisition for the construction and operation of a school for the children intended to live within Badger Mountain South and the Kennewick School District boundaries Nor Am has adequately mitigated the impacts of the Badger Mountain South development for school sites within the Kennewick School District. The Kennewick School District has already acquired the site from Nor Am.

END OF MITIGATION CONDITIONS.

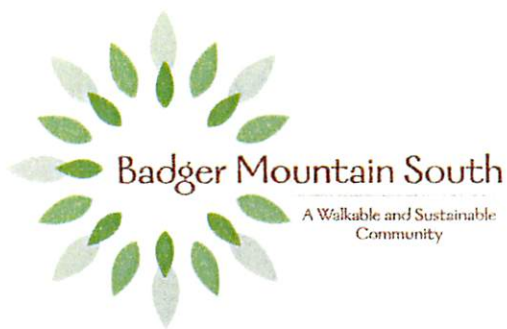
**EXHIBIT C
TO
MASTER AGREEMENT
LAND USE DEVELOPMENT REGULATIONS (LUDR)**

Exhibit C is a Separate Document Entitled:

Land Use & Development Regulations
With an Issue Date of: December 7, 2010

The cover page of which has been signed by the City Manager.
That document is incorporated by reference.

**EXHIBIT D
TO
MASTER AGREEMENT
GREEN INFRASTRUCTURE**



**Green Infrastructure Improvements
5,000 Residential Units**

*Note – Primary & Secondary Trail segments within the Neighborhoods will be constructed in association with adjacent street improvements

1. Badger Mountain Hub

Improvements

- 5,500 LF – Urban Trail (to be designed and constructed as part of the Destination Retail development)

- 2,900 LF – Secondary Trail
- 3,500 LF - Greenbelt

2. West Vineyard Neighborhood – 900 RU

Improvements	RU – Residential Unit Non-Sequential Trigger
○ Local Park #4	45 RU
○ Local Park #2 – Phase 1	110 RU
○ 1,800 LF – Primary Trail 1,800 LF Greenbelt	75 RU
○ 3,000 LF – Primary Trail 3,000 LF Greenbelt	120 RU
○ Local Park #3	65 RU
○ 1,800 LF – Primary Trail 1,800 LF - Greenbelt 600 LF – Secondary Trail	75 RU
○ The Reserve: 1/4 of Landscape Improvements 4,400 LF – Primary Trail 800 LF – Secondary Trail	150 RU
○ Local Park #2 – Phase 2	200 RU
○ <u>Block Parks (to be distributed) – 1.8 Acres</u>	60 RU
	900 RU

Note: Neighborhood Park #1 will be developed as a community-wide facility as part of the East Garden neighborhood.

3. West Village Neighborhood – 1,320 RU

Improvements	RU – Residential Unit Non-Sequential Trigger
○ Local Park #3	45 RU
○ Village Green	235 RU
○ Median Park 1,400 LF – Secondary Trail	65 RU
○ Local Park #1 1,800 LF Primary Trail 1,800 LF – Greenbelt	130 RU
○ The Ravine: Landscape Improvements 2,700 LF – Primary Trail	80 RU
○ Local Park #2	50 RU
○ 4,000 LF – Primary Trail 4,000 LF - Greenbelt	150 RU
○ 2,800 LF – Primary Trail 2,800 LF – Greenbelt	105 RU
○ The Reserve: ½ of Landscape Improvements Open Play Field 5,000 LF – Primary Trail 2,000 LF – Secondary Trail Dog Park	310 RU
○ The Ravine: 6,900 LF – Secondary Trail Site Furnishings Multi-Station Exercise Course	65 RU
○ <u>Block Parks (to be distributed) – 2.7 Acres</u>	85 RU

1,320 RU

4. East Garden Neighborhood – 870 RU

Improvements	RU – Residential Unit Non-Sequential Trigger
○ Local Park #2	45 RU
○ 1,500 LF – Primary Trail 1,750 LF – Secondary Trail 3,250 LF – Greenbelt	100 RU
○ Local Park #1 (West Vineyard)	300 RU
○ The Reserve: 1/4 of Landscape Improvements 5,000 LF – Primary Trail 1,400 LF Secondary Trail (3) Picnic Areas	210 RU
○ Local Park #1	120 RU
○ 2,300 LF - Secondary Trail 2,300 LF – Greenbelt 650 LF – Equestrian Trail	35 RU
○ <u>Block Parks (to be distributed) – 1.8 Acres</u>	60 RU
	870 RU

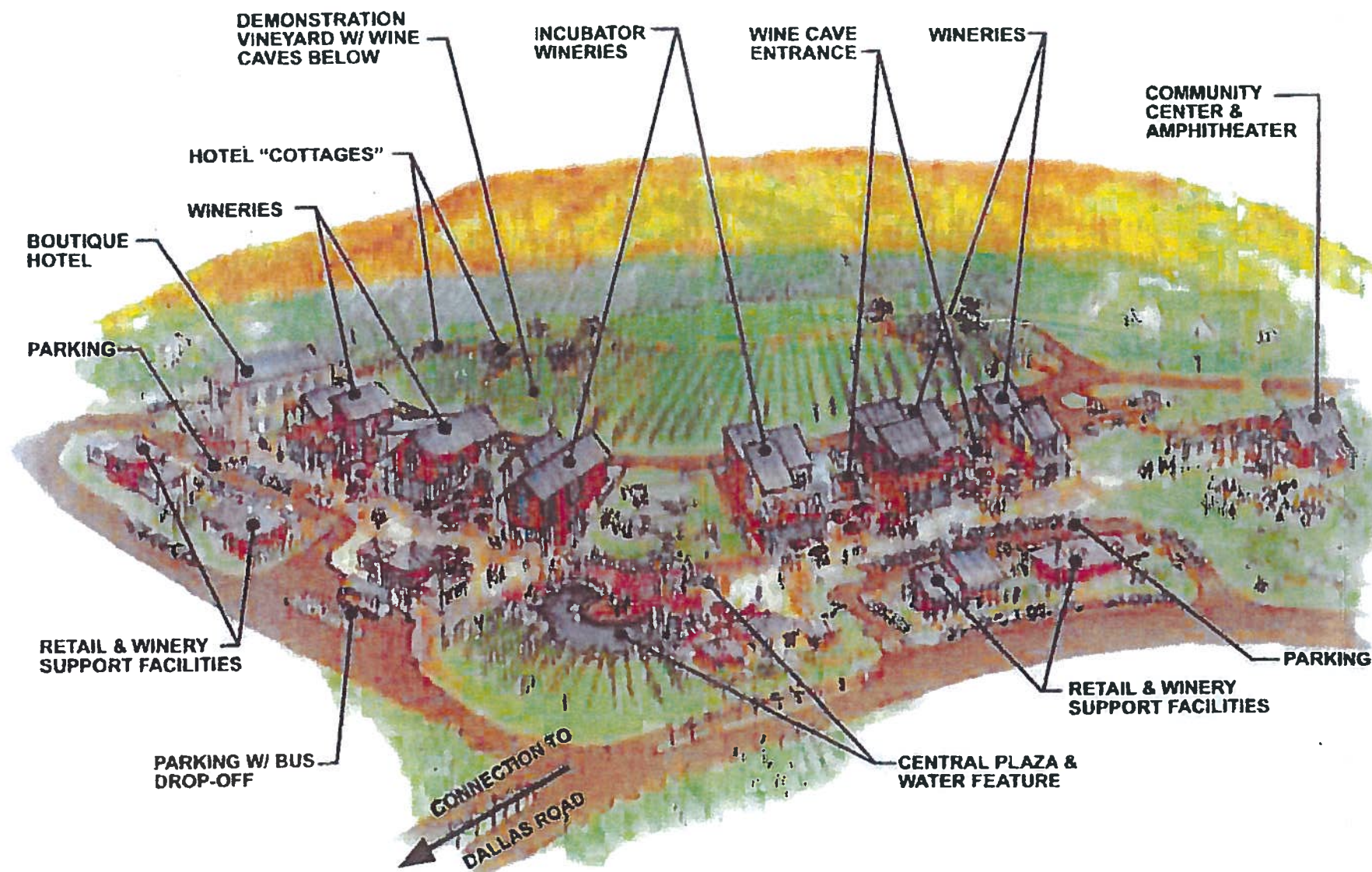
5. East Market Neighborhood – 1,150 RU

Improvements	RU – Residential Unit Non-Sequential Trigger
○ Local Park #1 (w/Public Library)	50 RU
○ Median Park 1,900 LF – Secondary Trail	75 RU
○ Farmers Market Plaza Local Park #2	65 RU
○ The Reserve: Activity Courts & Sand Volleyball 3,100 LF – Secondary Trail Site Furnishings Children’s Playground	250 RU
○ Local Park #3	120 RU
○ 2,400 LF – Primary Trail 2,400 LF – Greenbelt	100 RU
○ The Orchard Green: 5,000 LF – Primary Trail 2,700 LF – Secondary Trail 1/2 of Landscape Improvements Community Garden w/Orchard 3,300 LF – Equestrian Trail Water Feature	400 RU
○ <u>Block Parks (to be distributed) – 2.3 Acres</u>	90 RU
	1,150 RU

6. South Orchard Neighborhood – 760 RU

Improvements	RU – Residential Unit Non-Sequential Trigger
○ Local Park #2	40 RU
○ 2,500 LF – Primary Trail 2,500 LF – Secondary Trail 5,000 LF – Greenbelt	140 RU
○ Local Park #1	230 RU
○ 2,000 LF – Primary Trail 2,000 LF – Secondary Trail 4,000 LF - Greenbelt	90 RU
○ 2,800 LF – Secondary Trail 4,200 LF – Greenbelt	50 RU
○ The Orchard Green: 5,300 LF – Primary Trail 2,700 LF – Secondary Trail 1/2 of Landscape Improvements Open Play Field Dog Park (3) Picnic Areas Site Furnishings	160 RU
○ <u>Block Parks (to be distributed) – 1.4 Acres</u>	50 RU
	760 RU

EXHIBIT E
TO
MASTER AGREEMENT
WINE VILLAGE CONCEPTUAL DRAWING



BADGER MOUNTAIN SOUTH: A WALKABLE AND SUSTAINABLE COMMUNITY

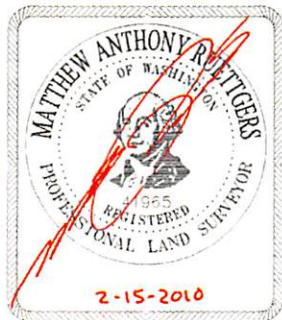
JUNE 7, 2000

RICHLAND
NOR AM

**EXHIBIT F
TO
MASTER AGREEMENT
LEGAL DESCRIPTION FOR SOUTH ORCHARD PARK**

A portion of the Northeast, Southeast, Southwest, and Northwest $\frac{1}{4}$ of Section 4, Township 8 North, Range 28 East, Willamette Meridian, Benton County, Washington, described as follows:

Commencing at the centerline, centerline intersection of Reata Road and Badger Mountain Parkway, as shown on the Plat of Reata Ridge; thence North $00^{\circ}11'38''$ West - 230.34 feet, on the centerline of said Badger Mountain Parkway to a point of curve; thence continuing on said centerline 305.38 feet on the arc of a 600.00 foot radius curve to the left, whose central angle is $29^{\circ}09'41''$, and chord bears North $14^{\circ}46'29''$ West - 302.09 feet to its intersection with the centerline of Country Club Way; thence continuing on said Badger Mountain Parkway centerline, 50.15 feet on the arc of a 600.00 foot radius curve to the left, whose central angle is $04^{\circ}47'20''$, and chord bears North $31^{\circ}45'00''$ West - 50.13 feet to the terminus point of said centerline, lying on the Northerly boundary of the Plat of Reata Ridge; thence 21.43 feet on the curve of a 600.00 foot radius curve to the left, whose central angle is $02^{\circ}02'45''$, and chord bears North $35^{\circ}10'02''$ West - 21.42 feet to a point of reversing curve; thence 12.56 feet on the arc of a 600.00 foot radius curve to the right, whose central angle is $01^{\circ}11'59''$, and chord bears North $35^{\circ}35'25''$ West - 12.56 feet to a point of tangent; thence North $34^{\circ}59'26''$ West - 758.34 feet to a point; thence South $55^{\circ}00'34''$ West - 193.78 feet to a point of curve; thence 60.73 feet on the arc of a 100.00 foot radius curve to the right, whose central angle is $34^{\circ}47'51''$, and chord bears South $72^{\circ}24'30''$ West - 59.80 feet to a point of tangent; thence South $89^{\circ}48'25''$ West - 953.46 feet; thence North $00^{\circ}11'35''$ West 37.50 feet to a point; thence 400.68 feet on the arc of a 462.50 foot radius curve to the right, whose central angle is $49^{\circ}38'14''$, and chord bears North $65^{\circ}22'28''$ West - 388.27 feet to a point; thence North $40^{\circ}33'21''$ West - 125.84 feet to a point; thence North $49^{\circ}26'39''$ East - 650.33 feet to the **True Point of Beginning**; thence continuing North $49^{\circ}26'39''$ East - 526.94 feet to a point of curve; thence 87.07 feet on the arc of a 289.00 foot radius curve to the left, whose central angle is $17^{\circ}15'47''$, and chord bears North $40^{\circ}48'46''$ East - 86.75 feet to a point; thence South $72^{\circ}51'37''$ East - 52.28 feet to a point of curve; thence 37.82 feet on the arc of a 125.00 foot radius curve to the left, whose central angle is $17^{\circ}20'02''$, and chord bears South $81^{\circ}31'37''$ East - 37.67 feet to a point; thence North $89^{\circ}48'22''$ East - 192.13 feet to a point; thence South $00^{\circ}11'38''$ East - 515.92 feet to a point; thence South $89^{\circ}48'22''$ West - 626.83 feet to a point; thence North $40^{\circ}33'21''$ West - 171.21 feet to the True Point of Beginning, and the terminus point of this description. All lying in the Northeast, Southeast, Southwest, and Northwest $\frac{1}{4}$ of Section 4, Township 8 North, Range 28 East, Willamette Meridian, Benton County, Washington, and containing 6.59 acres, more or less.



**EXHIBIT G
TO
MASTER AGREEMENT
LEGAL DESCRIPTION FOR WEST VILLAGE PARK**

A portion of the Southeast $\frac{1}{4}$ of Section 32, Township 9 North, Range 28 East, Willamette Meridian, Benton County, Washington, described as follows:

Commencing at the Southeast corner of said Section 32; thence North $02^{\circ}33'53''$ East, 1006.14 feet on the East line of said section to a point; thence leaving said East line, South $89^{\circ}08'34''$ West, 360.64 feet to the **True Point of Beginning**; thence South $89^{\circ}08'34''$ West, 754.23 feet to a point; thence North $00^{\circ}51'26''$ West, 771.80 feet to a point; thence South $89^{\circ}08'34''$ West, 671.21 feet to a point; thence North $00^{\circ}51'26''$ West, 418.20 feet to a point; thence North $89^{\circ}08'34''$ East, 189.80 feet to a point of tangent curve; thence 535.62 feet on the arc of a 500.00 foot radius curve to the left, whose central angle is $61^{\circ}22'37''$, and chord bears North $58^{\circ}27'15''$ East, 510.37 feet to a point; thence North $27^{\circ}45'57''$ East, 119.63 feet to a point; thence South $62^{\circ}14'11''$ East, 4.57 feet to a point of tangent curve; thence 1047.86 feet on the arc of a 2061.00 foot radius curve to the right, whose central angle is $29^{\circ}07'50''$, and chord bears South $47^{\circ}40'15''$ East, 1036.61 feet to a point of reversing curve; thence 187.97 feet on the arc of a 939.00 foot radius curve to the left, whose central angle is $11^{\circ}28'11''$, and chord bears South $38^{\circ}50'26''$ East, 187.66 feet to a point; thence South $45^{\circ}25'28''$ West, 188.03 feet to a point; thence South $00^{\circ}51'26''$ East, 566.00 feet to the **True Point of Beginning**. All lying in the Southeast $\frac{1}{4}$ of Section 32, Township 9 North, Range 28 East, Willamette Meridian, Benton County, Washington, and containing 30.07 acres, more or less.

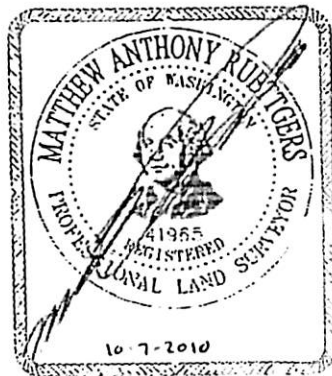
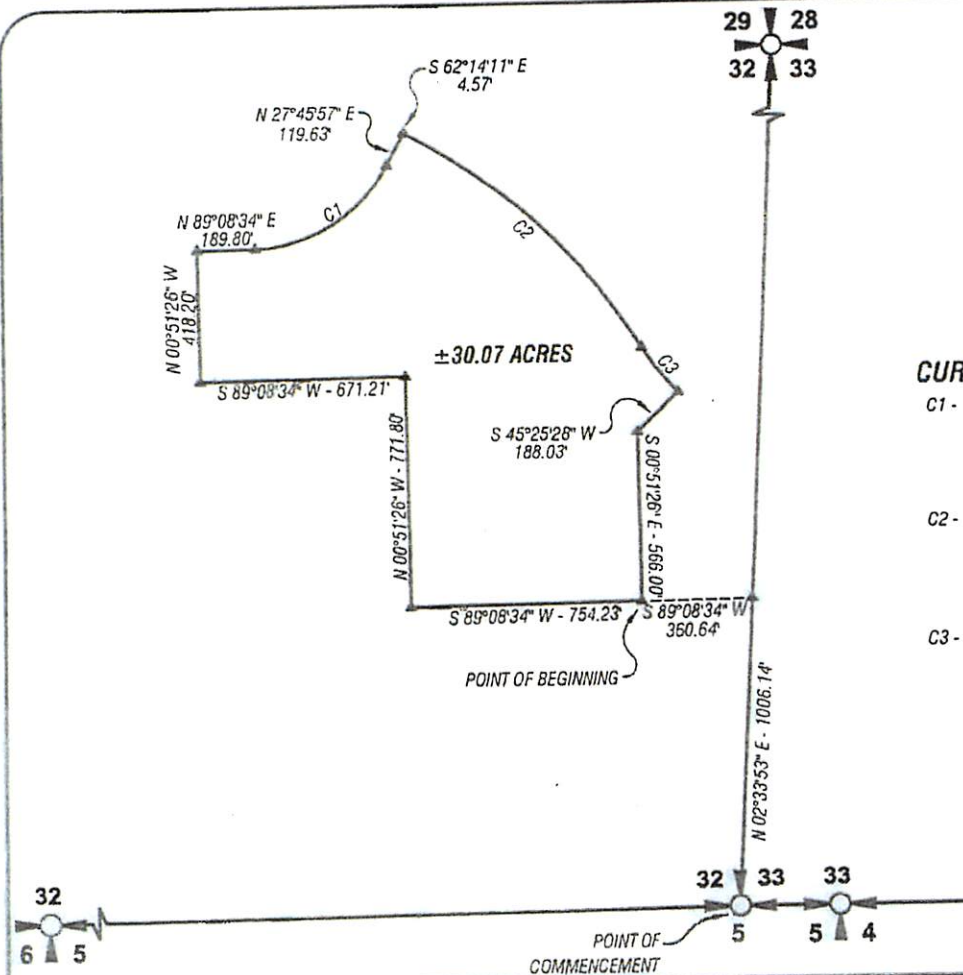


EXHIBIT G - PAGE 2
PARK PROPERTY PICTORIAL ILLUSTRATION
 LOCATED IN SE 1/4 OF SECTION 32,
 TOWNSHIP 9 NORTH, RANGE 28 EAST,
 W.M., BENTON COUNTY, WASHINGTON



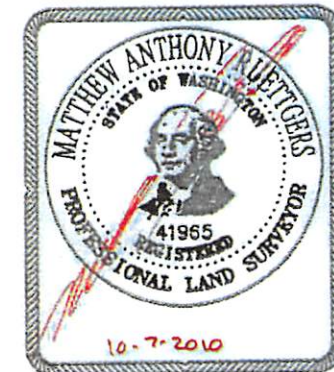
CURVE TABLE:

- C1 - D=61°22'37"
 L=535.62'
 R=500.00'
 CH=N 58°27'15" E - 510.37'
- C2 - D=29°07'50"
 L=1047.86'
 R=2061.00'
 CH=S 47°40'15" E - 1036.61'
- C3 - D=11°28'11"
 L=187.97'
 R=939.00'
 CH=S 38°50'26" E - 187.66'

NOT TO SCALE

LEGEND:

- ▲ CALCULATED POINT



PacWest ENGINEERING, LLC
 10209 Bridgeport Way SW, Suite C-1
 Lakewood, Wa. 98499
 Phone (253) 830-5960
 Fax (253) 830-5999

DWG: 07-540KSD.DWG
 DATE: 10-07-2010
 PROJECT: 07-540

**EXHIBIT H
TO MASTER AGREEMENT
SUMMARY OF CREDITS, OFFSETS AND OBLIGATIONS**

Nor Am Obligations	Master Agreement Section Reference
1. Design, construct and dedicate to the City, off site water and sewer lines needed to bring sewer capacity to the site and create sufficient water supply to insure fire flow.	Section 13
2. Unless otherwise provided, design, construct and dedicate to the service provider, all onsite infrastructure needed to support the planned development.	Sections 10, 13 and 19
3. Convey to the City one community park site of approximately 30 acres, and one neighborhood park site of approximately 5 acre. City will pay half the closing costs and grant a future park impact fee credit equal to pre-development value of the land.	Section 17
4. Construct and convey to the City a class one backbone trail of approximately 2 ¾ miles which connects neighborhoods, parks with the City wide trail system.	Section 17
5. Convey to the City other sites necessary to support the development of the project including streets, utility easements, an electrical sub-station site and a fire station site.	Section 18
6. Fund a Master Agreement Administrator who will be responsible for coordinating onsite development, insuring compliance with the LUDR, orderly extension of infrastructure and the timely development of required mitigation measures.	Sections 24 and 25
7. Require development within BMS to comply with all conditions of the Master Agreement including the LUDR, environmental mitigation conditions and the "Green Infrastructure Improvements".	Section 8
8. Monitor traffic and sewer flows to determine when mitigation measures are required and pay their pro-rata share of required off-site improvements.	Section 14
9. Maintain open spaces, non –City trails, and other community facilities, until such time the City deem the homeowners' association to have sufficient revenues to assume this responsibility.	Section 20

**EXHIBIT H
TO MASTER AGREEMENT
SUMMARY OF CREDITS, OFFSETS AND OBLIGATIONS**

City of Richland Obligations	Master Agreement Section Reference
1. Reimburse Nor Am for the cost of designing and constructing offsite improvements necessary to provide fire flow for the site and that portion of offsite sewer improvements needed to support commercial development near the Dallas Road interchange. The reimbursement shall occur at a rate equal to 50% of any surplus revenues generate from the project in excess of the City's cost to provide services.	Section 15
2. Construct a Community Park (30 acres) in phases based on number of residential building permits issued.	Section 17.5
3. Construct a Neighborhood Park (6 acres) in phases based on number of residential building permits issued.	Section 17.6
4. Accept into the City's trail system a backbone trail constructed by NorAm of approximately 2 ¾ miles in length.	Section 17
5. Place public improvements needed for BMS in the City's Capital Facilities plan, and Transportation Improvement Plan to insure eligibility for potential grants.	Sections 17 and 19
6. Use the approved EIS to determine mitigation measures which must be constructed with each development project within BMS.	Section 9
NorAm and City of Richland Joint Obligations	
1. Implement the standards contained in the Land Use and Development Regulations.	Section 10
2. Use best efforts to negotiate new service agreements with Benton PUD and BMID that insure electric and water service is obtained in a timely and cost-effective manner for the build-out of the project.	Section 12
3. Work with the Port of Kennewick to jointly fund the public elements of the proposed Wine Village.	Section 16

EXHIBIT I
To
MASTER AGREEMENT
DRAFT MEMORANDUM OF AGREEMENT FOR RECORDING

RECORDED AT THE REQUEST OF:
AND AFTER RECORDING RETURN TO:

Thomas O. Lampson
City Attorney
City of Richland
975 George Washington Way
P.O. Box 190 MS-07
Richland, WA 99352

MEMORANDUM OF MASTER AGREEMENT

1. This Memorandum of Master Agreement is made by and between the CITY OF RICHLAND, a Washington municipal corporation, whose address is P.O. Box 190, Richland, Washington 99352 and NOR AM INVESTMENT, LLC, a Washington limited liability company whose address is 12513 Avenue DuBois, Lakewood, Washington 98498.

2. Agreements and the Property Affected.

2.1 The parties hereto entered into an agreement dated December 7, 2010, entitled "Agreement Between the City of Richland and Nor Am Investment, LLC Regarding the Community Known as Badger Mountain South" (the "Master Agreement"). The real

MEMORANDUM OF MASTER AGREEMENT
PAGE 1 OF 6



RICHLAND



NOR AM

EXHIBIT I TO MASTER AGREEMENT
PAGE I-1 OF 6

property affected by the Master Agreement is identified by Benton County Assessor's Tax Parcel Numbers 104881000001000, 104884030009000, 104884030010000, 104881000002006, 104884000001003, 129982000001000, 131981000001000, 132981000002001, 132981000002002, and 133983000001000; and is legally described in Exhibit "A" attached hereto ("Subject Property"). The term of the Master Agreement is for twenty years, commencing on the 9 day of February, 2011, and continuing through and including 8 day of February, 2031.

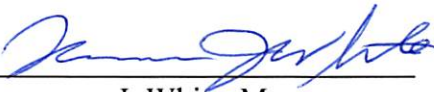
2.2 The Master Agreement referenced in paragraph 2.1 is a binding agreement that affects the right to develop the Subject Property. The Master Agreement is a public document on file with the City Clerk of the City of Richland, Washington and was approved by the City Council with the adoption of Resolution No. 77-10. The Master Agreement should be reviewed before purchasing any of the Subject Property.

3. The parties hereto have executed this Memorandum of Agreement this 9 day of February, 2011.

THE CITY OF RICHLAND

NOR AM INVESTMENT, LLC

By: 
Cindy Johnson, City Manager

By: 
Lawrence J. White, Manager

STATE OF WASHINGTON | ss.

MEMORANDUM OF MASTER AGREEMENT
PAGE 2 OF 6


RICHLAND

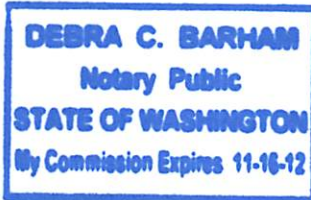

NOR AM

EXHIBIT I TO MASTER AGREEMENT
PAGE I-2 OF 6

COUNTY OF BENTON

On this day personally appeared before me Cindy Johnson, to me known to be the individual described in and who executed the within and foregoing instrument in her capacity as City Manager for the CITY OF RICHLAND, and acknowledge that she signed the same as her free and voluntary act and deed in the capacity herein stated, for the uses and purposes therein mentioned.

Dated this 9 day of ~~December~~ ^{FEBRUARY 2011}, 2010.



Debra C. Barham
(Signature of Notary) DEBRA C. BARHAM
(Legibly Print or Stamp Name of Notary)
Notary public in and for the State of Washington,
residing at BENTON COUNTY
My appointment expires 11/16/12

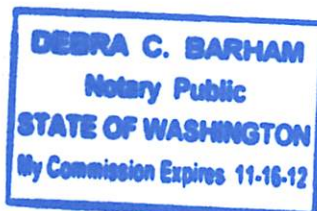
STATE OF WASHINGTON

ss.

COUNTY OF PIERCE

On this day personally appeared before me Lawrence J. White, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledge that he signed the same as his free and voluntary act and deed in his capacity as Manager of NOR AM INVESTMENT, LLC, a Washington limited liability company, for the uses and purposes therein mentioned.

Dated this 9 day of ~~December~~ ^{FEBRUARY 2011}, 2010.



Debra C. Barham
(Signature of Notary)
DEBRA C. BARHAM
(Legibly Print or Stamp Name of Notary)
Notary public in and for the State of Washington,
residing at BENTON COUNTY
My appointment expires 11/16/12

MEMORANDUM OF MASTER AGREEMENT
PAGE 3 OF 6

WK R
RICHLAND NOR AM

EXHIBIT I TO MASTER AGREEMENT
PAGE I-3 OF 6

EXHIBIT A
TO
MEMORANDUM OF MASTER AGREEMENT

Parcel "A":

The East half of the East half of Section 31, Township 9 North, Range 28 East, W.M., Benton County, Washington;

EXCEPT that portion described as follows:

The Southwest corner of the Southeast quarter of the Southeast quarter being the True Point of Beginning;

Thence East along the South line thereof 360.00 feet;

Thence Northwesterly in a straight line to a point on the West line of said Southeast quarter of the Southeast quarter, a distance of 360.00 feet North of the Southwest corner thereof;

Thence Southerly along said West line 360.00 feet to the True Point of Beginning;

AND EXCEPT that portion thereof lying Southerly and Westerly of the State Highway right-of-way.

AND EXCEPT that portion deeded to the County of Benton, State of Washington, under Quit Claim Deed, recorded October 10, 1968, under Auditor's File No. 595151, records of Benton County, Washington;

AND EXCEPT State Highway right-of-ways;

AND EXCEPT those portions acquired by the State of Washington under eminent domain proceedings filed in Benton County Superior Court Cause No. 82-2-00869-6;

AND EXCEPT that portion conveyed to Benton County for road purposes under Auditor's File No's. 92-16778, 92-16779, 93-1864, and 93-1871.

Parcel "B":

All of Section 32, Township 9 North, Range 28 East, W.M., Benton County Washington;

EXCEPT that portion deeded to the County of Benton, State of Washington, under Quit Claim Deed, recorded October 10, 1968, under Auditor's File No. 595151, records of Benton County, Washington;

MEMORANDUM OF MASTER AGREEMENT
PAGE 4 OF 6



RICHLAND



NOR AM

EXHIBIT I TO MASTER AGREEMENT
PAGE I-4 OF 6

AND EXCEPT that portion thereof lying Southerly and Westerly of the State Highway right-of-way.

AND EXCEPT State Highway right-of-ways;

AND EXCEPT those portions acquired by the State of Washington under eminent domain proceedings filed in Benton County Superior Court Cause No. 82-2-00869-6;

AND EXCEPT that portion conveyed to Benton County for road purposes under Auditor's File No's. 92-16778 and 92-16779;

AND ALSO EXCEPT any portion lying within Short Plat 2465. Exhibit A to Master Agreement Page A-2 of 3

Parcel "C":

Section 33, Township 9 North, Range 28 East, W.M., Benton county, Washington, EXCEPT that portion thereof lying Northerly and Easterly of the following described line:

Beginning at the Northwest corner of said section;

Thence South 02°34'20" West, 1330.20 feet along the West line of said section to the True Point of Beginning;

thence South 77°57'14" East, 2389.11 feet;

thence South 83°23'24" East, 1450.14 feet;

thence South 48°00'49" East, 1013.41 feet;

thence South 28°44'51" East, 566.24 feet;

thence North 88°55'28" East, 380.42 feet to the East line of said section and the terminus of said line, said point bears South 00°45'19" West, 3237.80 feet from the Northeast corner of said section.

(Also known as Tract 4 of Survey recorded August 31, 1998, under Recording No. 1998-025706, records of Benton County, Washington.)

EXCEPT State Highway right-of-way;

AND EXCEPT those portions acquired by the State of Washington under eminent domain proceedings filed in Benton County Superior Court Cause No. 82-2-00869-6;

Parcel "D":

Section 4, Township 8 North, Range 28 East, W.M., Benton County, Washington,

EXCEPT that portion lying within the plat of EL RANCHO REATA NO. 3, according to the Plat thereof recorded in Volume 12 of Plats, Page 42, records of Benton County, Washington,

ALSO EXCEPT State highway right-of-way conveyed under Recording No. 870597, records of Benton County, Washington;

MEMORANDUM OF MASTER AGREEMENT
PAGE 5 OF 6



RICHLAND



NOR AM

EXHIBIT I TO MASTER AGREEMENT
PAGE I-5 OF 6

AND EXCEPT that portion lying southerly of the Reata Road right of way
AND EXCEPT that portion lying within the Plat of REATA RIDGE
AND EXCEPT the South 420 feet of the Southeast quarter thereof;
AND ALSO EXCEPT that portion conveyed to Benton County by deed recorded May 1, 2007,
under Auditor's File No. 2007-013594, records of Benton County, Washington. Exhibit A to
Master Agreement Page A-3 of 3

Parcel "E":

That portion of Section 29, Township 9 North, Range 28 East, W.M., Benton County,
Washington, lying Southerly and Westerly of the following described line:
Beginning at the Southwest corner of said Section 29;
Thence South 89°23'44" East 1154.11 feet along the South line of said Section to the True
Point of Beginning;
Thence North 00°38'28" West, 310.56 feet;
Thence South 89°21'30" West, 1103.84 feet to the East line of Dallas Road and the terminus of
said line.
EXCEPT the West 40 feet for County Road right-of-way;
AND EXCEPT that portion deeded to the County of Benton, State of Washington, under Quit
Claim Deed, recorded February 13, 1979, under Auditor's File No. 783437, records of Benton
County, Washington;
AND EXCEPT State Highway right-of-way;
AND EXCEPT that portion conveyed to Benton County for road purposes under Auditor's File
No's. 92-16778 and 92-16779;
AND ALSO EXCEPT those portions acquired by the State of Washington under eminent
domain proceedings filed in Benton County Superior Court Cause No. 82-2-00889-6;

Parcel "F":

Tracts "C" & "D" of the plat of Reata Ridge, according to the Plat thereof recorded in Volume
15 of Plats, Page 389, records of Benton County, Washington.

MEMORANDUM OF MASTER AGREEMENT
PAGE 6 OF 6



RICHLAND



NOR AM

EXHIBIT I TO MASTER AGREEMENT
PAGE I-6 OF 6

RESOLUTION NO. 117-15

A RESOLUTION of the City of Richland authorizing amendments to the Master Agreement between the City of Richland and Nor Am Investment, LLC regarding the Badger Mountain South Master Planned Community.

WHEREAS, RCW 36.70B.170-200 authorizes the City to enter into development agreements by resolution or ordinance that set forth the development standards and other provisions that shall apply to and govern and vest the development, use and mitigation of the development of the real property for the duration specified in the agreement; and

WHEREAS, the City previously entered into a Master Agreement with Nor Am Investment LLC, through the adoption of Resolution No. 77-10 to govern the development of Badger Mountain South, a master planned community of 1480 acres located within the City of Richland; and

WHEREAS, the intent of the proposed Master Agreement is to (1) further the goals and policies of the City's comprehensive plan; (2) provide mechanisms to assure that the public health and safety is protected while having growth pay for growth; (3) provide adequate space for elementary and middle schools so that the affected school districts can place schools in the areas in which the need will be generated; (4) create a new tourist destination and freeway oriented development to capture additional tax revenue for the City; (5) provide for public investment to stimulate the economy while assuring that development occurs in a financially responsible manner that does not adversely impact the City's financial integrity; (6) stimulate economic development within the City by creating areas for business development and expansion; (7) create a viable walkable community with standards designed to meet sustainability goals; (8) provide a broad range of housing types; (9) provide recreational opportunities within close proximity to housing; (10) provide for expedited permit processing while assuring adequate public input and mitigation of environmental impacts and (11) provide flexibility in uses and timing of development to accommodate market trends and conditions; and

WHEREAS, the City Council held a legally advertised public hearing to consider the proposed amendments to the Master Agreement on March 3, 2015; and

WHEREAS, the City Council recognizes that changes to the Master Agreement are necessary and desirable to provide additional flexibility and to reflect changed circumstances that have occurred over the past five year period;

WHEREAS, the City Council finds that the proposed amendments to the Master Agreement do not detract from the overall intent or purpose of the agreement;

WHEREAS, the Final Supplemental Environmental Impact Statement for the Badger Mountain Subarea Plan, dated August 23, 2010 has been adopted in fulfillment of the provisions of the State Environmental Policy Act.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, Washington, that the City Council accepts the proposed changes to the Master Agreement between the City of Richland and Nor Am Investment, LLC regarding the community known as Badger Mountain South and authorizes and directs the City Manager to execute the Master Agreement on behalf of the City.

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

PASSED by the City Council of the City of Richland at a regular meeting on the 16th day of June, 2015.



DAVID W. ROSE
Mayor

ATTEST:



MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:



HEATHER KINTZLEY
City Attorney



Preliminary Site Work Cost Est. - PHASE 1

SPEC	ITEM	Qty	Unit	Unit Cost	Section Total	Totals	Remarks
DIV 1 - General Requirements							
015639	Tree Protection & Trimming						
	Tree Protection	31	EA	\$250.00	\$7,750.00	\$7,750.00	
DIV 2 - Existing Conditions							
24116	Structure Demolition				\$4,600.00	\$4,600.00	
	Pylon Sign Demolition	22	EA	\$100.00	\$2,200.00		
	Site Furnishing Removal -	7	EA	\$300.00	\$2,100.00		
	Fence Demolition	40	LF	\$7.50	\$300.00		
DIV 10 - Specialties							
101426	Post & Panel Sign				\$20,000.00	\$20,000.00	
	Posts and Signs	40	EA	\$500.00	\$20,000.00		
Construction Subtotal Div 1 to 12						\$32,350.00	
DIV 31 - Earthwork							
311000	Site Clearing				\$45,061.25	\$45,061.25	
	Sawcutting (Asph/Conc)	1,255	LF	\$3.00	\$3,765.00		
	Striping Removal (Grind)	3,225	LF	\$1.50	\$4,837.50		
	ADA Symbol Removal	20	EA	\$100.00	\$2,000.00		
	Concrete Curb Removal	528	LF	\$10.00	\$5,280.00		
	Concrete Removal	12,131	SF	\$2.25	\$27,294.75		
	Asphalt Removal	996	SF	\$1.50	\$1,494.00		
	Landscape Removal	780	SF	\$0.50	\$390.00		
	Tree Removal	0	EA	\$600.00	\$0.00		
311000	Erosion Control				\$700.00	\$700.00	
	Inlet Protection	14	EA	\$50.00	\$700.00		
312000	Earthwork				\$1,250.00	\$1,250.00	
	Stripping/Grubbing	20	CY	\$25.00	\$500.00		
	Fine	60	SY	\$7.50	\$450.00		
	Topsoil Supply	10	CY	\$30.00	\$300.00		
Construction Subtotal Div 31						\$47,011.25	
DIV 32 - Exterior Improvements							
321216	Asphalt Paving				\$64,812.50	\$64,812.50	
	Standard Section	1,025	SF	\$3.50	\$3,587.50		
	Asphalt Patch at Curb	2,025	SF	\$5.00	\$10,125.00		
	Crack Fill & Slurry	29,200	SF	\$1.75	\$51,100.00		
321313	Concrete Pavement				\$102,756.00	\$102,756.00	
	Standard Slabs	9,707	SF	\$8.00	\$77,656.00		
	ADA Ramps	24	EA	\$200.00	\$4,800.00		
	Standard Curbing	1,015	LF	\$20.00	\$20,300.00		
321723	Pavement Markings				\$10,075.00	\$10,075.00	
	Paint Striping	2,300	LF	\$1.25	\$2,875.00		
	ADA Symbols	21	LF	\$100.00	\$2,100.00		
	ADA Isles	15	EA	\$200.00	\$3,000.00		
	Crosswalks	700	LF	\$3.00	\$2,100.00		

321729	Tactile Warning				\$9,600.00	\$9,600.00	
	Embedded Tiles	24	EA	\$400.00	\$9,600.00		
328400	Planting Irrigation				\$2,000.00	\$2,000.00	
	Irrigation Repair	1	LS	\$2,000.00	\$2,000.00		
329200	Turf and Grasses				\$625.00	\$625.00	
	Topsoil Preparation	500	SF	\$0.25	\$125.00		
	Sod Installation	500	SF	\$1.00	\$500.00		
329300	Plants/Landscape				\$1,591.25	\$1,591.25	
	Bark Mulch	1,750	SF	\$0.50	\$875.00		
	Rock Mulch w/ Fabric	955	SF	\$0.75	\$716.25		
Construction Subtotal Div 32					\$191,459.75		
Construction Total - All Divisions					\$270,821.00		
General Conditions		5.0%				\$13,541.05	
Bonding & Insurance		1.5%				\$4,062.32	
Contractor Overhead and Profit		5.0%				\$13,541.05	
Total Estimated Project Bid Cost					\$301,965.42		
Sales Tax		8.6%				\$25,969.03	
Additional Miscellaneous Costs:							
Advertise & Bid				\$2,500.00		\$2,500.00	
Construction Contingency at %		3.0%				\$9,058.96	
Total Estimated Project Cost					\$339,493.40		



Preliminary Site Work Cost Est. - PHASE 2

SPEC	ITEM	Qty	Unit	Unit Cost	Section Total	Totals	Remarks
DIV 1 - General Requirements							
015639	Tree Protection & Trimming						
	Tree Protection	0	EA	\$250.00	\$0.00	\$0.00	
DIV 2 - Existing Conditions							
24116	Structure Demolition				\$300.00	\$300.00	
	Pylon Sign Demolition	0	EA	\$100.00	\$0.00		
	Site Furnishing Protect - F	1	EA	\$300.00	\$300.00		
	Fence Demolition	0	LF	\$7.50	\$0.00		
DIV 10 - Specialties							
101426	Post & Panel Sign				\$0.00	\$0.00	
	Posts and Signs	0	EA	\$500.00	\$0.00		
Construction Subtotal Div 1 to 12						\$300.00	
DIV 31 - Earthwork							
311000	Site Clearing				\$19,539.75	\$19,539.75	
	Sawcutting (Asph/Conc)	535	LF	\$3.00	\$1,605.00		
	Striping Removal (Grind)	0	LF	\$1.50	\$0.00		
	ADA Symbol Removal	0	EA	\$100.00	\$0.00		
	Concrete Curb Removal	246	LF	\$10.00	\$2,460.00		
	Concrete Removal	5,761	SF	\$2.25	\$12,962.25		
	Asphalt Removal	1,675	SF	\$1.50	\$2,512.50		
	Landscape Removal	0	SF	\$0.50	\$0.00		
	Tree Removal	0	EA	\$600.00	\$0.00		
311000	Erosion Control				\$200.00	\$200.00	
	Inlet Protection	4	EA	\$50.00	\$200.00		
312000	Earthwork				\$0.00	\$0.00	
	Stripping/Grubbing	0	CY	\$25.00	\$0.00		
	Fine	0	SY	\$7.50	\$0.00		
	Topsoil Supply	0	CY	\$30.00	\$0.00		
Construction Subtotal Div 31						\$19,739.75	
DIV 32 - Exterior Improvements							
321216	Asphalt Paving				\$5,862.50	\$5,862.50	
	Standard Section	1,675	SF	\$3.50	\$5,862.50		
	Asphalt Patch at Curb	0	SF	\$5.00	\$0.00		
	Crack Fill & Slurry	0	SF	\$1.75	\$0.00		
321313	Concrete Pavement				\$46,088.00	\$46,088.00	
	Standard Slabs	5,761	SF	\$8.00	\$46,088.00		
	ADA Ramps	0	EA	\$200.00	\$0.00		
	Standard Curbing	0	LF	\$20.00	\$0.00		
321723	Pavement Markings				\$0.00	\$0.00	
	Paint Striping	0	LF	\$1.25	\$0.00		
	ADA Symbols	0	LF	\$100.00	\$0.00		
	ADA Isles	0	EA	\$200.00	\$0.00		
	Crosswalks	0	LF	\$3.00	\$0.00		

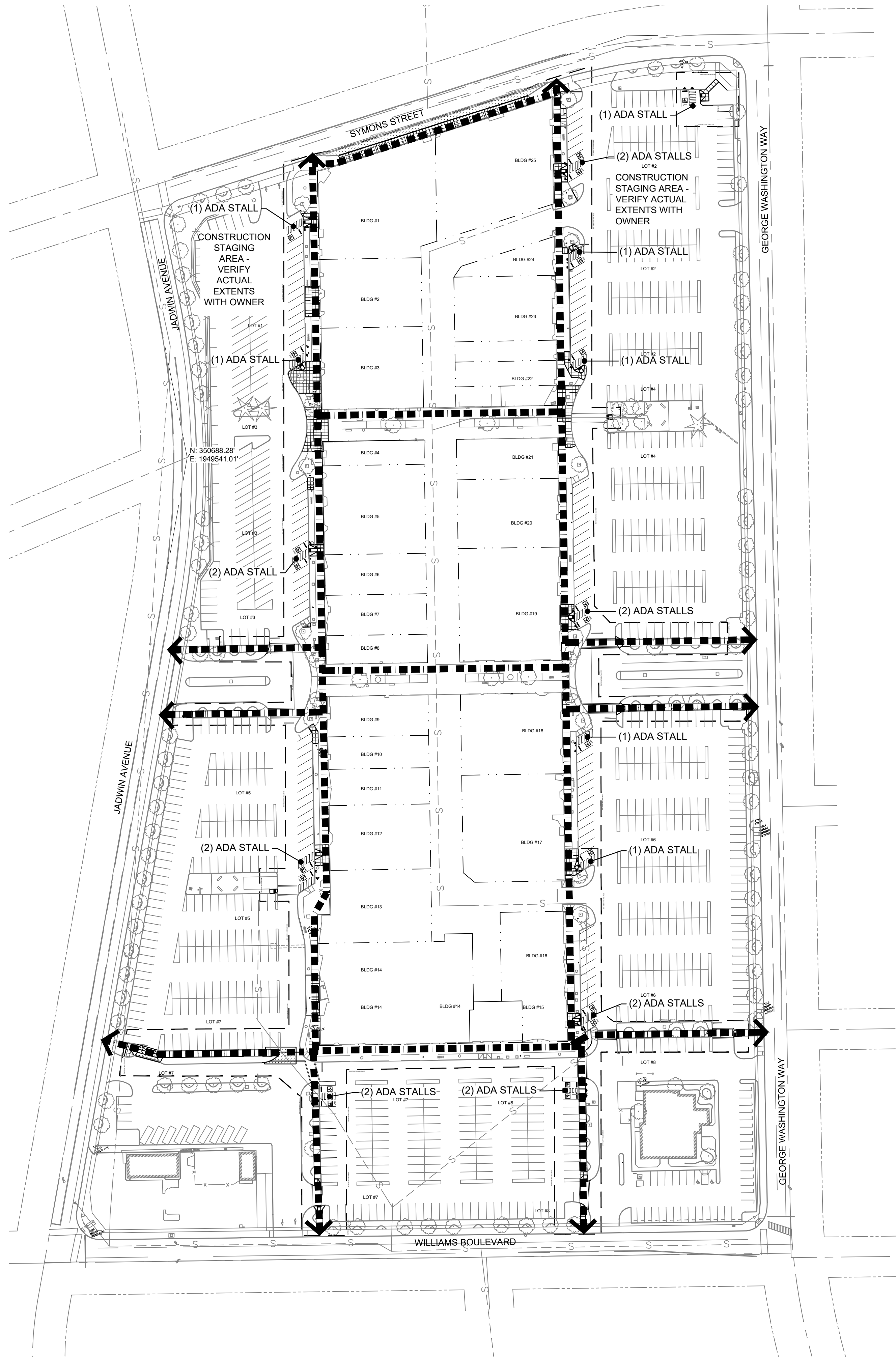
321729	Tactile Warning				\$0.00	\$0.00	
	Embedded Tiles	0	EA	\$400.00	\$0.00		
328400	Planting Irrigation				\$0.00	\$0.00	
	Irrigation Repair	0	LS	\$2,500.00	\$0.00		
329200	Turf and Grasses				\$0.00	\$0.00	
	Topsoil Preparation	0	SF	\$0.25	\$0.00		
	Sod Installation	0	SF	\$1.00	\$0.00		
329300	Plants/Landscape				\$258.75	\$258.75	
	Bark Mulch	0	SF	\$0.50	\$0.00		
	Rock Mulch w/ Fabric	345	SF	\$0.75	\$258.75		
Construction Subtotal Div 32					\$52,209.25		
Construction Total - All Divisions					\$72,249.00		
General Conditions		5.0%				\$3,612.45	
Bonding & Insurance		1.5%				\$1,083.74	
Contractor Overhead and Profit		5.0%				\$3,612.45	
Total Estimated Project Bid Cost					\$80,557.64		
Sales Tax		8.6%				\$6,927.96	
Additional Miscellaneous Costs:							
Advertise & Bid				\$2,500.00		\$2,500.00	
Construction Contingency at %		3.0%				\$2,416.73	
Total Estimated Project Cost					\$92,402.32		



Preliminary Site Work Cost Est. - PHASE 3

SPEC	ITEM	Qty	Unit	Unit Cost	Section Total	Totals	Remarks
DIV 1 - General Requirements							
015639	Tree Protection & Trimming						
	Tree Protection	4	EA	\$250.00	\$1,000.00	\$1,000.00	
DIV 2 - Existing Conditions							
24116	Structure Demolition				\$600.00	\$600.00	
	Pylon Sign Demolition	0	EA	\$100.00	\$0.00		
	Site Furnishing Removal -	2	EA	\$300.00	\$600.00		
	Fence Demolition	0	LF	\$7.50	\$0.00		
DIV 10 - Specialties							
101426	Post & Panel Sign				\$0.00	\$0.00	
	Posts and Signs	0	EA	\$500.00	\$0.00		
Construction Subtotal Div 1 to 12						\$1,600.00	
DIV 31 - Earthwork							
311000	Site Clearing				\$9,967.75	\$9,967.75	
	Sawcutting (Asph/Conc)	1,632	LF	\$3.00	\$4,896.00		
	Striping Removal (Grind)	0	LF	\$1.50	\$0.00		
	ADA Symbol Removal	0	EA	\$100.00	\$0.00		
	Concrete Curb Removal	26	LF	\$10.00	\$260.00		
	Concrete Removal	1,543	SF	\$2.25	\$3,471.75		
	Asphalt Removal	20	SF	\$1.50	\$30.00		
	Landscape Removal	220	SF	\$0.50	\$110.00		
	Tree Removal	2	EA	\$600.00	\$1,200.00		
311000	Erosion Control				\$200.00	\$200.00	
	Inlet Protection	4	EA	\$50.00	\$200.00		
312000	Earthwork				\$627.50	\$627.50	
	Stripping/Grubbing	8	CY	\$25.00	\$200.00		
	Fine	25	SY	\$7.50	\$187.50		
	Topsoil Supply	8	CY	\$30.00	\$240.00		
Construction Subtotal Div 31						\$10,795.25	
DIV 32 - Exterior Improvements							
321216	Asphalt Paving				\$125.00	\$125.00	
	Standard Section	0	SF	\$3.50	\$0.00		
	Asphalt Patch at Curb	25	SF	\$5.00	\$125.00		
	Crack Fill & Slurry	0	SF	\$1.75	\$0.00		
321313	Concrete Pavement				\$14,556.00	\$14,556.00	
	Standard Slabs	1,682	SF	\$8.00	\$13,456.00		
	ADA Ramps	2	EA	\$200.00	\$400.00		
	Standard Curbing	35	LF	\$20.00	\$700.00		
321723	Pavement Markings				\$675.00	\$675.00	
	Paint Striping	0	LF	\$1.25	\$0.00		
	ADA Symbols	0	LF	\$100.00	\$0.00		
	ADA Isles	0	EA	\$200.00	\$0.00		
	Crosswalks	225	LF	\$3.00	\$675.00		

321729	Tactile Warning				\$800.00	\$800.00	
	Embedded Tiles	2	EA	\$400.00	\$800.00		
328400	Planting Irrigation				\$500.00	\$500.00	
	Irrigation Repair	1	LS	\$500.00	\$500.00		
329200	Turf and Grasses				\$250.00	\$250.00	
	Topsoil Preparation	200	SF	\$0.25	\$50.00		
	Sod Installation	200	SF	\$1.00	\$200.00		
329300	Plants/Landscape				\$0.00	\$0.00	
	Bark Mulch	0	SF	\$0.50	\$0.00		
	Rock Mulch w/ Fabric	0	SF	\$0.75	\$0.00		
Construction Subtotal Div 32					\$16,906.00		
Construction Total - All Divisions					\$29,301.25		
General Conditions		5.0%				\$1,465.06	
Bonding & Insurance		1.5%				\$439.52	
Contractor Overhead and Profit		5.0%				\$1,465.06	
Total Estimated Project Bid Cost					\$32,670.89		
Sales Tax		8.6%				\$2,809.70	
Additional Miscellaneous Costs:							
Advertise & Bid				\$2,500.00		\$2,500.00	
Construction Contingency at %		3.0%				\$980.13	
Total Estimated Project Cost					\$38,960.72		



LEGEND

- CONSTRUCTION LIMITS LINE
- ADA ACCESSIBLE ROUTE(S)
- CONCRETE WHEELSTOPS PER DETAIL (TYP.)
- EXISTING TREE TO REMAIN. SAVE & PROTECT PER DETAIL. PRUNE AS NECESSARY TO MAINTAIN 80" CLEARANCE ABOVE WALKING PATH (TYP.)
- CONCRETE FLATWORK SCORE JOINT PER DETAIL & SPECS (TYP.) EXPANSION JOINT PER DETAIL & SPECS (TYP.)

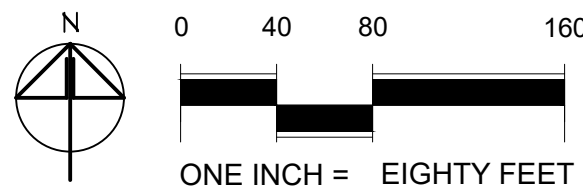
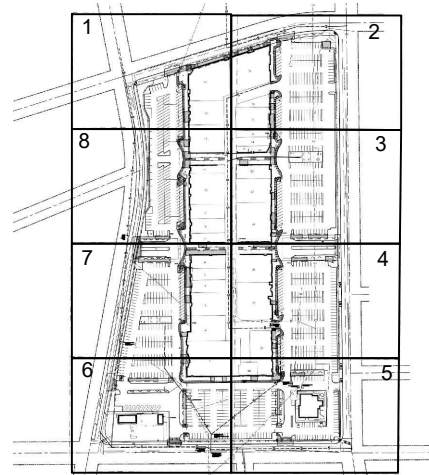
GENERAL NOTES

- REFER CLOSELY TO BUILDING LAYOUT DRAWINGS IN RELATION TO SITE LAYOUT ITEMS. CONTRACTOR TO VERIFY LISTED DIMENSIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
- COORDINATE WITH SITE DEMOLITION PLAN.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF WALK, EDGE OF PAVEMENT, EDGE OF FOUNDATION, EDGE OF WALLS OR CENTER OF POST.
- CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO NEW OR EXISTING IMPROVEMENTS AS RESULT OF NEW CONSTRUCTION (TYP.).
- NO WORK IN THE PUBLIC R.O.W BEYOND TYING IN NEW FLATWORK TO EXISTING.
- INSTALL ADA RAMPS PER CITY OF RICHLAND'S STANDARDS.
- GRIND / REMOVE / REPLACE ALL TRIP HAZARDS WITHIN CONCRETE FLATWORK PATHWAYS. SLOPE OF GRIND AREAS NOT TO EXCEED 8%.

PARKING ANALYSIS

EXISTING PARKING STALLS-
TOTAL = 1,046
ADA STALLS REQUIRED = 21
ADA STALLS PROVIDED = 21

KEY MAP



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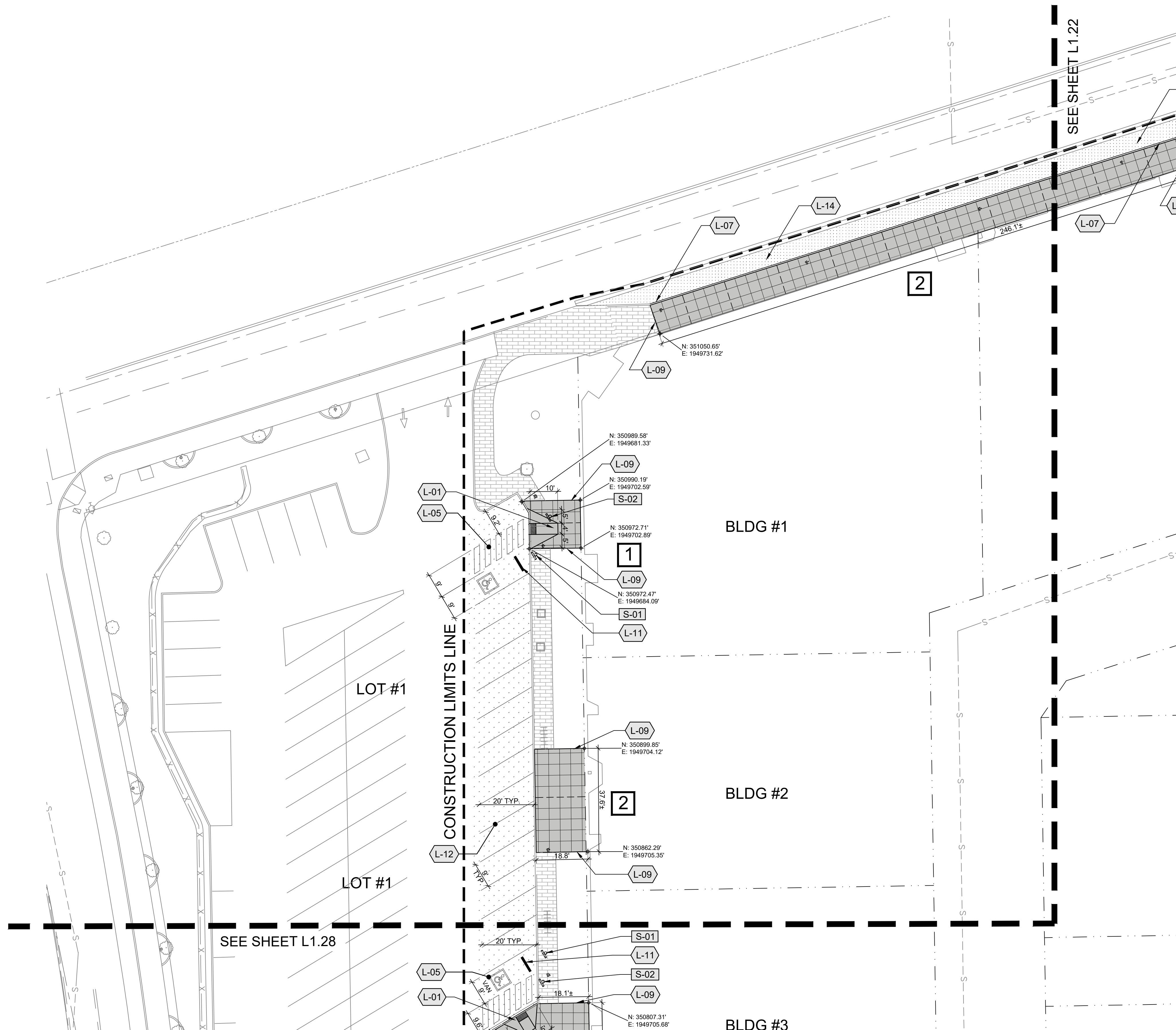
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SURVEYOR
AHBL
5804 ROAD 90, SUITE H
PASCO, WA 99301
(509) 360-9953-9402

CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND,WA
OVERALL LAYOUT PLAN

PROJECT NO. 21025
DESIGNED BY MP/DG
DRAWN BY MP/DG
ISSUE DATE 02/22/2022
PHASE BID / PERMIT SET
CHECKED BY BO
REVISION
SHEET NO.

L1.20



LEGEND

CONSTRUCTION LIMITS LINE
CONSTRUCTION LIMITS LINE
ADA ACCESSIBLE ROUTE(S)
CONCRETE WHEELSTOPS PER DETAIL (TYP.)
EXISTING TREE TO REMAIN. SAVE & PROTECT PER DETAIL. PRUNE AS NECESSARY TO MAINTAIN 80" CLEARANCE ABOVE WALKING PATH (TYP.)
CONCRETE FLATWORK
SCORE JOINT PER DETAIL & SPECS (TYP.)
EXPANSION JOINT PER DETAIL & SPECS (TYP.)
PHASING:
1 - FIRST PHASE
2 - SECOND PHASE
3 - THIRD PHASE

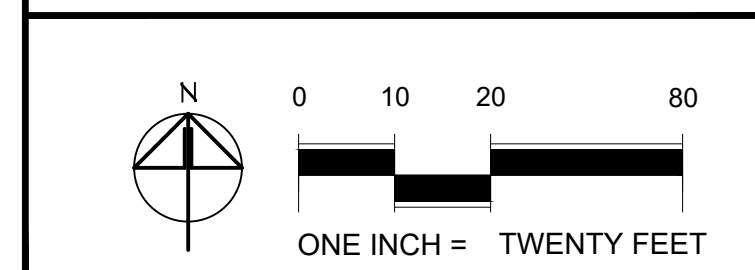
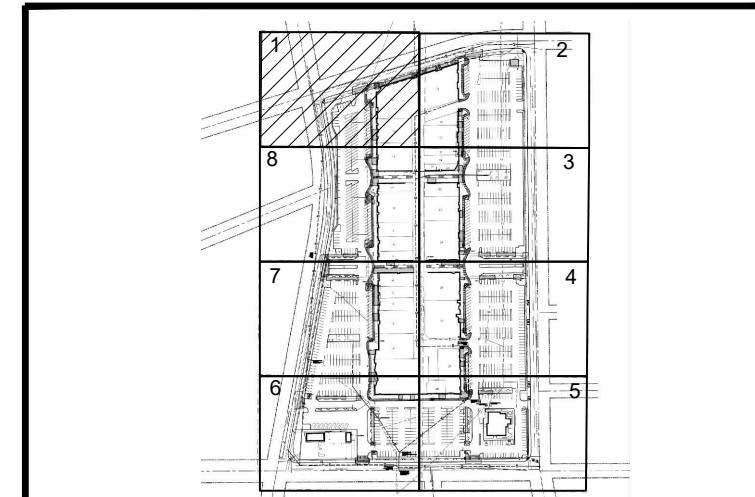
GENERAL NOTES

- REFER CLOSELY TO BUILDING LAYOUT DRAWINGS IN RELATION TO SITE LAYOUT ITEMS. CONTRACTOR TO VERIFY LISTED DIMENSIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
- COORDINATE SITE DEMOLITION PLAN.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF WALK, EDGE OF PAVEMENT, EDGE OF FOUNDATION, EDGE OF WALLS OR CENTER OF POST.
- CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO NEW OR EXISTING IMPROVEMENTS AS RESULT OF NEW CONSTRUCTION (TYP.).
- NO WORK IN THE PUBLIC R.O.W BEYOND TYING IN NEW FLATWORK TO EXISTING.

KEYED NOTES

SYMBOL	DESCRIPTION	DETAIL
[S-01]	INSTALL STATE APPROVED ADA PARKING SIGN. PROVIDE VAN SIGN WHERE APPLICABLE PER DETAIL (TYP.)	11/L1.40 8 & 9/L1.41
[S-02]	INSTALL NO PARKING SIGN PER DETAIL (TYP.)	11/L1.40 8/L1.41
[S-03]	INSTALL STOP SIGN PER DETAIL.	11/L1.40 8/L1.41
SYMBOL	DESCRIPTION	DETAIL
[L-01]	INSTALL CONCRETE ADA RAMP PER CITY OF RICHLAND STANDARD DETAIL ST-04 (TYPE 1B)	12/L1.40
[L-02]	INSTALL TRUNCATED DOMES PER CITY OF RICHLAND STANDARD DETAIL ST-21	1/L1.41
[L-03]	INSTALL TYPE #2 CURB CUT RAMP PER DETAIL	4/L1.41
[L-04]	INSTALL TYPE #3 CURB CUT RAMP PER DETAIL	5/L1.41
[L-05]	INSTALL TYPICAL ACCESSIBLE PARKING LAYOUT (SIGNAGE/STRIPIING/ACCESS RAMP) PER DETAIL	1/L1.40
[L-06]	INSTALL THICKENED EDGE CONCRETE PER DETAIL	8/L1.40
[L-07]	INSTALL STANDARD VERTICAL CURB PER DETAIL	3/L1.41
[L-08]	INSTALL CURB END PER DETAIL	6/L1.41
[L-09]	CONCRETE FLATWORK TO MEET AND MATCH EXISTING WALK. (TYP.)	2/L1.40
[L-10]	SAVE AND PROTECT EXISTING TREE. PRUNE AS REQUIRED TO PROVIDE VERTICAL CLEARANCES OF 80" OR MORE ON TREES.	6/L1.40
[L-11]	INSTALL CONCRETE WHEEL STOP PER DETAIL (TYP.)	4/L1.40
[L-12]	RESTRIPE PARKING STALLS PER DETAIL (TYP.)	9/L1.40
[L-13]	INSTALL CROSSWALK PER DETAIL	10/L1.40
[L-14]	PATCH BACK ASPHALT AS REQUIRED FOR RAMP INSTALLATION (MIN. 2') SEE SPECIFICATIONS (TYP.)	
[L-15]	ASPHALT TO MEET AND MATCH EXISTING ASPHALT.	2/L1.41
[L-16]	REPAIR DISTURBED TURF/LANDSCAPE AREAS WITH MINOR GRADING, TOPSOIL, MULCH AND/OR RE-SEEDING	
SYMBOL	DESCRIPTION	DETAIL
[Pattern]	INSTALL CONCRETE FLATWORK - 4" OVER 4" BASE COURSE	5/L1.40
[Pattern]	ASPHALT MAINTENANCE: FILL CRACKS, SEALCOAT AND RESTRIPE EXISTING ASPHALT AS SHOWN. SEE SPECIFICATIONS	
[Pattern]	3" ASPHALT OVER 6" BASE COURSE SECTION	7/L1.40
[Pattern]	MINERAL MULCH TYPE 'A' OVER LANDSCAPE FABRIC 3" DEPTH AS SPECIFIED	
[Pattern]	EXIST. STAMPED CONCRETE TO REMAIN	

KEY MAP



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STATE OF WASHINGTON
BRYCE P. OLBEDING
No. 1610 EXP. 02-28-2025
LICENSED LANDSCAPE ARCHITECT

Bryce P. Olboding
02.22.2022

Architects West
210 E Lakeside Ave
Coeur d'Alene, ID 83814
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architectswest.com

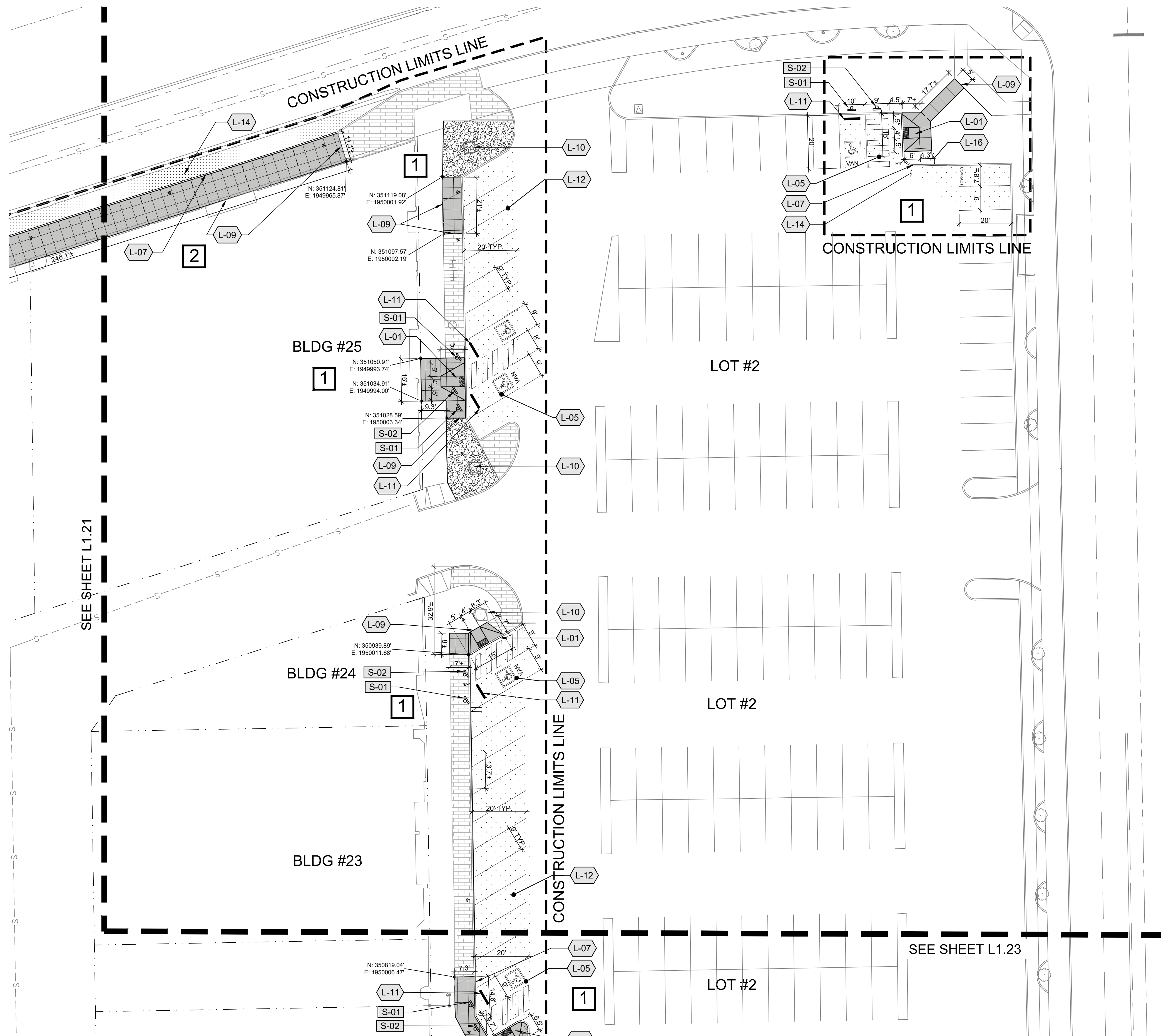
LANDSCAPE ARCHITECT
ARCHITECTS WEST INC.
210 E LAKESIDE AVENUE
COEUR D'ALENE, ID 83814
(208) 667-9402

SURVEYOR
AHLB
5804 ROAD 90, SUITE H
PASCO, WA 99301
(509) 380-9853-9402

CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
LAYOUT PLAN - AREA 1

PROJECT NO. 21025
DESIGNED BY MP/DG
DRAWN BY MP/DG
ISSUE DATE 02/22/2022
PHASE BID/PERMIT SET
CHECKED BY BO
REVISION
SHEET NO.

L1.21



LEGEND

- CONSTRUCTION LIMITS LINE
CONSTRUCTION LIMITS LINE
ADA ACCESSIBLE ROUTE(S)
CONCRETE WHEELSTOPS PER DETAIL (TYP.)
EXISTING TREE TO REMAIN. SAVE & PROTECT PER DETAIL. PRUNE AS NECESSARY TO MAINTAIN 80" CLEARANCE ABOVE WALKING PATH (TYP.)
CONCRETE FLATWORK
SCORE JOINT PER DETAIL & SPECS (TYP.)
EXPANSION JOINT PER DETAIL & SPECS (TYP.)
PHASING:
1 - FIRST PHASE
2 - SECOND PHASE
3 - THIRD PHASE

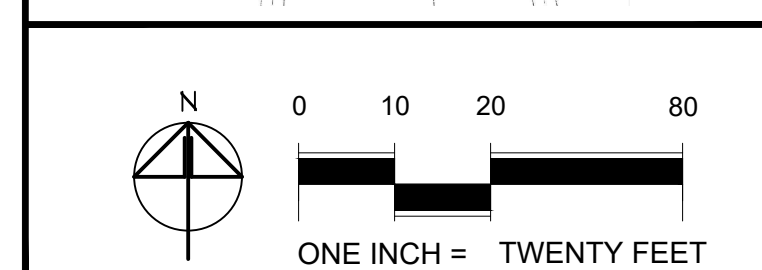
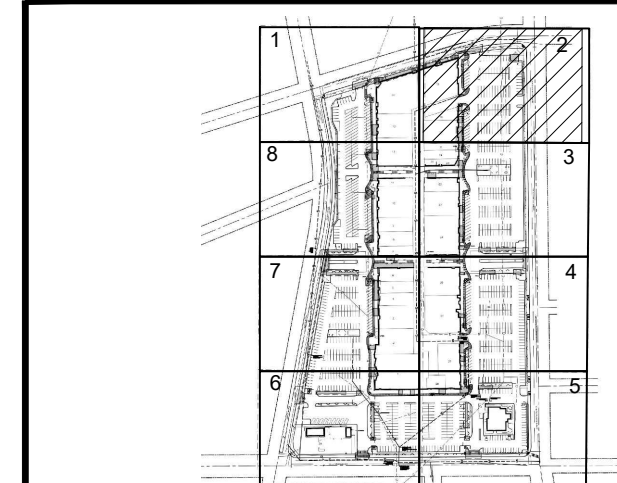
GENERAL NOTES

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- COORDINATE SITE DEMOLITION PLAN.
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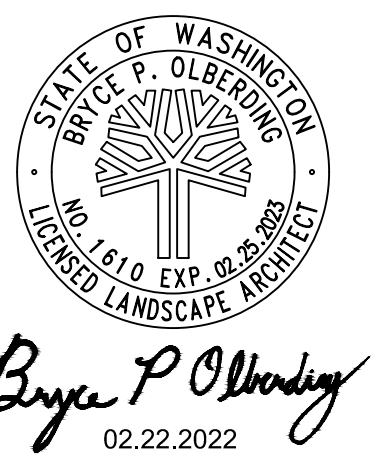
KEYED NOTES

SYMBOL	DESCRIPTION	DETAIL
S-01	INSTALL STATE APPROVED ADA PARKING SIGN. PROVIDE VAN SIGN WHERE APPLICABLE PER DETAIL (TYP.)	11/L1.40 8 & 9/L1.41
S-02	INSTALL NO PARKING SIGN PER DETAIL (TYP.)	11/L1.40 8/L1.41
S-03	INSTALL STOP SIGN PER DETAIL.	11/L1.40 8/L1.41
SYMBOL	DESCRIPTION	DETAIL
L-01	INSTALL CONCRETE ADA RAMP PER CITY OF RICHLAND STANDARD DETAIL ST-04 (TYPE 1B)	12/L1.40
L-02	INSTALL TRUNCATED DOMES PER CITY OF RICHLAND STANDARD DETAIL ST-21	1/L1.41
L-03	INSTALL TYPE #2 CURB CUT RAMP PER DETAIL	4/L1.41
L-04	INSTALL TYPE #3 CURB CUT RAMP PER DETAIL	5/L1.41
L-05	INSTALL TYPICAL ACCESSIBLE PARKING LAYOUT (SIGNAGE/STRIPING/ACCESS RAMP) PER DETAIL	1/L1.40
L-06	INSTALL THICKENED EDGE CONCRETE PER DETAIL	8/L1.40
L-07	INSTALL STANDARD VERTICAL CURB PER DETAIL	3/L1.41
L-08	INSTALL CURB END PER DETAIL	6/L1.41
L-09	CONCRETE FLATWORK TO MEET AND MATCH EXISTING WALK. (TYP.)	2/L1.40
L-10	SAVE AND PROTECT EXISTING TREE. PRUNE AS REQUIRED TO PROVIDE VERTICAL CLEARANCES OF 80" OR MORE ON TREES.	6/L1.40
L-11	INSTALL CONCRETE WHEEL STOP PER DETAIL (TYP.)	4/L1.40
L-12	RESTRIP PARKING STALLS PER DETAIL (TYP.)	9/L1.40
L-13	INSTALL CROSSWALK PER DETAIL	10/L1.40
L-14	PATCH BACK ASPHALT AS REQUIRED FOR RAMP INSTALLATION (MIN. 2') SEE SPECIFICATIONS (TYP.)	
L-15	ASPHALT TO MEET AND MATCH EXISTING ASPHALT.	2/L1.41
L-16	REPAIR DISTURBED TURF/LANDSCAPE AREAS WITH MINOR GRADING, TOPSOIL, MULCH AND/OR RE-SEEDING	
SYMBOL	DESCRIPTION	DETAIL
	INSTALL CONCRETE FLATWORK - 4" OVER 4" BASE COURSE	5/L1.40
	ASPHALT MAINTENANCE: FILL CRACKS, SEALCOAT AND RESTRIP EXISTING ASPHALT AS SHOWN. SEE SPECIFICATIONS	
	3" ASPHALT OVER 6" BASE COURSE SECTION	7/L1.40
	MINERAL MULCH TYPE 'A' OVER LANDSCAPE FABRIC 3" DEPTH AS SPECIFIED	
	EXIST. STAMPED CONCRETE TO REMAIN	

KEY MAP



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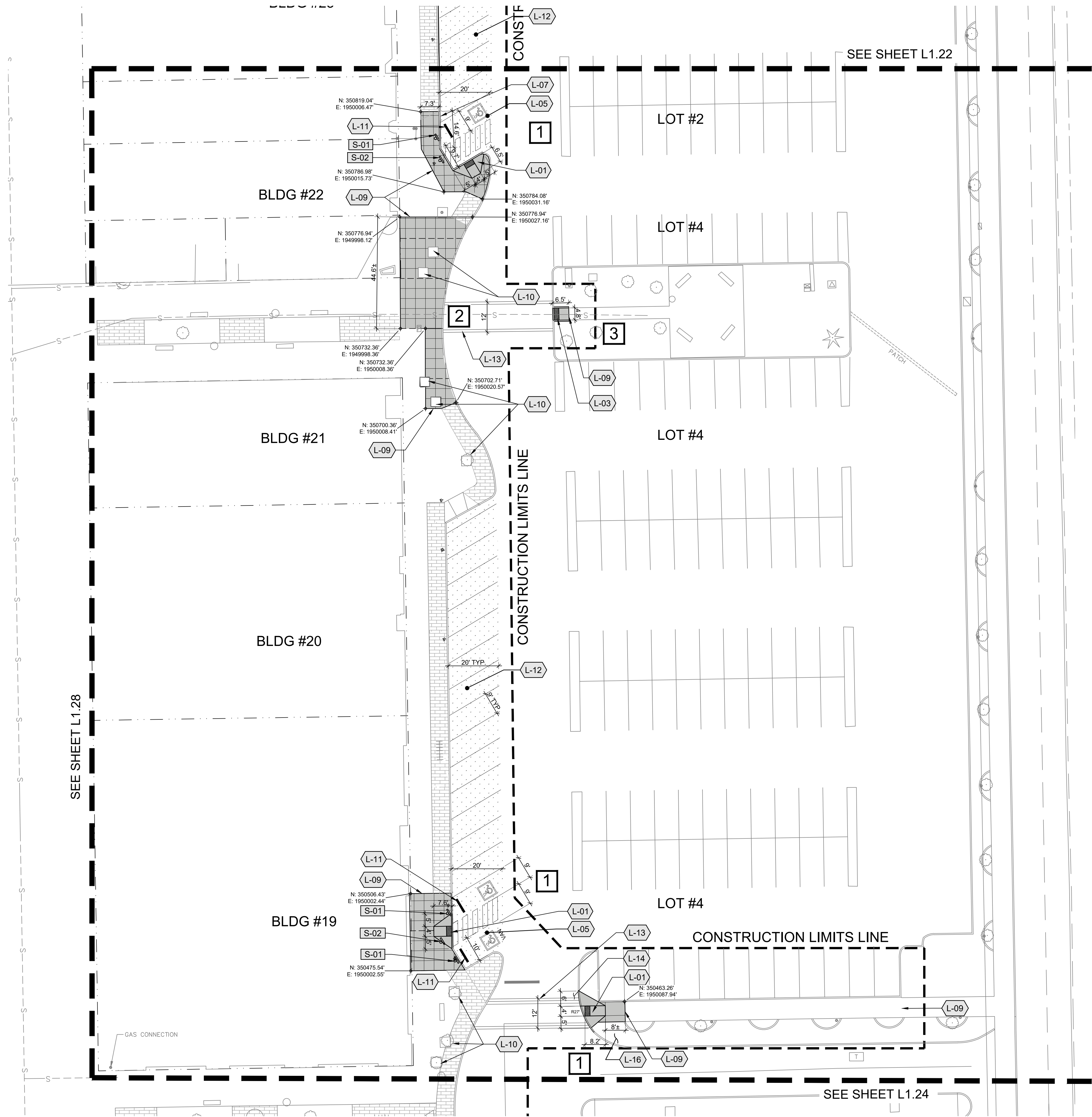
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(509) 380-9853-9402

CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
LAYOUT PLAN - AREA 2

PROJECT NO. 21025
DESIGNED BY MP/DG
DRAWN BY MP/DG
ISSUE DATE 02/22/2022
PHASE BID / PERMIT SET
CHECKED BY BO
REVISION
SHEET NO.

L1.22



LEGEND

CONSTRUCTION LIMITS LINE
CONSTRUCTION LIMITS LINE
ADA ACCESSIBLE ROUTE(S)
CONCRETE WHEELSTOPS PER DETAIL (TYP.)
EXISTING TREE TO REMAIN. SAVE & PROTECT PER DETAIL. PRUNE AS NECESSARY TO MAINTAIN 80" CLEARANCE ABOVE WALKING PATH (TYP.)
CONCRETE FLATWORK
SCORE JOINT PER DETAIL & SPECS (TYP.)
EXPANSION JOINT PER DETAIL & SPECS (TYP.)
PHASING:
1 - FIRST PHASE
2 - SECOND PHASE
3 - THIRD PHASE

GENERAL NOTES

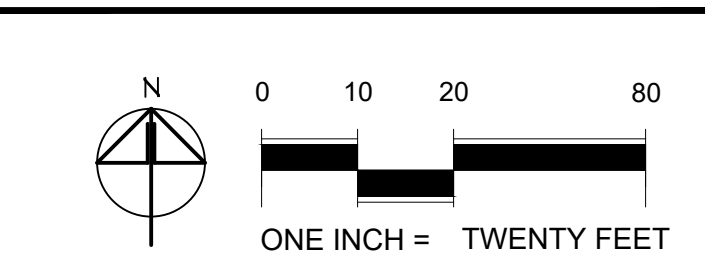
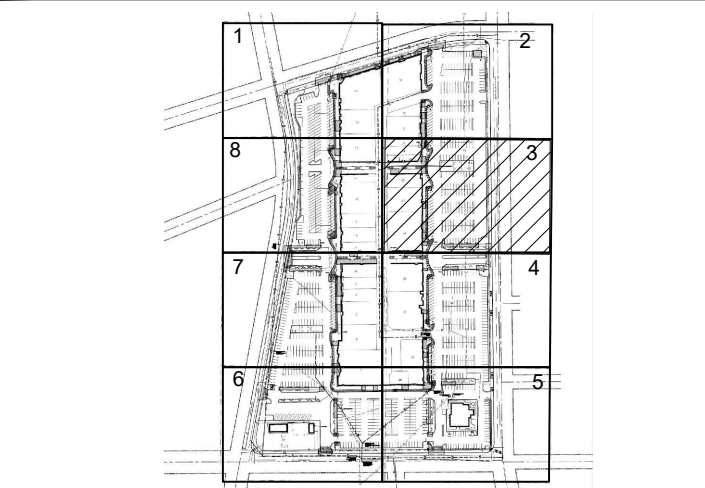
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KEYED NOTES

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L-03	INSTALL TYPE #2 CURB CUT RAMP PER DETAIL	4/L1.41
L-04	INSTALL TYPE #3 CURB CUT RAMP PER DETAIL	5/L1.41
L-05	INSTALL TYPICAL ACCESSIBLE PARKING LAYOUT (SIGNAGE/STRIPING/ACCESS RAMP) PER DETAIL	1/L1.40
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L-07	INSTALL STANDARD VERTICAL CURB PER DETAIL	3/L1.41
L-08	INSTALL CURB END PER DETAIL	6/L1.41
L-09	CONCRETE FLATWORK TO MEET AND MATCH EXISTING WALK. (TYP.)	2/L1.40
L-10	SAVE AND PROTECT EXISTING TREE. PRUNE AS REQUIRED TO PROVIDE VERTICAL CLEARANCES OF 80" OR MORE ON TREES.	6/L1.40
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L-15	ASPHALT TO MEET AND MATCH EXISTING ASPHALT.	2/L1.41
L-16	REPAIR DISTURBED TURF/LANDSCAPE AREAS WITH MINOR GRADING, TOPSOIL, MULCH AND/OR RE-SEEDING	

SYMBOL	DESCRIPTION	DETAIL
	INSTALL CONCRETE FLATWORK - 4" OVER 4" BASE COURSE	5/L1.40
	ASPHALT MAINTENANCE: FILL CRACKS, SEALCOAT AND RESTRIP EXISTING ASPHALT AS SHOWN. SEE SPECIFICATIONS	
	3" ASPHALT OVER 6" BASE COURSE SECTION	7/L1.40
	MINERAL MULCH TYPE 'A' OVER LANDSCAPE FABRIC 3" DEPTH AS SPECIFIED	
	EXIST. STAMPED CONCRETE TO REMAIN	

KEY MAP



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BRYCE P. OLBEDING
No. 1610 EXP. 02-28-2025
LICENSED LANDSCAPE ARCHITECT

Bryce P. Olboding
02.22.2022

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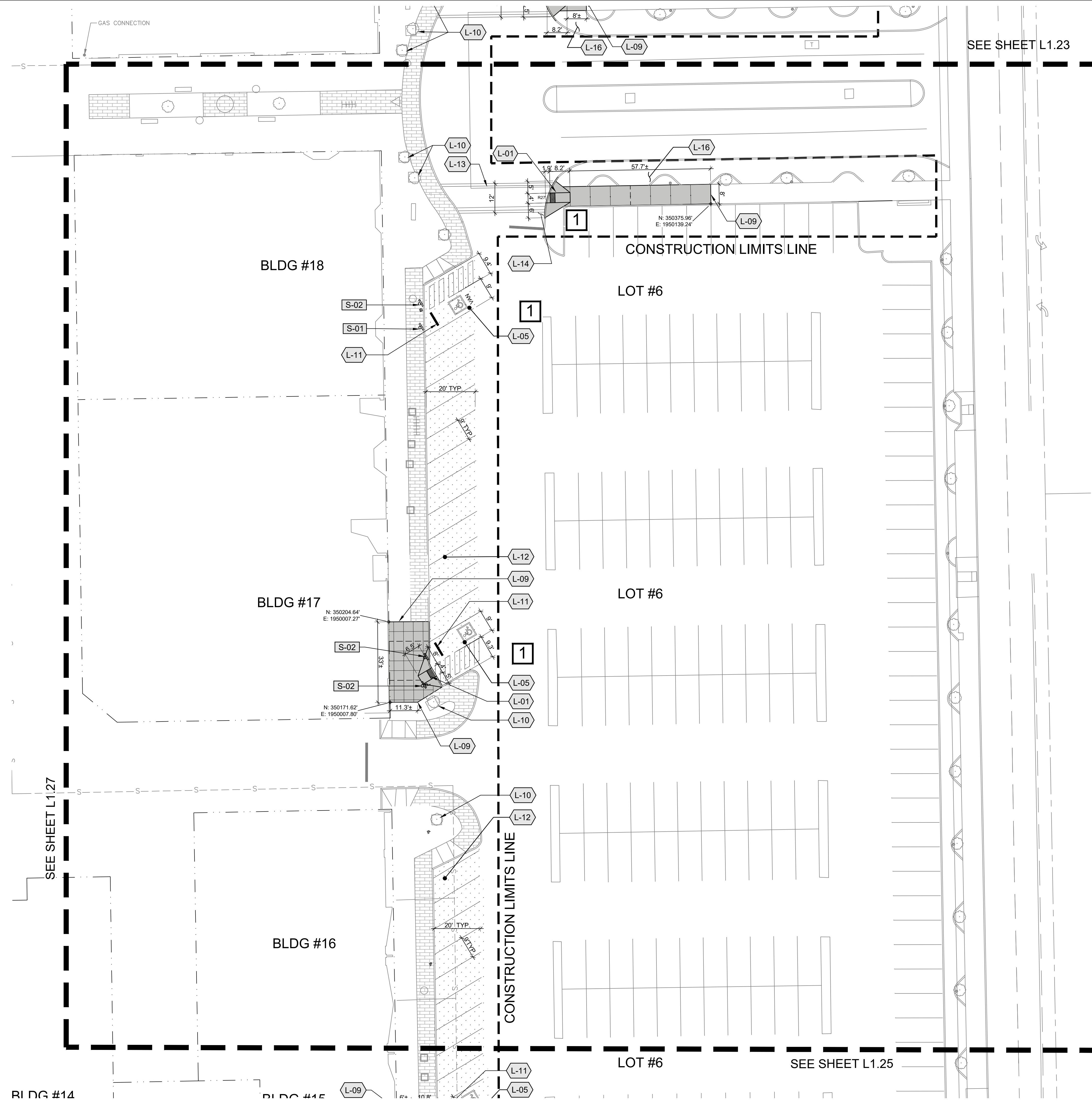
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(509) 3805853-9402

CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
LAYOUT PLAN - AREA 3

PROJECT NO. 21025
DESIGNED BY MP/DG
DRAWN BY MP/DG
ISSUE DATE 02/22/2022
PHASE BID/PERMIT SET
CHECKED BY BO
REVISION
SHEET NO.

L1.23



LEGEND

CONSTRUCTION LIMITS LINE
CONSTRUCTION LIMITS LINE
ADA ACCESSIBLE ROUTE(S)
CONCRETE WHEELSTOPS PER DETAIL (TYP.)
EXISTING TREE TO REMAIN. SAVE & PROTECT PER DETAIL. PRUNE AS NECESSARY TO MAINTAIN 80" CLEARANCE ABOVE WALKING PATH (TYP.)
CONCRETE FLATWORK
SCORE JOINT PER DETAIL & SPECS (TYP.)
EXPANSION JOINT PER DETAIL & SPECS (TYP.)
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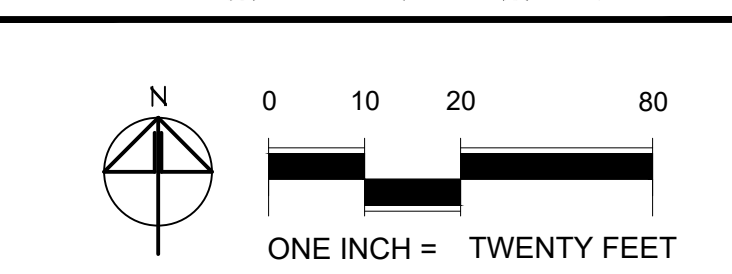
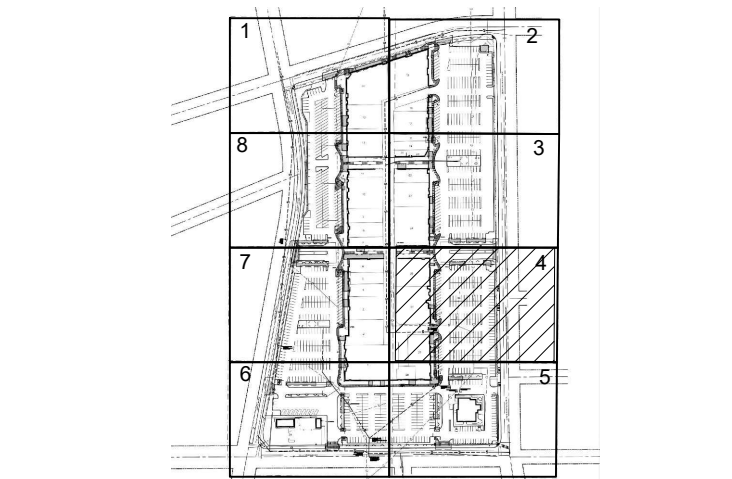
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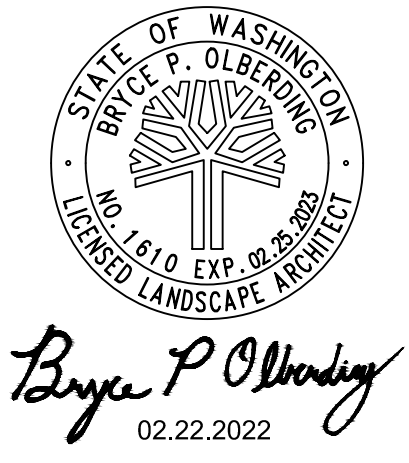
KEYED NOTES

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[S-01]	INSTALL STATE APPROVED ADA PARKING SIGN. PROVIDE VAN SIGN WHERE APPLICABLE PER DETAIL (TYP.)	11/L1.40 8 & 9/L1.41
[S-02]	INSTALL NO PARKING SIGN PER DETAIL (TYP.)	11/L1.40 8/L1.41
[S-03]	INSTALL STOP SIGN PER DETAIL.	11/L1.40 8/L1.41
SYMBOL	DESCRIPTION	DETAIL
[L-01]	INSTALL CONCRETE ADA RAMP PER CITY OF RICHLAND STANDARD DETAIL ST-04 (TYPE 1B)	12/L1.40
[L-02]	INSTALL TRUNCATED DOMES PER CITY OF RICHLAND STANDARD DETAIL ST-21	1/L1.41
[L-03]	INSTALL TYPE #2 CURB CUT RAMP PER DETAIL	4/L1.41
[L-04]	INSTALL TYPE #3 CURB CUT RAMP PER DETAIL	5/L1.41
[L-05]	INSTALL TYPICAL ACCESSIBLE PARKING LAYOUT (SIGNAGE/STRIPING/ACCESS RAMP) PER DETAIL	1/L1.40
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[L-07]	INSTALL STANDARD VERTICAL CURB PER DETAIL	3/L1.41
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[L-15]	ASPHALT TO MEET AND MATCH EXISTING ASPHALT.	2/L1.41
[L-16]	REPAIR DISTURBED TURF/LANDSCAPE AREAS WITH MINOR GRADING, TOPSOIL, MULCH AND/OR RE-SEEDING	
SYMBOL	DESCRIPTION	DETAIL
[Pattern]	INSTALL CONCRETE FLATWORK - 4" OVER 4" BASE COURSE	5/L1.40
[Pattern]	ASPHALT MAINTENANCE: FILL CRACKS, SEALCOAT AND RESTRIP EXISTING ASPHALT AS SHOWN. SEE SPECIFICATIONS	
[Pattern]	3" ASPHALT OVER 6" BASE COURSE SECTION	7/L1.40
[Pattern]	MINERAL MULCH TYPE 'A' OVER LANDSCAPE FABRIC 3" DEPTH AS SPECIFIED	
[Pattern]	EXIST. STAMPED CONCRETE TO REMAIN	

KEY MAP



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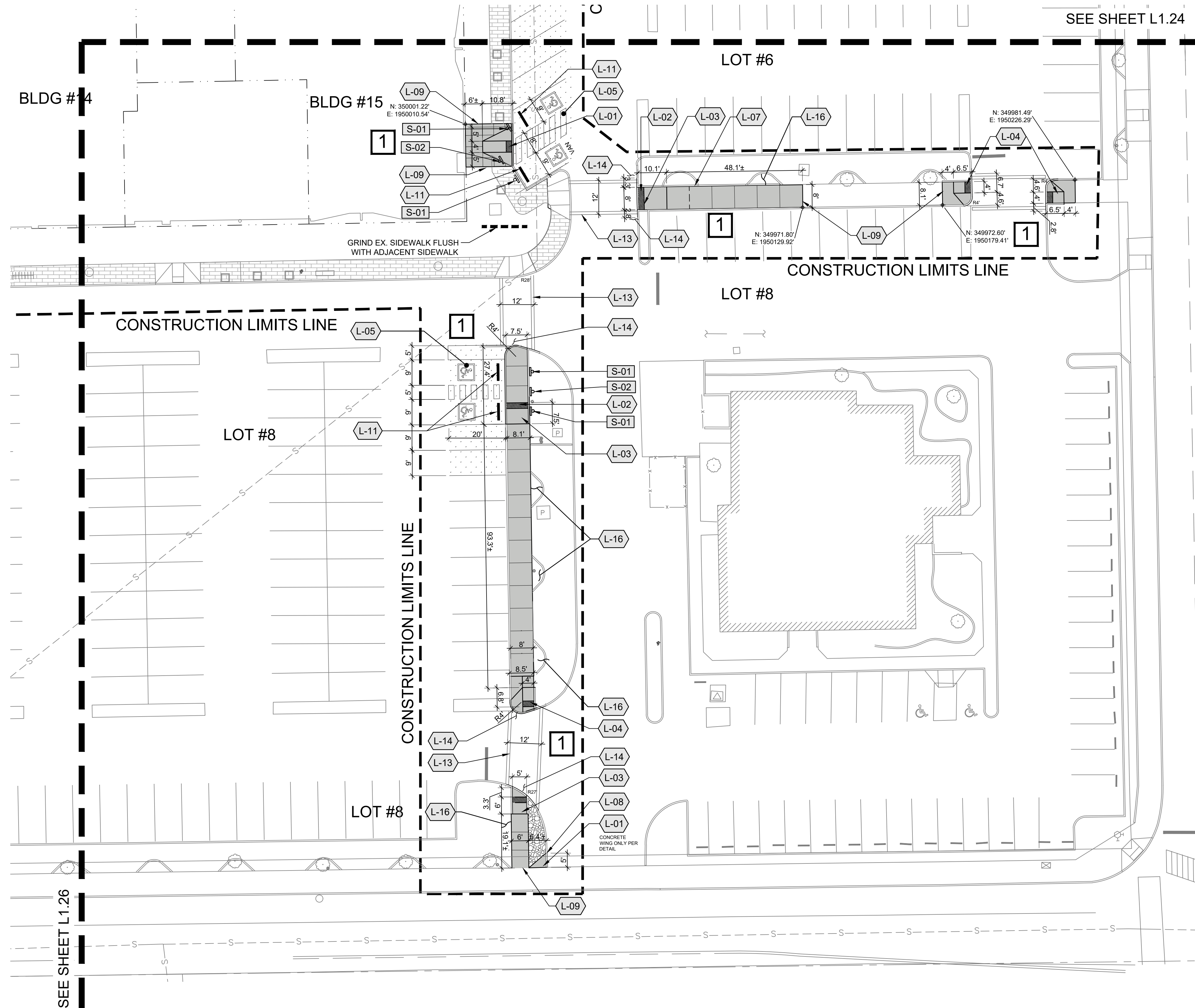
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CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
LAYOUT PLAN - AREA 4

PROJECT NO. 21025
DESIGNED BY MP/DG
DRAWN BY MP/DG
ISSUE DATE 02/22/2022
PHASE BID/PERMIT SET
CHECKED BY BO
REVISION
SHEET NO.

L1.24



SEE SHEET L1.26

LEGEND

CONSTRUCTION LIMITS LINE
CONSTRUCTION LIMITS LINE
ADA ACCESSIBLE ROUTE(S)
CONCRETE WHEELSTOPS PER DETAIL (TYP.)
EXISTING TREE TO REMAIN. SAVE & PROTECT PER DETAIL. PRUNE AS NECESSARY TO MAINTAIN 80" CLEARANCE ABOVE WALKING PATH (TYP.)
CONCRETE FLATWORK
SCORE JOINT PER DETAIL & SPECS (TYP.)
EXPANSION JOINT PER DETAIL & SPECS (TYP.)
PHASING:
1 - FIRST PHASE
2 - SECOND PHASE
3 - THIRD PHASE

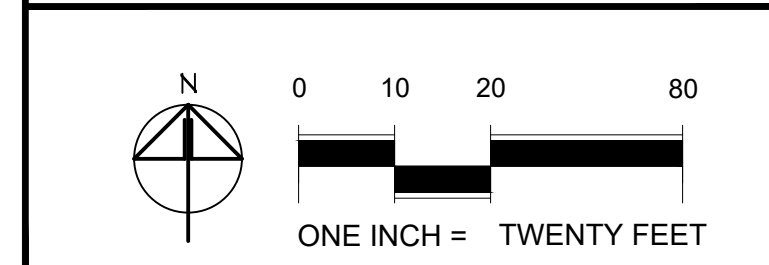
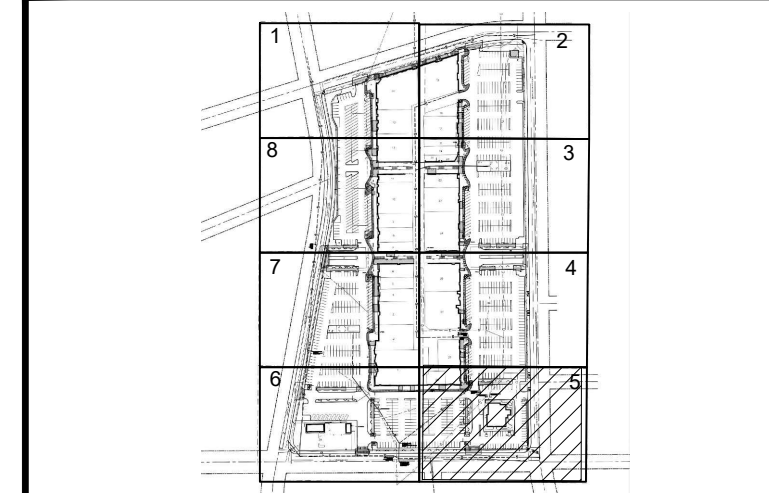
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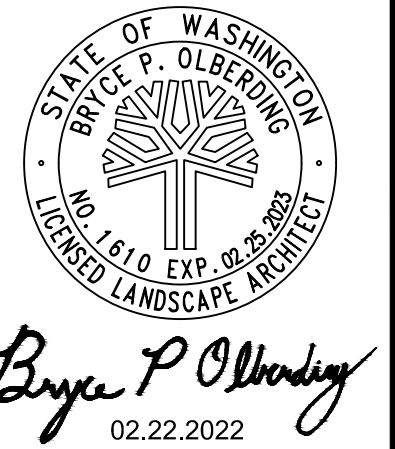
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KEY MAP



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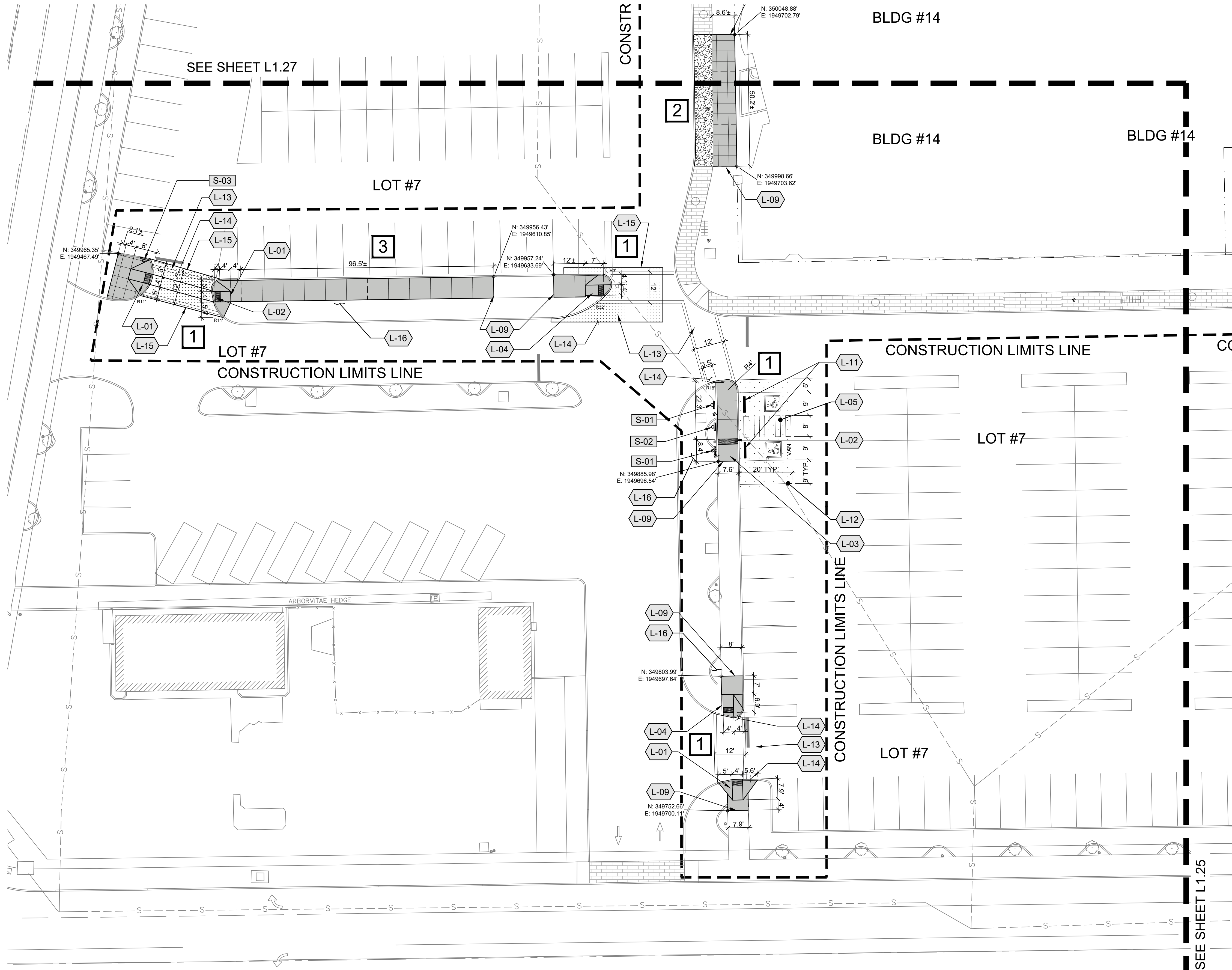
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CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
LAYOUT PLAN - AREA 5

PROJECT NO. 21025
DESIGNED BY MP/DG
DRAWN BY MP/DG
ISSUE DATE 02/22/2022
PHASE BID/PERMIT SET
CHECKED BY BO
REVISION
SHEET NO.

L1.25



LEGEND

- CONSTRUCTION LIMITS LINE
ADA ACCESSIBLE ROUTE(S)
CONCRETE WHEELSTOPS PER DETAIL (TYP.)
EXISTING TREE TO REMAIN. SAVE & PROTECT PER DETAIL. PRUNE AS NECESSARY TO MAINTAIN 80" CLEARANCE ABOVE WALKING PATH (TYP.)
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SCORE JOINT PER DETAIL & SPECS (TYP.)
EXPANSION JOINT PER DETAIL & SPECS (TYP.)
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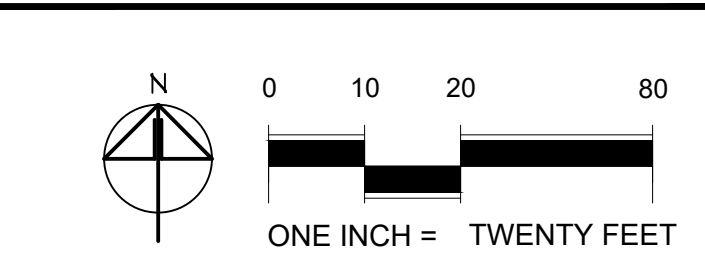
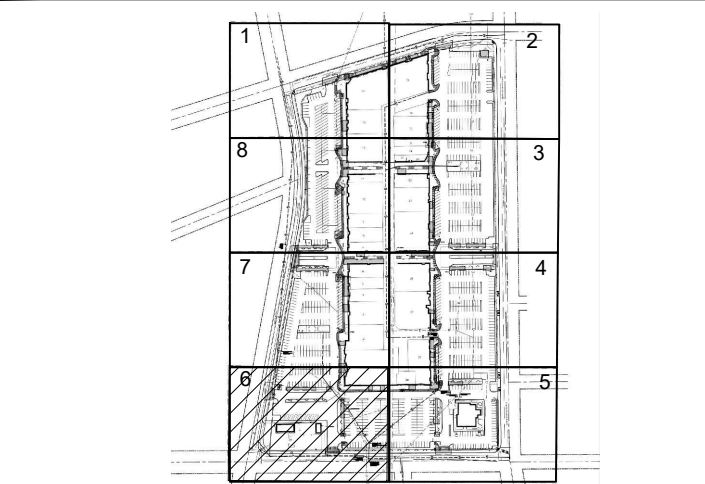
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[S-03]	INSTALL STOP SIGN PER DETAIL.	11/L1.40 8/L1.41
SYMBOL	DESCRIPTION	DETAIL
[L-01]	INSTALL CONCRETE ADA RAMP PER CITY OF RICHLAND STANDARD DETAIL ST-04 (TYPE 1B)	12/L1.40
[L-02]	INSTALL TRUNCATED DOMES PER CITY OF RICHLAND STANDARD DETAIL ST-21	1/L1.41
[L-03]	INSTALL TYPE #2 CURB CUT RAMP PER DETAIL	4/L1.41
[L-04]	INSTALL TYPE #3 CURB CUT RAMP PER DETAIL	5/L1.41
[L-05]	INSTALL TYPICAL ACCESSIBLE PARKING LAYOUT (SIGNAGE/STRIPING/ACCESS RAMP) PER DETAIL	1/L1.40
[L-06]	INSTALL THICKENED EDGE CONCRETE PER DETAIL	8/L1.40
[L-07]	INSTALL STANDARD VERTICAL CURB PER DETAIL	3/L1.41
[L-08]	INSTALL CURB END PER DETAIL	6/L1.41
[L-09]	CONCRETE FLATWORK TO MEET AND MATCH EXISTING WALK. (TYP.)	2/L1.40
[L-10]	SAVE AND PROTECT EXISTING TREE. PRUNE AS REQUIRED TO PROVIDE VERTICAL CLEARANCES OF 80" OR MORE ON TREES.	6/L1.40
[L-11]	INSTALL CONCRETE WHEEL STOP PER DETAIL (TYP.)	4/L1.40
[L-12]	RESTRIP PARKING STALLS PER DETAIL (TYP.)	9/L1.40
[L-13]	INSTALL CROSSWALK PER DETAIL	10/L1.40
[L-14]	PATCH BACK ASPHALT AS REQUIRED FOR RAMP INSTALLATION (MIN. 2") SEE SPECIFICATIONS (TYP.)	
[L-15]	ASPHALT TO MEET AND MATCH EXISTING ASPHALT.	2/L1.41
[L-16]	REPAIR DISTURBED TURF/LANDSCAPE AREAS WITH MINOR GRADING, TOPSOIL, MULCH AND/OR RE-SEEDING	
SYMBOL	DESCRIPTION	DETAIL
[Flatwork]	INSTALL CONCRETE FLATWORK - 4" OVER 4" BASE COURSE	5/L1.40
[Asphalt]	ASPHALT MAINTENANCE: FILL CRACKS, SEALCOAT AND RESTRIP EXISTING ASPHALT AS SHOWN. SEE SPECIFICATIONS	
[3" Asphalt]	3" ASPHALT OVER 6" BASE COURSE SECTION	7/L1.40
[Mulch]	MINERAL MULCH TYPE 'A' OVER LANDSCAPE FABRIC 3" DEPTH AS SPECIFIED	
[Concrete]	EXIST. STAMPED CONCRETE TO REMAIN	

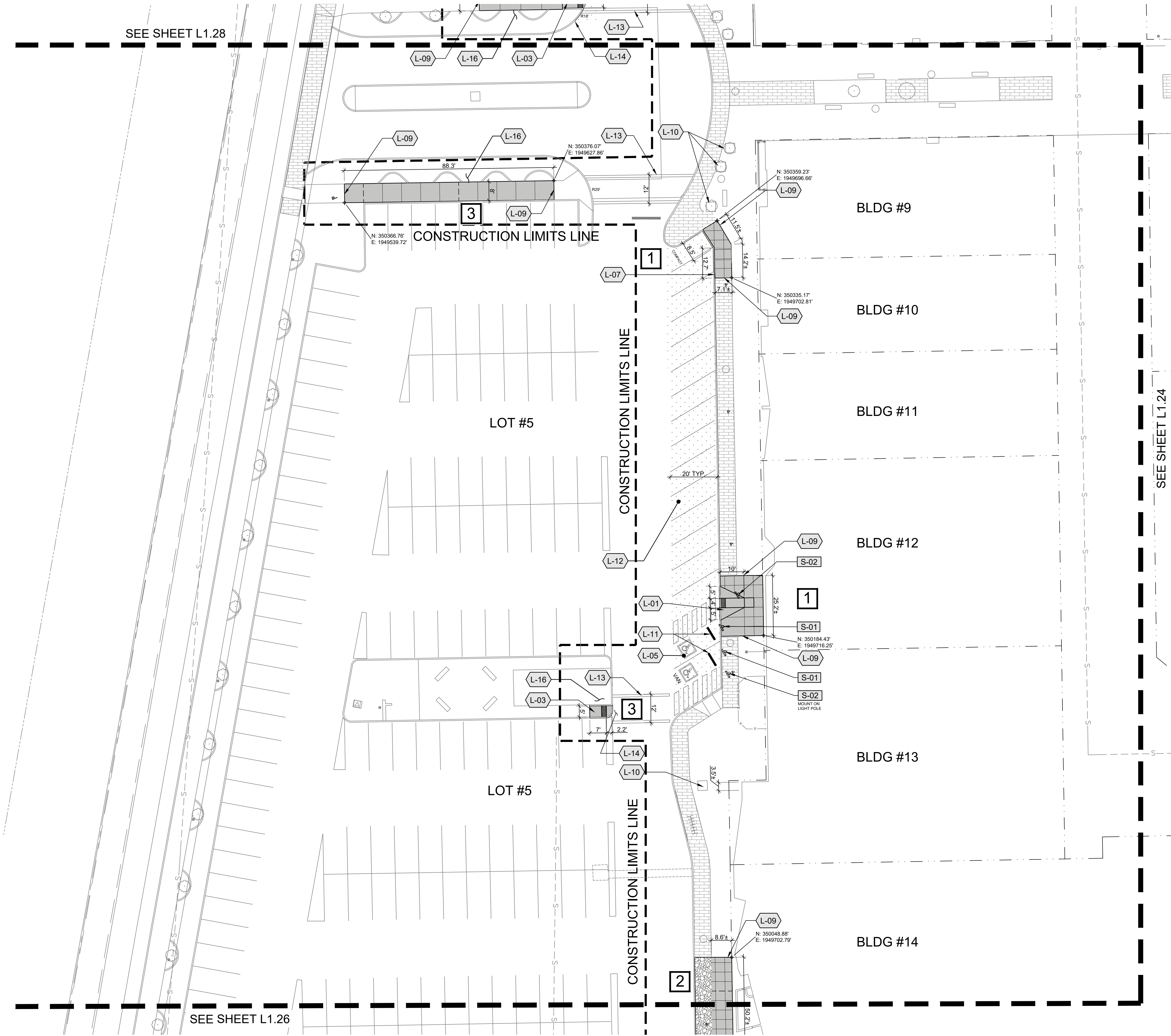
KEY MAP



CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
LAYOUT PLAN - AREA 6

PROJECT NO. 21025
DESIGNED BY MP/DG
DRAWN BY MP/DG
ISSUE DATE 02/22/2022
PHASE BID/PERMIT SET
CHECKED BY BO
REVISION
SHEET NO.

L1.26



LEGEND

- CONSTRUCTION LIMITS LINE
- CONSTRUCTION LIMITS LINE
- ADA ACCESSIBLE ROUTE(S)
- CONCRETE WHEELSTOPS PER DETAIL (TYP.)
- EXISTING TREE TO REMAIN. SAVE & PROTECT PER DETAIL. PRUNE AS NECESSARY TO MAINTAIN 80" CLEARANCE ABOVE WALKING PATH (TYP.)
- CONCRETE FLATWORK
SCORE JOINT PER DETAIL & SPECS (TYP.)
EXPANSION JOINT PER DETAIL & SPECS (TYP.)
- PHASING:
1 - FIRST PHASE
2 - SECOND PHASE
3 - THIRD PHASE

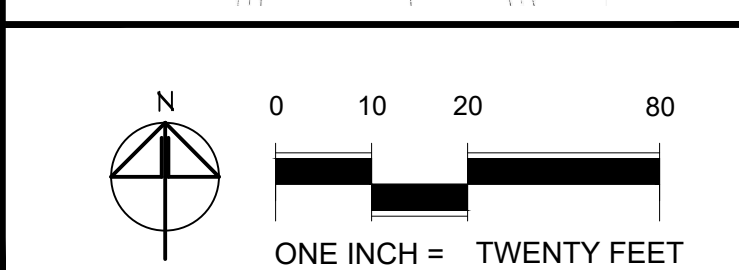
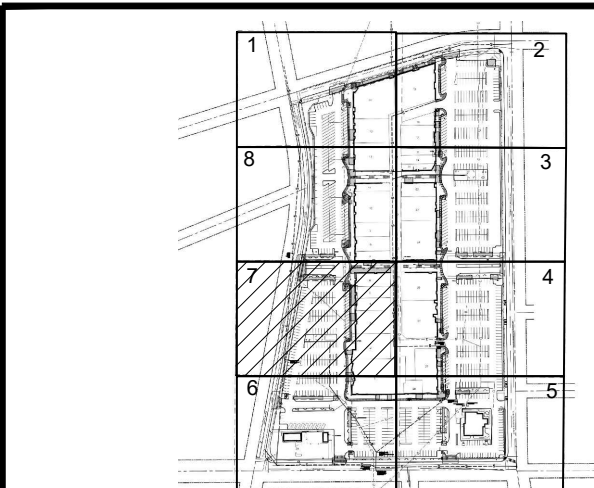
GENERAL NOTES

- REFER CLOSELY TO BUILDING LAYOUT DRAWINGS IN RELATION TO SITE LAYOUT ITEMS. CONTRACTOR TO VERIFY LISTED DIMENSIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
- COORDINATE SITE DEMOLITION PLAN.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF WALK, EDGE OF PAVEMENT, EDGE OF FOUNDATION, EDGE OF WALLS OR CENTER OF POST.
- CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO NEW OR EXISTING IMPROVEMENTS AS RESULT OF NEW CONSTRUCTION (TYP.).
- NO WORK IN THE PUBLIC R.O.W BEYOND TYING IN NEW FLATWORK TO EXISTING.

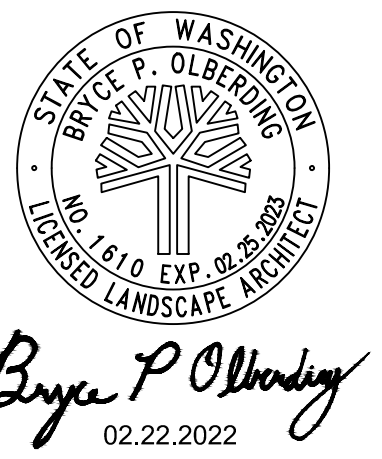
KEYED NOTES

SYMBOL	DESCRIPTION	DETAIL
[S-01]	INSTALL STATE APPROVED ADA PARKING SIGN. PROVIDE VAN SIGN WHERE APPLICABLE PER DETAIL (TYP.)	11/L1.40 8 & 9/L1.41
[S-02]	INSTALL NO PARKING SIGN PER DETAIL (TYP.)	11/L1.40 8/L1.41
[S-03]	INSTALL STOP SIGN PER DETAIL.	11/L1.40 8/L1.41
SYMBOL	DESCRIPTION	DETAIL
[L-01]	INSTALL CONCRETE ADA RAMP PER CITY OF RICHLAND STANDARD DETAIL ST-04 (TYPE 1B)	12/L1.40
[L-02]	INSTALL TRUNCATED DOMES PER CITY OF RICHLAND STANDARD DETAIL ST-21	1/L1.41
[L-03]	INSTALL TYPE #2 CURB CUT RAMP PER DETAIL	4/L1.41
[L-04]	INSTALL TYPE #3 CURB CUT RAMP PER DETAIL	5/L1.41
[L-05]	INSTALL TYPICAL ACCESSIBLE PARKING LAYOUT (SIGNAGE/STRIPING/ACCESS RAMP) PER DETAIL	1/L1.40
[L-06]	INSTALL THICKENED EDGE CONCRETE PER DETAIL	8/L1.40
[L-07]	INSTALL STANDARD VERTICAL CURB PER DETAIL	3/L1.41
[L-08]	INSTALL CURB END PER DETAIL	6/L1.41
[L-09]	CONCRETE FLATWORK TO MEET AND MATCH EXISTING WALK. (TYP.)	2/L1.40
[L-10]	SAVE AND PROTECT EXISTING TREE. PRUNE AS REQUIRED TO PROVIDE VERTICAL CLEARANCES OF 80" OR MORE ON TREES.	6/L1.40
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[L-14]	PATCH BACK ASPHALT AS REQUIRED FOR RAMP INSTALLATION (MIN. 2') SEE SPECIFICATIONS (TYP.)	
[L-15]	ASPHALT TO MEET AND MATCH EXISTING ASPHALT.	2/L1.41
[L-16]	REPAIR DISTURBED TURF/LANDSCAPE AREAS WITH MINOR GRADING, TOPSOIL, MULCH AND/OR RE-SEEDING	
SYMBOL	DESCRIPTION	DETAIL
[Flatwork]	INSTALL CONCRETE FLATWORK - 4" OVER 4" BASE COURSE	5/L1.40
[Asphalt]	ASPHALT MAINTENANCE: FILL CRACKS, SEALCOAT AND RESTRIP EXISTING ASPHALT AS SHOWN. SEE SPECIFICATIONS	
[3" Asphalt]	3" ASPHALT OVER 6" BASE COURSE SECTION	7/L1.40
[Mulch]	MINERAL MULCH TYPE 'A' OVER LANDSCAPE FABRIC 3" DEPTH AS SPECIFIED	
[Exist. Concrete]	EXIST. STAMPED CONCRETE TO REMAIN	

KEY MAP



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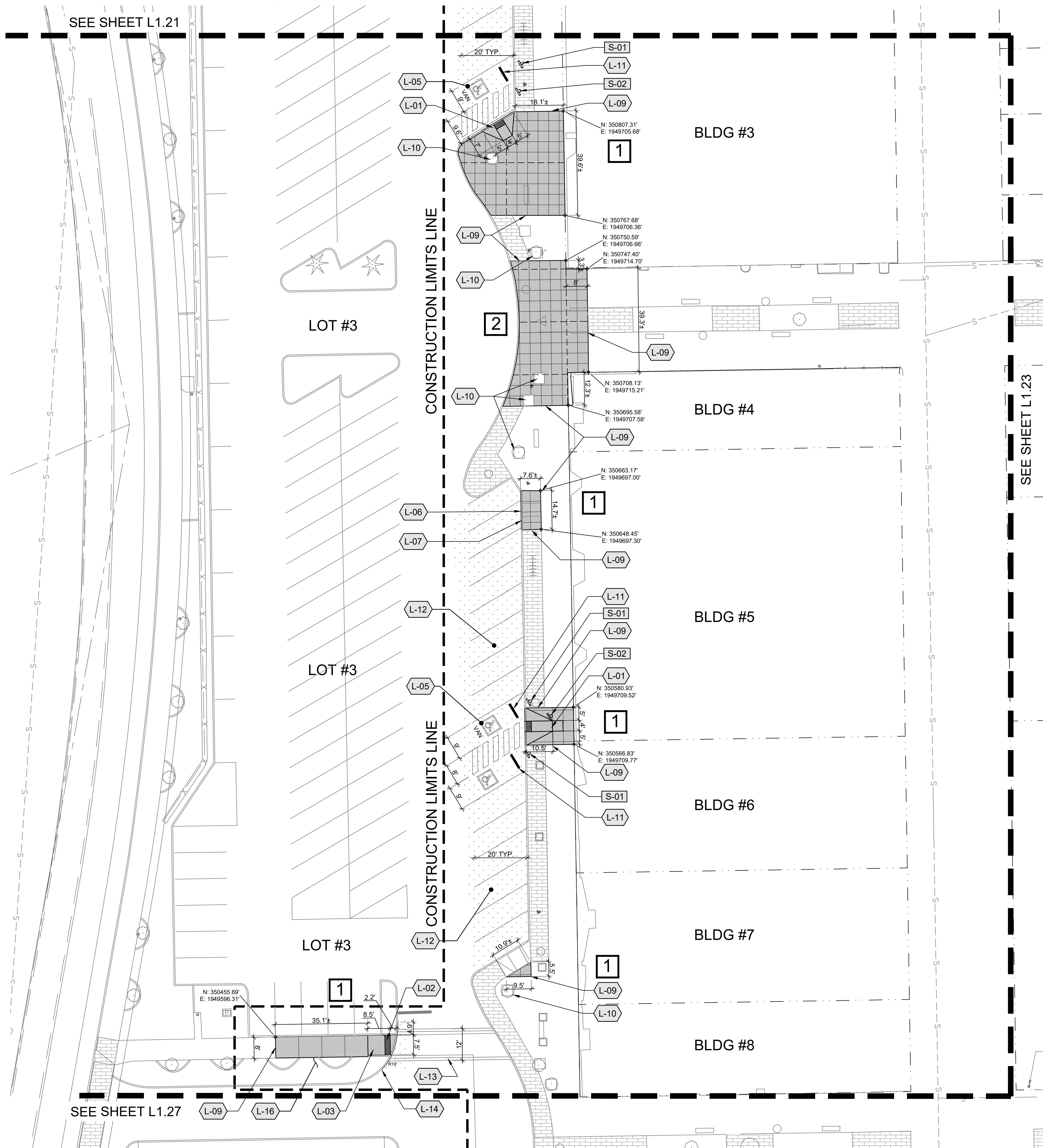
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CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
LAYOUT PLAN - AREA 7

PROJECT NO. 21025
DESIGNED BY MP/DG
DRAWN BY MP/DG
ISSUE DATE 02/22/2022
PHASE BID/PERMIT SET
CHECKED BY BO
REVISION
SHEET NO.

L1.27



LEGEND

CONSTRUCTION LIMITS LINE

CONSTRUCTION LIMITS LINE

ADA ACCESSIBLE ROUTE(S)

CONCRETE WHEELSTOPS PER DETAIL (TYP.)

EXISTING TREE TO REMAIN. SAVE & PROTECT PER DETAIL. PRUNE AS NECESSARY TO MAINTAIN 80" CLEARANCE ABOVE WALKING PATH (TYP.)

CONCRETE FLATWORK
SCORE JOINT PER DETAIL & SPECS (TYP.)
EXPANSION JOINT PER DETAIL & SPECS (TYP.)

PHASING:
1 - FIRST PHASE
2 - SECOND PHASE
3 - THIRD PHASE

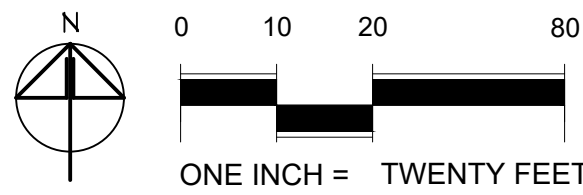
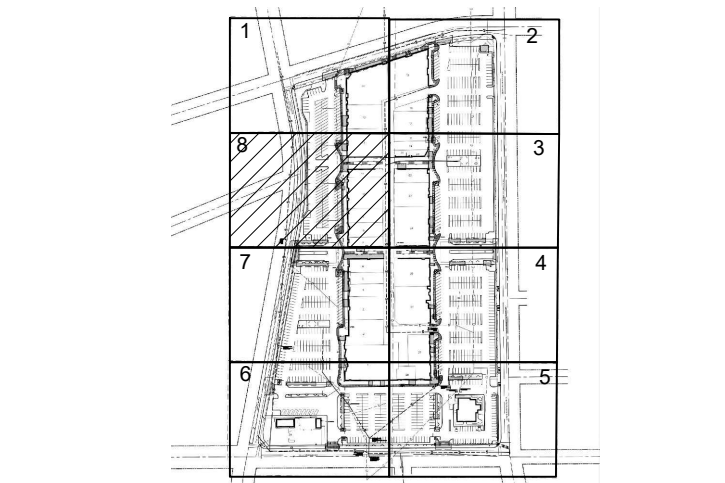
GENERAL NOTES

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KEYED NOTES

SYMBOL	DESCRIPTION	DETAIL
[S-01]	INSTALL STATE APPROVED ADA PARKING SIGN. PROVIDE VAN SIGN WHERE APPLICABLE PER DETAIL (TYP.)	11/L1.40 8 & 9/L1.41
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[Asphalt]	ASPHALT MAINTENANCE: FILL CRACKS, SEALCOAT AND RESTRIPE EXISTING ASPHALT AS SHOWN. SEE SPECIFICATIONS	
[3" Asphalt]	3" ASPHALT OVER 6" BASE COURSE SECTION	7/L1.40
[Mulch]	MINERAL MULCH TYPE 'A' OVER LANDSCAPE FABRIC 3" DEPTH AS SPECIFIED	
[Concrete]	EXIST. STAMPED CONCRETE TO REMAIN	

KEY MAP



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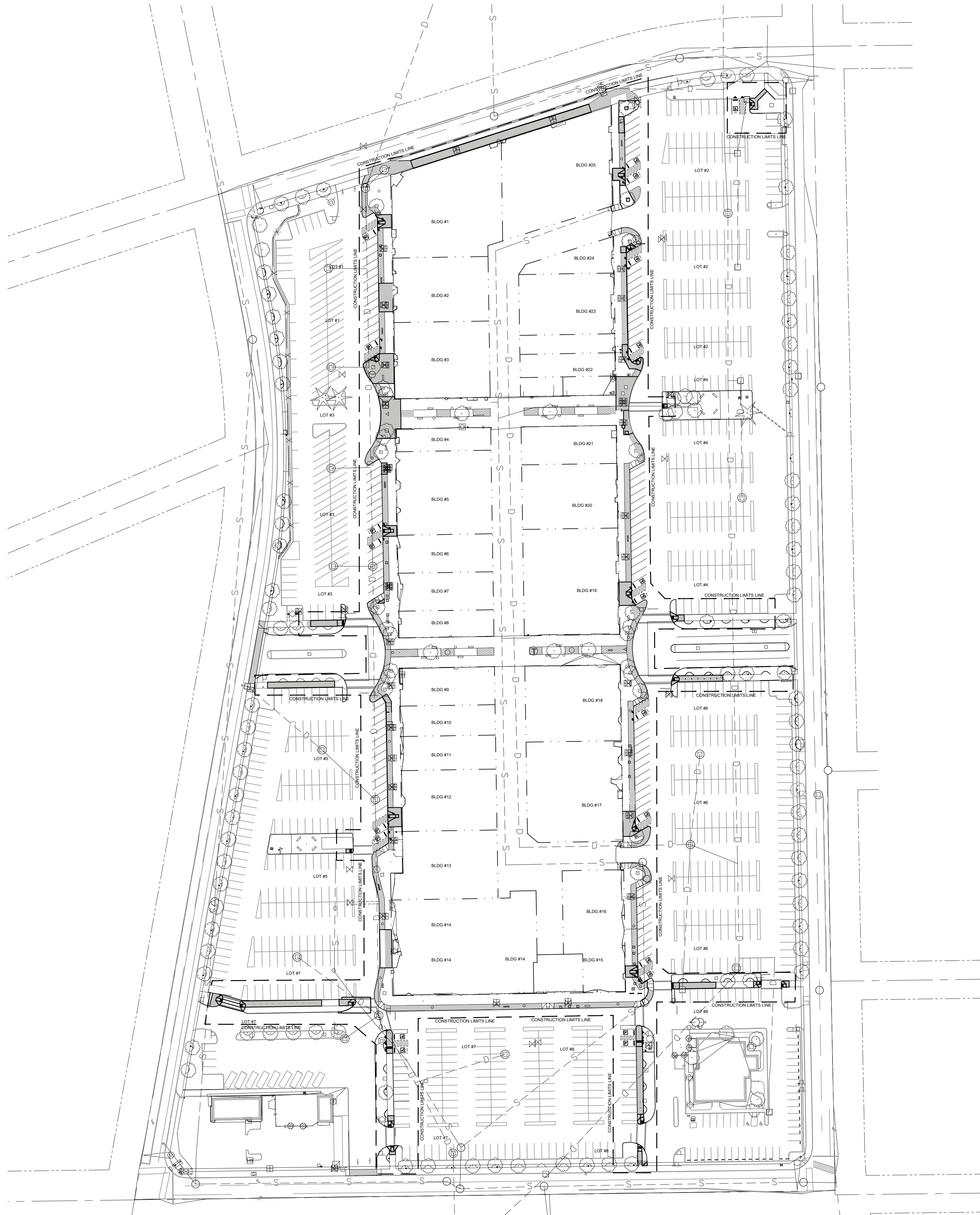
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CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
LAYOUT PLAN - AREA 8

PROJECT NO.	21025
DESIGNED BY	MP/DG
DRAWN BY	MP/DG
ISSUE DATE	02/22/2022
PHASE	BID / PERMIT SET
CHECKED BY	BO
REVISION	
SHEET NO.	

L1.28



LEGEND

- 804.02 EXISTING SPOT ELEVATION
- 2.55% DIRECTION OF SLOPE & PERCENT IF SHOWN
- TRW 29.5 TP 26.5 PROPOSED SPOT ELEVATION
- GB GRADE BREAK
- CONSTRUCTION LIMITS LINE CONSTRUCTION LIMITS

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING. STAKING SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR WITHIN THE STATE.
- CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS NOTED ON THIS PLAN.
- GRADES SHOWN ARE FINISH GRADES.
- ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND EXTERIOR PROPERTIES.
- PROVIDE POSITIVE DRAINAGE TO DRAINAGE STRUCTURES.
- MINIMUM OF 1.5% CROSS SLOPE ON CONCRETE FLATWORK UNLESS OTHERWISE NOTED.
- WHERE PROPOSED GRADES MEET EXISTING, SAVE AND PROTECT EXISTING MATERIAL TO GREATEST EXTENT POSSIBLE. MINOR GRADE CHANGES IN THESE AREAS ARE ACCEPTABLE.
- CONTRACTOR SHALL CLEAN ALL CHANNEL DRAINS, CATCH BASINS AND PIPING PRIOR TO PUNCH LIST INSPECTION.
- ADD 300' TO ALL SPOT ELEVATIONS.

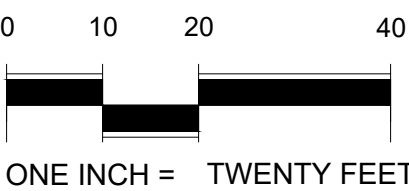
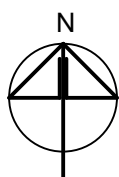
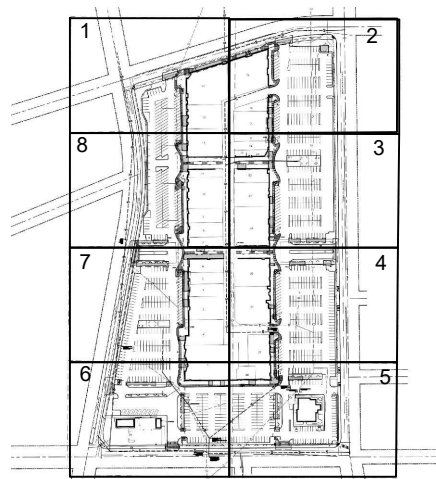
GRADING KEYED NOTES

SYMBOL	DESCRIPTION	DETAIL
G-01	ESTABLISH BENCHMARK AT EXISTING SET MONUMENTS / LEAD & TACKS PER AHBL SURVEY DATED 6/23/21	
G-02	MAXIMUM SLOPE WITHIN ADA STALLS AND AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.	
G-03	TRANSITION CURB FROM FLUSH TO 6" EXPOSED PER DETAIL	6/L.1.41
G-04	TOP OF CURB FLUSH WITH ASPHALT	
G-05	SAVE AND PROTECT EXISTING TREES. AVOID DAMAGING ROOTS/LIMBS AND AVOID COMPACTING SOIL.	6/L.1.40
G-06	MAXIMUM SLOPE ON CONCRETE NOT TO EXCEED 2% IN ANY DIRECTION.	1/L.1.40
G-07	ADJUST UTILTIY BOX ELEVATIONS AS REQUIRED TO MAKE FLUSH WITH NEW CONCRETE FLATWORK, TYP.	

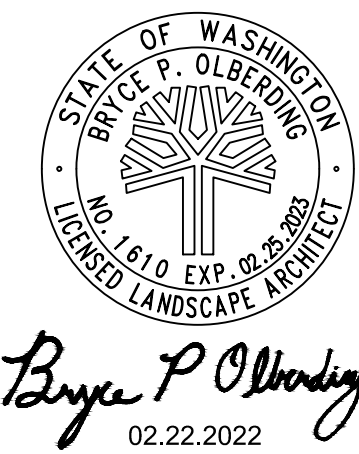
ABBREVIATION LEGEND

BB	BOTTOM OF BASIN	MH	MANHOLE
BD	BOTTOM OF DRAIN	RWL	RAINWATER LEADER
BS	BOTTOM OF STEP	SB	SPLASH BLOCK
BG	BOTTOM OF GUTTER	SE	SOIL ELEVATION
BRW	FINISH GRADE ADJACENT TO BOTTOM OF RETAINING WALL	SG	SUBGRADE ELEVATION
CI	CURB INLET	TD	TOP OF DRAIN
DW	DRYWELL	TBC	TOP OF BASE COURSE
FL	FLOW LINE - DITCH/PAVEMENT	TC	TOP FACE OF CURB
FFE	FINISHED FLOOR ELEVATION	TG	TOP OF GRATE
FG	FINISH GRADE	TP	TOP OF PAVEMENT
GB	GRADE BREAK	TR	TOP OF RAMP
HP	HIGH POINT	TS	TOP OF STEP
LP	LOW POINT	TRW	TOP OF RETAINING WALL BLOCK
IEO	INVERT ELEVATION OUT	TW	TOP OF WALK
ME	MATCH EXISTING (+/-)	TOW	TOP OF WALL

KEY MAP



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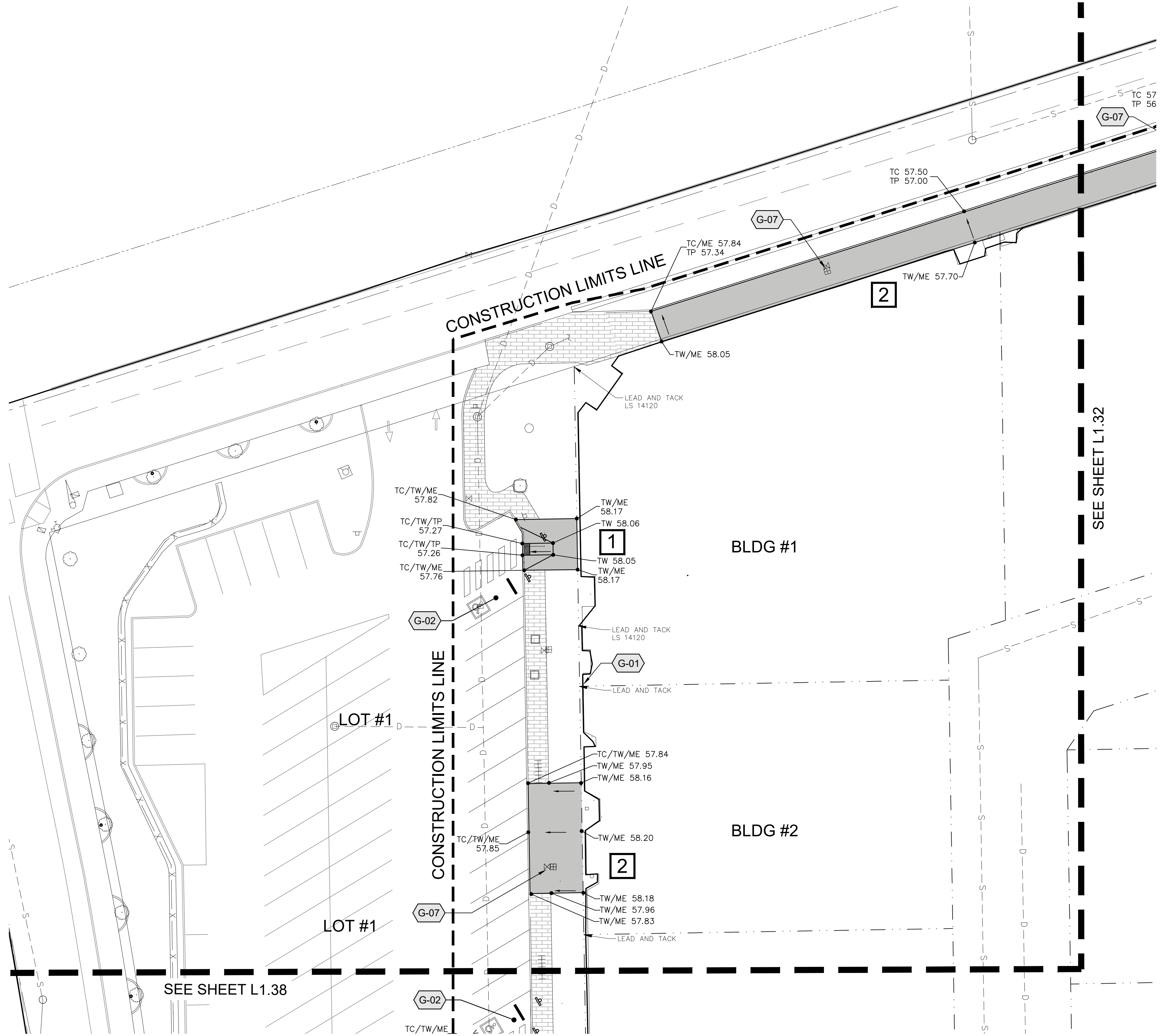
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CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
OVERALL GRADING PLAN

PROJECT NO. 21025
DESIGNED BY MP/DG
DRAWN BY MP/DG
ISSUE DATE 02/22/2022
PHASE BID / PERMIT SET
CHECKED BY BO
REVISION
SHEET NO.

L1.30



LEGEND

- 804.02 EXISTING SPOT ELEVATION
- ← 2.55% DIRECTION OF SLOPE & PERCENT IF SHOWN
- TW 29.5 TP 26.5 PROPOSED SPOT ELEVATION
- G8 — GRADE BREAK
- CONSTRUCTION LIMITS LINE — CONSTRUCTION LIMITS
- PHASING:
- 1 - FIRST PHASE
 - 2 - SECOND PHASE
 - 3 - THIRD PHASE

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING. STAKING SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR WITHIN THE STATE.
2. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS NOTED ON THIS PLAN.
3. GRADES SHOWN ARE FINISH GRADES.
4. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND EXTERIOR PROPERTIES.
6. PROVIDE POSITIVE DRAINAGE TO DRAINAGE STRUCTURES.
7. MINIMUM OF 1.5% CROSS SLOPE ON CONCRETE FLATWORK UNLESS OTHERWISE NOTED.
8. WHERE PROPOSED GRADES MEET EXISTING, SAVE AND PROTECT EXISTING MATERIAL TO GREATEST EXTENT POSSIBLE. MINOR GRADE CHANGES IN THESE EDGE AREAS ARE ACCEPTABLE.
9. CONTRACTOR SHALL CLEAN ALL CHANNEL DRAINS, CATCH BASINS AND PIPING PRIOR TO PUNCH LIST INSPECTION.
10. ADD 300' TO ALL SPOT ELEVATIONS.

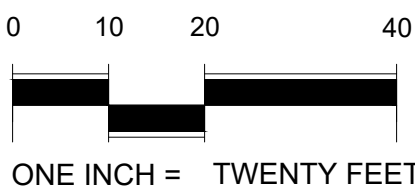
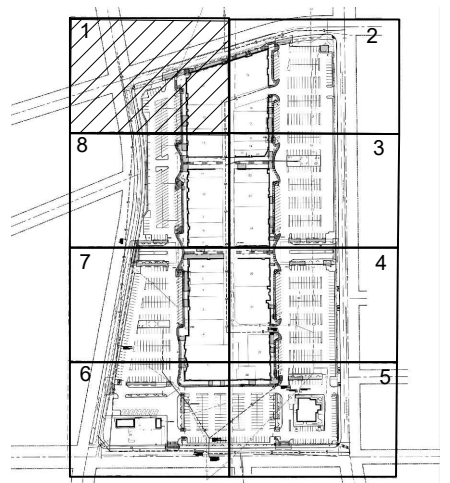
GRADING KEYED NOTES

SYMBOL	DESCRIPTION	DETAIL
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G-02	MAXIMUM SLOPE WITHIN ADA STALLS AND AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.	
G-03	TRANSITION CURB FROM FLUSH TO 6" EXPOSED PER DETAIL	6/L1.41
G-04	TOP OF CURB FLUSH WITH ASPHALT	
G-05	SAVE AND PROTECT EXISTING TREES. AVOID DAMAGING ROOTS/LIMBS AND AVOID COMPACTING SOIL.	6/L1.40
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ABBREVIATION LEGEND

BB	BOTTOM OF BASIN	MH	MANHOLE
BD	BOTTOM OF DRAIN	RWL	RAINWATER LEADER
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BRW	FINISH GRADE ADJACENT TO BOTTOM OF RETAINING WALL	SG	SUBGRADE ELEVATION
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FFE	FINISHED FLOOR ELEVATION	TG	TOP OF GRATE
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HP	HIGH POINT	TS	TOP OF STEP
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IEO	INVERT ELEVATION OUT	TW	TOP OF WALK
ME	MATCH EXISTING (+/-)	TOW	TOP OF WALL

KEY MAP



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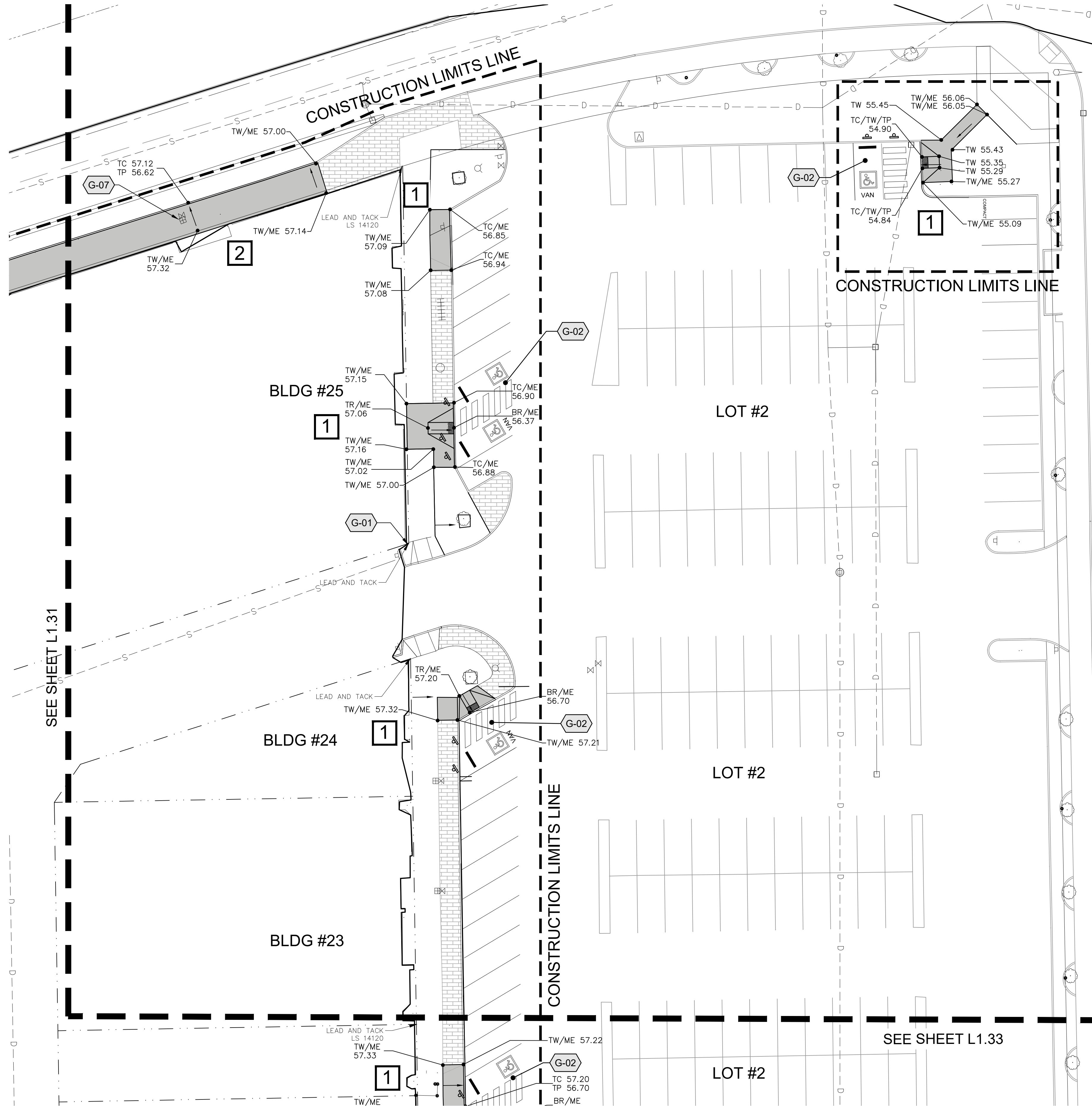
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SURVEYOR
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CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
GRADING PLAN - AREA 1

PROJECT NO. 21025
DESIGNED BY MP/DG
DRAWN BY MP/DG
ISSUE DATE 02/22/2022
PHASE BID / PERMIT SET
CHECKED BY BO
REVISION
SHEET NO.

L1.31



LEGEND

- 804.02 EXISTING SPOT ELEVATION
- ← 2.55% DIRECTION OF SLOPE & PERCENT IF SHOWN
- TW 29.5
TP 26.5 PROPOSED SPOT ELEVATION
- 0% GRADE BREAK
- CONSTRUCTION LIMITS
- PHASING:
1 - FIRST PHASE
2 - SECOND PHASE
3 - THIRD PHASE

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING. STAKING SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR WITHIN THE STATE.
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6. PROVIDE POSITIVE DRAINAGE TO DRAINAGE STRUCTURES.
7. MINIMUM OF 1.5% CROSS SLOPE ON CONCRETE FLATWORK UNLESS OTHERWISE NOTED.
8. WHERE PROPOSED GRADES MEET EXISTING, SAVE AND PROTECT EXISTING MATERIAL TO GREATEST EXTENT POSSIBLE. MINOR GRADE CHANGES IN THESE EDGE AREAS ARE ACCEPTABLE.
9. CONTRACTOR SHALL CLEAN ALL CHANNEL DRAINS, CATCH BASINS AND PIPING PRIOR TO PUNCH LIST INSPECTION.
10. ADD 300' TO ALL SPOT ELEVATIONS.

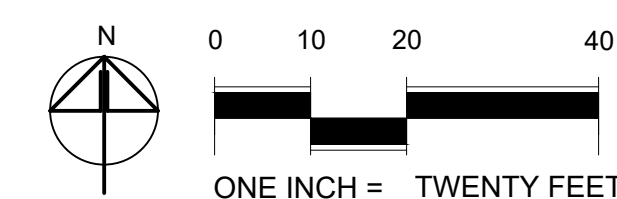
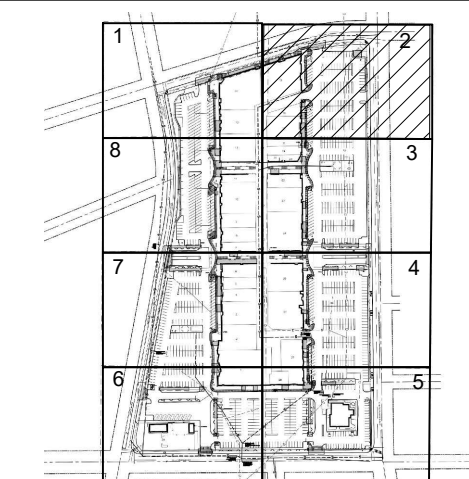
GRADING KEYED NOTES

SYMBOL	DESCRIPTION	DETAIL
G-01	ESTABLISH BENCHMARK AT EXISTING SET MONUMENTS / LEAD & TACKS PER AHBL SURVEY DATED 6/23/21	
G-02	MAXIMUM SLOPE WITHIN ADA STALLS AND AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.	
G-03	TRANSITION CURB FROM FLUSH TO 6" EXPOSED PER DETAIL	6/L.1.41
G-04	TOP OF CURB FLUSH WITH ASPHALT	
G-05	SAVE AND PROTECT EXISTING TREES. AVOID DAMAGING ROOTS/LIMBS AND AVOID COMPACTING SOIL.	6/L.1.40
G-06	MAXIMUM SLOPE ON CONCRETE NOT TO EXCEED 2% IN ANY DIRECTION.	1/L.1.40
G-07	ADJUST UTILITIY BOX ELEVATIONS AS REQUIRED TO MAKE FLUSH WITH NEW CONCRETE FLATWORK, TYP.	

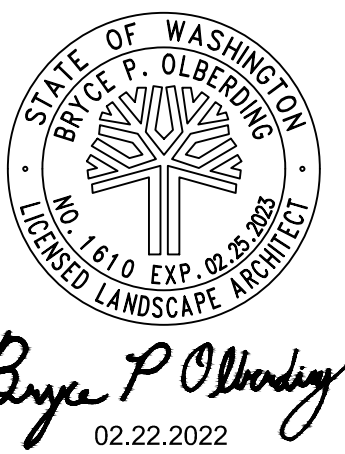
ABBREVIATION LEGEND

BB	BOTTOM OF BASIN	MH	MANHOLE
BD	BOTTOM OF DRAIN	RWL	RAINWATER LEADER
BS	BOTTOM OF STEP	SB	SPLASH BLOCK
BG	BOTTOM OF GUTTER	SE	SOIL ELEVATION
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LP	LOW POINT	TRW	TOP OF RETAINING WALL BLOCK
IEO	INVERT ELEVATION OUT	TW	TOP OF WALK
ME	MATCH EXISTING (+/-)	TOW	TOP OF WALL

KEY MAP



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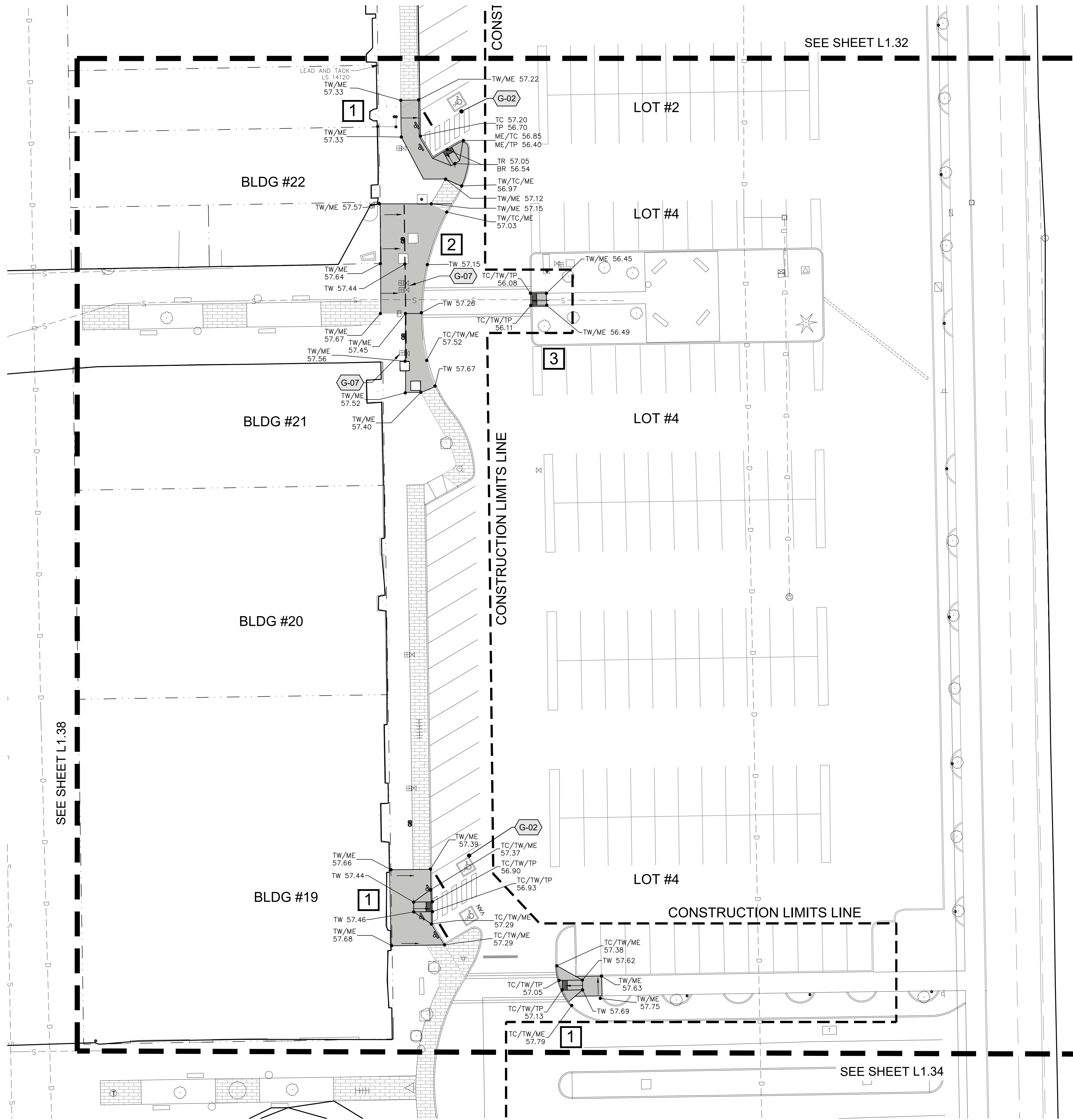
LANDSCAPE ARCHITECT
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(509) 380-5863-9402

CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
GRADING PLAN - AREA 2

PROJECT NO.	21025
DESIGNED BY	MP/DG
DRAWN BY	MP/DG
ISSUE DATE	02/22/2022
PHASE	BID / PERMIT SET
CHECKED BY	BO
REVISION	
SHEET NO.	

L1.32



LEGEND

- 804.02 EXISTING SPOT ELEVATION
- ← 2.55% DIRECTION OF SLOPE & PERCENT IF SHOWN
- TW 29.5
TP 26.5 PROPOSED SPOT ELEVATION
- G — GRADE BREAK
- CONSTRUCTION LIMITS — CONSTRUCTION LIMITS
- PHASING:
1 - FIRST PHASE
2 - SECOND PHASE
3 - THIRD PHASE

GENERAL NOTES

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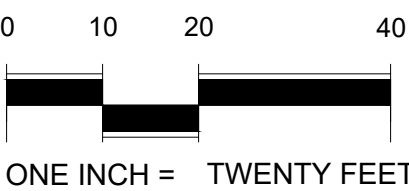
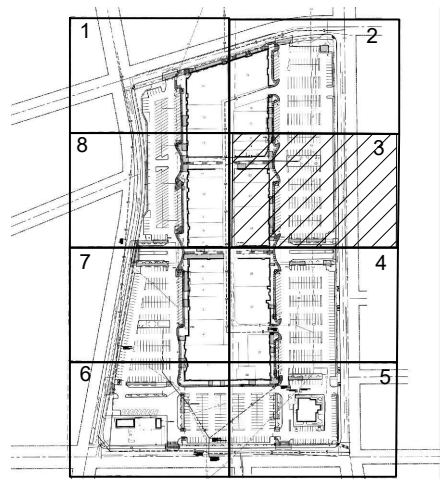
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KEY MAP



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BY: P. OLBENDING
LICENSED LANDSCAPE ARCHITECT
No. 610 EXP. 02-22-2028

By: P. Olbending
02.22.2022

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architectswest.com

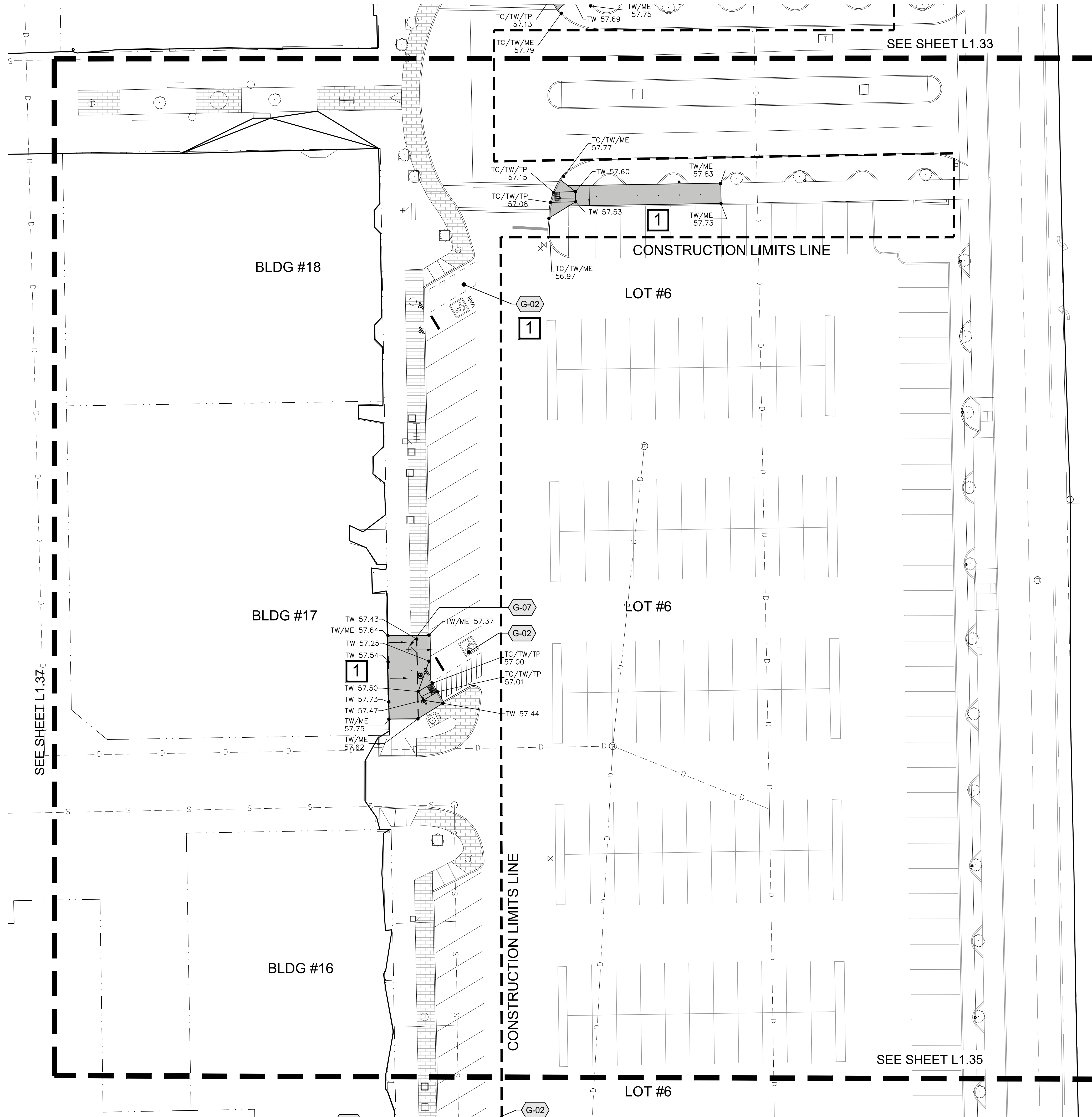
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CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
GRADING PLAN - AREA 3

PROJECT NO.	21025
DESIGNED BY	MP/DG
DRAWN BY	MP/DG
ISSUE DATE	02/22/2022
PHASE	BID / PERMIT SET
CHECKED BY	BO
REVISION	
SHEET NO.	

L1.33



LEGEND

- 804.02
2.55%
- EXISTING SPOT ELEVATION
DIRECTION OF SLOPE & PERCENT IF SHOWN
- TW 29.5
TP 26.5
- PROPOSED SPOT ELEVATION
- G8 —
- GRADE BREAK
- CONSTRUCTION LIMITS
- PHASING:
1 - FIRST PHASE
2 - SECOND PHASE
3 - THIRD PHASE

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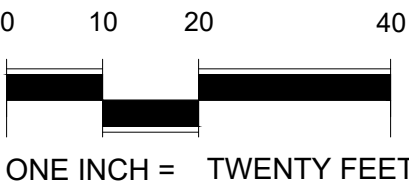
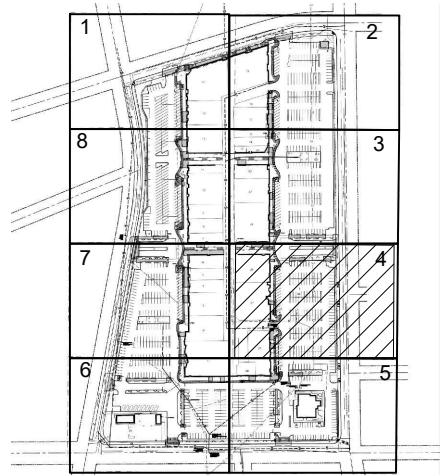
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ME	MATCH EXISTING (+/-)	TOW	TOP OF WALL

KEY MAP



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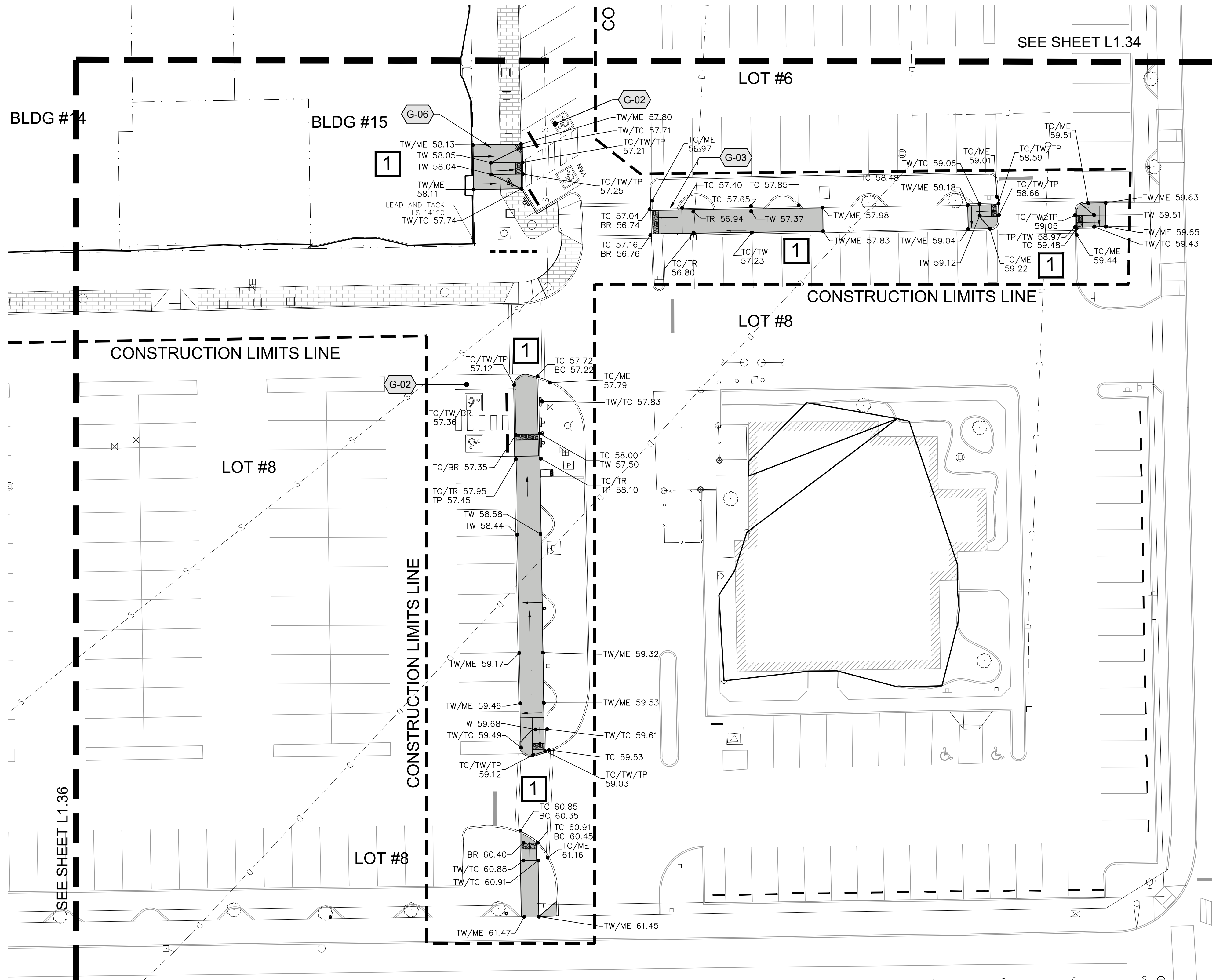
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CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
GRADING PLAN - AREA 4

PROJECT NO.	21025
DESIGNED BY	MP/DG
DRAWN BY	MP/DG
ISSUE DATE	02/22/2022
PHASE	BID / PERMIT SET
CHECKED BY	BO
REVISION	
SHEET NO.	

L1.34



LEGEND

- EXISTING SPOT ELEVATION
DIRECTION OF SLOPE & PERCENT IF SHOWN
PROPOSED SPOT ELEVATION
GRADE BREAK
CONSTRUCTION LIMITS
- PHASING:
1 - FIRST PHASE
2 - SECOND PHASE
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GENERAL NOTES

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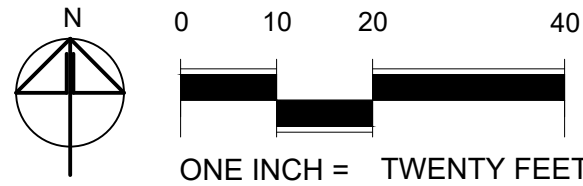
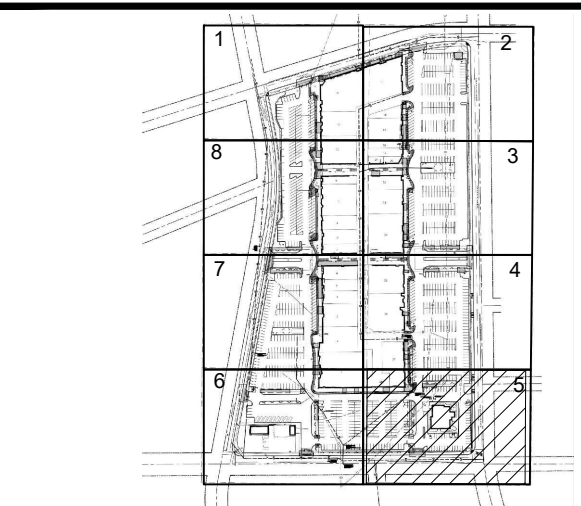
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ME	MATCH EXISTING (+/-)	TOW	TOP OF WALL

KEY MAP



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LICENSED LANDSCAPE ARCHITECT
NO. 610 EXP. 02-2028

By: P. Olsen
02.22.2022

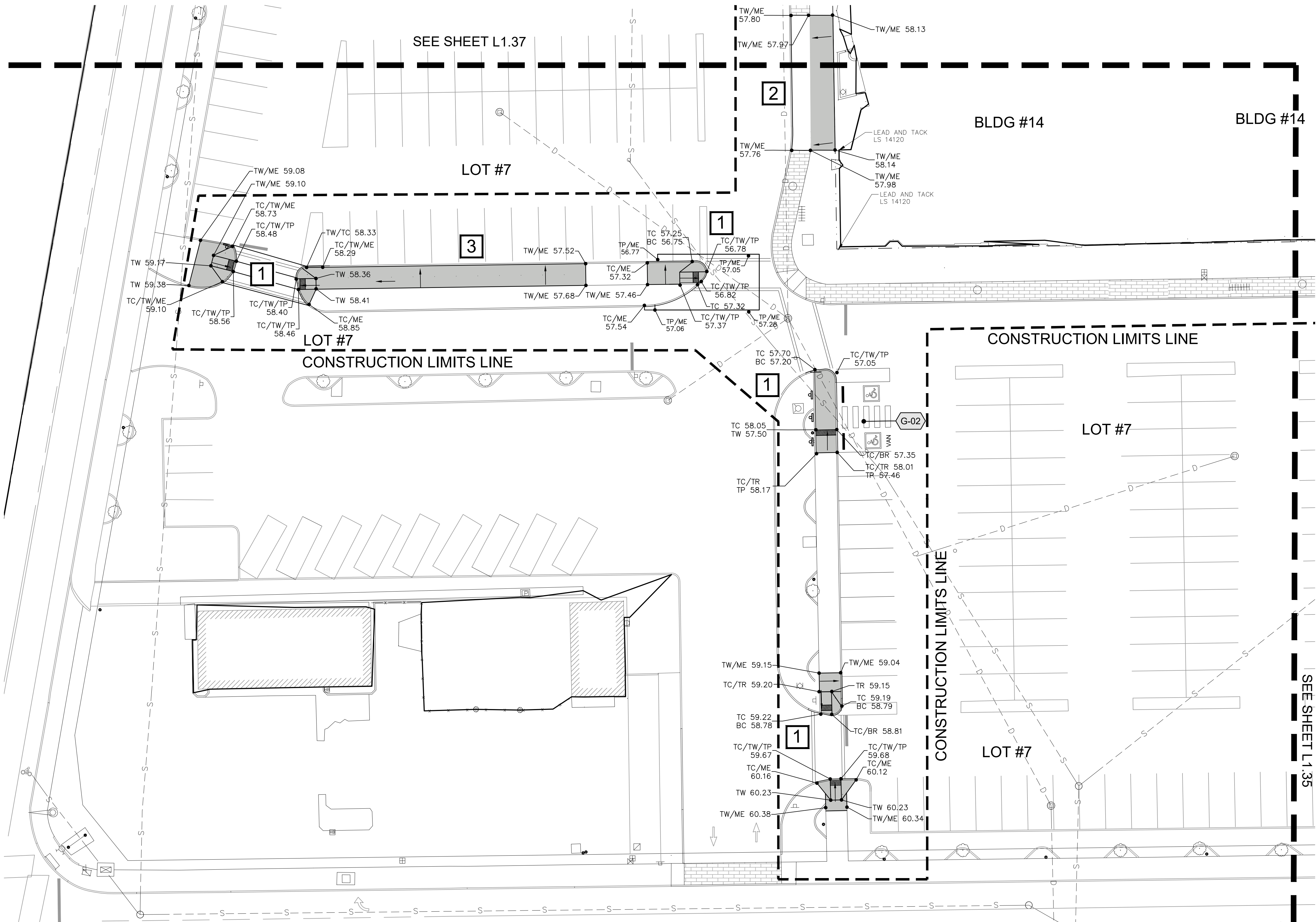
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architectswest.com

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PASCO, WA 99301
(509) 380-5883-9402

CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
GRADING PLAN - AREA 5

PROJECT NO.	21025
DESIGNED BY	MP/DG
DRAWN BY	MP/DG
ISSUE DATE	02/22/2022
PHASE	BID / PERMIT SET
CHECKED BY	BO
REVISION	
SHEET NO.	L1.35



LEGEND

• 804.02

2.55%

• TW 29.5
TP 28.5

0.0

CONSTRUCTION LIMITS

EXISTING SPOT ELEVATION

DIRECTION OF SLOPE & PERCENT IF SHOWN

PROPOSED SPOT ELEVATION

GRADE BREAK

CONSTRUCTION LIMITS

1 2 3

PHASING:
• 1 - FIRST PHASE
• 2 - SECOND PHASE
• 3 - THIRD PHASE

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STATE OF WASHINGTON
BY: P. OLSEN
LICENSED LANDSCAPE ARCHITECT
No. 610 Exp. 02-2028

By: P. Olsen
02.22.2022

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ArchitectsWest

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KEY MAP

N

0 10 20 40

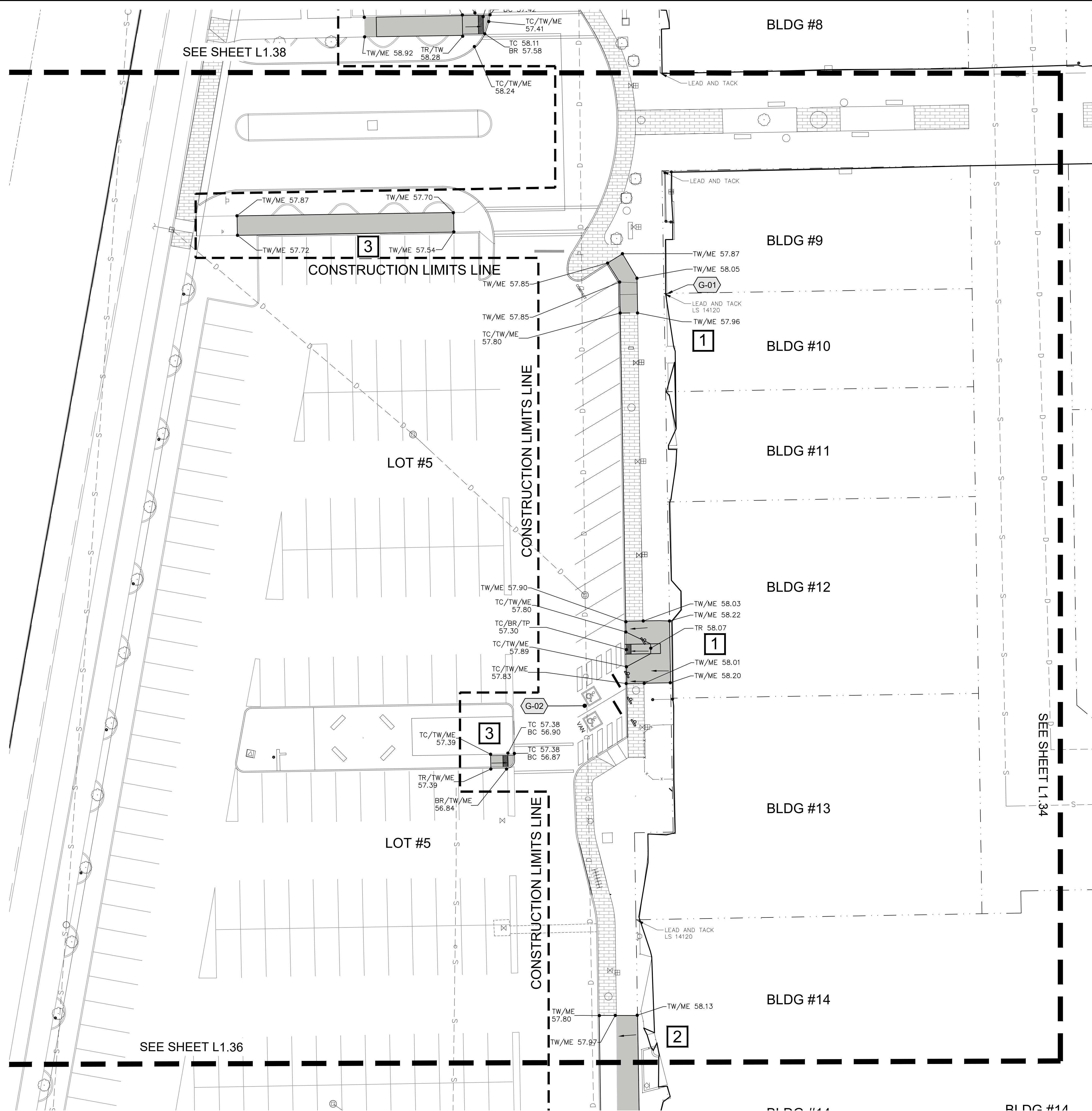
ONE INCH = TWENTY FEET

CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
GRADING PLAN - AREA 6

PROJECT NO. 21025
DESIGNED BY MP/DG
DRAWN BY MP/DG
ISSUE DATE 02/22/2022
PHASE BID / PERMIT SET
CHECKED BY BO
REVISION
SHEET NO.

L1.36

S:\21025 Richland Uptown Lot ADA\05 Design\03 Site\L1.30_Grading Plan.dwg plotted by: daley on Wed, February 16 2022 at 02:27 PM



LEGEND

• 804.02

2.55%

• TW 29.5
TP 26.5

GB

CONSTRUCTION LIMITS

EXISTING SPOT ELEVATION

DIRECTION OF SLOPE & PERCENT IF SHOWN

PROPOSED SPOT ELEVATION

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G-06	MAXIMUM SLOPE ON CONCRETE NOT TO EXCEED 2% IN ANY DIRECTION.	1/L1.40
G-07	ADJUST UTILITIY BOX ELEVATIONS AS REQUIRED TO MAKE FLUSH WITH NEW CONCRETE FLATWORK, TYP.	

ABBREVIATION LEGEND

BB	BOTTOM OF BASIN	MH	MANHOLE
BD	BOTTOM OF DRAIN	RWL	RAINWATER LEADER
BS	BOTTOM OF STEP	SB	SPLASH BLOCK
BG	BOTTOM OF GUTTER	SE	SOIL ELEVATION
BRW	FINISH GRADE ADJACENT TO BOTTOM OF RETAINING WALL	SG	SUBGRADE ELEVATION
CI	CURB INLET	TD	TOP OF DRAIN
DW	DRYWELL	TBC	TOP OF BASE COURSE
FL	FLOW LINE - DITCH/PAVEMENT	TC	TOP FACE OF CURB
FFE	FINISHED FLOOR ELEVATION	TG	TOP OF GRATE
FG	FINISH GRADE	TP	TOP OF PAVEMENT
GB	GRADE BREAK	TR	TOP OF RAMP
HP	HIGH POINT	TS	TOP OF STEP
LP	LOW POINT	TRW	TOP OF RETAINING WALL BLOCK
IEO	INVERT ELEVATION OUT	TW	TOP OF WALK
ME	MATCH EXISTING (+/-)	TOW	TOP OF WALL

KEY MAP

N

0 10 20 40

ONE INCH = TWENTY FEET

CITY OF RICHLAND

UPTOWN PARKING LOT

1317 GEORGE WASHINGTON WAY RICHLAND, WA

GRADING PLAN - AREA 7

PROJECT NO. 21025

DESIGNED BY MP/DG

DRAWN BY MP/DG

ISSUE DATE 02/22/2022

PHASE BID / PERMIT SET

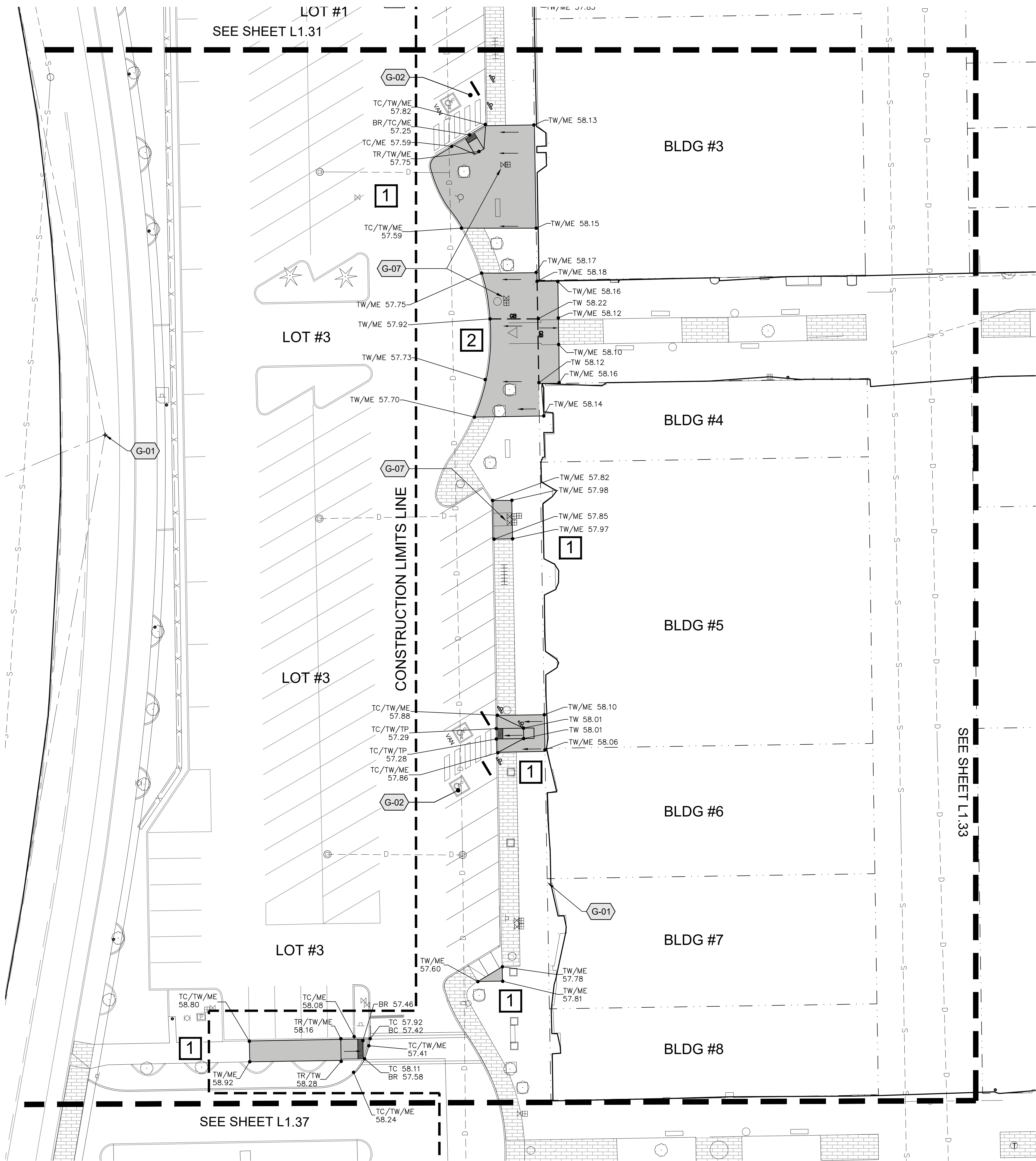
CHECKED BY BO

REVISION

SHEET NO.

L1.37

S:\21025 Richland Uptown Lot ADA\05 Design\03 Site\L1.30_Grading Plan.dwg plotted by: dclay on Wed, February 16 2022 at 02:39 PM



LEGEND

- EXISTING SPOT ELEVATION
DIRECTION OF SLOPE & PERCENT IF SHOWN
PROPOSED SPOT ELEVATION
GRADE BREAK
CONSTRUCTION LIMITS
PHASING:
1 - FIRST PHASE
2 - SECOND PHASE
3 - THIRD PHASE

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING. STAKING SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR WITHIN THE STATE.
2. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS NOTED ON THIS PLAN.
3. GRADES SHOWN ARE FINISH GRADES.
4. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND EXTERIOR PROPERTIES.
6. PROVIDE POSITIVE DRAINAGE TO DRAINAGE STRUCTURES.
7. MINIMUM OF 1.5% CROSS SLOPE ON CONCRETE FLATWORK UNLESS OTHERWISE NOTED.
8. WHERE PROPOSED GRADES MEET EXISTING, SAVE AND PROTECT EXISTING MATERIAL TO GREATEST EXTENT POSSIBLE. MINOR GRADE CHANGES IN THESE EDGE AREAS ARE ACCEPTABLE.
9. CONTRACTOR SHALL CLEAN ALL CHANNEL DRAINS, CATCH BASINS AND PIPING PRIOR TO PUNCH LIST INSPECTION.
10. ADD 300' TO ALL SPOT ELEVATIONS.

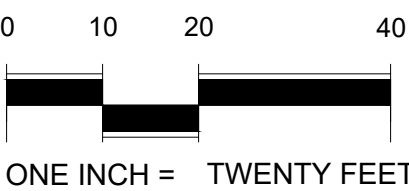
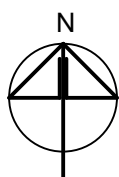
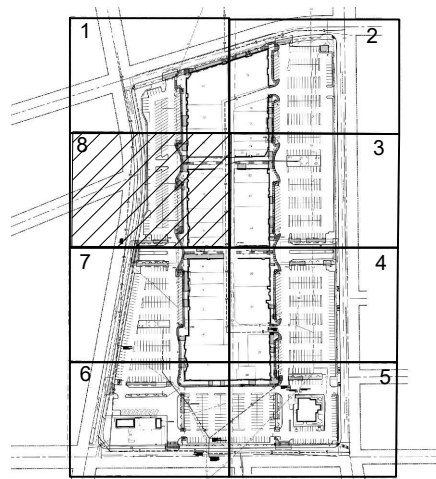
GRADING KEYED NOTES

SYMBOL	DESCRIPTION	DETAIL
G-01	ESTABLISH BENCHMARK AT EXISTING SET MONUMENTS / LEAD & TACKS PER AHBL SURVEY DATED 6/23/21	
G-02	MAXIMUM SLOPE WITHIN ADA STALLS AND AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.	
G-03	TRANSITION CURB FROM FLUSH TO 6" EXPOSED PER DETAIL	6/L1.41
G-04	TOP OF CURB FLUSH WITH ASPHALT	
G-05	SAVE AND PROTECT EXISTING TREES. AVOID DAMAGING ROOTS/LIMBS AND AVOID COMPACTING SOIL.	6/L1.40
G-06	MAXIMUM SLOPE ON CONCRETE NOT TO EXCEED 2% IN ANY DIRECTION.	1/L1.40
G-07	ADJUST UTILITIY BOX ELEVATIONS AS REQUIRED TO MAKE FLUSH WITH NEW CONCRETE FLATWORK, TYP.	

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IEO	INVERT ELEVATION OUT	TW	TOP OF WALK
ME	MATCH EXISTING (+/-)	TOW	TOP OF WALL

KEY MAP



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CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
GRADING PLAN - AREA 8

PROJECT NO. 21025
DESIGNED BY MP/DG
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FINISH SURFACE PER PLANS

12" x 18" SIGN WITH INTERNATIONAL SYMBOL OF ACCESS. REFER TO ACCESSIBLE PARKING SIGN DETAIL FOR MORE INFORMATION. TYPICAL AT ALL ACCESSIBLE STALLS.

ACCESSIBLE PARKING AISLE PER PLAN. TYPICAL 8'-0" FOR VAN, MIN. WIDTH 5'-0" FOR ALL NON-VAN STALLS.

RAMP PER PLANS AND DETAILS

STALL STRIPING AS SPECIFIED, TYPICAL

INTERNATIONAL SYMBOL OF ACCESS PAINTED ON PAVING. SYMBOL AND BORDER SHALL BE WHITE. INSIDE BORDER SHALL BE BLUE, AND AISLES SHALL BE WHITE

'NO PARKING' SIGN AT HEAD OF ALL 'VAN ACCESSIBLE' ACCESS AISLES

12" x 18" SIGN WITH INTERNATIONAL SYMBOL OF ACCESS AND SEPARATE 'VAN ACCESSIBLE' SIGN. REFER TO ACCESSIBLE PARKING SIGN DETAIL. THIS SHEET FOR MORE INFORMATION. TYPICAL AT ALL 'VAN' ACCESSIBLE STALLS.

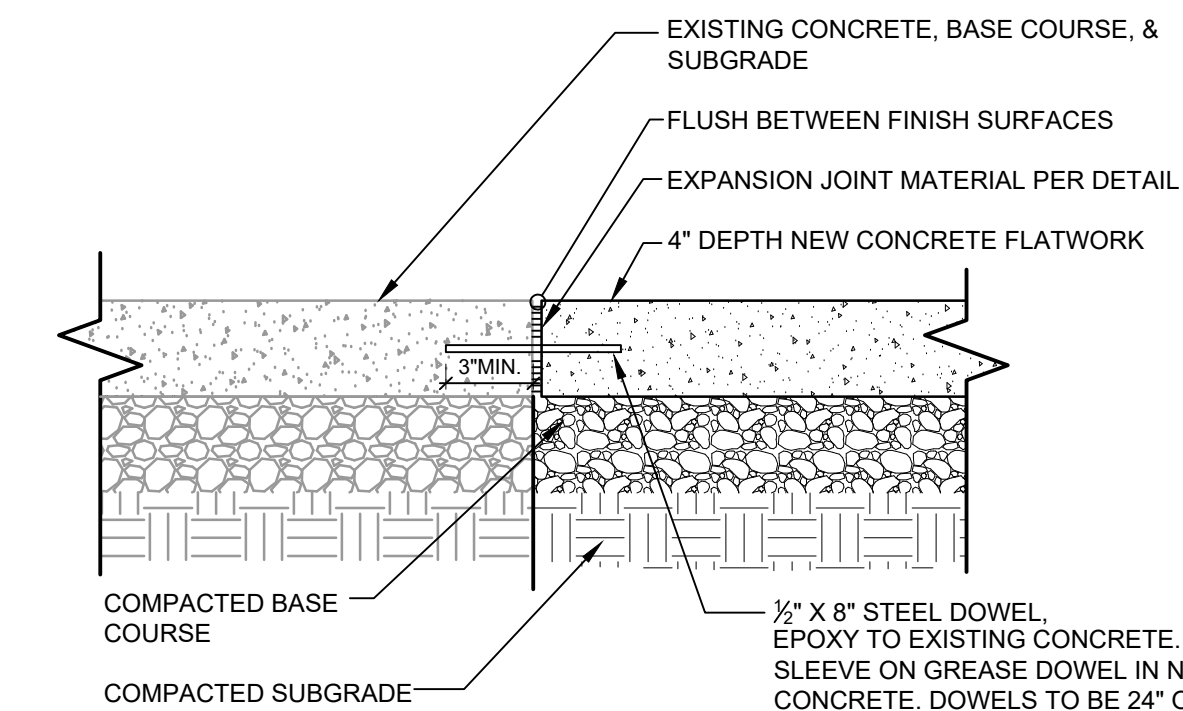
CONCRETE WHEELSTOP AT FLUSH CURB LOCATIONS, TYP.

NOTES:

1. REFER TO LAYOUT PLAN FOR SPECIFIC STALL LOCATIONS AND DIMENSIONS.
2. DIMENSIONS ON THE PLANS SHALL SUPERSEDE THOSE OF THE DETAIL.
3. ALL ACCESSIBLE PARKING STALLS AND SIGNS SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR ACCESSIBLE PARKING.
4. AT ALL 'VAN ACCESSIBLE' STALLS, PAINT THE WORD "VAN" IN 18" HIGH LETTERS ADDITION TO THE SYMBOL.
5. OMIT SIGN POST & BASE OF 'NO PARKING' SIGN AT THE HEAD OF THE AISLE AND MOUNT SIGN ON ADJACENT BUILDING IF PERMITTED BY OWNER.

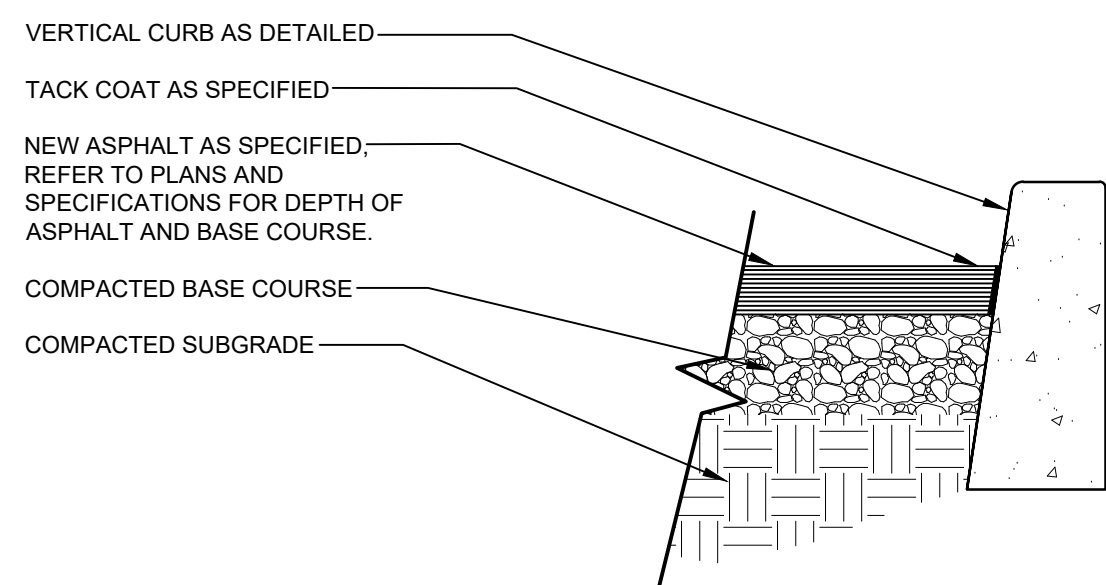
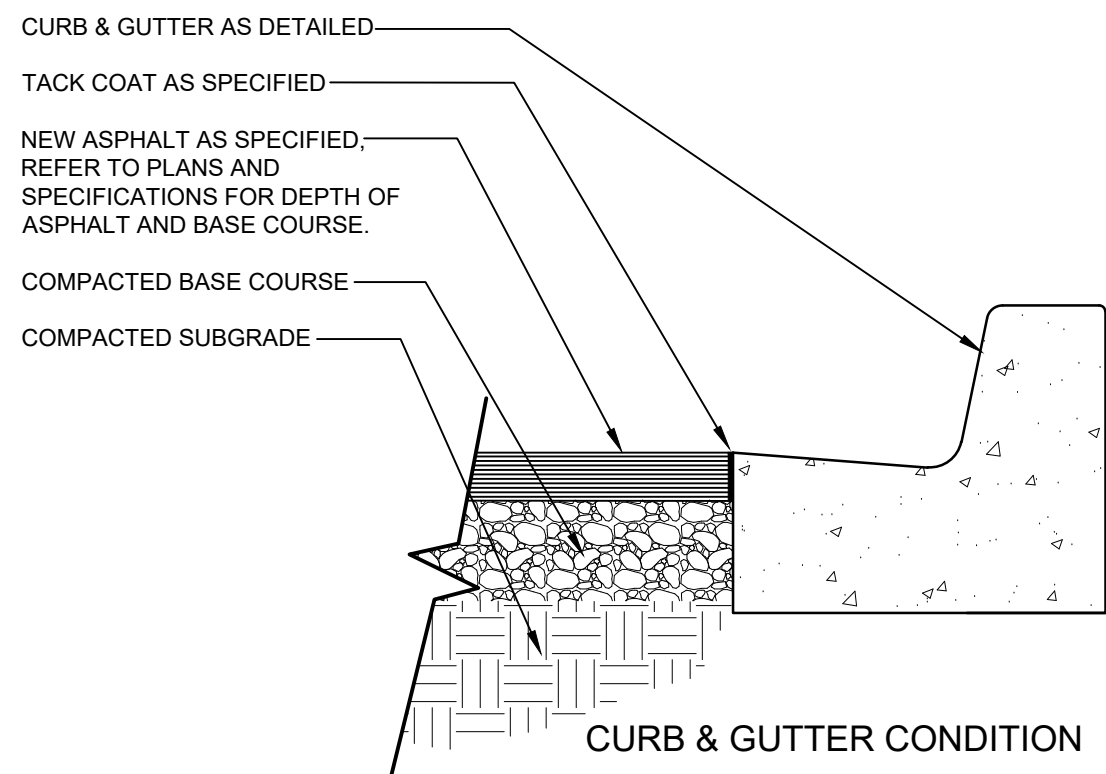
1 ADA STALL LAYOUT

1" = 10'



2 NEW CONCRETE MEETS EXISTING CONCRETE

1 1/2" = 1'-0"

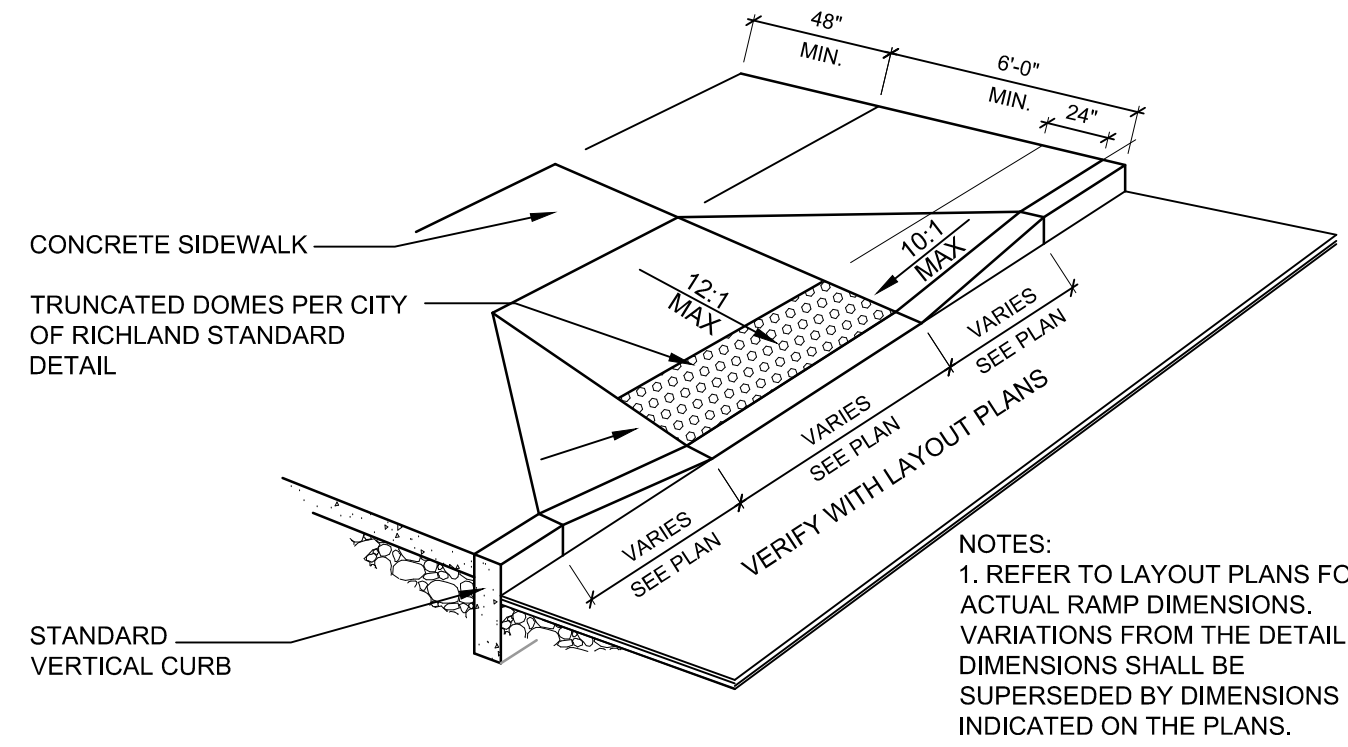


NOTES:

1. REFER TO PLAN FOR LOCATIONS.
2. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. REFER TO GEO-TECH REPORT FOR LIGHT DUTY AND HEAVY DUTY SECTION THICKNESSES

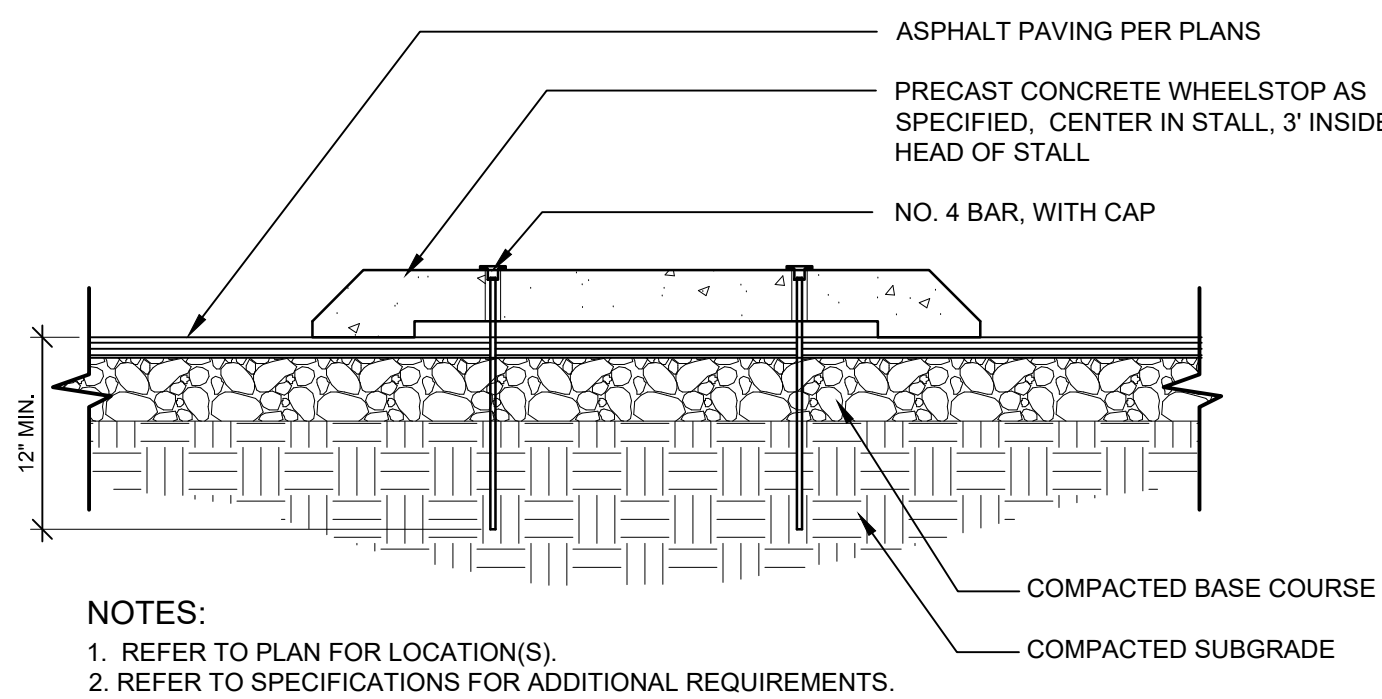
7 ASPHALT PAVING

1" = 1'-0"



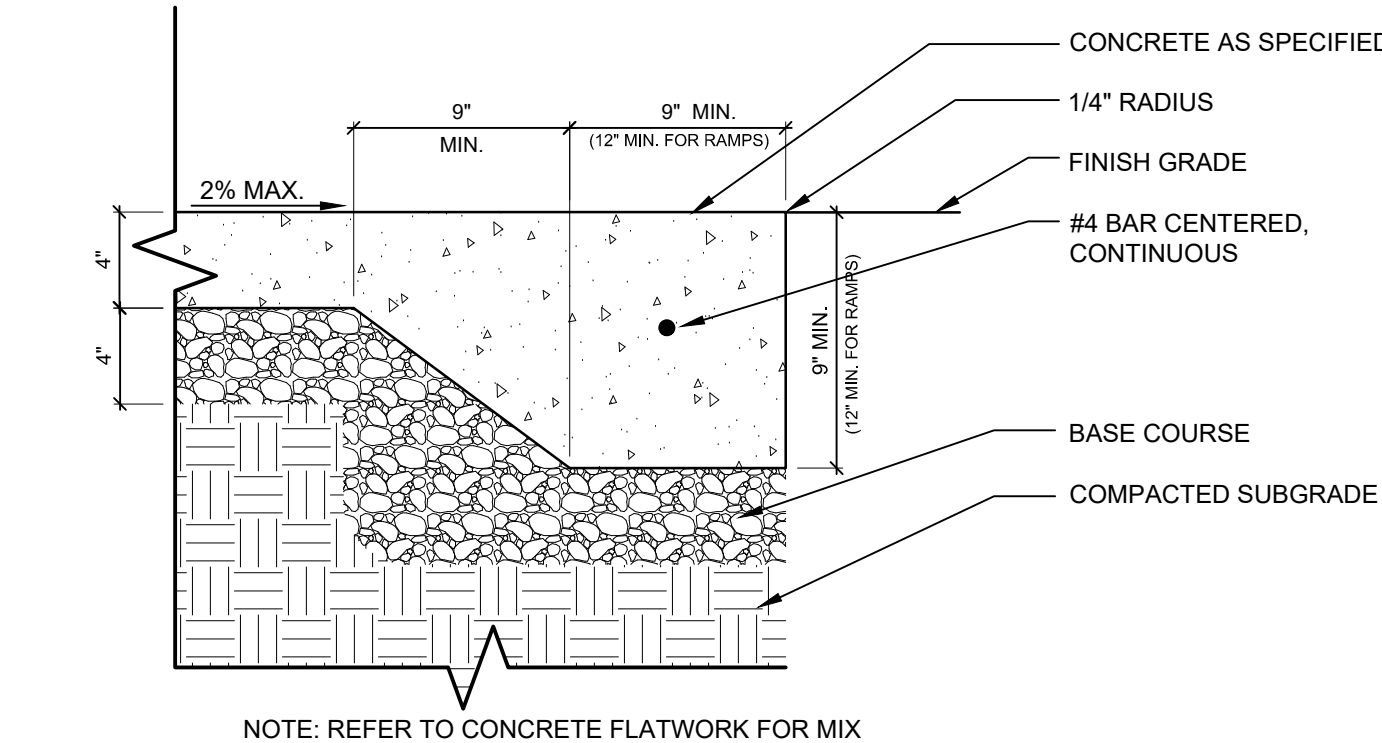
3 CURB CUT RAMP - TYPE I

NTS



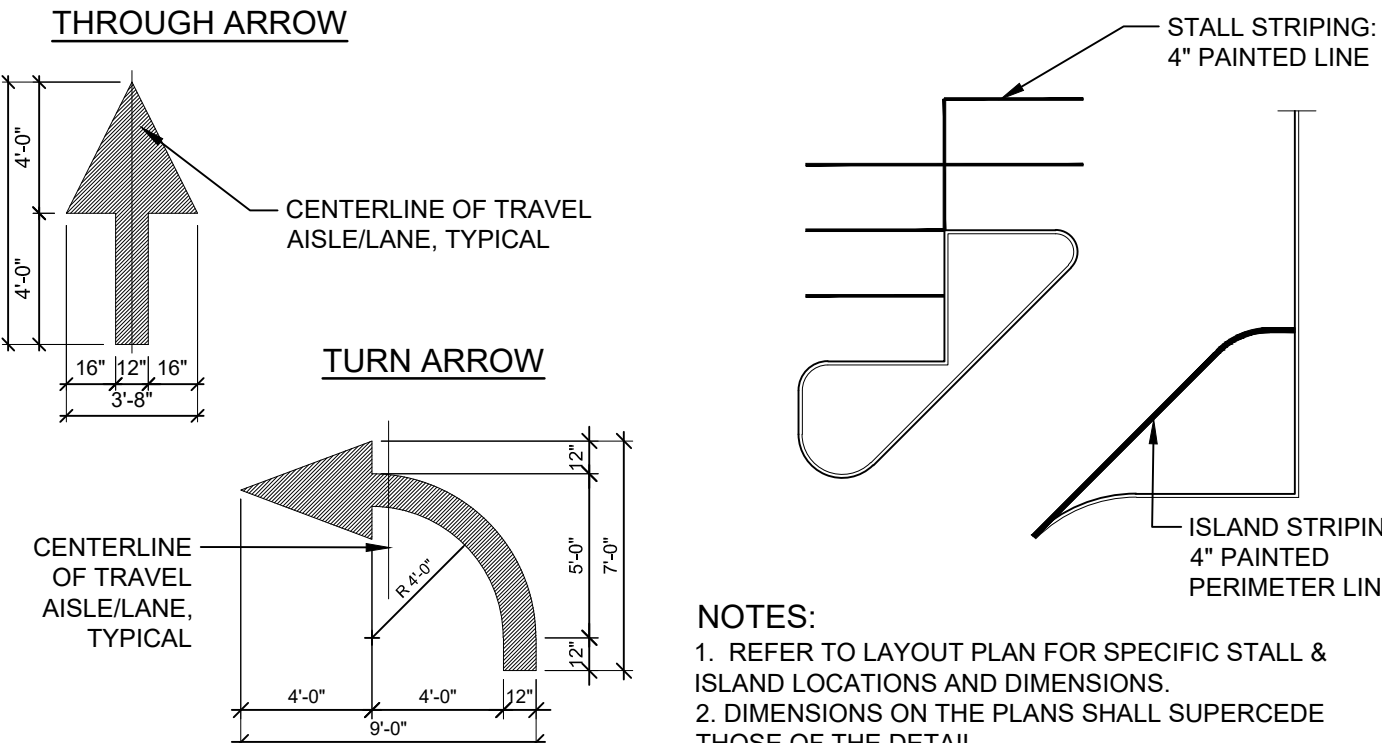
4 CONCRETE WHEEL STOP

NTS



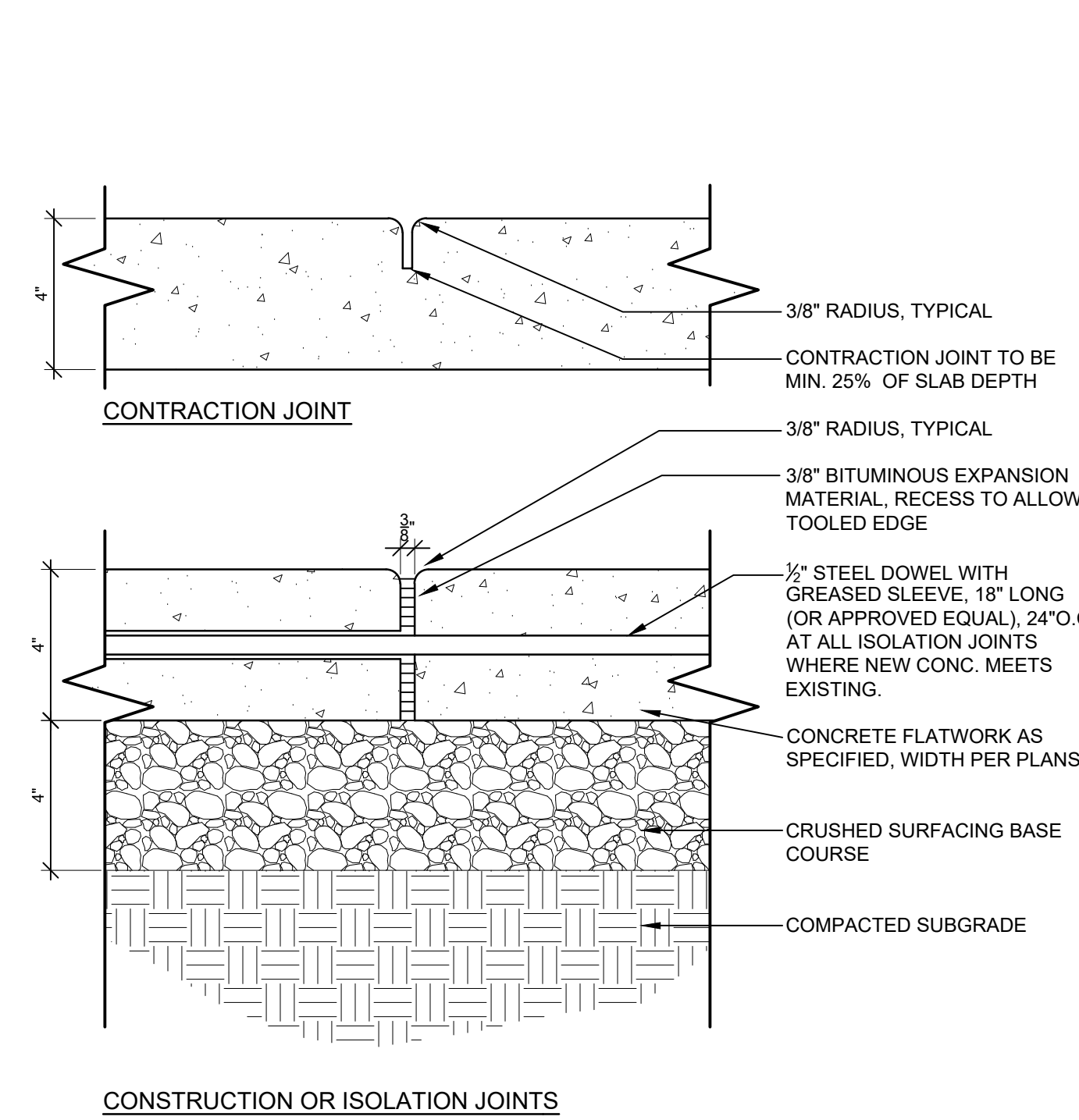
8 THICKENED EDGE CONCRETE

1 1/2" = 1'-0"



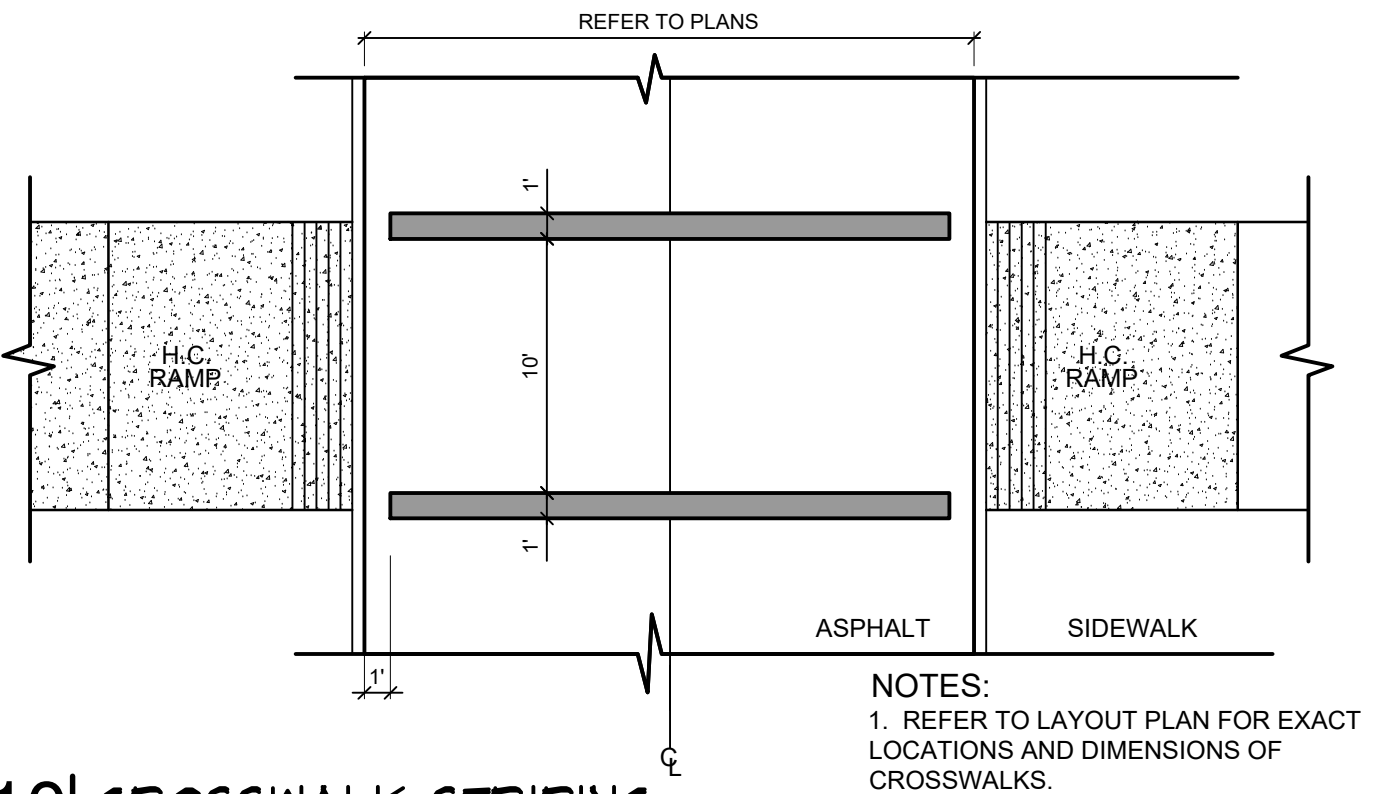
9 PARKING LOT STRIPING

NTS



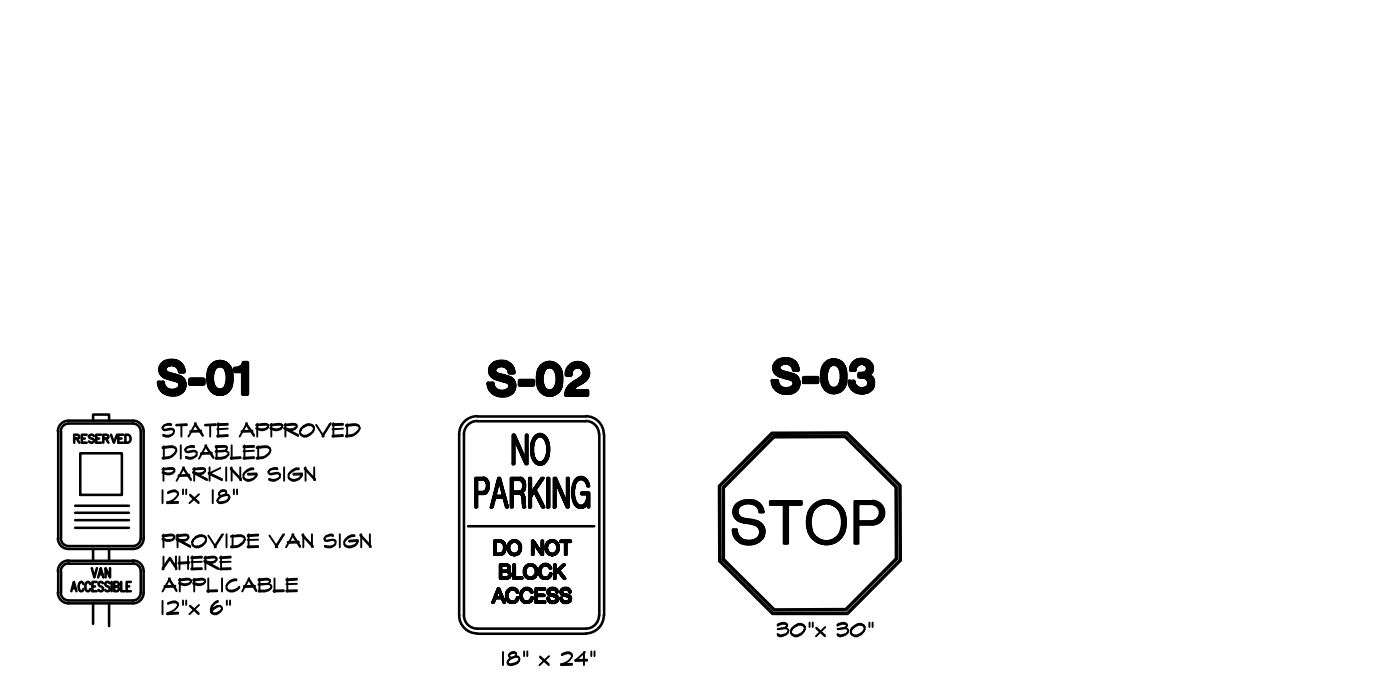
5 CONCRETE FLATWORK/EXPANSION JOINT

3" = 1'-0"



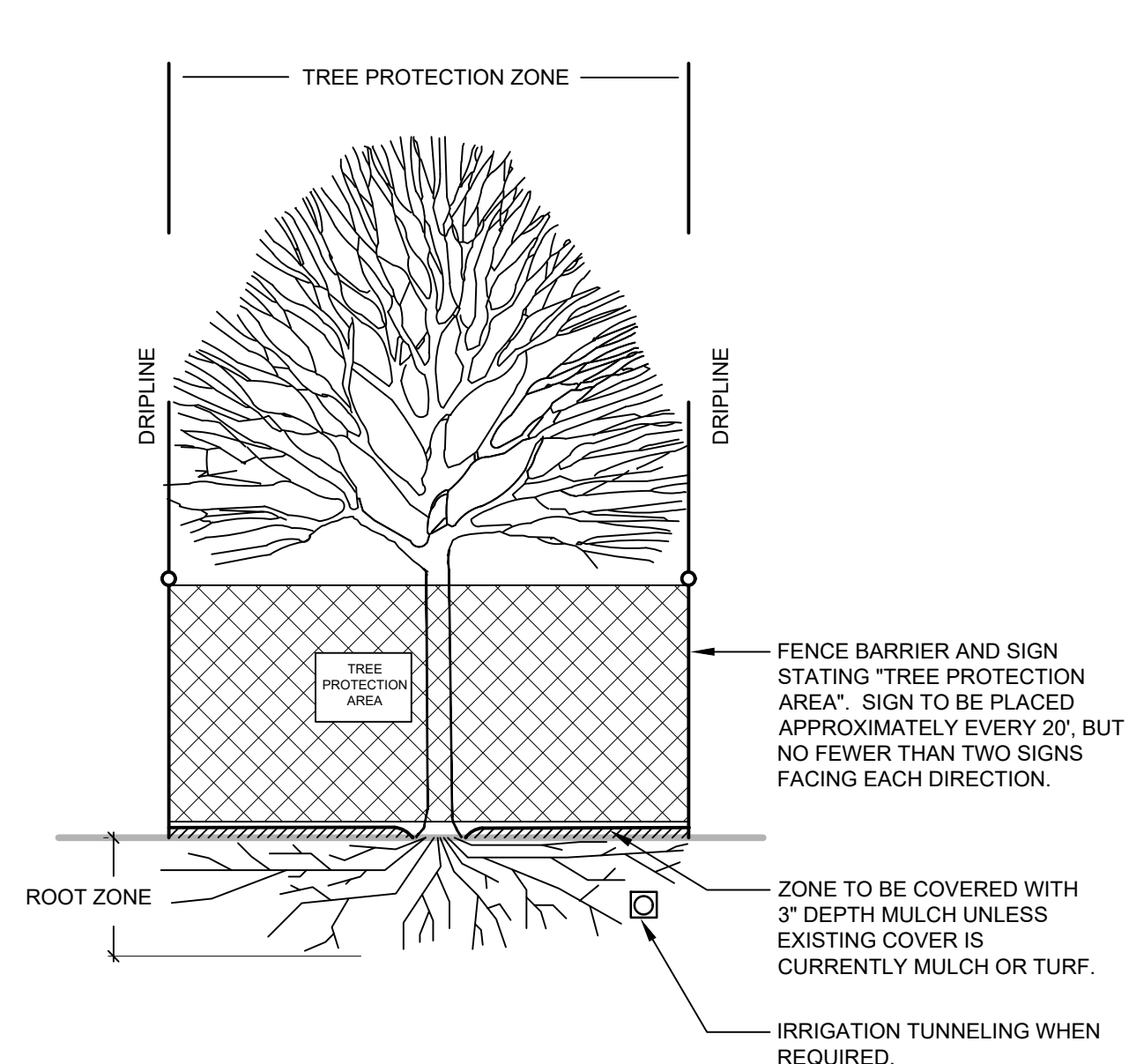
10 CROSSWALK STRIPING

NTS



11 SIGNAGE LEGEND

NTS



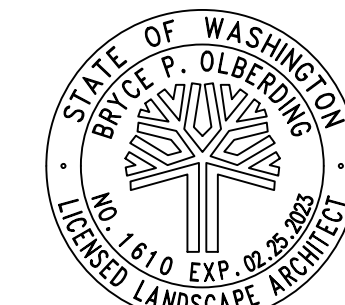
NOTES:

1. CONTRACTOR SHALL KEEP TREE PROTECTION ROOT ZONE MOIST AT ALL TIMES. COORDINATE WITH OWNER AND WATER AS REQUIRED.
2. NO CHEMICALS, EQUIPMENT, OR OTHER DETRIMENTAL ACTIVITIES SHALL BE ALLOWED WITHIN THE FENCED AREA UNLESS APPROVED BY LANDSCAPE ARCHITECT.
3. WHEN CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN TREE PROTECTION ZONE, THE FOLLOWING PRECAUTIONS MUST BE FOLLOWED:
 - 6" DEPTH MULCH OR SHREDDED WOOD CHIPS AND 3/4" PLYWOOD PANELS FOR ALL AREAS THAT REQUIRE EQUIPMENT ACCESS.
 - ROOTS TWO INCHES OR LARGER IN DIAMETER SHALL BE CUT SQUARE WITH SHARP SAW OR SHEERS.
 - IRRIGATION TRENCHES SHALL TUNNEL UNDER TREE ROOTS LARGER THAN 2" DIAMETER.
4. MAINTAIN PROTECTION ZONES FREE OF WEEDS AND TRASH

6 EXISTING TREE PROTECTION

NTS

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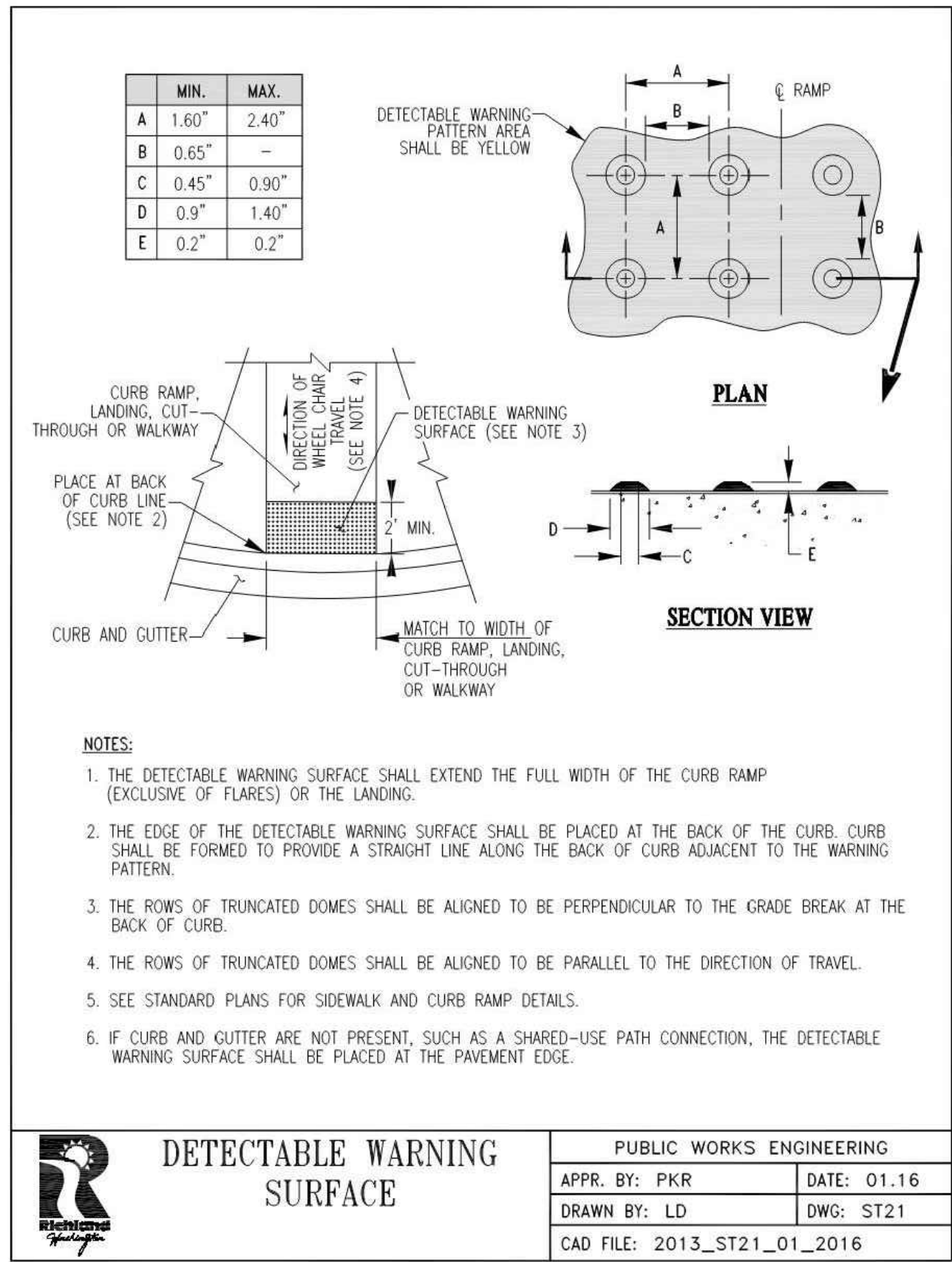
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CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
SITE DETAILS

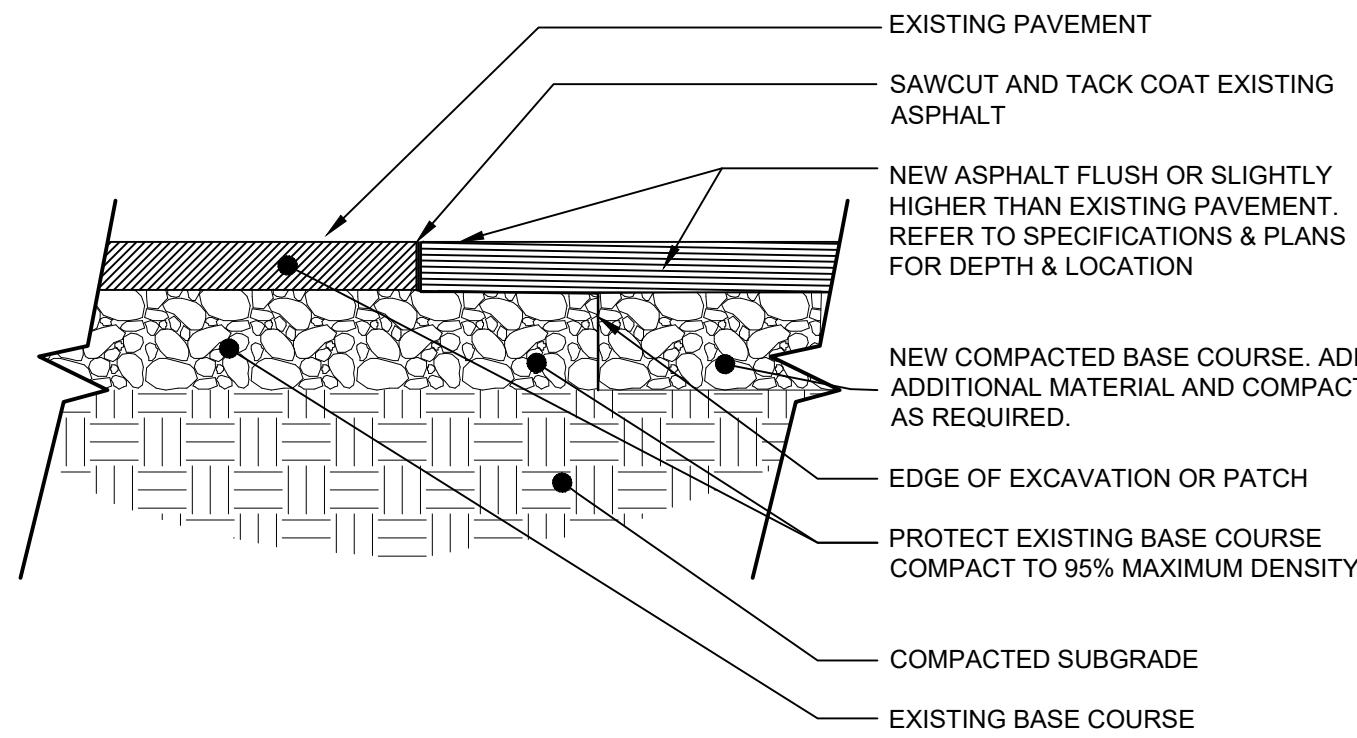
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DRAWN BY: MP/DG
ISSUE DATE: 02/22/2022
PHASE: BID / PERMIT SET
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REVISION:
SHEET NO.

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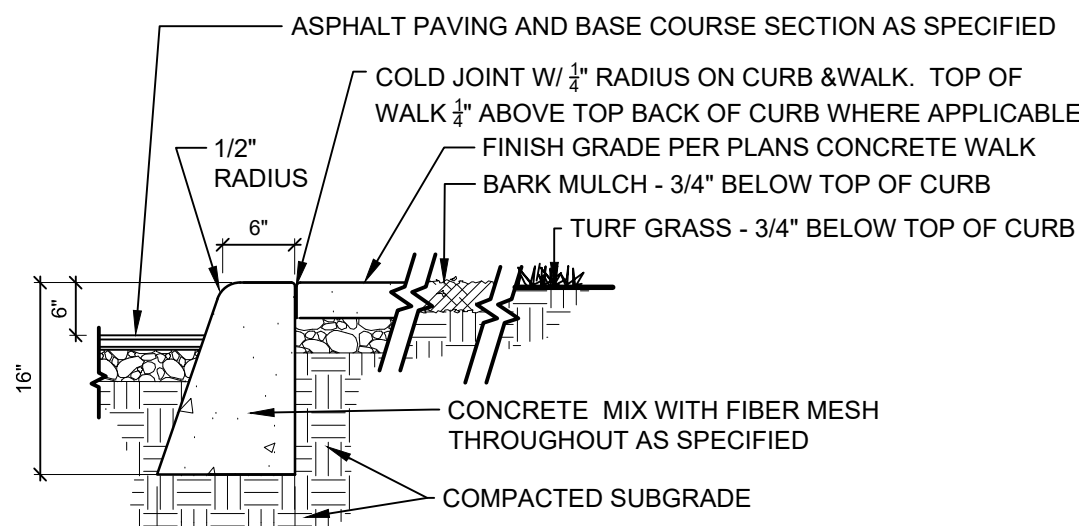
1 | CITY OF RICHLAND DETAIL

NTS



2 | EXISTING ASPHALT / NEW ASPHALT EDGE

1 1/2" = 1'-0"



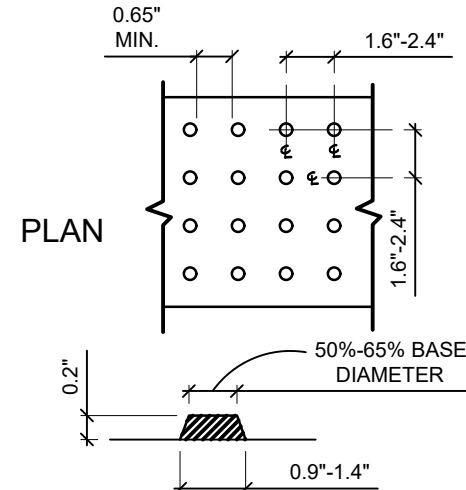
NOTES:

1. CONTRACTION JOINTS @ MAX. 10' O.C.
2. ISOLATION & CONSTRUCTION JOINTS @ MAX. 40' O.C.
3. PROVIDE EXPANSION JOINTS AT THE INTERSECTION OF STRAIGHT CURB & RADII.
4. ISOLATION AND CONSTRUCTION JOINTS SHALL BE PREFORMED JOINT FILLER OF 3/4" THICKNESS.
5. CONTRACTION JOINTS SHALL BE MINIMUM 1/2" WIDE, 1/2" DEEP, AND ROUNDED CORNERS.

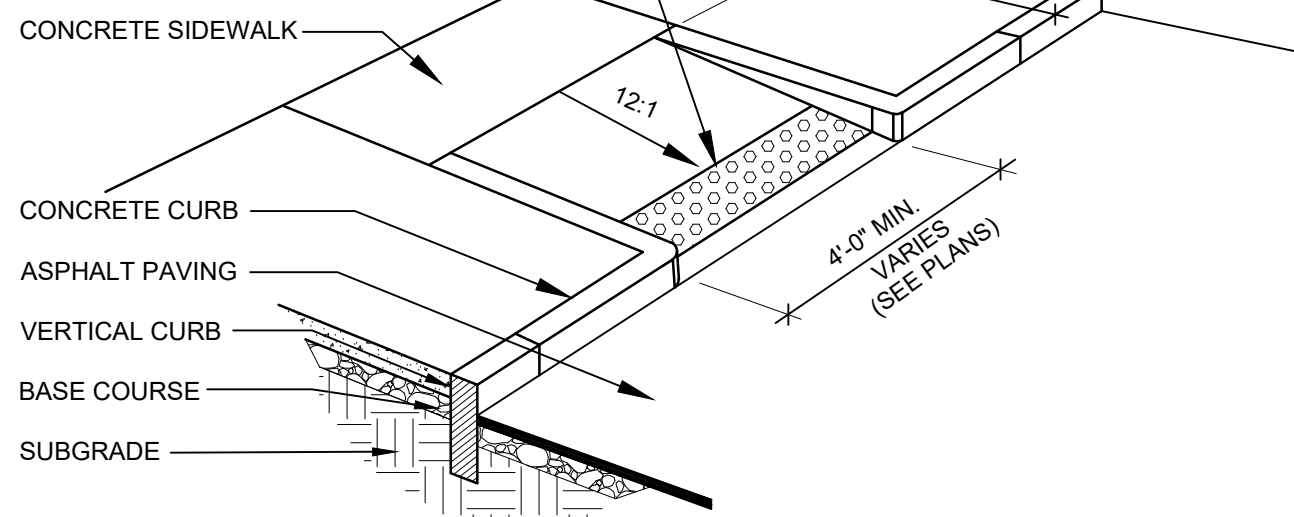
3 | STANDARD VERTICAL CURB

3/4" = 1'-0"

TRUNCATED DOME DETAIL



DETECTABLE WARNING TILE AS SPECIFIED, MIN. 24" IN DIRECTION OF TRAVEL AND EXTENDED FULL WIDTH OF CURB RAMP OR FLUSH SURFACE. LOCATE WITHIN 3'-4" OF BACK OF CURB.



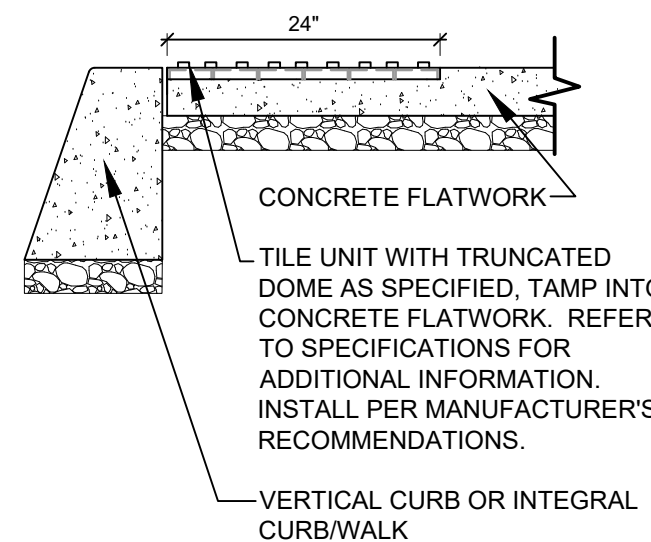
NOTE:

1. REFER TO LAYOUT PLANS FOR ACTUAL RAMP DIMENSIONS. VARIATIONS FROM THE DETAIL DIMENSIONS SHALL BE SUPERSEDED BY DIMENSIONS INDICATED ON THE PLANS.

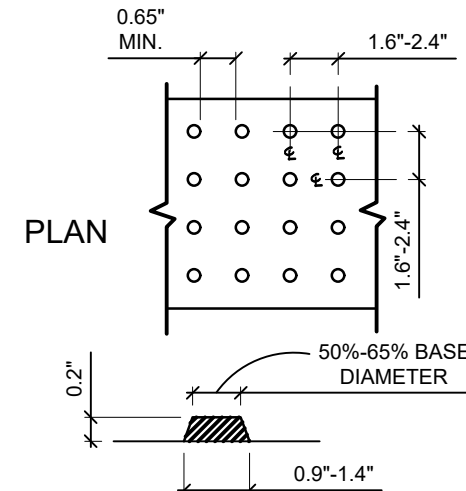
4 | CURB CUT RAMP- TYPE 2

NTS

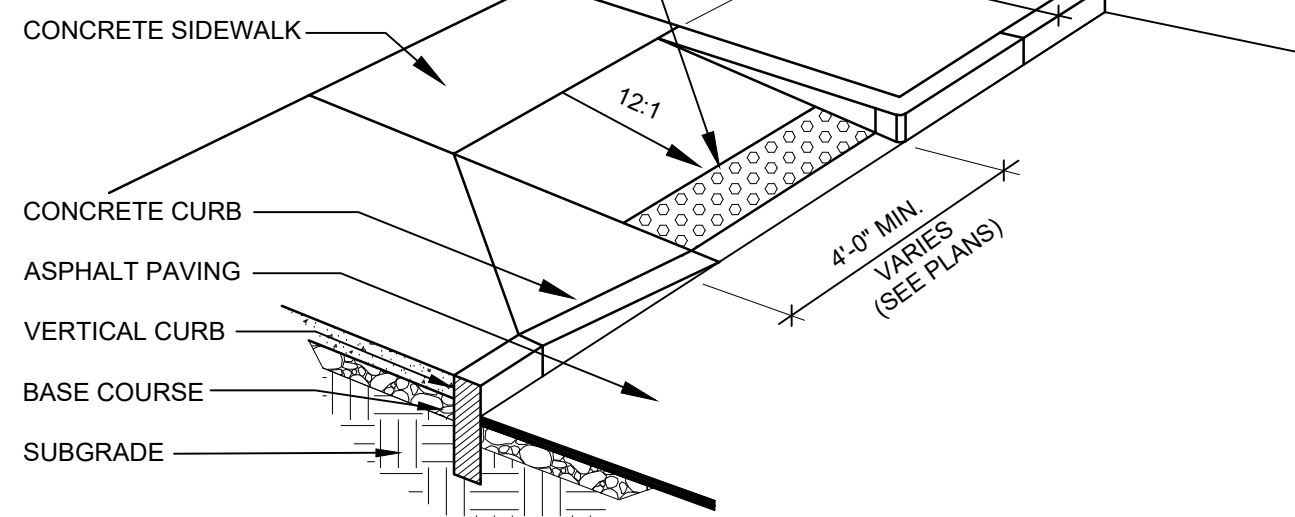
TILE DETAIL



TRUNCATED DOME DETAIL



DETECTABLE WARNING TILE AS SPECIFIED, MIN. 24" IN DIRECTION OF TRAVEL AND EXTENDED FULL WIDTH OF CURB RAMP OR FLUSH SURFACE. LOCATE WITHIN 3'-4" OF BACK OF CURB.

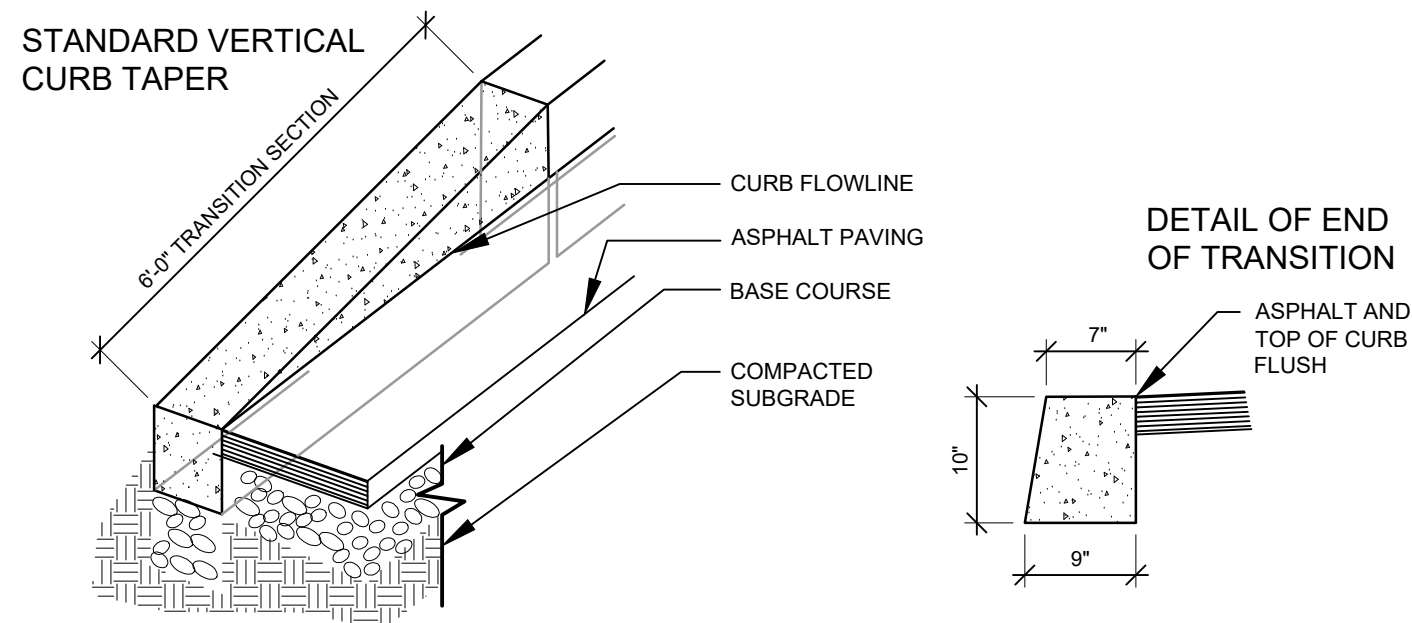


NOTE:

1. REFER TO LAYOUT PLANS FOR ACTUAL RAMP DIMENSIONS. VARIATIONS FROM THE DETAIL DIMENSIONS SHALL BE SUPERSEDED BY DIMENSIONS INDICATED ON THE PLANS.

5 | CURB CUT RAMP- TYPE 3

NTS

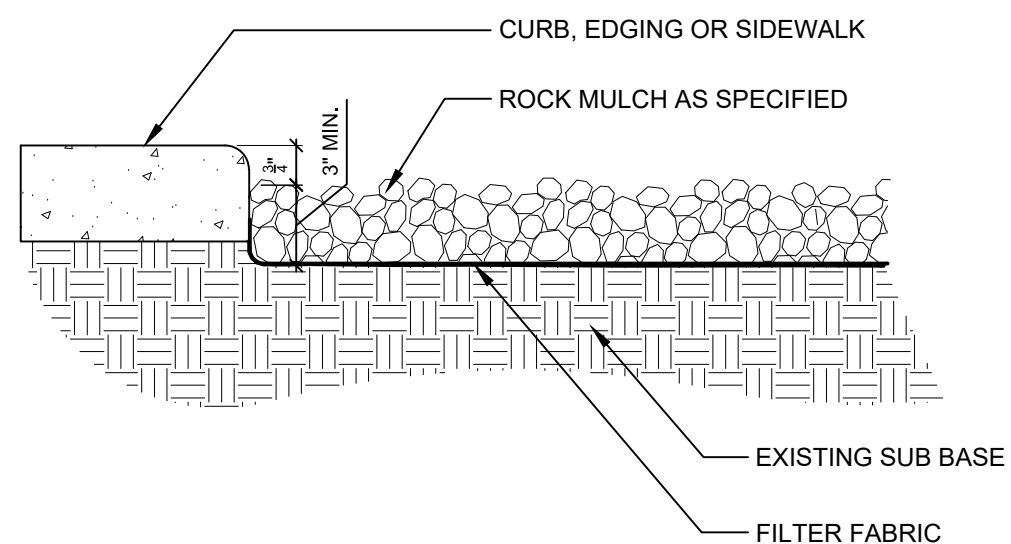


NOTES:

1. USE WITH VERTICAL 6" CURB OR CURB & GUTTER TO AVOID ABRUPT BEGINNING AND ENDING OF CURB.

6 | CURB END

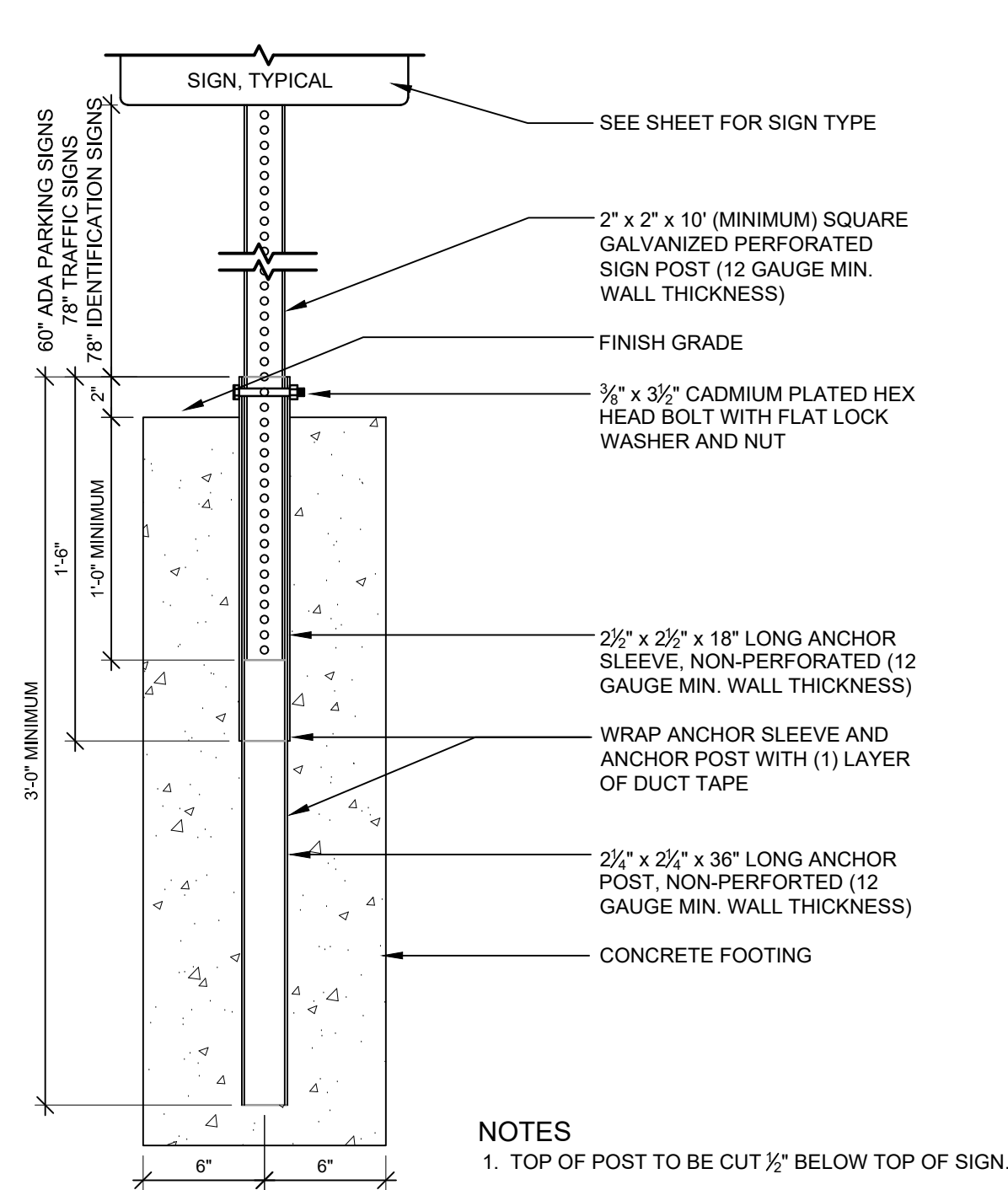
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7 | ROCK MULCH

1 1/2" = 1'-0"

PLAN VIEW



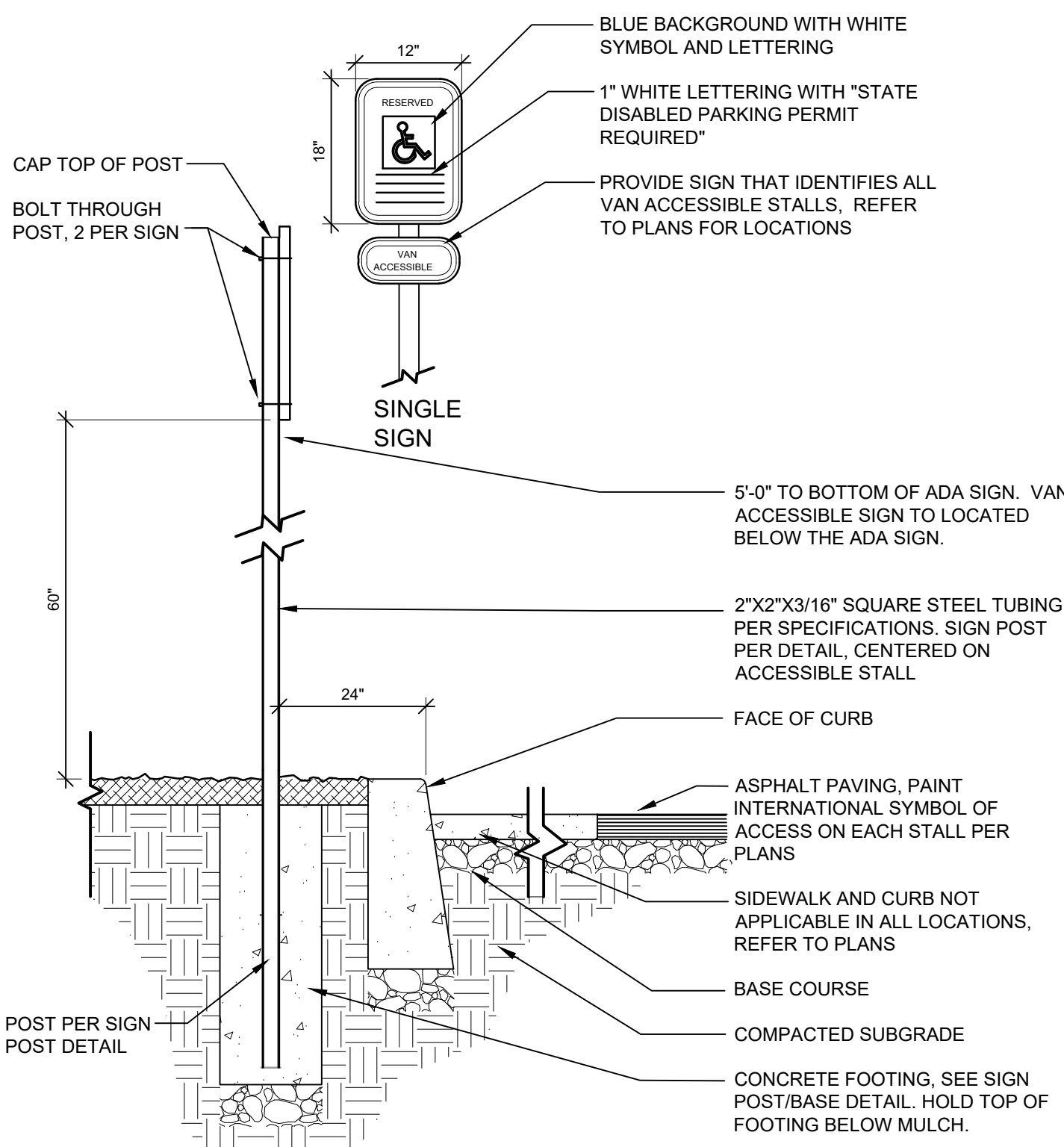
NOTES

1. TOP OF POST TO BE CUT 1/2" BELOW TOP OF SIGN.

SECTION VIEW

8 | SIGN POST

NTS



NOTES:

1. FOR A VAN ACCESSIBLE SIGN PROVIDE A 60" CLEARANCE FROM FINISH GRADE TO BOTTOM OF "VAN ACCESSIBLE" SIGN.

9 | ADA SIGNAGE

NTS

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CITY OF RICHLAND
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SITE DETAILS

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CITY OF RICHLAND UPTOWN PARKING LOT ADA IMPROVEMENTS

RICHLAND, WA 99354



VICINITY MAP - RICHLAND UPTOWN MALL

RICHLAND UPTOWN MALL

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| 4 OF 9 | TOPOGRAPHIC SURVEY ENLARGEMENT |
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| 7 OF 9 | TOPOGRAPHIC SURVEY ENLARGEMENT |
| 8 OF 9 | TOPOGRAPHIC SURVEY ENLARGEMENT |
| 9 OF 9 | TOPOGRAPHIC SURVEY ENLARGEMENT - NE |

Site Construction Documents

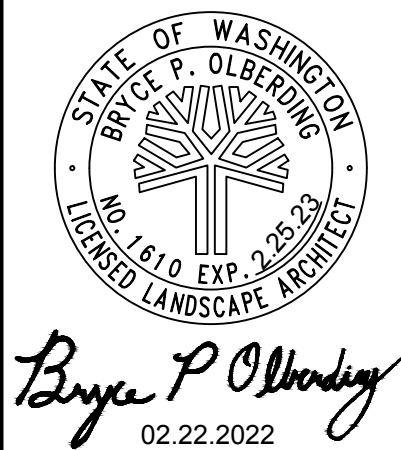
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|-------|--------------------------|
| L1.00 | COVER SHEET |
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| L1.40 | SITE DETAILS |
| L1.41 | SITE DETAILS |

GENERAL NOTES

1. LIMITS OF WORK ARE IDENTIFIED ON PLANS.

SET # BID SET

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COVER SHEET

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REVISION
SHEET NO.

L1.00



LEGEND

- EXISTING TREE TO REMAIN. SAVE & PROTECT PER DETAIL. PRUNE AS NECESSARY TO MAINTAIN 80' CLEARANCE ABOVE WALKING PATH (TYP.)
- EXISTING TREE TO BE REMOVED (TYP.)
- SHEET BREAKLINES
- CONSTRUCTION LIMITS
- SAWCUT LINE
- CURB TO BE REMOVED
- FENCE TO BE REMOVED

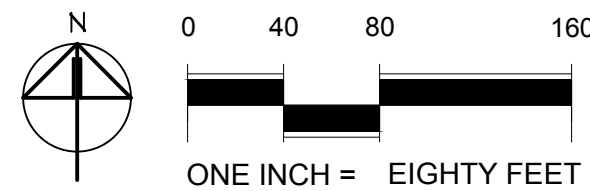
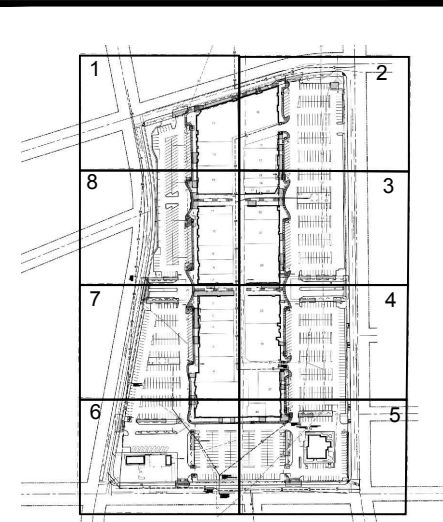
GENERAL NOTES

- NOT ALL ITEMS TO BE DEMOLISHED ARE NOTED. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND EXISTING CONDITIONS. COORDINATE ALL DEMOLITION, GRADING, AND EARTHWORK OPERATIONS TO ACHIEVE FINISHED PRODUCT.
- CONTRACTOR SHALL REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- LIMITS OF WORK ARE IDENTIFIED ON PLANS.
- IN AREAS WHERE DEMOLITION WORK WILL OCCUR ON OR ADJACENT TO PROTECTED TREES, REFER TO TREE PROTECTION DETAIL AND PROTECT TO THE GREATEST EXTENT POSSIBLE.
- CONTRACTOR TO INSURE THAT ALL TURF AND LANDSCAPE AREAS WITHIN CONSTRUCTION LIMITS TO REMAIN ARE WATERED AND CARED FOR. REFER TO SPECS FOR ADDITIONAL INFORMATION.
- COORDINATE WITH LAYOUT PLAN FOR DIMENSIONS & CONSTRUCTION PRIORITY.
- REMOVE AND SAVE ANY MISCELLANEOUS SITE FURNISHINGS NOT CALLED OUT WITHIN LIMITS OF WORK AND NEW IMPROVEMENTS (I.E NEWSPAPER RACKS, ETC.) REINSTALL PRIOR TO COMPLETION OF PROJECT.

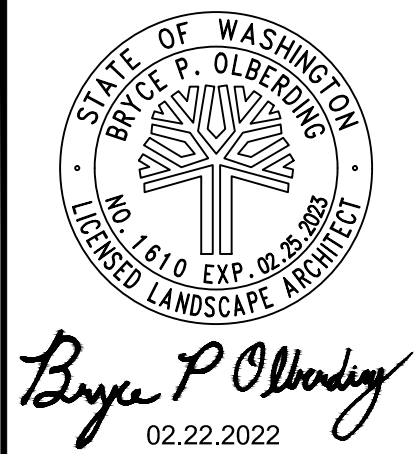
DEMOLITION KEYED NOTES

- | SYMBOL | Demolition DESCRIPTION |
|--------|---|
| (D-01) | REMOVE CURB. SAW CUT ASPHALT APPROXIMATELY 18" FROM FACE OF CURB FOR REMOVAL. |
| (D-02) | REMOVE EXISTING SIGN. SALVAGE EXISTING PANEL FOR REUSE. |
| (D-03) | EXISTING TREE TO BE REMOVED IN ITS ENTIRETY - PRESERVE / REPAIR ANY EXISTING IRRIGATION ENCOUNTERED. (TYP.) |
| (D-04) | REMOVE PATIO FENCING - RETURN TO BUSINESS OWNER FOR POTENTIAL SALVAGE |
| (D-05) | REMOVE BENCH - RETURN TO OWNER FOR POTENTIAL SALVAGE |
| (D-06) | REMOVE EXISTING PLANTERS - RETURN TO OWNER FOR POTENTIAL SALVAGE |
| (D-07) | SAVE AND PROTECT EXISTING BOLLARDS (TYP.) |
| (D-08) | REMOVE EXISTING TRASH RECEPTACLE - RETURN TO OWNER FOR POTENTIAL SALVAGE |
| (D-09) | REMOVE EXISTING BIKE RACK |
| (D-10) | SAVE AND PROTECT EXISTING FLAGPOLE |
| (D-11) | SAVE AND PROTECT EXISTING STREET LIGHT (TYP.) |
| (D-12) | SAVE AND PROTECT EXISTING TREES PER DETAIL (TYP.) |
| (D-13) | SAVE AND PROTECT EXISTING UTILITIES (TYP.) |
| (D-14) | SAVE AND PROTECT EXISTING TRASH RECEPTACLE |
| (D-15) | SAVE AND PROTECT EXISTING BIKE RACK |
| (D-16) | SAVE AND PROTECT MONUMENT/SIGN |
| (D-17) | SAVE AND PROTECT EXISTING FOUNTAIN AND ASSOCIATED PLUMBING |
| (D-18) | SAVE AND PROTECT EXISTING PLANTER AND ASSOCIATED IRRIGATION |
| (D-19) | PATCH BACK EXISTING LANDSCAPE THAT HAS BEEN DAMAGED BY CONSTRUCTION ACTIVITY (TYP.) |
| (D-20) | SAVE AND PROTECT EXISTING BENCH(ES) IN PLACE |

- | SYMBOL | Demolition DESCRIPTION |
|------------------|---|
| [Grid Pattern] | APPROXIMATE AREA OF CONCRETE / BASE COURSE REMOVAL (TYP.) |
| [Diagonal Hatch] | EXTENTS FOR SEALCOAT AND RESTRIPE EXISTING ASPHALT PARKING LOT. GRIND OFF OR REMOVE ALL EXISTING PARKING STRIPING PRIOR TO SEALCOATING - SEE SPECS. |
| [Cross Hatch] | APPROXIMATE AREA OF ASPHALT AND BASE COURSE REMOVAL |
- NOTE: HATCH SCALED TO 1" = 20' TO READ ON 20 SCALE SHEETS.



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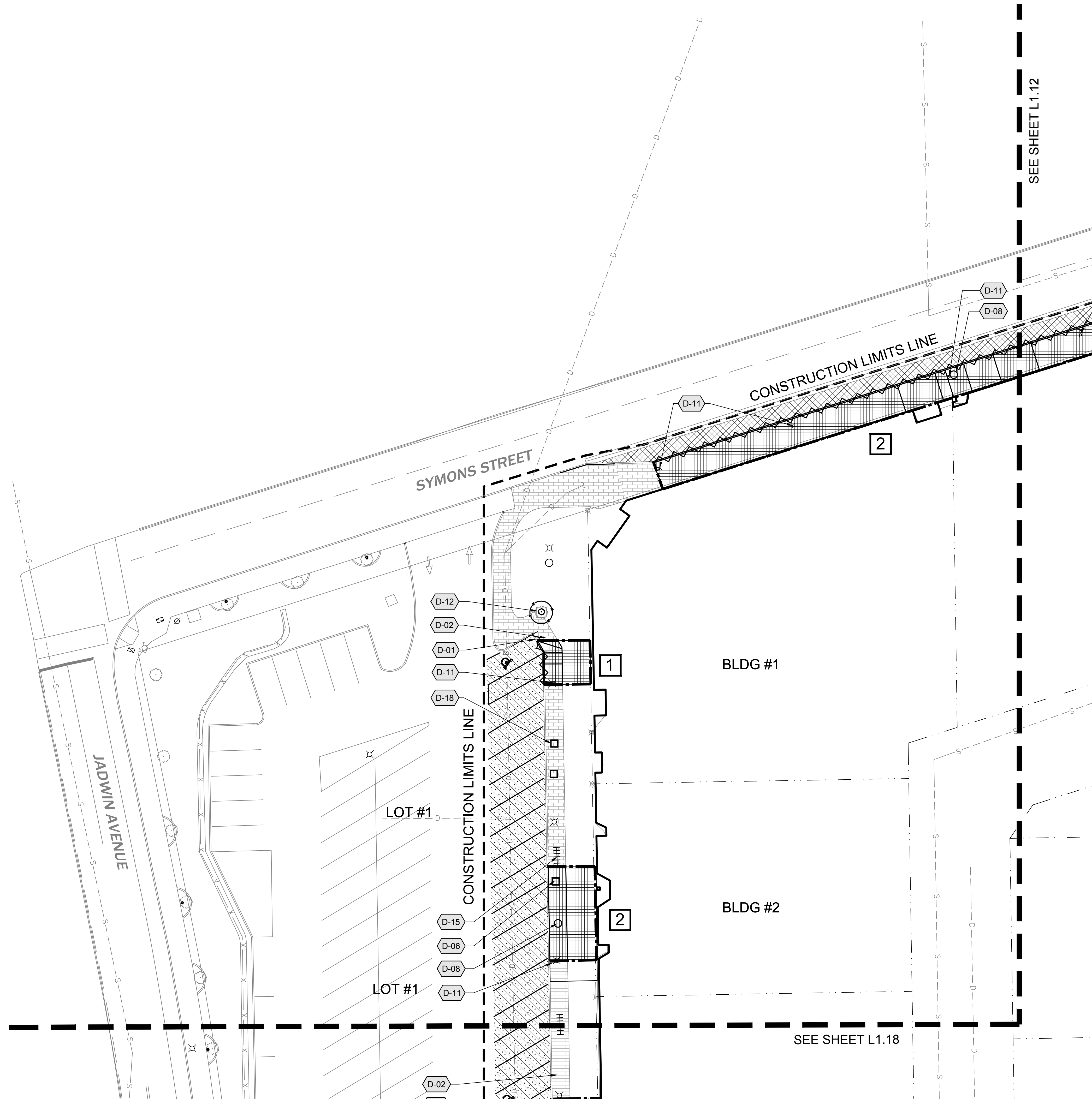
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CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
OVERALL DEMOLITION PLAN

PROJECT NO. 21025
DESIGNED BY MP/DG
DRAWN BY MP/DG
ISSUE DATE 02/22/2022
PHASE BID / PERMIT SET
CHECKED BY BO
REVISION
SHEET NO.

L1.10



LEGEND

PHASING:

- 1 - FIRST PHASE
- 2 - SECOND PHASE
- 3 - THIRD PHASE

1

2

3

GENERAL NOTES

- NOT ALL ITEMS TO BE DEMOLISHED ARE NOTED. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND EXISTING CONDITIONS. COORDINATE ALL DEMOLITION, GRADING, AND EARTHWORK OPERATIONS TO ACHIEVE FINISHED PRODUCT.
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- REMOVE AND SAVE ANY MISCELLANEOUS SITE FURNISHINGS NOT CALLED OUT WITHIN LIMITS OF WORK AND NEW IMPROVEMENTS (I.E NEWSPAPER RACKS, ETC.) REINSTALL PRIOR TO COMPLETION OF PROJECT.

DEMOLITION KEYED NOTES

SYMBOL	Demolition DESCRIPTION
	REMOVE CURB. SAW CUT ASPHALT APPROXIMATELY 18" FROM FACE OF CURB FOR REMOVAL.
	REMOVE EXISTING SIGN. SALVAGE EXISTING PANEL FOR REUSE.
	EXISTING TREE TO BE REMOVED IN ITS ENTIRETY - PRESERVE / REPAIR ANY EXISTING IRRIGATION ENCOUNTERED. (TYP.)
	REMOVE PATIO FENCING - RETURN TO BUSINESS OWNER FOR POTENTIAL SALVAGE
	REMOVE BENCH - RETURN TO OWNER FOR POTENTIAL SALVAGE
	REMOVE EXISTING PLANTERS - RETURN TO OWNER FOR POTENTIAL SALVAGE
	SAVE AND PROTECT EXISTING BOLLARDS (TYP.)
	REMOVE EXISTING TRASH RECEPTACLE - RETURN TO OWNER FOR POTENTIAL SALVAGE
	REMOVE EXISTING BIKE RACK
	SAVE AND PROTECT EXISTING FLAGPOLE
	SAVE AND PROTECT EXISTING STREET LIGHT (TYP.)
	SAVE AND PROTECT EXISTING TREES PER DETAIL (TYP.)
	SAVE AND PROTECT EXISTING UTILITIES (TYP.)
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	SAVE AND PROTECT EXISTING BIKE RACK
	SAVE AND PROTECT MONUMENT/SIGN
	SAVE AND PROTECT EXISTING FOUNTAIN AND ASSOCIATED PLUMBING
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	PATCH BACK EXISTING LANDSCAPE THAT HAS BEEN DAMAGED BY CONSTRUCTION ACTIVITY (TYP.)
	SAVE AND PROTECT EXISTING BENCH(ES) IN PLACE
SYMBOL	Demolition DESCRIPTION
	APPROXIMATE AREA OF CONCRETE / BASE COURSE REMOVAL (TYP.)
	EXTENTS FOR SEALCOAT AND RESTRIPE EXISTING ASPHALT PARKING LOT. GRIND OFF OR REMOVE ALL EXISTING PARKING STRIPING PRIOR TO SEALCOATING - SEE SPECS.
	APPROXIMATE AREA OF ASPHALT AND BASE COURSE REMOVAL

KEY MAP

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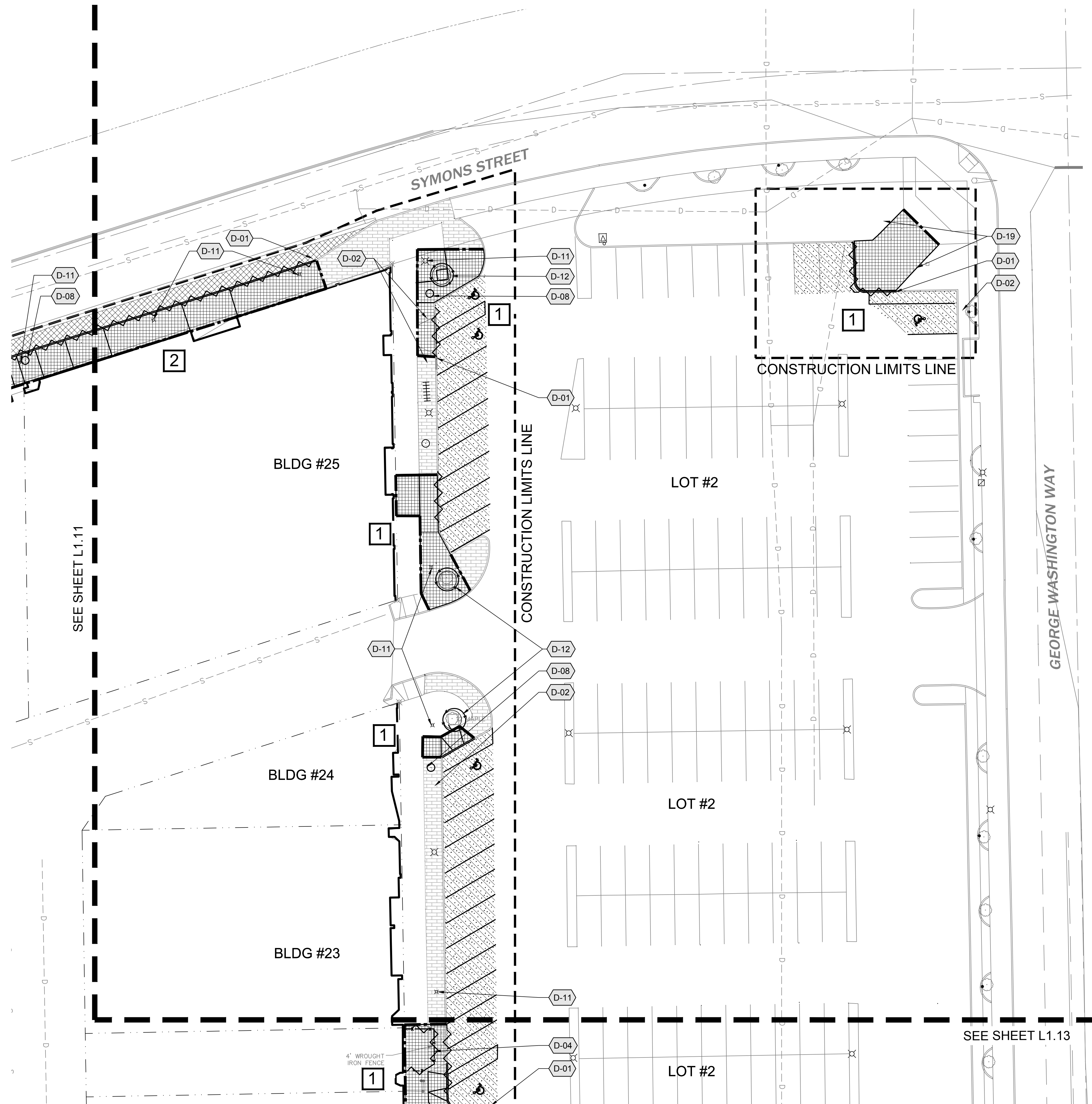


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CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
DEMOLITION PLAN - AREA 1

PROJECT NO. 21025
DESIGNED BY MP/DG
DRAWN BY MP/DG
ISSUE DATE 02/22/2022
PHASE BID / PERMIT SET
CHECKED BY BO
REVISION
SHEET NO.

L1.11



LEGEND

PHASING:

- 1 - FIRST PHASE
- 2 - SECOND PHASE
- 3 - THIRD PHASE

1

2

3

GENERAL NOTES

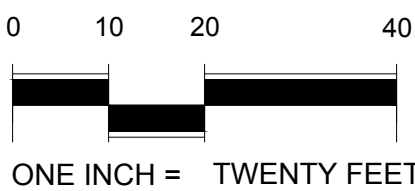
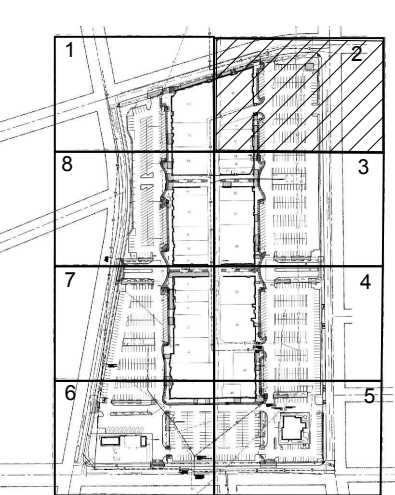
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DEMOLITION KEYED NOTES

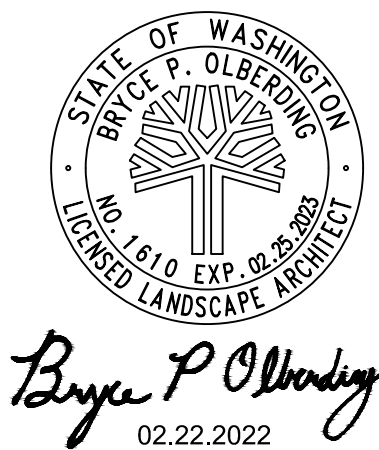
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	SAVE AND PROTECT EXISTING FLAGPOLE
	SAVE AND PROTECT EXISTING STREET LIGHT (TYP.)
	SAVE AND PROTECT EXISTING TREES PER DETAIL (TYP.)
	SAVE AND PROTECT EXISTING UTILITIES (TYP.)
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	SAVE AND PROTECT EXISTING BIKE RACK
	SAVE AND PROTECT MONUMENT/SIGN
	SAVE AND PROTECT EXISTING FOUNTAIN AND ASSOCIATED PLUMBING
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	PATCH BACK EXISTING LANDSCAPE THAT HAS BEEN DAMAGED BY CONSTRUCTION ACTIVITY (TYP.)
	SAVE AND PROTECT EXISTING BENCH(ES) IN PLACE

SYMBOL	Demolition DESCRIPTION
	APPROXIMATE AREA OF CONCRETE / BASE COURSE REMOVAL (TYP.)
	EXTENTS FOR SEALCOAT AND RESTRIPE EXISTING ASPHALT PARKING LOT. GRIND OFF OR REMOVE ALL EXISTING PARKING STRIPING PRIOR TO SEALCOATING - SEE SPECS.
	APPROXIMATE AREA OF ASPHALT AND BASE COURSE REMOVAL

KEY MAP



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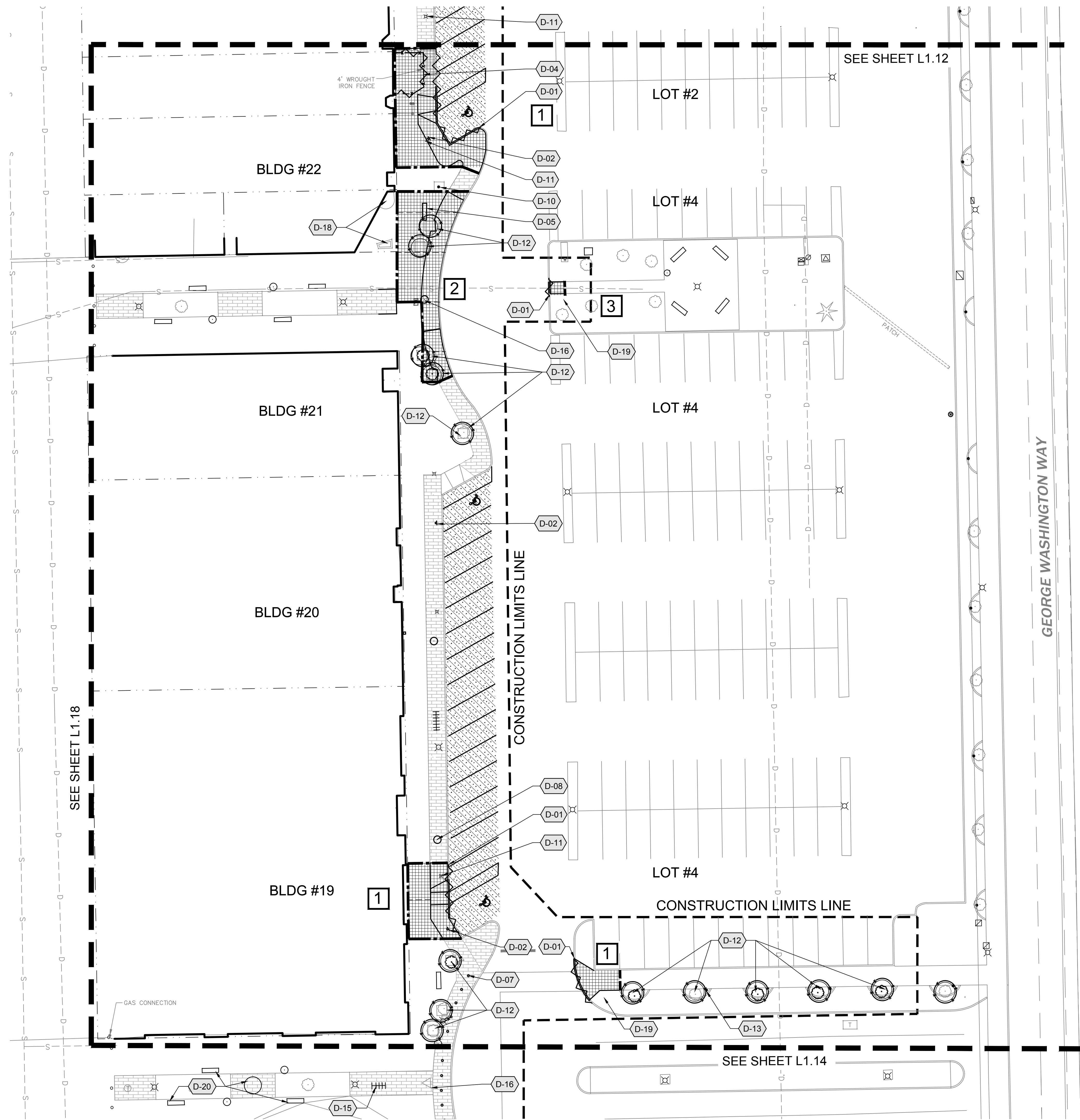
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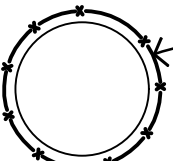
CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
DEMOLITION PLAN - AREA 2

PROJECT NO.	21025
DESIGNED BY	MP/DG
DRAWN BY	MP/DG
ISSUE DATE	02/22/2022
PHASE	BID / PERMIT SET
CHECKED BY	BO
REVISION	
SHEET NO.	

L1.12



LEGEND



EXISTING TREE TO REMAIN. SAVE & PROTECT PER DETAIL. PRUNE AS NECESSARY TO MAINTAIN 8' CLEARANCE ABOVE WALKING PATH (TYP.)



SHEET BREAKLINES



CONSTRUCTION LIMITS



SAWCUT LINE



CURB TO BE REMOVED



FENCE TO BE REMOVED



EXISTING STAMPED CONCRETE TO REMAIN

PHASING:

- 1 - FIRST PHASE
- 2 - SECOND PHASE
- 3 - THIRD PHASE

1

2

3

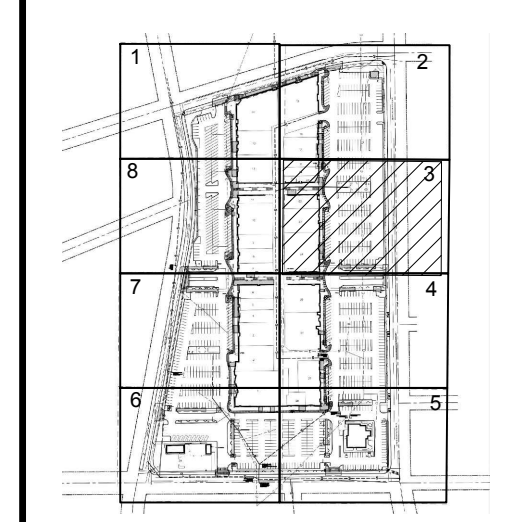
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DEMOLITION KEYED NOTES

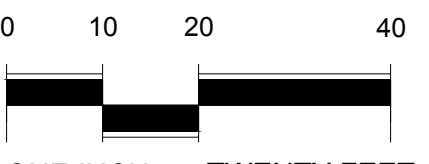
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SYMBOL	Demolition DESCRIPTION
	APPROXIMATE AREA OF CONCRETE / BASE COURSE REMOVAL (TYP.)
	EXTENTS FOR SEALCOAT AND RESTRIPE EXISTING ASPHALT PARKING LOT. GRIND OFF OR REMOVE ALL EXISTING PARKING STRIPING PRIOR TO SEALCOATING - SEE SPECS.
	APPROXIMATE AREA OF ASPHALT AND BASE COURSE REMOVAL

KEY MAP





N



0 10 20 40
ONE INCH = TWENTY FEET

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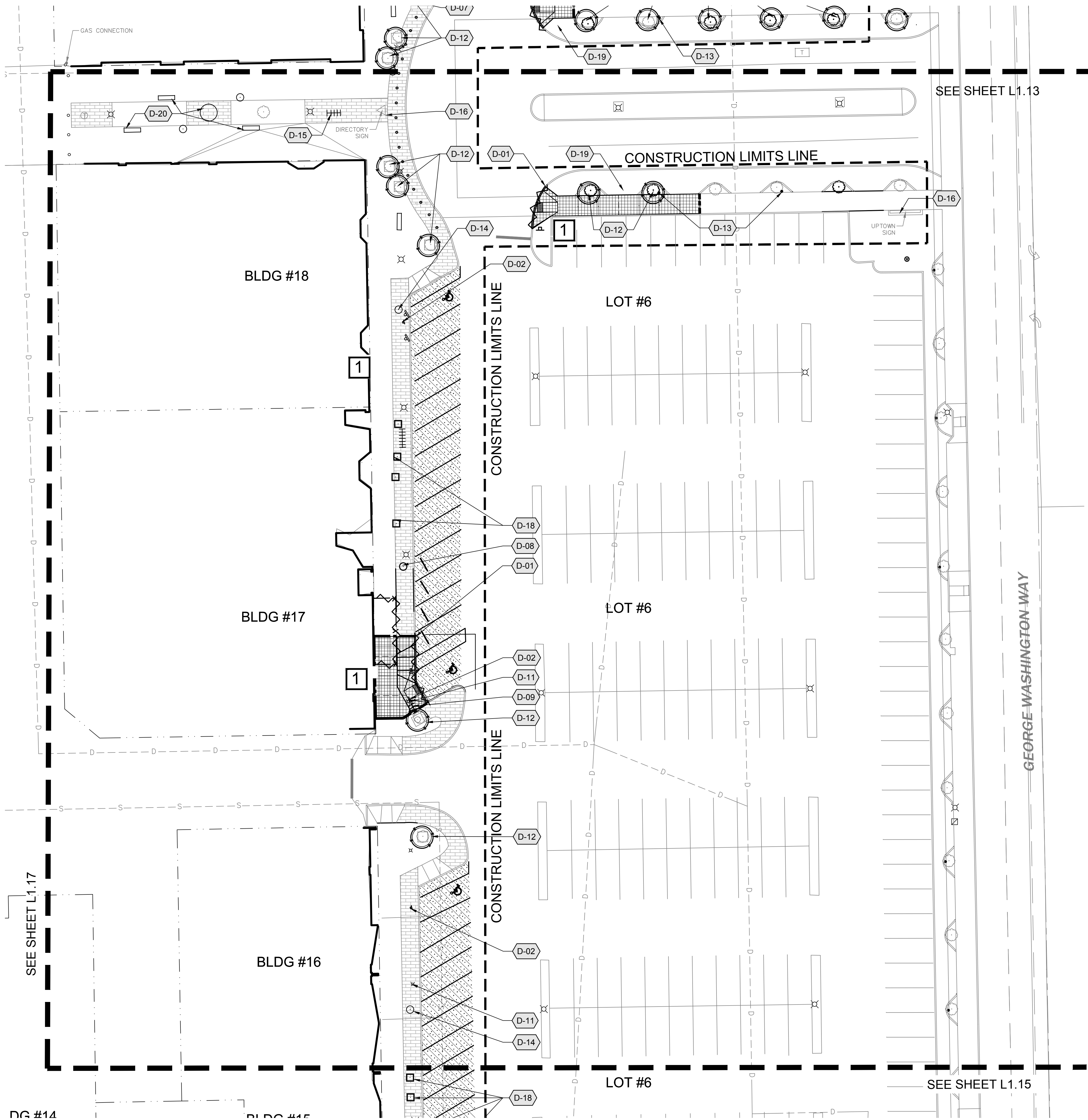
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CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
DEMOLITION PLAN - AREA 3

PROJECT NO.	21025
DESIGNED BY	MP/DG
DRAWN BY	MP/DG
ISSUE DATE	02/22/2022
PHASE	BID / PERMIT SET
CHECKED BY	BO
REVISION	
SHEET NO.	

L1.13



LEGEND

PHASING:

- 1 - FIRST PHASE
- 2 - SECOND PHASE
- 3 - THIRD PHASE

1

2

3

GENERAL NOTES

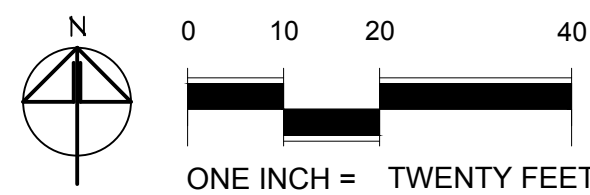
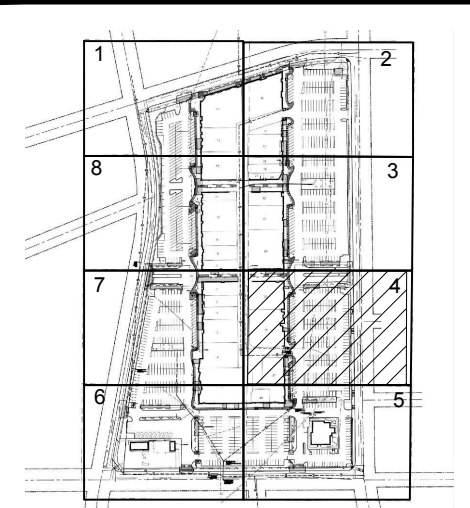
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DEMOLITION KEYED NOTES

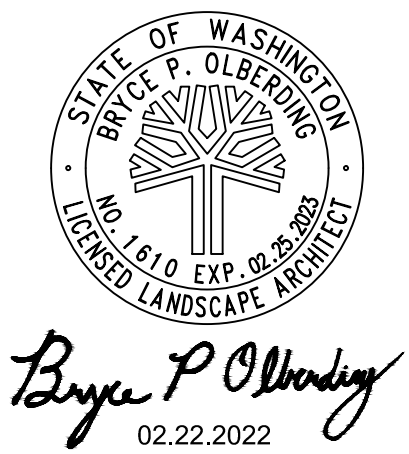
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	SAVE AND PROTECT EXISTING BENCH(ES) IN PLACE

SYMBOL	Demolition DESCRIPTION
	APPROXIMATE AREA OF CONCRETE / BASE COURSE REMOVAL (TYP.)
	EXTENTS FOR SEALCOAT AND RESTRIPE EXISTING ASPHALT PARKING LOT. GRIND OFF OR REMOVE ALL EXISTING PARKING STRIPING PRIOR TO SEALCOATING - SEE SPECS.
	APPROXIMATE AREA OF ASPHALT AND BASE COURSE REMOVAL

KEY MAP



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CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
DEMOLITION PLAN - AREA 4

PROJECT NO.	21025
DESIGNED BY	MP/DG
DRAWN BY	MP/DG
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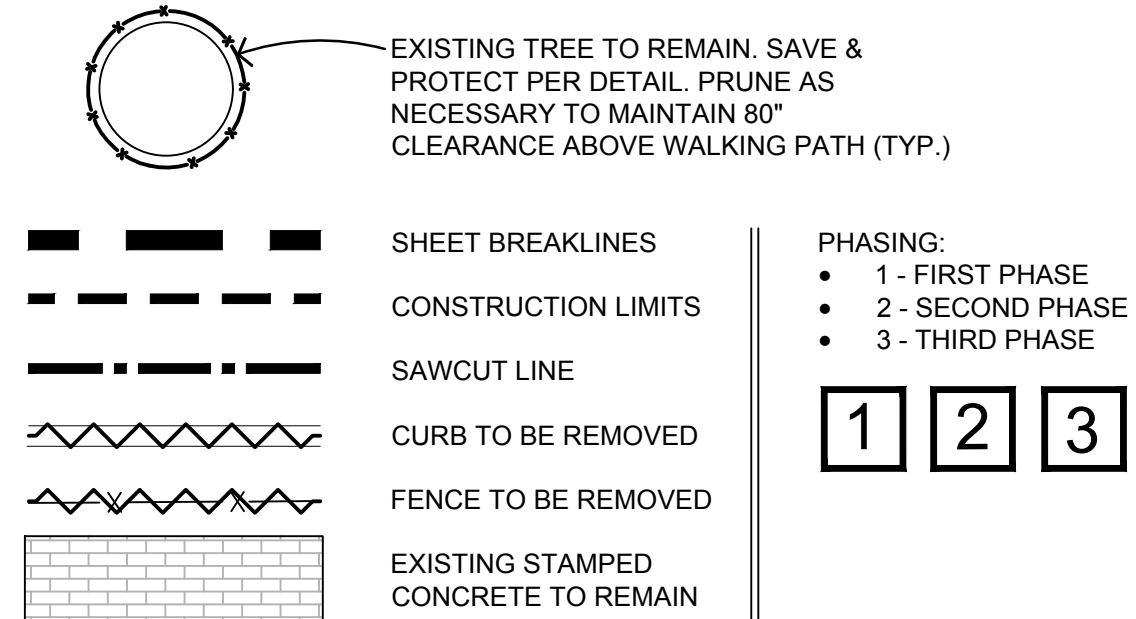
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SURVEYOR
AHBL
5804 ROAD 90, SUITE H
PASCO, WA 99301
(509) 3650553-9402

CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
DEMOLITION PLAN - AREA 5

PROJECT NO. 21025
DESIGNED BY MP/DG
DRAWN BY MP/DG
ISSUE DATE 02/22/2022
PHASE BID / PERMIT SET
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REVISION
SHEET NO.

L1.15

LEGEND



GENERAL NOTES

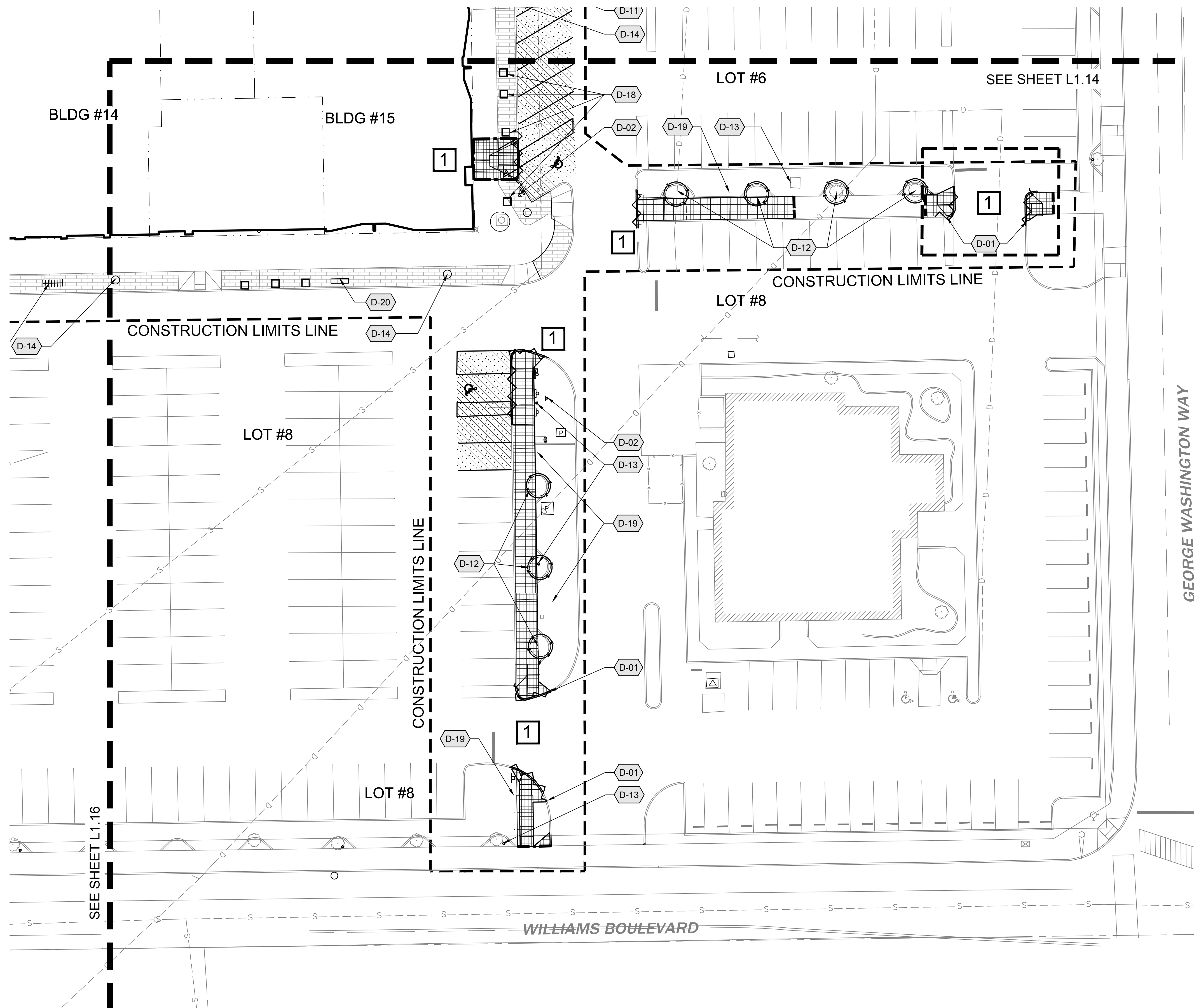
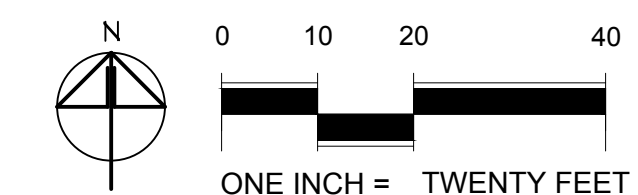
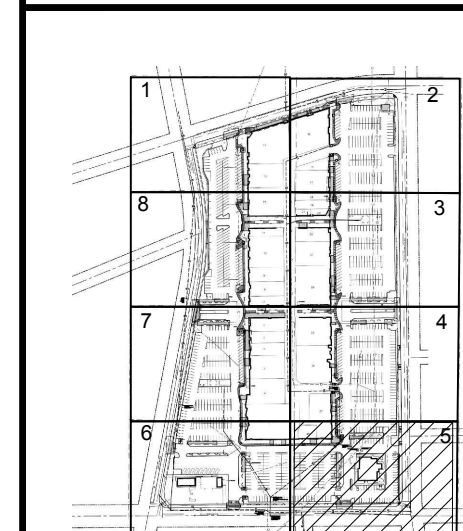
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- REFER TO ELECTRICAL FOR SITE ELECTRICAL DEMOLITION.
- REMOVE AND SAVE ANY MISCELLANEOUS SITE FURNISHINGS NOT CALLED OUT WITHIN LIMITS OF WORK AND NEW IMPROVEMENTS (I.E. NEWSPAPER RACKS, ETC.) REINSTALL PRIOR TO COMPLETION OF PROJECT.

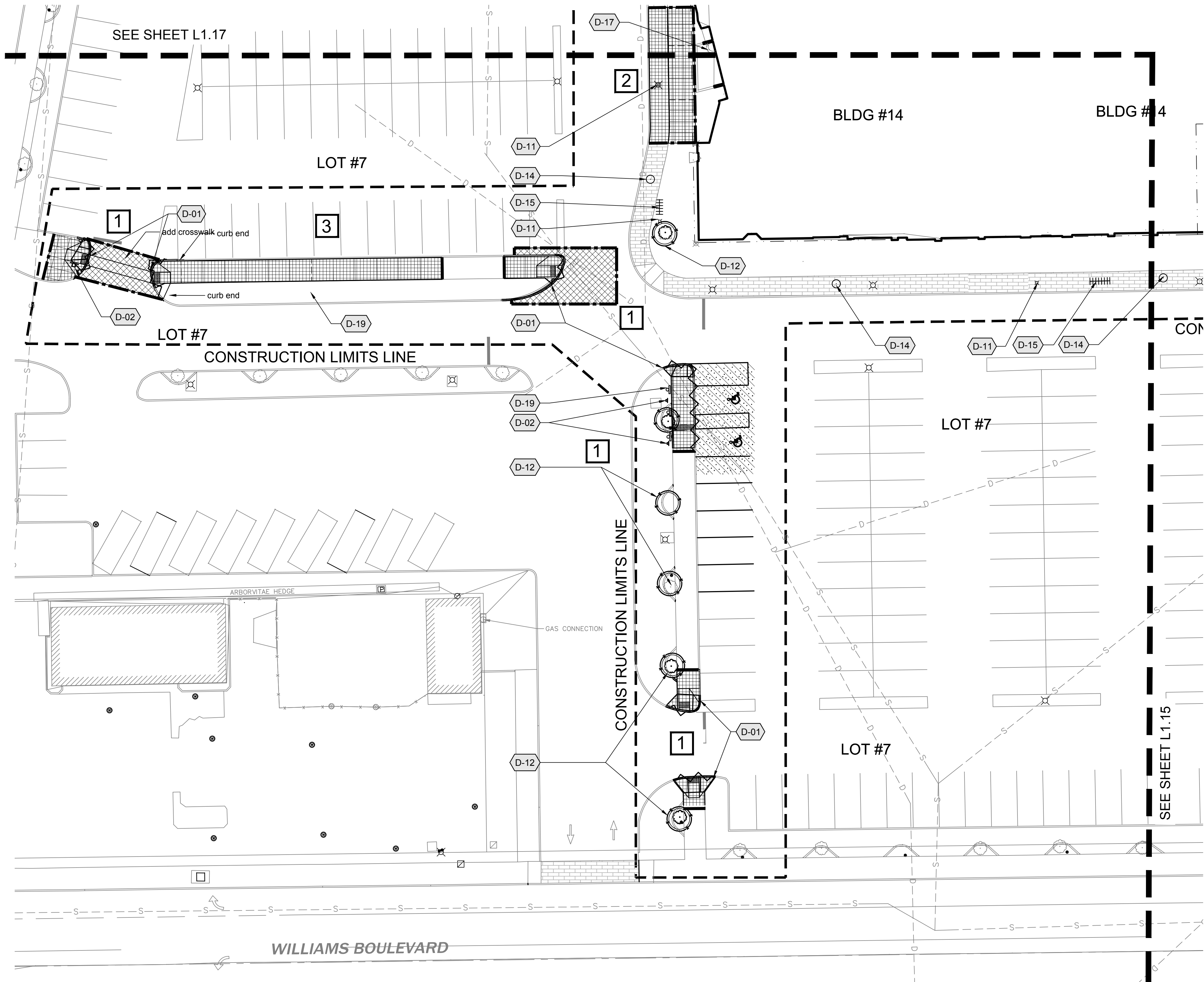
DEMOLITION KEYED NOTES

SYMBOL	Demolition DESCRIPTION
D-01	REMOVE CURB. SAW CUT ASPHALT APPROXIMATELY 18" FROM FACE OF CURB FOR REMOVAL.
D-02	REMOVE EXISTING SIGN. SALVAGE EXISTING PANEL FOR REUSE.
D-03	EXISTING TREE TO BE REMOVED IN ITS ENTIRETY - PRESERVE / REPAIR ANY EXISTING IRRIGATION ENCOUNTERED. (TYP.)
D-04	REMOVE PATIO FENCING - RETURN TO BUSINESS OWNER FOR POTENTIAL SALVAGE
D-05	REMOVE BENCH - RETURN TO OWNER FOR POTENTIAL SALVAGE
D-06	REMOVE EXISTING PLANTERS - RETURN TO OWNER FOR POTENTIAL SALVAGE
D-07	SAVE AND PROTECT EXISTING BOLLARDS (TYP.)
D-08	REMOVE EXISTING TRASH RECEPTACLE - RETURN TO OWNER FOR POTENTIAL SALVAGE
D-09	REMOVE EXISTING BIKE RACK
D-10	SAVE AND PROTECT EXISTING FLAGPOLE
D-11	SAVE AND PROTECT EXISTING STREET LIGHT (TYP.)
D-12	SAVE AND PROTECT EXISTING TREES PER DETAIL (TYP.)
D-13	SAVE AND PROTECT EXISTING UTILITIES (TYP.)
D-14	SAVE AND PROTECT EXISTING TRASH RECEPTACLE
D-15	SAVE AND PROTECT EXISTING BIKE RACK
D-16	SAVE AND PROTECT MONUMENT/SIGN
D-17	SAVE AND PROTECT EXISTING FOUNTAIN AND ASSOCIATED PLUMBING
D-18	SAVE AND PROTECT EXISTING PLANTER AND ASSOCIATED IRRIGATION
D-19	PATCH BACK EXISTING LANDSCAPE THAT HAS BEEN DAMAGED BY CONSTRUCTION ACTIVITY (TYP.)
D-20	SAVE AND PROTECT EXISTING BENCH(ES) IN PLACE

SYMBOL	Demolition DESCRIPTION
[Grid Pattern]	APPROXIMATE AREA OF CONCRETE / BASE COURSE REMOVAL (TYP.)
[Diagonal Lines]	EXTENTS FOR SEALCOAT AND RESTRIPE EXISTING ASPHALT PARKING LOT. GRIND OFF OR REMOVE ALL EXISTING PARKING STRIPING PRIOR TO SEALCOATING - SEE SPECS.
[Cross-hatch]	APPROXIMATE AREA OF ASPHALT AND BASE COURSE REMOVAL

KEY MAP





LEGEND

PHASING:

- 1 - FIRST PHASE
- 2 - SECOND PHASE
- 3 - THIRD PHASE

1

2

3

GENERAL NOTES

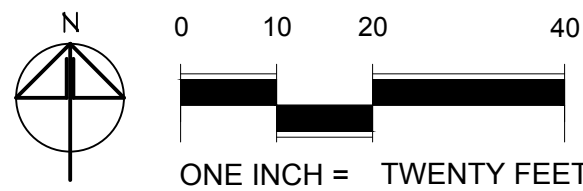
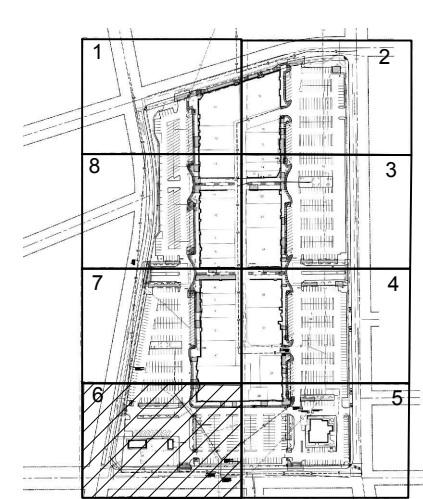
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DEMOLITION KEYED NOTES

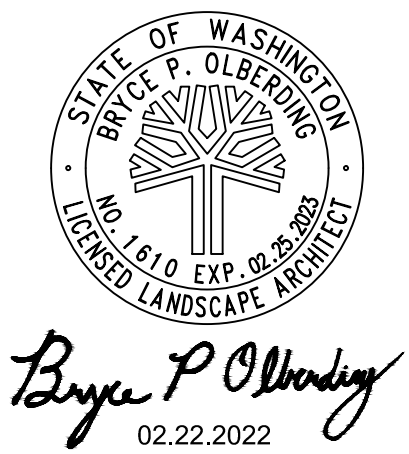
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	SAVE AND PROTECT EXISTING BENCH(ES) IN PLACE

SYMBOL	Demolition DESCRIPTION
	APPROXIMATE AREA OF CONCRETE / BASE COURSE REMOVAL (TYP.)
	EXTENTS FOR SEALCOAT AND RESTRIPE EXISTING ASPHALT PARKING LOT. GRIND OFF OR REMOVE ALL EXISTING PARKING STRIPING PRIOR TO SEALCOATING - SEE SPECS.
	APPROXIMATE AREA OF ASPHALT AND BASE COURSE REMOVAL

KEY MAP



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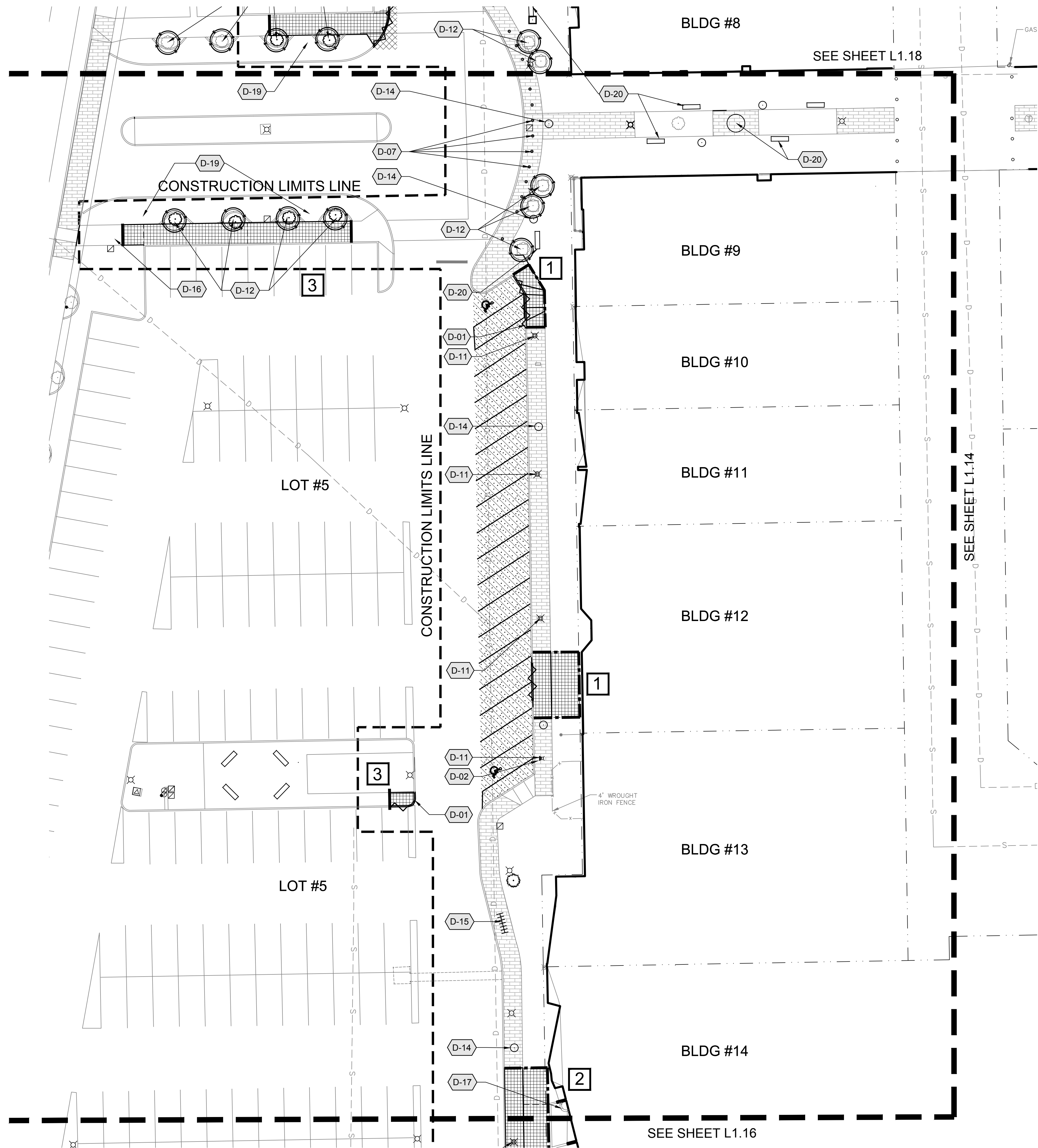


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(509) 380-9853-9402

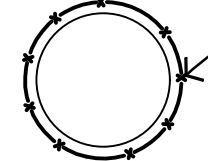
CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
DEMOLITION PLAN - AREA 6

PROJECT NO.	21025
DESIGNED BY	MP/DG
DRAWN BY	MP/DG
ISSUE DATE	02/22/2022
PHASE	BID / PERMIT SET
CHECKED BY	BO
REVISION	
SHEET NO.	

L1.16



LEGEND



EXISTING TREE TO REMAIN. SAVE & PROTECT PER DETAIL. PRUNE AS NECESSARY TO MAINTAIN 8' CLEARANCE ABOVE WALKING PATH (TYP.)



SHEET BREAKLINES



CONSTRUCTION LIMITS



SAWCUT LINE



CURB TO BE REMOVED



FENCE TO BE REMOVED

REPAIR PRIORITY:

- 1 - PHASE 1
- 2 - PHASE 2
- 3 - PHASE 3

1

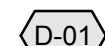
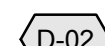
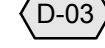
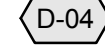
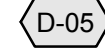
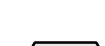
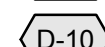
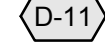
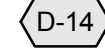
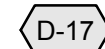
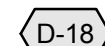
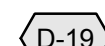
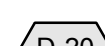
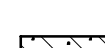
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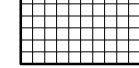
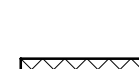
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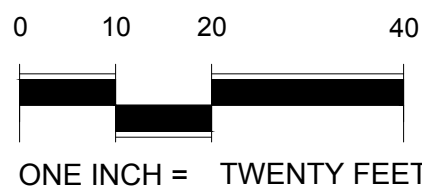
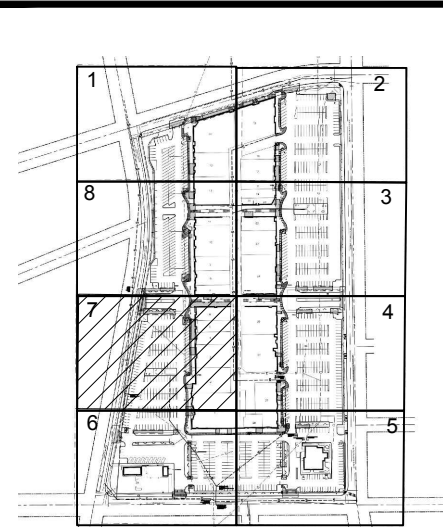
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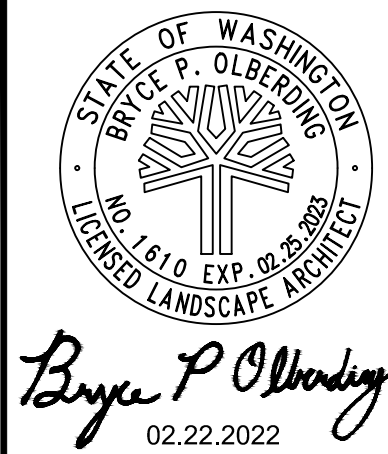
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SYMBOL	Demolition DESCRIPTION
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	EXTENTS FOR SEALCOAT AND RESTRIPE EXISTING ASPHALT PARKING LOT. GRIND OFF OR REMOVE ALL EXISTING PARKING STRIPING PRIOR TO SEALCOATING - SEE SPECS.
	APPROXIMATE AREA OF ASPHALT AND BASE COURSE REMOVAL



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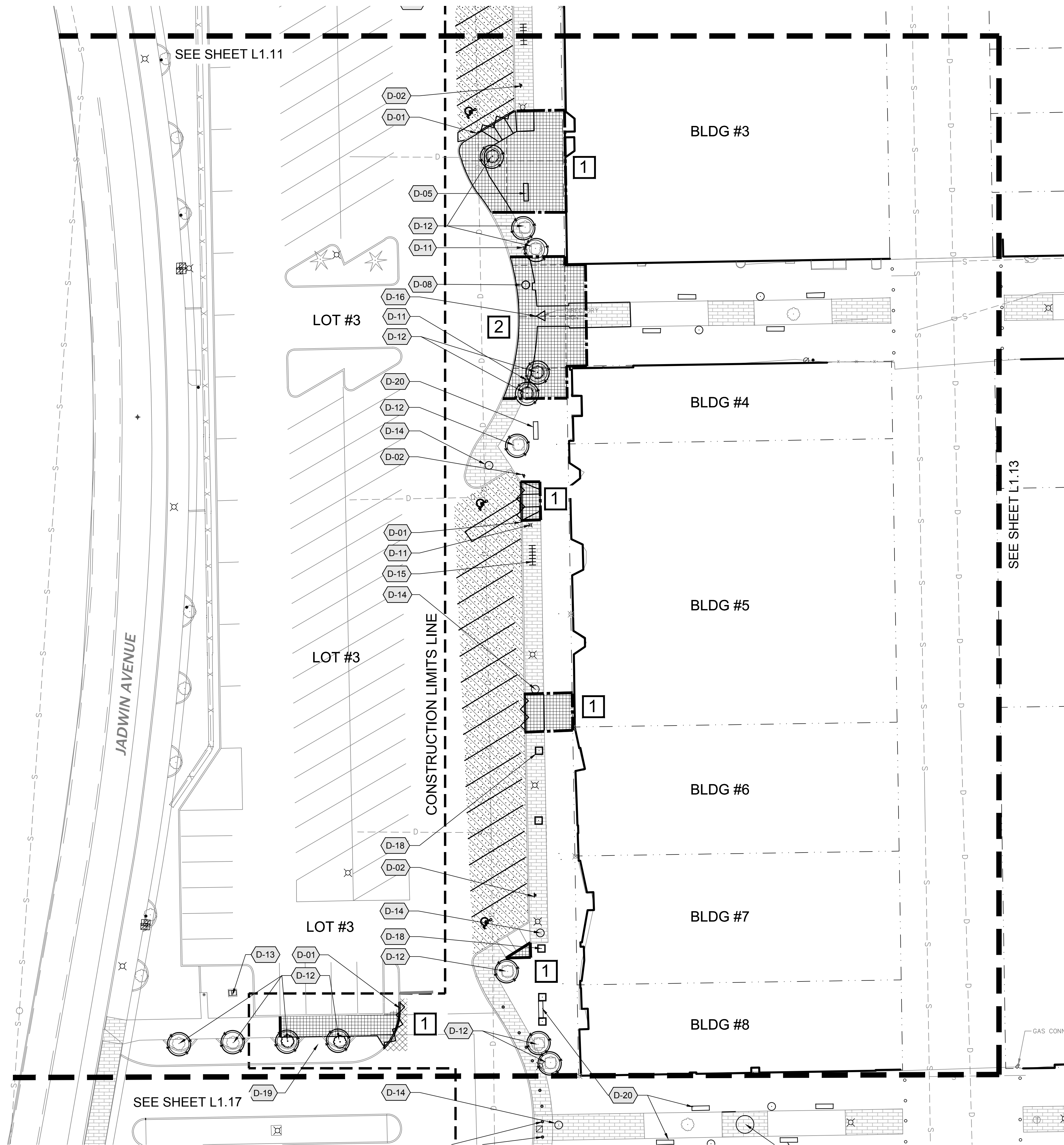
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CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
DEMOLITION PLAN - AREA 7

PROJECT NO. 21025
DESIGNED BY MP/DG
DRAWN BY MP/DG
ISSUE DATE 02/22/2022
PHASE BID / PERMIT SET
CHECKED BY BO
REVISION
SHEET NO.

L1.17



LEGEND

EXISTING TREE TO REMAIN. SAVE & PROTECT PER DETAIL. PRUNE AS NECESSARY TO MAINTAIN 8' CLEARANCE ABOVE WALKING PATH (TYP.)

SHEET BREAKLINES

CONSTRUCTION LIMITS

SAWCUT LINE

CURB TO BE REMOVED

FENCE TO BE REMOVED

EXISTING STAMPED CONCRETE TO REMAIN

PHASING:

- 1 - FIRST PHASE
- 2 - SECOND PHASE
- 3 - THIRD PHASE

1

2

3

GENERAL NOTES

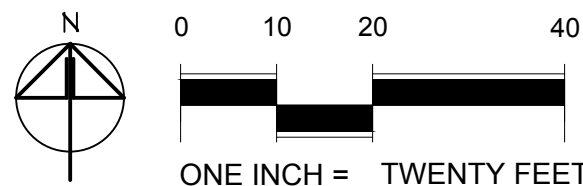
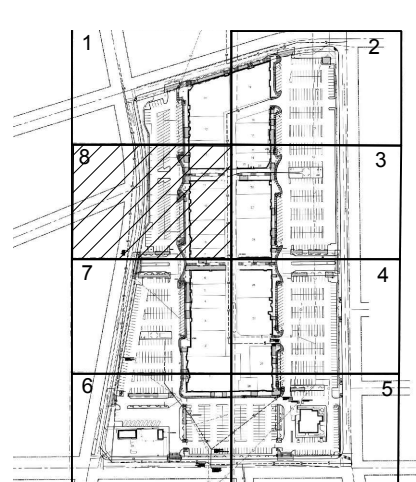
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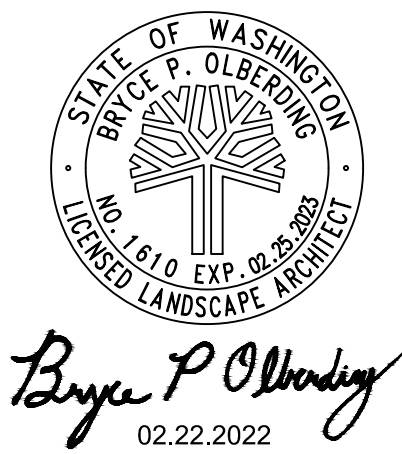
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	SAVE AND PROTECT EXISTING BENCH(ES) IN PLACE

SYMBOL	Demolition DESCRIPTION
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	EXTENTS FOR SEALCOAT AND RESTRIPE EXISTING ASPHALT PARKING LOT. GRIND OFF OR REMOVE ALL EXISTING PARKING STRIPING PRIOR TO SEALCOATING - SEE SPECS.
	APPROXIMATE AREA OF ASPHALT AND BASE COURSE REMOVAL

KEY MAP



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(509) 365563-9402

CITY OF RICHLAND
UPTOWN PARKING LOT
1317 GEORGE WASHINGTON WAY RICHLAND, WA
DEMOLITION PLAN - AREA 8

PROJECT NO.	21025
DESIGNED BY	MP/DG
DRAWN BY	MP/DG
ISSUE DATE	02/22/2022
PHASE	BID / PERMIT SET
CHECKED BY	BO
REVISION	
SHEET NO.	

L1.18

SECTION 000100 - TABLE OF CONTENTS

DIVISION 1 -- GENERAL REQUIREMENTS

011000 – SUMMARY

DIVISION 3 -- CONCRETE

033000 – CAST-IN-PLACE CONCRETE

DIVISION 10 -- SPECIALTIES

101426 – POST AND PANEL/PYLON SIGNAGE

DIVISION 31-33 -- SITE

311000 – SITE CLEARING

312000 – EARTH MOVING

321216 – ASPHALT PAVING

321313 – CONCRETE PAVING

321723 – PAVEMENT MARKINGS

329113 – SOIL PREPARATION

329200 – TURF AND GRASSES

END OF TABLE OF CONTENTS

SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Work covered by the Contract Documents.
 - 2. Type of the Contract.
 - 3. Owner-furnished products.
 - 4. Use of premises.
 - 5. Owner's occupancy requirements.
 - 6. Work restrictions.
 - 7. Specification formats and conventions.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: City of Richland Uptown Parking Lot Improvements
- B. Project Location: 1317 George Washington Way, Richland, WA 99354
- C. The Work consists of the following:
 - 1. The Work includes selective demolition, replacement of lab casework and accessories, and upgrades to finishes throughout.
 - a. The selective demolition includes complete removal of all the existing metal casework, fixtures and finishes in the areas and to the extent indicated. Also includes saw-cutting existing concrete slabs for new routing of plumbing and electrical components.
 - b. Exterior work is limited, and includes patching, repairing, and providing new stucco finish to match existing where required for wall infill and repair as indicated on the project drawings.
 - 2. Site Work includes parking lot reconstruction and installation of a new automatic vehicle access gate.

1.4 TYPE OF CONTRACT

- A. General contract for construction.

1.5 USE OF PREMISES

- A. General: Contractor shall have use of laboratory premises for construction operations during construction period. The balance of the facility will remain in operation. Contractor's use of premises is limited to the affected areas, and Contractor shall cooperate and coordinate with the Owner's Representative for all construction activities, security, staging and work hours.
 - 1. Driveways, Walkways and Entrances: Keep driveway loading areas, and entrances serving premises clear and available to Owner, Owner's employees, occupants, and emergency vehicles at all times. Do not use these areas for parking or storage of materials. Staging areas to be coordinated with Owner.

- a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- B. Condition of Existing Building: Maintain occupied portions of existing buildings, and the buildings that are to remain that are affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations. Spaces must also be secure from entry by unauthorized persons.

1.6 COORDINATION WITH OCCUPANTS

- A. Partial Owner Occupancy: Owner will occupy a portion of the premises throughout construction. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's operations. Maintain existing exits where they are not affected by the construction.
 - 1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and authorities having jurisdiction.
 - 2. Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.

1.7 WORK SEQUENCE

- A. Construct Work in a single phase during the construction period.

1.8 WORK RESTRICTIONS

- A. On-site Work Hours: Work shall be generally performed during normal working hours of between 7 a.m. to 5 p.m., Monday through Friday, except otherwise arranged by agreement between the Contractor and the Owner.
- B. Existing Utility Interruptions: Do not interrupt utilities serving facilities in use by others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:
 - 1. Notify authorities having jurisdiction of not less than two days in advance of proposed utility interruptions.
 - 2. Do not proceed with utility interruptions without written permission.
- C. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
 - 1. Notify Architect and Owner not less than two days in advance of proposed disruptive operations.
 - 2. Obtain Owner's written permission before proceeding with disruptive operations.
- D. Nonsmoking Building: Smoking is not permitted on premises.
- E. Controlled Substances: Use of controlled substances on the Project site is not permitted.
- F. This project is located within Richland city limits; therefore, burning is prohibited at all times.

1.9 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 - 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 - 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on the Drawings are described in detail in the Specifications. One or more of the following are used on the Drawings to identify materials and products:
 - 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 - 2. Abbreviations: Materials and products are identified by abbreviations scheduled on Drawings.
 - 3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Architectural Manual.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000

SECTION 033000 - CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section specifies cast-in place concrete, including formwork, reinforcement, concrete materials, mixture design, placement procedures, and finishes, for the following:
 - 1. Footings.
 - 2. Other miscellaneous concrete work as shown on the Drawings.
- B. Related Sections include the following:
 - 1. Division 31 Section "Earth Moving" for drainage fill under slabs-on-grade.
 - 2. Division 32 Section "Concrete Paving" for exterior concrete flatwork and curbs.

1.3 DEFINITIONS

- A. Cementitious Materials: Portland cement alone or in combination with one or more of the following: blended hydraulic cement, fly ash and other pozzolans, slag cement, and silica fume; subject to compliance with requirements.

1.4 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Design Mixtures: For each concrete mixture. Submit alternate design mixtures when characteristics of materials, Project conditions, weather, test results, or other circumstances warrant adjustments.
 - 1. Indicate amounts of mixing water to be withheld for later addition at Project site.
- C. Steel Reinforcement Shop Drawings: Placing drawings that detail fabrication, bending, and placement. Include bar sizes, lengths, material, grade, bar schedules, stirrup spacing, bent bar diagrams, bar arrangement, splices and laps, mechanical connections, tie spacing, hoop spacing, and supports for concrete reinforcement. Retain paragraph below if Contractor is responsible for field quality-control testing and inspections other than special inspections.
- D. Field quality-control test and inspection reports.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products and that complies with ASTM C 94/C 94M requirements for production facilities and equipment.
- B. Source Limitations: Obtain each type or class of cementitious material of the same brand from the same manufacturer's plant, obtain aggregate from one source, and obtain admixtures through one source from a single manufacturer.

- C. ACI Publications: Comply with the following unless modified by requirements in the Contract Documents:
 - 1. ACI 318, "Standards for Tests and Materials".
 - 2. ACI 318, "Construction Requirements".
- D. Testing Agency Qualifications: An independent agency, qualified according to ASTM C 1077 and ASTM E 329 for testing indicated.
 - 1. Personnel conducting field tests shall be qualified as ACI Concrete Field-Testing Technician, Grade 1, according to ACI CP-01 or an equivalent certification program.
 - 2. Personnel performing laboratory tests shall be ACI-certified Concrete Strength Testing Technician and Concrete Laboratory Testing Technician - Grade I. Testing Agency laboratory supervisor shall be an ACI-certified Concrete Laboratory Testing Technician - Grade II.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Steel Reinforcement: Deliver, store, and handle steel reinforcement to prevent bending and damage.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
 - 1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, products specified.
 - 2. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, manufacturers specified.
 - 3. Basis-of-Design Product Specification: Where a specific manufacturer's product is named and accompanied by the words "basis of design," including make or model number or other designation, to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes of evaluating comparable products.

2.2 FORM-FACING MATERIALS

- A. Smooth-Formed Finished Concrete: Form-facing panels that will provide continuous, true, and smooth concrete surfaces. Furnish in largest practicable sizes to minimize number of joints.
 - 1. Plywood, metal, or other approved panel materials.
- B. Rough-Formed Finished Concrete: Plywood, lumber, metal, or another approved material. Provide lumber dressed on at least two edges and one side for tight fit.
- C. Chamfer Strips: Wood, metal, PVC, or rubber strips, 3/4 by 3/4 inch, unless shown otherwise on the drawings.
- D. Form-Release Agent: Commercially formulated form-release agent that will not bond with, stain, or adversely affect concrete surfaces and will not impair subsequent treatments of concrete surfaces.
 - 1. Formulate form-release agent with rust inhibitor for steel form-facing materials.
- E. Sealer: Penetrating, clear, polyurethane wood form sealer formulated to reduce absorption of bleed water and prevent migration of set-retarding chemicals from wood.

- F. Form Ties: Factory-fabricated, removable, or snap-off metal or glass-fiber-reinforced plastic form ties designed to resist lateral pressure of fresh concrete on forms and to prevent spalling of concrete on removal.
 - 1. Furnish units that will leave no corrodible metal closer than 1 inch to the plane of exposed concrete surface.
 - 2. Furnish ties that, when removed, will leave holes no larger than 3/4 inch in diameter in concrete surface.

2.3 STEEL REINFORCEMENT

- A. Reinforcing Bars: ASTM A 615/A 615M, Grade 60 (grade 40 acceptable for #3 bars, deformed).

2.4 REINFORCEMENT ACCESSORIES

- A. Joint Dowel Bars: ASTM A 615/A 615M, Grade 60, plain-steel bars, cut bars true to length with ends square and free of burrs.
- B. Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars and welded wire reinforcement in place. Manufacture bar supports from steel wire, plastic, or precast concrete according to CRSI's "Manual of Standard Practice," of greater compressive strength than concrete and as follows:
 - 1. For concrete surfaces exposed to view where legs of wire bar supports contact forms, use CRSI Class 1 plastic-protected steel wire or CRSI Class 2 stainless-steel bar supports.

2.5 CONCRETE MATERIALS

- A. Cementitious Material: Use the following cementitious materials, of the same type, brand, and source, throughout Project:
 - 1. Portland Cement: ASTM C 150, Type I. Supplement with the following:
 - a. Fly Ash: ASTM C 618, Class F.
- B. Silica Fume: ASTM C 1240, amorphous silica.
- C. Normal-Weight Aggregates: ASTM C 33, Class 3M coarse aggregate or better, graded. Provide aggregates from a single source with documented service record data of at least 10 years' satisfactory service in similar applications and service conditions using similar aggregates and cementitious materials.
 - 1. Maximum Coarse-Aggregate Size for general concrete applications: 3/4-inch nominal, 1-1/2 inch for footing construction
- D. Normal-Weight Fine Aggregate: ASTM C 33 or ASTM C 144, manufactured or natural sand, from same source for entire Project, free of materials with deleterious reactivity to alkali in cement.
- E. Water: ASTM C1602 and potable.

2.6 ADMIXTURES

- A. Air-Entraining Admixture: ASTM C 260.
- B. Chemical Admixtures: Provide admixtures certified by manufacturer to be compatible with other admixtures and that will not contribute water-soluble chloride ions exceeding those permitted in hardened concrete. Do not use calcium chloride or admixtures containing calcium chloride.
 - 1. Water-Reducing Admixture: ASTM C 494/C 494M, Type A.

2. Retarding Admixture: ASTM C 494/C 494M, Type B.

2.7 RELATED MATERIALS

- A. Expansion- and Isolation-Joint-Filler Strips: ASTM D 1751, asphalt-saturated cellulosic fiber.
- B. Bonding Agent: ASTM C 1059, Type II, non-redispersible, acrylic emulsion or styrene butadiene.
- C. Stair Nosings for Exterior Concrete Stairs: Abrasive cast iron stair nosing. Black, 3 inches wide, nose 1/4 inch underside, concealed anchor. Basis-of-Design Project: Wooster Model 101.

2.8 CONCRETE MIXTURES, GENERAL

- A. Prepare design mixtures for each type and strength of concrete, proportioned on the basis of laboratory trial mixture or field test data, or both, according to ACI 301.
 1. Use a qualified independent testing agency for preparing and reporting proposed mixture designs based on laboratory trial mixtures.
- B. Cementitious Materials: Limit percentage, by weight, of cementitious materials other than portland cement in concrete as follows:
 1. Fly Ash: 25 percent.
 2. Combined Fly Ash and Pozzolan: 25 percent.
 3. Ground Granulated Blast-Furnace Slag: 50 percent.
 4. Combined Fly Ash or Pozzolan and Ground Granulated Blast-Furnace Slag: 50 percent portland cement minimum, with fly ash or pozzolan not exceeding 25 percent.
 5. Silica Fume: 10 percent.
 6. Combined Fly Ash, Pozzolans, and Silica Fume: 35 percent with fly ash or pozzolans not exceeding 25 percent and silica fume not exceeding 10 percent.
 7. Combined Fly Ash or Pozzolans, Ground Granulated Blast-Furnace Slag, and Silica Fume: 50 percent with fly ash or pozzolans not exceeding 25 percent and silica fume not exceeding 10 percent.
- C. Limit water-soluble, chloride-ion content in hardened concrete to 0.30 percent by weight of cement.
- D. Admixtures: Use admixtures according to manufacturer's written instructions.
 1. Use high-range water-reducing admixture in concrete, as required, for placement and workability.
 2. Use water-reducing and retarding admixture when required by high temperatures, low humidity, or other adverse placement conditions.
 3. Use water-reducing admixture in pumped concrete and concrete with a water-cementitious materials ratio below 0.50.

PART 3 - EXECUTION

3.1 FORMWORK

- A. Design, erect, brace, and maintain formwork, according to ACI 301, to support vertical, lateral, static, and dynamic loads, and construction loads that might be applied, until structure can support such loads.
- B. Construct formwork so concrete members and structures are of size, shape, alignment, elevation, and position indicated, within tolerance limits of ACI 117.

- C. Construct forms tight enough to prevent loss of concrete mortar.
- D. Fabricate forms for easy removal without hammering or prying against concrete surfaces. Provide crush or wrecking plates where stripping may damage cast concrete surfaces. Provide top forms for inclined surfaces steeper than 1.5 horizontal to 1 vertical.
 - 1. Install keyways, reglets, recesses, and the like, for easy removal.
 - 2. Do not use rust-stained steel form-facing material.
- E. Set edge forms, bulkheads, and intermediate screed strips for slabs to achieve required elevations and slopes in finished concrete surfaces. Provide and secure units to support screed strips; use strike-off templates or compacting-type screeds.
- F. Provide temporary openings for cleanouts and inspection ports where interior area of formwork is inaccessible. Close openings with panels tightly fitted to forms and securely braced to prevent loss of concrete mortar. Locate temporary openings in forms at inconspicuous locations.
- G. Chamfer exterior corners and edges of permanently exposed concrete.
- H. Form openings, chases, offsets, sinkages, keyways, reglets, blocking, screeds, and bulkheads required in the Work. Determine sizes and locations from trades providing such items.
- I. Clean forms and adjacent surfaces to receive concrete. Remove chips, wood, sawdust, dirt, and other debris just before placing concrete.
- J. Retighten forms and bracing before placing concrete, as required, to prevent mortar leaks and maintain proper alignment.
- K. Coat contact surfaces of forms with form-release agent, according to manufacturer's written instructions, before placing reinforcement.

3.2 REMOVING AND REUSING FORMS

- A. General: Formwork for sides of beams, walls, columns, and similar parts of the Work that does not support weight of concrete may be removed after cumulatively curing at not less than 50 deg F for 24 hours after placing concrete if concrete is hard enough to not be damaged by form-removal operations and curing and protection operations are maintained.
- B. Clean and repair surfaces of forms to be reused in the Work. Split, frayed, delaminated, or otherwise damaged form-facing material will not be acceptable for exposed surfaces. Apply new form-release agent.
- C. When forms are reused, clean surfaces, remove fins and laitance, and tighten to close joints. Align and secure joints to avoid offsets. Do not use patched forms for exposed concrete surfaces unless approved by Architect.

3.3 STEEL REINFORCEMENT

- A. General: Comply with CRSI's "Manual of Standard Practice" for placing reinforcement.
 - 1. Do not cut or puncture vapor retarder. Repair damage and reseal vapor retarder before placing concrete.
- B. Clean reinforcement of loose rust and mill scale, earth, ice, and other foreign materials that would reduce bond to concrete.

- C. Accurately position, support, and secure reinforcement against displacement. Locate and support reinforcement with bar supports to maintain minimum concrete cover. Do not tack weld crossing reinforcing bars.
- D. Set wire ties with ends directed into concrete, not toward exposed concrete surfaces.

3.4 JOINTS

- A. General: Construct joints true to line with faces perpendicular to surface plane of concrete.
- B. Construction Joints: Install so strength and appearance of concrete are not impaired, at locations indicated or as approved by Architect.
 - 1. Place joints perpendicular to main reinforcement. Continue reinforcement across construction joints, unless otherwise indicated. Do not continue reinforcement through sides of strip placements of floors and slabs.
 - 2. Form keyed joints where indicated. Embed keys at least 1-1/2 inches into concrete.
 - 3. Space vertical joints in walls as indicated.
 - 4. Use a bonding agent at locations where fresh concrete is placed against hardened or partially hardened concrete surfaces.
- C. Contraction Joints in Slabs-on-Grade: Form weakened-plane contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of concrete thickness as follows:
 - 1. Grooved Joints: Form contraction joints after initial floating by grooving and finishing each edge of joint to a radius of 1/8 inch. Repeat grooving of contraction joints after applying surface finishes. Eliminate groover tool marks on concrete surfaces.
 - 2. Sawed Joints: Form contraction joints with power saws equipped with shatterproof abrasive or diamond-rimmed blades. Cut 1/8-inch-wide joints into concrete when cutting action will not tear, abrade, or otherwise damage surface and before concrete develops random contraction cracks.
- D. Isolation Joints in Slabs-on-Grade: After removing formwork, install joint-filler strips at slab junctions with vertical surfaces, such as column pedestals, foundation walls, grade beams, and other locations, as indicated.
 - 1. Extend joint-filler strips full width and depth of joint, terminating flush with finished concrete surface, unless otherwise indicated.
 - 2. Install joint-filler strips in lengths as long as practicable. Where more than one length is required, lace or clip sections together.
- E. Doweled Joints: Install dowel bars and support assemblies at joints where indicated. Lubricate or asphalt coat one-half of dowel length to prevent concrete bonding to one side of joint.

3.5 CONCRETE PLACEMENT

- A. Before placing concrete, verify that installation of formwork, reinforcement, and embedded items is complete and that required inspections have been performed.
- B. Do not add water to concrete during delivery, at Project site, or during placement unless approved by Owners Testing Agency.
 - 1. Do not add water to concrete after adding high-range water-reducing admixtures to mixture.

- C. Deposit concrete continuously in one layer or in horizontal layers of such thickness that no new concrete will be placed on concrete that has hardened enough to cause seams or planes of weakness. If a section cannot be placed continuously, provide construction joints as indicated. Deposit concrete to avoid segregation.
 - 1. Deposit concrete in horizontal layers of depth to not exceed formwork design pressures and in a manner to avoid inclined construction joints.
 - 2. Consolidate placed concrete with mechanical vibrating equipment according to ACI 301.
 - 3. Do not use vibrators to transport concrete inside forms. Insert and withdraw vibrators vertically at uniformly spaced locations to rapidly penetrate placed layer and at least 6 inches into preceding layer. Do not insert vibrators into lower layers of concrete that have begun to lose plasticity. At each insertion, limit duration of vibration to time necessary to consolidate concrete and complete embedment of reinforcement and other embedded items without causing mixture constituents to segregate.
- D. Deposit and consolidate concrete for slabs in a continuous operation, within limits of construction joints, until placement of a panel or section is complete.
 - 1. Consolidate concrete during placement operations so concrete is thoroughly worked around reinforcement and other embedded items and into corners.
 - 2. Maintain reinforcement in position on chairs during concrete placement.
 - 3. Screed slab surfaces with a straightedge and strike off to correct elevations.
 - 4. Slope surfaces uniformly to drains where required.
 - 5. Begin initial floating using bull floats or darbies to form a uniform and open-textured surface plane, before excess bleedwater appears on the surface. Do not further disturb slab surfaces before starting finishing operations.
- E. Cold-Weather Placement: Comply with ACI 306.1 and as follows. Protect concrete work from physical damage or reduced strength that could be caused by frost, freezing actions, or low temperatures.
 - 1. When average high and low temperature is expected to fall below 40 deg F for three successive days, maintain delivered concrete mixture temperature within the temperature range required by ACI 301.
 - 2. Do not use frozen materials or materials containing ice or snow. Do not place concrete on frozen subgrade or on subgrade containing frozen materials.
 - 3. Do not use calcium chloride, salt, or other materials containing antifreeze agents or chemical accelerators unless otherwise specified and approved in mixture designs.
- F. Hot-Weather Placement: Comply with ACI 305.1.
- G. Broom Finish: Apply a broom finish to exterior concrete platforms, steps, and ramps, and elsewhere as indicated.
 - 1. Immediately after float finishing, slightly roughen trafficked surface by brooming with fiber-bristle broom perpendicular to main traffic route. Coordinate required final finish with Architect before application.

3.6 MISCELLANEOUS CONCRETE ITEMS

- A. Filling In: Fill in holes and openings left in concrete structures, unless otherwise indicated, after work of other trades is in place. Mix, place, and cure concrete, as specified, to blend with in-place construction. Provide other miscellaneous concrete filling indicated or required to complete the Work.

3.7 CONCRETE PROTECTING AND CURING

- A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and ACI 301 for hot-weather protection during curing.
- B. Evaporation Retarder: Apply evaporation retarder to unformed concrete surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.2 lb./sq. ft. x h before and during finishing operations. Apply according to manufacturer's written instructions after placing, screeding, and bull floating or darbying concrete, but before float finishing.
- C. Formed Surfaces: Cure formed concrete surfaces, including underside of beams, supported slabs, and other similar surfaces. If forms remain during curing period, moist cure after loosening forms. If removing forms before end of curing period, continue curing for the remainder of the curing period.
- D. Unformed Surfaces: Begin curing immediately after finishing concrete.
- E. Cure concrete according to ACI 308.1, by one or a combination of the following methods:
 - 1. Moisture Curing: Keep surfaces continuously moist for not less than seven days with the following materials:
 - a. Water.
 - b. Continuous water-fog spray.
 - c. Absorptive cover, water saturated, and kept continuously wet. Cover concrete surfaces and edges with 12-inch lap over adjacent absorptive covers.
 - 2. Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width, with sides and ends lapped at least 12 inches, and sealed by waterproof tape or adhesive. Cure for not less than seven days. Immediately repair any holes or tears during curing period using cover material and waterproof tape.

3.8 JOINT FILLING

- A. Prepare, clean, and install joint filler according to manufacturer's written instructions.
 - 1. Defer joint filling until concrete has aged at least one month(s). Do not fill joints until construction traffic has permanently ceased.
- B. Remove dirt, debris, saw cuttings, curing compounds, and sealers from joints; leave contact faces of joint clean and dry.
- C. Install semirigid joint filler full depth in saw-cut joints and at least 2 inches deep in formed joints. Overfill joint and trim joint filler flush with top of joint after hardening.

3.9 CONCRETE SURFACE REPAIRS

- A. Defective Concrete: Repair and patch defective areas when approved by Architect. Remove and replace concrete that cannot be repaired and patched to Architect's approval.
- B. Repair materials and installation not specified above may be used, subject to Architect's approval.

3.10 FIELD QUALITY CONTROL

- A. Testing and Inspecting: Owner will engage a special inspector and qualified testing and inspecting agency to perform field tests and inspections and prepare test reports.

- B. Inspections:
1. Steel reinforcement placement.
- C. Concrete Tests: Testing of composite samples of fresh concrete obtained according to ASTM C 172 shall be performed according to the following requirements:
1. Testing Frequency: Obtain one composite sample for each day's pour of each concrete mixture exceeding 5 cu. yd., but less than 25 cu. yd., plus one set for each additional 50 cu. yd. or fraction thereof.
 2. Slump: ASTM C 143/C 143M; one test at point of placement for each composite sample, but not less than one test for each day's pour of each concrete mixture. Perform additional tests when concrete consistency appears to change.
 3. Air Content: ASTM C 231, pressure method, for normal-weight concrete; one test for each composite sample, but not less than one test for each day's pour of each concrete mixture.
 4. Concrete Temperature: ASTM C 1064/C 1064M; one test hourly when air temperature is 40 deg F and below and when 80 deg F and above, and one test for each composite sample.
 5. Compression Test Specimens: ASTM C 31/C 31M.
 - a. Cast and laboratory cure two sets of two standard cylinder specimens for each composite sample.
 - b. Cast and field cure two sets of two standard cylinder specimens for each composite sample only when ambient outdoor temperature is below 40 degrees Fahrenheit only when ambient outdoor temperature is below 40 degrees Fahrenheit.
 6. Compressive-Strength Tests: ASTM C 39/C 39M; test one set of two laboratory-cured specimens at 7 days and two specimens at 28 days if using 6x12 inch units and three specimens if using 4x8 inch units.
 - a. Test one set of two field-cured specimens at 7 days and three specimens at 28 days.
 - b. A compressive-strength test shall be the average compressive strength from a set of two specimens obtained from same composite sample and tested at age indicated.
 7. When strength of field-cured cylinders is less than 85 percent of companion laboratory-cured cylinders, Contractor shall evaluate operations and provide corrective procedures for protecting and curing in-place concrete.
 8. Strength of each concrete mixture will be satisfactory if every average of any three-consecutive compressive-strength tests equals or exceeds specified compressive strength, and no compressive-strength test value falls below specified compressive strength by more than 500 psi.
 9. Test results shall be reported in writing to Architect, concrete manufacturer, and Contractor within 48 hours of testing. Reports of compressive-strength tests shall contain Project identification name and number, date of concrete placement, name of concrete testing and inspecting agency, location of concrete batch in Work, design compressive strength at 28 days, concrete mixture proportions and materials, compressive breaking strength, and type of break for both 7- and 28-day tests.
 10. Nondestructive Testing: Impact hammer, sonoscope, or other nondestructive device may be permitted by Architect but will not be used as sole basis for approval or rejection of concrete.
 11. Additional Tests: Testing and inspecting agency shall make additional tests of concrete when test results indicate that slump, air entrainment, compressive strengths, or other requirements have not been met, as directed by Architect. Testing and inspecting agency may conduct tests to determine adequacy of concrete by cored cylinders complying with ASTM C 42/C 42M or by other methods as directed by Architect.
 12. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.
 13. Correct deficiencies in the Work that test reports and inspections indicate does not comply with the Contract Documents.

END OF SECTION 033000

02/22/22

City of Richland Uptown Parking Lot Improvements (21025)

CAST-IN-PLACE CONCRETE

033000 - 9

SECTION 101426 - POST AND PANEL/PYLON SIGNAGE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Nonilluminated post and panel signs.
- B. Related Sections include the following:
 - 1. Division 03 Section "Cast-in-Place Concrete" for concrete foundations and concrete fill.
 - 2. Division 10 Section "Signage" for wall-mounted signs and dimensional characters.

1.3 PERFORMANCE REQUIREMENTS

- A. Thermal Movements: Provide post and panel signs that allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures by preventing buckling, opening of joints, overstressing of components, failure of connections, and other detrimental effects. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
 - 1. Temperature Change (Range): 120 deg F, ambient; 180 deg F, material surfaces.

1.4 DEFINITIONS

- A. ADA-ABA Accessibility Guidelines: U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities; Architectural Barriers Act (ABA) Accessibility Guidelines."

1.5 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: Show fabrication and installation details for post and panel/pylon signage.
 - 1. Include plans, elevations, sections, details, and attachments to other work.
 - 2. Provide message list, typestyles, graphic elements, and layout for each sign at least half size and full-size details of graphics.
- C. Samples for Initial Selection: Manufacturer's color charts consisting of actual units or sections of units showing the full range of colors available for the following:
 - 1. Aluminum.
- D. Sign Schedule: Use same designations indicated on Drawings.

1.6 QUALITY ASSURANCE

- A. Fabricator Qualifications: Shop that employs skilled workers who custom-fabricate products similar to those required for this Project and whose products have a record of successful in-service performance.

- B. Source Limitations for Signs: Obtain each sign type indicated from one source from a single manufacturer.
- C. Regulatory Requirements: Comply with applicable provisions in ICC A117.1.

1.7 COORDINATION

- A. Coordinate installation of anchorages for post and panel/pylon signage. Furnish setting drawings, templates, and directions for installing anchorages and other items that are to be embedded in concrete.

1.8 FIELD CONDITIONS

- A. Field Measurements: Verify locations of anchorage devices embedded in permanent construction by other installers by field measurements before fabrication and indicate measurements on Shop Drawings.

1.9 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of post and panel signs that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Deterioration of metal finishes beyond normal weathering.
 - b. Deterioration of embedded graphic image colors.
 - 2. Warranty Period: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Accessibility Standard: Comply with applicable provisions in the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines for Buildings and Facilities and ICC A117.1 for signs

2.2 MATERIALS

- A. Aluminum Sheet and Plate: ASTM B 209M, alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated, and with at least the strength and durability properties of Alloy 5005-H32.
- B. Applied Vinyl: Die-cut characters from vinyl film of nominal thickness of 3 mils with pressure-sensitive adhesive backing, suitable for exterior applications.

2.3 PANEL SIGNS

- A. Sign Message Panels: Provide smooth sign panel surfaces constructed to remain flat under installed conditions within a tolerance of plus or minus 1/16 inch measured diagonally from corner to corner.
 - 1. Coordinate dimensions and attachment methods to produce message panels with closely fitting joints. Align edges and surfaces with one another in the relationship indicated.
 - 2. Increase metal thickness or reinforce with concealed stiffeners or backing materials as needed to produce surfaces without distortion, buckles, warp, or other surface deformations.

3. Continuously weld joints and seams unless other methods are indicated; grind, fill, and dress welds to produce smooth, flush, exposed surfaces with welds invisible after final finishing.

B. Message Panel Materials:

1. Aluminum Sheet: 0.125 inch thick.
 - a. Panel Finish: Mill finish.
 - b. Color: Mill finish.
2. Edge Condition: Square cut.
3. Corner Condition: Rounded to radius.

2.4 POSTS

- A. General: Fabricate posts to lengths required for mounting method indicated on the Drawings.
- B. Steel Posts: Fabricate from 3/16-inch-thick, 2-inch square steel tubing. Include post caps required for complete installation.
 1. Post Size: As indicated on the Drawings.
 2. Post Finish: Galvanized.
 3. Color: Natural galvanized.

2.5 ACCESSORIES

- A. Fasteners and Anchors: Manufacturer's standard as required for secure anchorage of signage, noncorrosive and compatible with each material joined, and complying with the following:
 1. For exterior exposure, furnish nonferrous-metal devices unless otherwise indicated.
 2. Exposed Metal-Fastener Components, General:
 - a. Fabricated from same basic metal and finish of fastened metal unless otherwise indicated.
 - b. Fastener Heads: For nonstructural connections, use screws and bolts with tamper-resistant, Allen-head slots unless otherwise indicated.
- B. Anchoring Materials:
 1. Anchoring Cement: Factory-packaged, nonshrink, nonstaining, hydraulic-controlled expansion cement formulation for mixing with water at Project site to create pourable anchoring, patching, and grouting compound.
 - a. Water-Resistant Product: At exterior locations, provide formulation that is resistant to erosion from water exposure without needing protection by a sealer or waterproof coating and that is recommended by manufacturer for exterior use.

2.6 FABRICATION

- A. General: Provide manufacturer's standard post and panel signs of configurations indicated.
 1. Welded Connections: Comply with AWS standards for recommended practices in shop welding. Provide welds behind finished surfaces without distortion or discoloration of exposed side. Clean exposed welded surfaces of welding flux and dress exposed and contact surfaces.
 2. Mill joints to tight, hairline fit. Form joints exposed to weather to exclude water penetration.
 3. Preassemble signs in the shop to greatest extent possible. Disassemble signs only as necessary for shipping and handling limitations. Clearly mark units for reassembly and installation, in location not exposed to view after final assembly.
 4. Conceal fasteners if possible; otherwise, locate fasteners where they will be inconspicuous.

2.7 FINISHES, GENERAL

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work.
- B. Verify that items, including anchor inserts, are sized, and located to accommodate signs.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Excavation: Excavate for sign foundation to elevations and dimensions indicated. Reconstruct subgrade that is not firm, undisturbed, or compacted soil, or that is damaged by freezing temperatures, frost, rain, accumulated water, or construction activities by excavating a further 12 inches, backfilling with satisfactory soil, and compacting to original subgrade elevation.
- B. Protect portion of posts above ground from concrete splatter.
- C. Locate signs and accessories where indicated, using mounting methods of types described and complying with manufacturer's written instructions.
 - 1. Install signs level, plumb, and at heights indicated, with sign surfaces free of distortion and other defects in appearance.
 - 2. Install signs so they do not protrude or obstruct according to accessibility standard.
 - 3. Before installation, verify that sign components are clean and free of materials or debris that would impair installation.
 - 4. Mechanical Fasteners: Use nonremovable mechanical fasteners placed through predrilled holes. Attach signs with fasteners and anchors suitable for secure attachment to substrate as recommended in writing by sign manufacturer.

3.3 CLEANING AND PROTECTION

- A. Remove and replace damaged or deformed signs and signs that do not comply with specified requirements. Replace signs with damaged or deteriorated finishes or components that cannot be successfully repaired by finish touchup or similar minor repair procedures.
- B. Remove temporary protective coverings and strippable films as signs are installed.

- C. On completion of installation, clean exposed surfaces of signs according to manufacturer's written instructions and touch up minor nicks and abrasions in finish. Maintain signs in a clean condition during construction and protect from damage until acceptance by Owner.

END OF SECTION 101426

SECTION 311000 - SITE CLEARING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Protecting existing vegetation to remain.
 - 2. Removing existing vegetation.
 - 3. Clearing and grubbing.
 - 4. Stripping and stockpiling topsoil.
 - 5. Removing above and below grade site improvements.
 - 6. Disconnecting, capping, or sealing, and abandoning site utilities in place.
 - 7. Temporary erosion and sedimentation control.
- B. Related Requirements:
 - 1. Section 5.12 "Layout of Work" for field engineering and surveying.
 - 2. Division 31 Section "Earth Moving" for base course and compaction.

1.3 DEFINITIONS

- A. Subsoil: Soil beneath the level of subgrade; soil beneath the topsoil layers of a naturally occurring soil profile, typified by less than 3 percent organic matter and few soil organisms.
- B. Topsoil: Top layer of the soil profile consisting of existing native surface topsoil or existing in-place surface soil; the zone where plant roots grow. Topsoil removal depths vary for differing site areas, per the requirements herein.
- C. Plant-Protection Zone: Area surrounding individual trees, groups of trees, shrubs, or other vegetation to be protected during construction and indicated on Drawings.
- D. Tree-Protection Zone: Area surrounding individual trees or groups of trees to be protected during construction and indicated on Drawings.
- E. Vegetation: Trees, shrubs, groundcovers, grass, and other plants.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

1.5 MATERIAL OWNERSHIP

- A. Except for materials indicated to be stockpiled or otherwise remain Owner's property, cleared materials shall become Contractor's property and shall be removed from Project site.

1.6 INFORMATIONAL SUBMITTALS

- A. Existing Conditions: Documentation of existing trees and plantings, adjoining construction, and site improvements that establishes preconstruction conditions that might be misconstrued as damage caused by site clearing.
 - 1. Use sufficiently detailed photographs.
 - 2. Include plans and notations to indicate specific wounds and damage conditions of each tree or other plant designated to remain.
- B. Record Drawings: Identifying and accurately showing locations of capped utilities and other subsurface structural, electrical, and mechanical conditions.
- C. Burning: NO BURNING ALLOWED.

1.7 FIELD CONDITIONS

- A. Traffic: Minimize interference with adjoining roads, streets, walks, and other adjacent occupied or used facilities during site-clearing operations.
 - 1. Do not close or obstruct streets, walks, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction.
 - 2. Provide alternate routes around closed or obstructed traffic ways if required by Owner or authorities having jurisdiction.
- B. Salvageable Improvements: Carefully remove items indicated to be salvaged and store on Owner's premises where indicated.
- C. Utility Locator Service: Notify utility locator service, "Call Before You Dig" for area where Project is located before site clearing.
- D. Do not commence site clearing operations until temporary erosion- and sedimentation-control measures are in place.
- E. Soil Stripping, Handling, and Stockpiling: Perform only when the soil is dry or slightly moist.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Satisfactory Soil Material: Requirements for satisfactory soil material are specified in Division 31 Section "Earth Moving."
 - 1. Obtain approved borrow soil material off-site when satisfactory soil material is not available on-site.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Protect and maintain benchmarks and survey control points from disturbance during construction.
- B. Verify that trees, shrubs, and other vegetation to remain have been flagged.
- C. Refer to Section 5.11 "Protection of Existing Structures, Equipment, Vegetation, Utilities, and Improvements."

- D. Protect existing site improvements to remain from damage during construction.
 - 1. Restore damaged improvements to their original condition, as acceptable to Owner.

3.2 TEMPORARY EROSION AND SEDIMENTATION CONTROL

- A. Provide temporary erosion- and sedimentation-control measures to prevent soil erosion and discharge of soil-bearing water runoff or airborne dust to adjacent properties, walkways, and public rights-of-way, according to requirements of authorities having jurisdiction and the Erosion and Sediment Control Plans.
- B. Verify that flows of water redirected from construction areas or generated by construction activity do not enter or cross protection zones.
- C. Inspect, maintain, and repair erosion- and sedimentation-control measures during construction.
- D. Dust control will be critical throughout the life of the project, due residential neighborhoods adjacent to the project site. Maintain moist soil conditions during onsite operations. Exposed soil shall be sealed during non-operational times.
- E. At completion of project, remove erosion and sedimentation controls and restore and stabilize areas disturbed during removal.

3.3 TREE AND PLANT PROTECTION

- A. Protect trees, turf, and plants remaining on-site throughout the life of the project.
- B. Repair or replace trees, shrubs, turf, and other vegetation indicated to remain that are damaged by construction operations.

3.4 EXISTING UTILITIES

- A. Owner will arrange for disconnecting and sealing indicated utilities that serve existing structures before site clearing, when requested by Contractor.
 - 1. Verify that utilities have been disconnected and capped before proceeding with site clearing.
- B. Locate, identify, disconnect, and seal or cap utilities indicated to be removed or abandoned in place.
 - 1. Arrange with utility companies to shut off indicated utilities.
- C. Locate, identify, and disconnect utilities indicated to be abandoned in place.
- D. Interrupting Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner or others, unless approved by the Owner and then only after arranging to provide temporary utility services.
- E. Excavate for and remove underground utilities indicated to be removed.

3.5 CLEARING AND GRUBBING

- A. Remove obstructions, trees, shrubs, and other vegetation to permit installation of new construction.
 - 1. Do not remove trees, shrubs, and other vegetation indicated to remain.
 - 2. Grind down stumps and remove roots larger than 2 inches in diameter, obstructions, and debris to a depth of 18 inches below exposed subgrade.
 - 3. Use only hand methods for grubbing within protection zones.

4. Chip removed tree branches and dispose of off-site.
- B. Fill depressions caused by clearing and grubbing operations with satisfactory soil material unless further excavation or earthwork is indicated.
 1. Place fill material in horizontal layers not exceeding a loose depth of 8-inches and compact each layer to structural fill requirements outlined in Division 31 Section "Earth Moving".

3.6 TOPSOIL STRIPPING

- A. Remove sod and grass before stripping topsoil.
- B. Strip topsoil as required to a depth as follows:
 1. Refer to project specific geo-technical reports for topsoil stripping depths.
- C. Stockpile topsoil away from edge of excavations without intermixing with subsoil or other materials. Grade and shape stockpiles to drain surface water. Cover with visqueen to prevent windblown dust and erosion by water per Stormwater Management Manual for Eastern Washington.
 1. Coordinate stockpile locations with the Owner.
 2. Limit height of topsoil stockpiles to 6 feet, maximum height may vary dependent upon space available.
 3. Do not stockpile topsoil within protection zones.
 4. Ensure quantities left onsite will be adequate for reuse.

3.7 SITE IMPROVEMENTS

- A. Remove existing above and below grade improvements as indicated and necessary to facilitate new construction.
- B. Remove slabs, paving, and aggregate base as indicated.
 1. Unless existing full-depth joints coincide with line of demolition, neatly saw-cut along line of existing pavement to remain before removing adjacent existing pavement. Saw-cut faces vertically.
 2. Paint cut ends of steel reinforcement in concrete to remain with two coats of antirust coating, following coating manufacturer's written instructions. Keep paint off surfaces that will remain exposed.

3.8 DISPOSAL OF SURPLUS AND WASTE MATERIALS

- A. Remove unsuitable topsoil, obstructions, demolished materials, and waste materials including trash and debris, and legally dispose of them off Owner's property.

END OF SECTION 311000

SECTION 312000 - EARTH MOVING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Excavating and filling for rough grading the site.
 - 2. Preparing subgrades for walks, curbing, and pavements.
 - 3. Preparing subgrades for turf, grasses, and plants.
 - 4. Base course for concrete flatwork.
 - 5. Base course for asphalt paving.
 - 6. Excavating and backfilling trenches for buried utility structures.
- B. Related Requirements:
 - 1. Section 4.02 "Project Record" for recording pre-excavation and earth-moving progress.
 - 2. Division 03 Section "Cast-in-Place Concrete" for granular course.
 - 3. Division 31 Section "Site Clearing" for site stripping, and removal of above- and below-grade improvements and utilities.
 - 4. Division 32 Section "Soil Preparation" for planting soil depths.

1.3 DEFINITIONS

- A. Backfill: Soil material or controlled low-strength material used to fill an excavation.
 - 1. Initial Backfill: Backfill placed beside and over pipe in a trench, including haunches to support sides of pipe.
 - 2. Final Backfill: Backfill placed over initial backfill to fill a trench.
- B. Base Course: Aggregate layer placed between the subgrade and hot-mix asphalt paving, or concrete flatwork.
- C. Bedding Course: Aggregate layer placed over the excavated subgrade in a trench before laying pipe.
- D. Borrow Soil: Satisfactory soil imported from off-site for use as fill or backfill. Satisfactory soil requirements for site areas are provided in Section 2.1.
- E. Drainage Course: Clean or washed aggregate associated with drainage structures.
- F. Drainage Structure: Catch basins, manholes, french drains, trench drains, pipe headwalls, storm piping, infiltration trenches, or any other man-made structure intended to collect or convey storm water.
- G. Excavation: Removal of material encountered above subgrade elevations and to lines and dimensions indicated.
 - 1. Authorized Additional Excavation: Excavation below subgrade elevations or beyond indicated lines and dimensions as directed by Architect. Authorized additional excavation and replacement material will be paid for according to Contract provisions for changes in the Work.

2. Unauthorized Excavation: Excavation below subgrade elevations or beyond indicated lines and dimensions without direction by Architect. Unauthorized excavation, as well as remedial work directed by Architect, shall be without additional compensation.

H. Fill: Soil materials, structural or non-structural, used to raise existing grades.

I. Non-structural Fill: Soil material placed outside 5 feet of structures.

J. Structures: Buildings, footings, foundations, retaining walls, slabs, tanks, curbs, mechanical and electrical appurtenances, or other man-made stationary features constructed above or below the ground surface.

K. Structural Fill: Soil material placed beneath or within 5 feet of site improvements.

L. Subgrade: Uppermost surface of an excavation or the top surface of a fill or backfill immediately below base course, drainage fill, drainage course, or topsoil materials.

M. Utilities: On-site underground pipes, conduits, ducts, and cables as well as underground services within buildings.

1.4 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct preexcavation conference at Project site.

1. Review methods and procedures related to earthmoving, including, but not limited to, the following:
 - a. Personnel and equipment needed to make progress and avoid delays.
 - b. Coordination of Work with utility locator service.
 - c. Coordination of Work and equipment movement with utility installation by others.
 - d. Extent of trenching by hand.
 - e. Field quality control.
 - f. Coordination with Owner's Testing Agency.

1.5 ACTION SUBMITTALS

A. Product Data: For each type of the following manufactured products required:

1. Geotextiles.
2. Warning tapes.

B. Samples for Verification: For the following products, in sizes indicated below:

1. Geotextile: 12 by 12 inches.
2. Warning Tape: 12 inches long; of each color.

1.6 INFORMATIONAL SUBMITTALS

A. Qualification Data: For qualified testing agency.

B. Material Test Reports: For each on-site and borrow soil material proposed for fill and backfill as follows:

1. Gradation analysis according to ASTM D 6913.
2. Laboratory compaction curve according to ASTM D 1557.

1.7 QUALITY ASSURANCE

A. Geotechnical Testing Agency Qualifications: The Owner will employ a testing agency and geotechnical engineer for construction that is qualified to perform the testing required, classify the

proposed onsite and borrow soil, and verify that soil conditions comply with the design and specified requirements during construction. The testing agency shall include a licensed professional engineer registered in the state to oversee geotechnical-related site observations and related testing supervision operations.

- B. Comply with Washington Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction – 2020 Edition for workmanship and materials where indicated.

1.8 FIELD CONDITIONS

- A. Traffic: Minimize interference with adjoining roads, streets, walks, and other adjacent occupied or used facilities during earth-moving operations.
 - 1. Do not close or obstruct streets, walks, or other adjacent occupied or used facilities without permission from authorities having jurisdiction.
 - 2. Provide alternate routes around closed or obstructed traffic ways if required by authorities having jurisdiction.
- B. Utility Locator Service: Notify utility locator service "Call Before You Dig" for area where Project is located before beginning earth-moving operations. Provide this service for both off-site and onsite locates.
- C. Do not commence earth-moving operations until temporary site fencing and erosion- and dust-control measures specified in Section 5.08 "Operations, Materials Handling, and Storage Areas" and Division 31 Section "Site Clearing" are in place.

PART 2 - PRODUCTS

2.1 SOIL MATERIALS

- A. General: Provide borrow soil materials when sufficient satisfactory soil materials are not available from excavations.
- B. Satisfactory Soils: ASTM D 2487 Soil Classification Groups GW, GP, GM, SW, SP, and SM, or a combination of these groups; free of rock or gravel larger than 6 inches in any dimension, debris, waste, frozen materials, vegetation, and other deleterious matter,
- C. Unsatisfactory Soils: Unsatisfactory Soil: Soil classified as ML, CL, CH, MH, OH, OL, or PT may not be used onsite. Any soil containing more than 3% organics or deleterious substances is unsatisfactory.
- D. Base Course: Artificially graded mixture of crushed stone, and natural or crushed sand; generally meeting *WSDOT – 9-03.9(3)* specification for crushed surfacing top course (3/4" minus crushed aggregate). Base course beneath concrete flatwork shall contain no more than 5 percent passing the No. 200 sieve.
- E. Bedding Course: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand; generally meeting *WSDOT – 9-03.12(3) – Gravel Backfill for Pipe Zone Beddings of WSDOT Standards*.
- F. Pipe Zone Backfill: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand; generally meeting *WSDOT – 9-03.10 – Aggregate for Gravel Base conforming to the 2018 WSDOT Standards*.

- G. Drainage Course: Narrowly graded mixture of crushed stone, uncrushed gravel; generally meeting *WSDOT – 9-03.12(4) – Gravel Backfill for Drains of WSDOT Standards*.
- H. Sand: ASTM C 33; fine aggregate, natural, or manufactured sand. generally meeting *WSDOT – 9-03.13 – Backfill for Sand Drains of WSDOT Standards*.
- I. See Division 31 Section "Site Clearing" for boulders.

2.2 GEOTEXTILES

- A. Separation and Stabilization Geotextile: Non-woven geotextile fabric, manufactured for separation and stabilization applications, made from polyolefins or polyesters; with elongation less than 50 percent; complying with WSDOT Standards Section 9-33.2(1), Table 3.

Table 3
Geotextile for Separation or Soil Stabilization

Geotextile Property	ASTM Test Method ²	Geotextile Property Requirements ¹			
		Separation		Soil Stabilization	
		Woven	Nonwoven	Woven	Nonwoven
AOS	D4751	No. 30 max.		No. 40 max.	
Water Permittivity	D4491	0.02 sec ⁻¹ min.		0.10 sec ⁻¹ min.	
Grab Tensile Strength, in machine and x-machine direction	D4632	250 lb min.	160 lb min.	315 lb min.	200 lb min.
Grab Failure Strain, in machine and x-machine direction	D4632	< 50%	≥ 50%	< 50%	≥ 50%
Seam Breaking Strength	D4632 ³	220 lb min.	140 lb min.	270 lb min.	180 lb min.
Puncture Resistance	D6241	495 lb min.	310 lb min.	620 lb min.	430 lb min.
Tear Strength, in machine and x-machine direction	D4533	80 lb min.	50 lb min.	112 lb min.	79 lb min.
Ultraviolet (UV) Radiation Stability	D4355	50% strength retained min., after 500 hours in xenon arc device			

2.3 ACCESSORIES

- A. Detectable Warning Tape: Acid- and alkali-resistant, polyethylene film warning tape manufactured for marking and identifying underground utilities, a minimum of 6 inches wide and 4 mils thick, continuously inscribed with a description of the utility, with metallic core encased in a protective jacket for corrosion protection, detectable by metal detector when tape is buried up to 30 inches deep; colored as follows:
 - 1. Red: Electric.
 - 2. Yellow: Gas, oil, steam, and dangerous materials.
 - 3. Orange: Telephone and other communications.
 - 4. Blue: Water systems.
 - 5. Green: Sewer systems.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earth-moving operations.
- B. Protect and maintain erosion and sedimentation controls during earth-moving operations.
- C. Preparation of subgrade for earthwork operations including removal of vegetation, topsoil, debris, obstructions, and deleterious materials from ground surface is specified in Division 31 Section "Site Clearing."
- D. Protect subgrades and foundation soils from freezing temperatures and frost. Remove temporary protection before placing subsequent materials.
- E. Protect prepared subgrades from degradation, softening or pumping by construction traffic. Repair subgrades damaged by construction activities at no cost to the Owner.
- F. Remove undocumented fill below any walk, structure, or paved area to native, undisturbed soil. Prepare subgrade after undocumented fill removal to the requirements of this specification. See project-specific *Geotechnical Evaluation* dated April 21, 2020, prepared by ALLWEST for more information.

3.2 DEWATERING

- A. Provide dewatering system of sufficient scope, size, and capacity to control hydrostatic pressures and to lower, control, remove, and dispose of ground water and permit excavation and construction to proceed on dry, stable subgrades.
- B. Prevent surface water and ground water from entering excavations, from ponding on prepared subgrades, and from flooding Project site and surrounding area.
- C. Protect subgrades from softening, undermining, washout, and damage by rain or water accumulation.
 - 1. Reroute surface water runoff away from excavated areas. Do not allow water to accumulate in excavations. Do not use excavated trenches as temporary drainage ditches.
 - 2. Install a dewatering system to keep subgrades dry and convey ground water away from excavations. Maintain until dewatering is no longer required.

- D. Dispose of water removed by dewatering in a manner that avoids endangering public health, property, and portions of work under construction or completed. Dispose of water and sediment in a manner that avoids inconvenience to others.

3.3 EXCAVATION, GENERAL

- A. Unclassified Excavation: Excavate to subgrade elevations regardless of the character of surface and subsurface conditions encountered. Unclassified excavated materials may include rock, soil materials, and obstructions. No changes in the Contract Sum or the Contract Time will be authorized for rock excavation or removal of obstructions.
- B. Site soil is expected to be excavatable using conventional excavation techniques and equipment.

3.4 EXCAVATION FOR WALKS AND PAVEMENTS

- A. Excavate surfaces under walks and pavements to indicated lines, cross sections, elevations, and subgrades.
- B. Remove deleterious material and debris exposed during subgrade preparations.
- C. Prepare subgrades as described in the *Geotechnical Evaluation* dated April 21, 2020, prepared by ALLWEST for each project.

3.5 EXCAVATION FOR UTILITY TRENCHES

- A. Excavate trenches to indicated gradients, lines, depths, and elevations.
 - 1. Beyond building perimeter, excavate trenches to allow installation of top of pipe below frost line.
 - 2. Remove all saturated, loose, or disturbed soil from the bottom of the utility trenches prior to placing pipe bedding.
- B. Excavate trenches to uniform widths to provide the following clearance on each side of pipe or conduit. Excavate trench walls vertically from trench bottom to 12 inches higher than top of pipe or conduit unless otherwise indicated.
 - 1. Clearance: 12 inches each side of pipe or conduit.
- C. Trench Bottoms: Excavate trenches 4 inches deeper than bottom of pipe and conduit elevations to allow for bedding course. Hand-excavate deeper for bells of pipe.
 - 1. Excavate trenches 6 inches deeper than elevation required in rock or other unyielding bearing material to allow for bedding course.

3.6 EXCAVATION FOR MULCHES

- A. Excavate surfaces under mulches to allow for indicated depths and finished elevations. Finish grade of mulch shall be 3/4 inch below adjacent walk or curbing.

3.7 EXCAVATION FOR TURF AND LANDSCAPE PLANTING AREAS

- A. Excavate surfaces under turf and landscape plantings to allow for indicated depths and finished elevations. Coordinate with Division 31 Section "Soil Preparation" for placing and mixing planting soil over exposed subgrade.

3.8 SUBGRADE INSPECTION

- A. Notify [BC1]Geotechnical Testing Agency when excavations have reached required subgrade following site preparations.
- B. If Geotechnical Testing Agency determines that unsatisfactory soil is present, continue excavation and replace with compacted backfill or fill material as directed.
- C. Moisture-condition and compact the subgrade below the slabs and pavements to required compaction levels presented herein. If the subgrade becomes soft or unstable during subgrade compaction, remove an additional native soil, moisture condition, and reinstall as structural fill. Do so only after subgrade review and identification of affected areas and as directed by the Geotechnical Testing Agency.
- D. Authorized additional excavation and replacement material will be paid for according to Contract provisions for changes in the Work.
- E. If earthwork occurs during wet periods, accomplish work at or near final subgrade using equipment that imparts low bearing pressures, track-mounted, drum and low tire pressure equipment. Refer to Wet Weather/Wet Soil Construction section of the project-specific *Geotechnical Evaluation* for subgrade improvements, if required.
- F. Reconstruct subgrades damaged by freezing temperatures, frost, rain, accumulated water, or construction activities, without additional compensation.

3.9 STORAGE OF SOIL MATERIALS

- A. Stockpile borrow soil materials and excavated satisfactory soil materials without intermixing. Place, grade, and shape stockpiles to drain surface water. Cover to prevent windblown dust per Erosion and Sedimentation control Plan.
 - 1. Stockpile soil materials away from edge of excavations. Do not store within drip line of remaining trees.

3.10 BACKFILL

- A. Place and compact backfill in excavations promptly, but not before completing the following:
 - 1. Construction below finish grade where applicable.
 - 2. Surveying locations of underground utilities for Record Documents.
 - 3. Testing and inspecting underground utilities.
 - 4. Removing concrete formwork.
 - 5. Removing trash and debris.
 - 6. Notifying Geotechnical Testing Agency to observe the subgrade in accordance with Section 3.7 – Subgrade Inspection of this specification.
- B. Place backfill on subgrades free of mud, frost, snow, or ice.

3.11 UTILITY TRENCH BACKFILL

- A. Place backfill on subgrades free of mud, frost, snow, or ice.
- B. Place and compact bedding course on trench bottoms and where indicated. Shape bedding course to provide continuous support for bells, joints, and barrels of pipes and for joints, fittings, and bodies of conduits.

- C. Initial Backfill:
 - 1. Soil Backfill: Place and compact initial backfill of satisfactory soil, free of particles larger than 1 inch in any dimension, to a height of 12 inches over the pipe or conduit.
 - a. Carefully compact initial backfill under pipe haunches and compact evenly up on both sides and along the full length of piping or conduit to avoid damage or displacement of piping or conduit. Coordinate backfilling with utilities testing.
- D. Final Backfill:
 - 1. Soil Backfill: Place and compact final backfill of satisfactory soil to final subgrade elevation.
- E. Warning Tape: Install detectable warning tape directly above utilities, 12 inches below finished grade, except 6 inches below subgrade under pavements and slabs.

3.12 SOIL FILL

- A. Plow, scarify, bench, or break up sloped surfaces steeper than 1 vertical to 5 horizontal so fill material will bond with existing material.
- B. Place and compact fill material in layers to required elevations as follows:
 - 1. Under grass and planted areas, use non-structural fill material.
 - 2. Under walks and pavements, use structural fill.
- C. Place soil fill on subgrades free of mud, frost, snow, or ice.

3.13 SOIL MOISTURE CONTROL

- A. Uniformly moisten or aerate subgrade and each subsequent fill or backfill soil layer before compaction to within 2 percent of optimum moisture content.
 - 1. Do not place backfill or fill soil material on surfaces that are muddy, frozen, or contain frost or ice.
 - 2. Remove and replace, or scarify and air dry, otherwise satisfactory soil material that exceeds optimum moisture content by 2 percent and is too wet to compact to specified dry unit weight.

3.14 COMPACTION OF SOIL BACKFILLS AND FILLS

- A. Prepare subgrades which will receive fill beneath improvements must be scarified, moisture-conditioned, compacted per the following requirements and approved by the Owner's testing agency, prior to fill placement.
- B. Scarify exposed soil surface a minimum of 8 inches, moisture conditions and compact to 92 percent maximum dry unit weight according to ASTM D 1557.
- C. Place backfill and fill soil materials in layers not more than 8 inches in loose depth for material compacted by heavy compaction equipment and not more than 4 inches in loose depth for material compacted by hand-operated tampers.
- D. Place backfill and fill soil materials evenly on all sides of improvements to required elevations and uniformly along the full length of each structure.
- E. Compact soil materials to not less than the following percentages of maximum dry unit weight according to ASTM D 1557:
 - 1. Under pavements, compact top 12 inches of existing subgrade and each layer of backfill or fill soil material to a minimum 95 percent.

2. Under walkways, compact top 6 inches below subgrade and compact each layer of backfill or fill soil material to a minimum 95 percent.
 3. Under turf, landscape, or unpaved areas, scarify and lightly recompact top 12 inches below subgrade to a minimum of 87 percent. Do not exceed 90 percent. Owner shall confirm with testing.
 4. For utility trenches, compact each layer backfill placed 2 feet or more below the surface soil material at 95 percent. Backfill placed in the upper 2 feet beneath proposed improvements should be compacted to 95 percent maximum density of the ASTM D1557.
 5. For site light poles, compact each layer backfill placed 2 feet or more below the surface soil material at 95 percent. Backfill placed in the upper 2 feet beneath proposed improvements should be compacted to 95 percent maximum density of the ASTM D1557. Testing agency to confirm.
- F. Method Compaction - Structural fill comprising material with more than 30 percent by weight coarser than $\frac{3}{4}$ inch must be compacted using a "method specification" which requires at least 5 complete passes of a 10-ton or larger, vibratory roller. If alternate compaction equipment such as vibratory hoe-packs or large pneumatic equipment is selected, the Geotechnical Testing Agency must be contacted to review this equipment and evaluate soil density and roller patterns during construction. Regardless, this method of compaction effort must create a dense and interlocking surface that does not exhibit pumping, rutting or deflection beneath construction equipment and is free of loose soil debris and standing water. Method compaction must be observed by the Geotechnical Testing Agency on a near full-time basis at the onset of placement to establish final roller pass requirements and to verify the material is compacted to as high a density as practical with the selected compaction equipment.

3.15 GRADING

- A. General: Uniformly grade areas to a smooth surface, free of irregular surface changes. Comply with compaction requirements and grade to cross sections, lines, and elevations indicated.
1. Provide a smooth transition between adjacent existing grades and new grades.
 2. Cut out soft spots, fill low spots, and trim high spots to comply with required surface tolerances.
- B. Site Rough Grading: Slope grades to direct water away from improvements and to prevent ponding. Finish subgrades to elevations required to achieve indicated finish elevations, within the following subgrade tolerances:
1. Turf or Unpaved Areas: Plus or minus 1 inch.
 2. Walks: Plus or minus $\frac{1}{2}$ inch.
 3. Pavements: Plus or minus $\frac{1}{2}$ inch.
- C. Site Finish Grading: Grade areas adjacent to improvements to a smooth, uniform surface plane with loose, uniformly fine texture. Grade tolerance to within plus or minus $\frac{1}{2}$ inch.
- D. Grading outside Building Lines: Finish subgrade to a tolerance of $\frac{1}{2}$ inch when tested with a 10-foot straightedge.

3.16 BASE COURSES UNDER PAVEMENTS AND WALKS

- A. Place base course on subgrades free of mud, frost, snow, or ice.
- B. On prepared and approved subgrade, place base course under concrete slabs-on-grade, pavements and walks as follows:
1. Place base course material on approved and accepted subgrade.
 2. Shape base course to required elevations and cross-slope grades.
 3. Place base course 10 inches or less in compacted thickness in a single layer.

4. Place base course that exceeds 10 inches in compacted thickness in layers of equal thickness, with no compacted layer more than 10 inches thick or less than 5 inches thick.
5. Compact base course at optimum moisture content to required grades, lines, cross sections, and thickness to not less than 95 percent of maximum dry unit weight according to ASTM D 1557.

3.17 FIELD QUALITY CONTROL

- A. Testing Agency: Owner will engage a qualified geotechnical engineering testing agency to perform tests and inspections.
- B. Allow testing agency to inspect and test subgrades and each fill or backfill layer. Proceed with subsequent earth moving only after test results for previously completed work comply with requirements.
- C. Owner's testing agency will test compaction of soils in place according to ASTM D 1556, ASTM D 2167, ASTM D 2937, and ASTM D 6938, as applicable. Tests will be performed at the following locations and frequencies:
 1. Paved/Flatwork Areas: At subgrade and at each compacted fill and backfill layer, at least one test for every 1000 sq. ft. or less of paved area, but in no case fewer than three tests.
 2. Trench Backfill: At each compacted initial and final backfill layer, at least one test for every 50 feet or less of trench length, but no fewer than two tests.
- D. When testing agency reports (verbal or written) that subgrades, fills, or backfills have not achieved degree of compaction, scarify, and moisten or aerate, or remove and replace soil materials to depth required; recompact and retest until specified compaction and subgrade criteria are met. No additional compensation will be paid for nonconforming areas and subsequent rework.

3.18 PROTECTION

- A. Protecting Graded Areas: Protect newly graded areas from traffic, freezing, and erosion. Keep free of trash and debris.
- B. Repair and reestablish grades to specified tolerances where completed or partially completed surfaces become eroded, rutted, settled, or where they lose compaction due to subsequent construction operations or weather conditions.
 1. Scarify or remove and replace soil material to depth as directed by Geotechnical Testing Agency; reshape and recompact.
- C. Where settling occurs before Project correction period elapses, remove finished surfacing, backfill with additional soil material, compact, and reconstruct surfacing.
 1. Restore appearance, quality, and condition of finished surfacing to match adjacent work, and eliminate evidence of restoration to greatest extent possible.

3.19 DISPOSAL OF SURPLUS AND WASTE MATERIALS

- A. Remove surplus satisfactory soil and waste materials, including unsatisfactory soil, trash, and debris, and legally dispose of them off Owner's property.

END OF SECTION 312000

SECTION 321216 - ASPHALT PAVING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Hot-mix asphalt paving.
 - 2. Existing asphalt surface treatment.
 - a. Fog Sealcoat.
- B. Related Requirements:
 - 1. Division 31 Section "Earth Moving" for subgrade preparation, fill material, unbound-aggregate base courses, and aggregate pavement shoulders.

1.3 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
 - 1. Review methods and procedures related to hot-mix asphalt paving including, but not limited to, the following:
 - a. Review proposed sources of paving materials, including capabilities and location of plant that will manufacture hot-mix asphalt.
 - b. Review requirements for protecting paving work, including restriction of traffic during installation period and for remainder of construction period.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include technical data and tested physical and performance properties.
 - 2. Job-Mix Designs: For each job mix proposed for the Work.

1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For manufacturer and testing agency.
- B. Material Certificates: For each paving material.
- C. Material Test Reports: For each paving material, by a qualified testing agency.
- D. Field quality-control reports.

1.6 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A paving-mix manufacturer registered with and approved by authorities by *Washington Department of Transportation (WSDOT)*.
- B. Testing Agency Qualifications: Qualified according to ASTM D 3666 for testing indicated.

- C. Regulatory Requirements: Comply with materials, workmanship, and other applicable requirements of Washington Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction – 2020 for asphalt paving work.

1.7 FIELD CONDITIONS

- A. Environmental Limitations: Do not apply asphalt materials if subgrade is wet or excessively damp, if rain is imminent or expected before time required for adequate cure, or if the following conditions are not met:
 - 1. Tack Coat: Minimum surface temperature of 50 deg F.
 - 2. Asphalt Base Course: Minimum surface temperature of 40 deg F and rising at time of placement.
 - 3. Asphalt Surface Course: Minimum surface temperature of 40 deg F at time of placement.
 - 4. Slurry Coat (Fog Sealcoat): Comply with weather limitations in ASTM D3910.

PART 2 - PRODUCTS

2.1 AGGREGATES

- A. General: Use materials and gradations in conformance with 2018 WSDOT Standard Specifications and AASHTO standards.
- B. Aggregate: Comply with WSDOT Specifications per Section 9-03.9(3) for crushed surfacing.
- C. Mineral Filler: ASTM D 242/D 242M, rock or slag dust, hydraulic cement, or other inert material.

2.2 ASPHALT MATERIALS

- A. Asphalt Binder: AASHTO M 320, PG 64-22.
- B. Asphalt Cement: ASTM D 3381/D 3381M for viscosity-graded material ASTM D 946/D 946M for penetration-graded material.
- C. Tack Coat: AASHTO M 140 emulsified asphalt, or AASHTO M 208 cationic emulsified asphalt, slow setting, diluted in water, of suitable grade and consistency for application.
- D. Water: Potable.
- E. Fog Seal: ASTM D2397/D2397M or AASHTO M 208 cationic emulsified asphalt, slow setting, factory diluted in water, of suitable grade and consistency for application.

2.3 AUXILIARY MATERIALS

- A. Herbicide: Commercial chemical for weed control, registered by the EPA, and not classified as "restricted use" for locations and conditions of application. Provide in granular, liquid, or wettable powder form.
- B. Sand: ASTM D 1073, Grade No. 2, or No. 3.
- C. Joint Sealant: AASHTO M 324, Type I, hot-applied, single-component, polymer-modified bituminous sealant.

2.4 MIXES

- A. Hot-Mix Asphalt: Dense-graded, hot-laid, hot-mix asphalt plant mixes per Washington Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction – 2018 Edition complying with Section 9-03.04 and the following requirements: *WSDOT Standard Specification section 5-04, HMA class ½” designed for 0.3 to 3.0 ESAL’s*.
 - 1. Provide mixes with a history of satisfactory performance in geographical area where Project is located.
 - 2. Surface Course: ½ inch.
- B. Emulsified-Asphalt Slurry: ASTM D3910, Type 2.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Owner’s testing agency shall verify that subgrade is dry and in suitable condition to begin paving.
- B. Proof-roll subgrade below pavements with heavy pneumatic-tired equipment to identify soft pockets and areas of excess yielding. Do not proof-roll wet or saturated subgrades.
 - 1. Completely proof-roll subgrade in one direction, repeating proof-rolling in direction perpendicular to first direction. Limit vehicle speed to 3 mph.
 - 2. Proof roll with a loaded 10-wheel, tandem-axle dump truck weighing not less than 15 tons.
 - 3. Excavate soft spots, unsatisfactory soils, and areas of excessive pumping or rutting, as determined by Owner’s testing agency, and replace with compacted backfill or fill as directed.
- C. Proceed with paving only after unsatisfactory conditions have been corrected.
- D. Verify that utilities and other items requiring a cut and/or installation beneath the asphalt surface have been completed prior to beginning installation of asphalt.

3.2 PATCHING

- A. Asphalt Pavement: Saw cut perimeter of patch and excavate existing pavement section to sound base. Excavate rectangular or trapezoidal patches, extending 12 inches into perimeter of adjacent sound pavement, unless otherwise indicated. Cut excavation faces vertically. Remove excavated material. Recompact existing unbound-aggregate base course to form new subgrade.
- B. Tack Coat: Before placing patch material, apply tack coat uniformly to vertical asphalt surfaces abutting the patch. Apply at a rate of 0.05 to 0.15 gal./sq. yd.
 - 1. Allow tack coat to cure undisturbed before applying hot-mix asphalt paving.
 - 2. Avoid smearing or staining adjoining surfaces, appurtenances, and surroundings. Remove spillages and clean affected surfaces.
- C. Placing Patch Material: Fill excavated pavement areas with hot-mix asphalt base mix for full thickness of patch and, while still hot, compact flush with adjacent surface.

3.2.1 REPAIRS

- A. Crack and Joint Filling: Remove existing joint filler material from cracks or joints to a depth of ¼ inch.
 - 1. Clean cracks and joints in existing hot-mix asphalt pavement.

2. Use emulsified-asphalt slurry to seal cracks and joints less than ¼ inch wide. Fill flush with surface of existing pavement and remove excess.
3. Use hot-applied joint sealant to seal cracks and joints more than ¼ inch wide. Fill flush with surface of existing pavement and remove excess.

3.3 SURFACE PREPARATION

- A. General: Immediately before placing asphalt materials, remove loose and deleterious material from substrate surfaces. Ensure that prepared subgrade is ready to receive paving.
- B. Herbicide Treatment: Apply herbicide according to manufacturer's recommended rates and written application instructions. Apply to dry, prepared subgrade or surface of compacted-aggregate base before applying paving materials.
- C. Tack Coat: Apply uniformly to surfaces of existing pavement at a rate of 0.05 to 0.15 gal./sq. yd.
 1. Allow tack coat to cure undisturbed before applying hot-mix asphalt paving.
 2. Avoid smearing or staining adjoining surfaces, appurtenances, and surroundings. Remove spillages and clean affected surfaces.
- D. Ensure that prepared subgrade has been proof-rolled and is ready to receive paving. Immediately before placing asphalt materials, remove loose and deleterious material from substrate surfaces.
- D. Asphalt Surface Treatments: Clean surface to be treated of all loose materials and other debris. Grind off all painted stripes & symbols. Fill cracks as required and apply treatment as specified.
 1. The pavement surface shall be cleaned with a road sweeper, power broom or flushed with a water pump-unit to remove dust, dirt, and debris. The pavement surface must be clean and dry before applying the seal. If flushing is required, it should be completed 24 hours prior to the application of the seal to allow for adequate drying.

3.4 PLACING HOT-MIX ASPHALT

- A. Machine place hot-mix asphalt on prepared surface, spread uniformly, and strike off. Place asphalt mix by hand in areas inaccessible to equipment in a manner that prevents segregation of mix. Place each course to required grade, cross section, and thickness when compacted.
 1. Place hot-mix asphalt base course in number of lifts and thicknesses indicated.
 - a. *Standard Section – 3.0 inches of HMA over 6.0 inches of compacted base course.*
 2. Place hot-mix asphalt surface course in single lift.
 3. Spread mix at a minimum temperature of 250 deg F.
 4. Begin applying mix on high side of single slopes unless otherwise indicated.
 5. Regulate paver machine speed to obtain smooth, continuous surface free of pulls and tears in asphalt-paving mat.
- B. Place paving in consecutive strips not less than 10 feet wide unless infill edge strips of a lesser width are required.
 1. After first strip has been placed and rolled, place succeeding strips and extend rolling to overlap previous strips. Overlap mix placement about 1 to 1-1/2 inches from strip to strip to ensure proper compaction of mix along longitudinal joints.
 2. Complete a section of asphalt base course before placing asphalt surface course.

- C. Promptly correct surface irregularities in paving course behind paver. Use suitable hand tools to remove excess material forming high spots. Fill depressions with hot-mix asphalt to prevent segregation of mix; use suitable hand tools to smooth surface.

3.5 JOINTS

- A. Construct joints to ensure a continuous bond between adjoining paving sections. Construct joints free of depressions, with same texture and smoothness as other sections of hot-mix asphalt course.
 - 1. Clean contact surfaces and apply tack coat to joints.
 - 2. Offset longitudinal joints, in successive courses, a minimum of 6 inches.
 - 3. Offset transverse joints, in successive courses, a minimum of 24 inches.
 - 4. Construct transverse joints at each point where paver ends a day's work and resumes work at a subsequent time. Construct these joints using either "bulkhead" or "papered" method according to AI MS-22, for both "Ending a Lane" and "Resumption of Paving Operations."
 - 5. Compact joints as soon as hot-mix asphalt will bear roller weight without excessive displacement.
 - 6. Compact asphalt at joints to a density within 2 percent of specified course density.

3.6 COMPACTION

- A. General: Begin compaction as soon as placed hot-mix paving will bear roller weight without excessive displacement. Compact hot-mix paving with hot, hand tampers or with vibratory-plate compactors in areas inaccessible to rollers.
 - 1. Complete compaction before mix temperature cools to 185 deg F.
- B. Breakdown Rolling: Complete breakdown or initial rolling immediately after rolling joints and outside edge. Examine surface immediately after breakdown rolling for indicated crown, grade, and smoothness. Correct laydown and rolling operations to comply with requirements.
- C. Intermediate Rolling: Begin intermediate rolling immediately after breakdown rolling while hot-mix asphalt is still hot enough to achieve specified density. Continue rolling until hot-mix asphalt course has been uniformly compacted to the following density:
 - 1. Average Density: 92 percent of maximum theoretical specific gravity (Rice's density) (ASTM D 2041).
- D. Finish Rolling: Finish roll paved surfaces to remove roller marks while hot-mix asphalt is still warm.
- E. Edge Shaping: While surface is being compacted and finished, trim edges of pavement to proper alignment. Compact and bevel edges while asphalt is still hot; compact thoroughly.
- F. Repairs: Remove paved areas that are defective or contaminated with foreign materials and replace with fresh, hot-mix asphalt. Compact by rolling to specified density and surface smoothness.
- G. Protection: After final rolling, do not permit vehicular traffic on pavement until it has cooled and hardened.
- H. Erect barricades to protect paving from traffic until mixture has cooled enough not to become marked.

3.7 INSTALLATION TOLERANCES

- A. Pavement Thickness: Compact each course to produce the thickness indicated within the following tolerances:
 - 1. Base Course: Plus or minus 1/2 inch.
 - 2. Surface Course: Plus 1/4 inch, no minus.

- B. Pavement Surface Smoothness: Compact each course to produce a surface smoothness within the following tolerances as determined by using a 10-foot straightedge applied transversely or longitudinally to paved areas:
 - 1. Base Course: 1/4 inch.
 - 2. Surface Course (where applicable): 1/8 inch.
- C. Do not begin installation of the base course or asphalt paving until equipment access is fully evaluated for ease of access and "run out" area for trucks and pavers such that placement of HMA is continuous and in the same direction.

3.7.1 SURFACE TREATMENTS

- A. Slurry Seals: Apply slurry coat in a uniform thickness in accordance with ASTM D3910 and allow to cure a minimum of 4 hours, verify with manufacturer.
 - 1. Roll slurry seal to remove ridges and provide a uniform, smooth surface. With fine sand, lightly dust areas receiving excess fog seal.

3.8 FIELD QUALITY CONTROL

- A. Testing Agency: Owner will engage a qualified testing agency to perform tests (mixture quality testing to confirm asphalt content and gradation) and inspections.
- B. Thickness: In-place compacted thickness of hot-mix asphalt courses will be determined according to ASTM D 3549. A minimum of one (1) core samples per day each day that asphalt is placed.
- C. Surface Smoothness: Finished surface of each hot-mix asphalt course will be tested for compliance with smoothness tolerances.
- D. Replace and compact hot-mix asphalt where core tests were taken.
- E. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements.
- F. The asphalt lift shall be evaluated for quality of asphalt finish, i.e., areas of "boney" or excessive voids in the surface. The paving contractor shall be responsible for correcting all defects identified in the final surface. The General Contractor, asphalt subcontractor, owner, and landscape architect shall review the defect corrections with the owner determining final acceptance

3.9 WASTE HANDLING

- A. General: Remove all waste material off-site in legal manner, including excess base course and asphalt from installation operations.

END OF SECTION 321216

SECTION 321313 - CONCRETE PAVING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes Concrete Paving. Including the Following:
 - 1. Standard Curb.
 - 2. Curb & Gutter.
 - 3. Walks.
 - 4. ADA Detectable Warning Strips.
- B. Related Requirements:
 - 1. Division 03 Section "Cast-in-Place Concrete" for general building applications of concrete.
 - 2. Division 31 Section "Earth Moving" for subgrade preparation, grading, and base course.

1.3 DEFINITIONS

- A. Cementitious Materials: Portland cement alone or in combination with one or more of blended hydraulic cement, fly ash, slag cement, and other pozzolans.
- B. W/C Ratio: The ratio by weight of water to cementitious materials.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
 - 1. Review methods and procedures related to concrete paving, including but not limited to, the following:
 - a. Concrete mixture design.
 - b. Quality control of concrete materials and concrete paving construction practices.
 - 2. Require representatives of each entity directly concerned with concrete paving to attend, including the following:
 - a. Contractor's superintendent.
 - b. Independent testing agency responsible for concrete design mixtures.
 - c. Concrete paving Subcontractor.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Design Mixtures: For each concrete paving mixture. Include alternate design mixtures when characteristics of materials, Project conditions, weather, test results, or other circumstances warrant adjustments.

1.6 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified ready-mix concrete manufacturer.

- B. Material Certificates: For the following, from manufacturer:
 - 1. Cementitious materials.
 - 2. Steel reinforcement and reinforcement accessories.
 - 3. Fiber reinforcement.
 - 4. Admixtures.
 - 5. Curing compounds.
 - 6. Applied finish materials.
 - 7. Bonding agent or epoxy adhesive.
 - 8. Joint fillers.
- C. Material Test Reports: For each of the following:
 - 1. Aggregates: Include service-record data indicating absence of deleterious expansion of concrete due to alkali-aggregate reactivity.
- D. Field quality-control reports.

1.7 QUALITY ASSURANCE

- A. Ready-Mix-Concrete Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products and that complies with ASTM C 94/C 94M requirements for production facilities and equipment.
 - 1. Manufacturer certified according to NRMCA's "Certification of Ready Mixed Concrete Production Facilities" (Quality Control Manual - Section 3, "Plant Certification Checklist").
- B. Regulatory Requirements: Comply with materials, workmanship, and other applicable requirements of Washington Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction – 2018 Edition for concrete work.
- C. Testing Agency Qualifications: Qualified according to ASTM C 1077 and ASTM E 329 for testing indicated.
 - 1. Personnel conducting field tests shall be qualified as ACI Concrete Field-Testing Technician, Grade 1, according to ACI CP-1 or an equivalent certification program.

1.8 FIELD CONDITIONS

- A. Traffic Control: Maintain access for vehicular and pedestrian traffic as required for other construction activities.
- B. Hot-Weather Concrete Placement: Comply with ACI 301 and as follows when hot-weather conditions exist:
 - 1. Cool ingredients before mixing to maintain concrete temperature below 90 deg F at time of placement. Chilled mixing water or chopped ice may be used to control temperature, provided water equivalent of ice is calculated in total amount of mixing water. Using liquid nitrogen to cool concrete is Contractor's option.
 - 2. Cover steel reinforcement with water-soaked burlap, so steel temperature will not exceed ambient air temperature immediately before embedding in concrete.
 - 3. Fog-spray forms, steel reinforcement, and subgrade just before placing concrete. Keep subgrade moisture uniform without standing water, soft spots, or dry areas.

PART 2 - PRODUCTS

2.1 CONCRETE, GENERAL

- A. ACI Publications: Comply with ACI 301 unless otherwise indicated.

2.2 FORMS

- A. Form Materials: Plywood, metal, metal-framed plywood, or other approved panel-type materials to provide full-depth, continuous, straight, and smooth exposed surfaces.
 - 1. Use flexible or uniformly curved forms for curves with a radius of 100 feet or less. Do not use notched and bent forms.
- B. Form-Release Agent: Commercially formulated form-release agent that will not bond with, stain, or adversely affect concrete surfaces and that will not impair subsequent treatments of concrete surfaces.

2.3 STEEL REINFORCEMENT

- A. Reinforcing Bars: ASTM A 615/A 615M, Grade 60; deformed.
- B. Steel Bar Mats: ASTM A 184/A 184M; with ASTM A 615/A 615M, Grade 60 deformed bars; assembled with clips.
- C. Joint Dowel Bars: ASTM A 615/A 615M, Grade 60 plain-steel bars. Cut bars true to length with ends square and free of burrs.
- D. Tie Bars: ASTM A 615/A 615M, Grade 60; deformed.
- E. Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars, welded-wire reinforcement, and dowels in place. Manufacture bar supports according to CRSI's "Manual of Standard Practice" from steel wire, plastic, or precast concrete of greater compressive strength than concrete specified, and as follows:
 - 1. Equip wire bar supports with sand plates or horizontal runners where base material will not support chair legs.

2.4 CONCRETE MATERIALS

- A. Cementitious Materials: Use the following cementitious materials, of same type, brand, and source throughout Project:
 - 1. Portland Cement: ASTM C 150/C 150M, gray Portland cement Type I.
 - 2. Fly Ash: ASTM C 618, Class C.
 - 3. Slag Cement: ASTM C 989/C 989M, Grade 100 or 120.
 - 4. Blended Hydraulic Cement: ASTM C 595/C 595M, Type IS, Portland blast-furnace slag cement.
- B. Normal-Weight Aggregates: ASTM C 33/C 33M, Class 4S, uniformly graded. Provide aggregates from a single source.
 - 1. Maximum Coarse-Aggregate Size: 1-inch nominal.
- A. Fine Aggregate: Free of materials with deleterious reactivity to alkali in cement. Exposed Aggregate: Selected, hard, and durable; washed; free of materials with deleterious reactivity to cement or that cause staining; from a single source, with gap-graded coarse aggregate as follows:
Retain one option in "Aggregate Sizes" Subparagraph below or revise to include one size or a range of gradations if preferred. Coarse-aggregate sizes may range from 1/4 inch (6 mm) to more than 1-1/2 inches (38 mm).

1. Aggregate Sizes: 3/8-to-5/8-inch nominal.
Retain "Aggregate Source, Shape, and Color" Subparagraph below if a particular aggregate is required or to specify details of acceptable aggregates.

2. Aggregate Source, Shape, and Color: Native local aggregate.

B. Air-Entraining Admixture: ASTM C 260/C 260M.

C. Chemical Admixtures: Admixtures certified by manufacturer to be compatible with other admixtures and to contain not more than 0.1 percent water-soluble chloride ions by mass of cementitious material.

1. Water-Reducing Admixture: ASTM C 494/C 494M, Type A.

2. Retarding Admixture: ASTM C 494/C 494M, Type B.

3. Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type D.

4. High-Range, Water-Reducing Admixture: ASTM C 494/C 494M, Type F.

5. High-Range, Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type G.

6. Plasticizing and Retarding Admixture: ASTM C 1017/C 1017M, Type II.

D. Water: Potable and complying with ASTM C 94/C 94M.

2.5 FIBER REINFORCEMENT

A. Reinforcement Fiber: 100 percent virgin alkali-resistant cellulose fibers manufactured for use in concrete pavement for secondary reinforcement. Fiber manufacturer must provide compliance with applicable building codes, ISO 9001 certification of manufacturing facility and complying with ASTM C 1116-08. Fibers shall have the following Characteristics:

1. Water Absorption Up to 80% of the weight of the fiber

2. Specific Gravity 1.10

3. Average fiber length 2.1 mm long

4. Projected fiber diameter 18 um

5. Fiber Tensile Strength 90 – 130 ksi

6. Alkali Resistance High (ASTM D6942)

Coordinate subparagraph and lists below with Part 2 "Manufacturers" Article. Retain "Available" for nonproprietary and delete for semi proprietary specifications.

7. Available Products:

a. Reinforcement Fibers:

1) Buckeye UltraFiber 500, Buckeye Building Fibers, LLC.

2) Approved Equal.

2.6 CURING MATERIALS

A. Absorptive Cover: AASHTO M 182, Class 3, burlap cloth made from jute or kenaf, weighing approximately 9 oz./sq. yd. dry.

B. Moisture-Retaining Cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet.

C. Water: Potable.

D. Evaporation Retarder: Waterborne, monomolecular, film forming, manufactured for application to fresh concrete.

1. Available Products:

a. Axim Concrete Technologies; Cimfilm.

b. Burke by Edeco; BurkeFilm.

c. ChemMasters; Spray-Film.

d. Conspec Marketing & Manufacturing Co., Inc.; Aquafilm.

e. Dayton Superior Corporation; Sure Film.

- f. Euclid Chemical Company (The); Eucobar.
 - g. Kaufman Products, Inc.; Vapor Aid.
 - h. Lambert Corporation; Lambco Skin.
 - i. L&M Construction Chemicals, Inc.; E-Con.
 - j. MBT Protection and Repair, ChemRex Inc.; Confilm.
 - k. Meadows, W. R., Inc.; Sealtight Evapre.
 - l. Metalcrete Industries; Waterhold.
 - m. Nox-Crete Products Group, Kinsman Corporation; Monofilm.
 - n. Sika Corporation, Inc.; SikaFilm.
 - o. Symons Corporation; Finishing Aid.
 - p. Vexcon Chemicals, Inc.; Certi-Vex EnvioAssist.
- E. Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B, dissipating.
- 1. Available Products:
 - a. Anti-Hydro International, Inc.; AH Curing Compound #2 DR WB.
 - b. Burke by Edoko; Aqua Resin Cure.
 - c. ChemMasters; Safe-Cure Clear.
 - d. Conspec Marketing & Manufacturing Co., Inc.; W.B. Resin Cure.
 - e. Dayton Superior Corporation; Day Chem Rez Cure (J-11-W).
 - f. Euclid Chemical Company (The); Kurez DR VOX.
 - g. Kaufman Products, Inc.; Thinfilm 420.
 - h. Lambert Corporation; Aqua Kure-Clear.
 - i. L&M Construction Chemicals, Inc.; L&M Cure R.
 - j. Meadows, W. R., Inc.; 1100 Clear.
 - k. Nox-Crete Products Group, Kinsman Corporation; Resin Cure E.
 - l. Symons Corporation; Resi-Chem Clear.
 - m. Tamms Industries Inc.; Horncure WB 30.
 - n. Unitex; Hydro Cure 309.
 - o. Vexcon Chemicals, Inc.; Certi-Vex Enviocure 100.
- F. Clear Acrylic Sealer: Manufacturer's standard, waterborne, nonyellowing and UV-resistant, membrane-forming, medium-gloss, acrylic copolymer emulsion solution, manufactured for colored concrete, containing not less than 15 percent solids by volume.
- 1. Products: Subject to compliance with requirements, provide one of the following:
 - a. Advanced Surfaces Inc.; Clear Water Base Sealer.
 - b. Duckback Products; DB6510 Series Mason's Select Clear Concrete Sealer-Satin Finish.
 - c. H&C Concrete Care Products; Shield-Crete Clear Glaze.
 - d. Scofield, L. M. Company; CEMENTONE Clear Sealer.
 - e. Symons by Dayton Superior; Decorative Sealer WB.
 - f. Silencure by ChemMasters.
 - g. Pencure OTC by W.R. Meadows SealTight.

2.7 RELATED MATERIALS

- A. Joint Fillers: ASTM D 1751, asphalt-saturated cellulosic fiber in preformed strips.
- B. Bonding Agent: ASTM C 1059/C 1059M, Type II, non-redispersible, acrylic emulsion or styrene butadiene.
- C. Epoxy-Bonding Adhesive: ASTM C 881/C 881M, two-component epoxy resin capable of humid curing and bonding to damp surfaces; of class suitable for application temperature, of grade complying with requirements, and of the following types:
 - 1. Types I and II, nonload bearing, for bonding hardened or freshly mixed concrete to hardened concrete.

- D. Chemical Surface Retarder: Water-soluble, liquid, set retarder with color dye, for horizontal concrete surface application, capable of temporarily delaying final hardening of concrete to a depth of 1/8 to 1/4 inch.
1. Available Products:
 - a. Burke by Edeco; True Etch Surface Retarder.
 - b. ChemMasters; Exposee.
 - c. Conspec Marketing & Manufacturing Co., Inc.; Delay S.
 - d. Euclid Chemical Company (The); Surface Retarder S.
 - e. Kaufman Products, Inc.; Expose.
 - f. Metalcrete Industries; Surfard.
 - g. Nox-Crete Products Group, Kinsman Corporation; Crete-Nox TA.
 - h. Scofield, L. M. Company; Lithotex.
 - i. Sika Corporation, Inc.; Rugasol-S.
 - j. Vexcon Chemicals, Inc.; Certi-Vex Envioset.
 - k. Insert manufacturer's name, product name or designation.

2.8 CONCRETE MIXTURES

- A. Prepare design mixtures, proportioned according to ACI 301, for each type and strength of normal-weight concrete, and as determined by either laboratory trial mixtures or field experience.
1. Use a qualified independent testing agency for preparing and reporting proposed concrete design mixtures for the trial batch method.
 2. When automatic machine placement is used, determine design mixtures, and obtain laboratory test results that comply with or exceed requirements.
- B. Cementitious Materials: Limit percentage, by weight, of cementitious materials other than portland cement in concrete as follows:
1. Fly Ash or Pozzolan: 25 percent.
 2. Slag Cement: 50 percent.
 3. Combined Fly Ash or Pozzolan, and Slag Cement: 50 percent, with fly ash or pozzolan not exceeding 25 percent.
- C. Add air-entraining admixture at manufacturer's prescribed rate to result in normal-weight concrete at point of placement having an air content as follows:
1. Air Content: 6 percent plus or minus 1-1/2 percent for 1-inch nominal maximum aggregate size.
- D. Limit water-soluble, chloride-ion content in hardened concrete to 0.15 percent by weight of cement.
- E. Chemical Admixtures: Use admixtures according to manufacturer's written instructions.
1. Use water-reducing admixture, plasticizing and retarding admixture in concrete as required for placement and workability.
 2. Use water-reducing and retarding admixture when required by high temperatures, low humidity, or other adverse placement conditions.
- F. Fiber Reinforcement: Uniformly disperse in concrete mixture at manufacturer's recommended rate, but not less than 1.5 lb./cu. yd.
- G. Concrete Mixtures: Normal-weight concrete.
1. Compressive Strength (28 Days): 4500 psi.
 2. Maximum W/C Ratio at Point of Placement: 0.45.
 3. Slump Limit: 4 inches, plus or minus 1 inch.

2.9 CONCRETE MIXING

- A. Ready-Mixed Concrete: Measure, batch, and mix concrete materials and concrete according to ASTM C 94/C 94M and ASTM C 1116/C 1116M. Furnish batch certificates for each batch discharged and used in the Work.
 - 1. When air temperature is between 85 and 90 deg F, reduce mixing and delivery time from 1-1/2 hours to 75 minutes; when air temperature is above 90 deg F, reduce mixing and delivery time to 60 minutes.
- B. Project-Site Mixing: Measure, batch, and mix concrete materials and concrete according to ASTM C 94/C 94M. Mix concrete materials in appropriate drum-type batch machine mixer.
 - 1. For concrete batches of 1 cu. yd. or smaller, continue mixing at least 1-1/2 minutes, but not more than 5 minutes after ingredients are in mixer, before any part of batch is released.
 - 2. For concrete batches larger than 1 cu. yd., increase mixing time by 15 seconds for each additional 1 cu. yd.
 - 3. Provide batch ticket for each batch discharged and used in the Work, indicating Project identification name and number, date, mixture type, mixing time, quantity, and amount of water added.

2.10 ADA DETECTABLE WARNING STRIPS

- A. Tactile Warning Tile: Provide tactile warning strip that complies with the detectable warnings on walking surfaces section of the Americans with Disabilities Act (ADA). The tile shall be an epoxy polymer composition with an ultra-violet stabilized coating. The tile shall incorporate an in-line dome pattern of truncated domes 0.2" in height, 0.9" at the base, and 0.4" diameter at the top of domes spaced 2.35" nominal as measured on a diagonal and 1.70" nominal as measured side by side.
 - 1. Dimensions:
 - a. Length and Width: Length as required x 24" width nominal.
 - b. Depth: 1.400" ± 5% max.
 - c. Face Thickness: 0.1875" ± 5% max.
 - d. Warpage of Edge: ± 0.5% max.
 - 2. Color:
 - a. Yellow or City Approved Color
 - 3. Available Products:
 - a. Engineered Plastics, Inc. – "Armor-Tile."
 - b. Tuf-Tile.
 - c. Advantage Tactile.
 - d. Approved Equal.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine exposed subgrades and base surfaces for compliance with requirements for dimensional, grading, and elevation tolerances.
- B. Proof-roll prepared subgrade surface below concrete paving to identify soft pockets and areas of excess yielding where physically possible.
 - 1. Completely proof-roll subgrade in one direction and repeat in perpendicular direction. Limit vehicle speed to 3 mph.
 - 2. Proof-roll with a pneumatic-tired and loaded vehicle.
 - 3. Where access is limited for proof-rolling, alternate methods will be approved.
 - 4. Correct base with soft spots and areas of pumping or rutting exceeding depth of 1/2 inch according to requirements in Division 31 Section "Earth Moving."

- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Remove loose material from compacted base course surface immediately before placing concrete.

3.3 EDGE FORMS AND SCREED CONSTRUCTION

- A. Set, brace, and secure edge forms, bulkheads, and intermediate screed guides to required lines, grades, and elevations. Install forms to allow continuous progress of work and so forms can remain in place at least 24 hours after concrete placement.
- B. Clean forms after each use and coat with form-release agent to ensure separation from concrete without damage.

3.4 STEEL REINFORCEMENT INSTALLATION

- A. General: Comply with CRSI's "Manual of Standard Practice" for fabricating, placing, and supporting reinforcement.
- B. Clean reinforcement of loose rust and mill scale, earth, ice, or other bond-reducing materials.
- C. Arrange, space, and securely tie bars and bar supports to hold reinforcement in position during concrete placement. Maintain minimum cover to reinforcement.
- D. Install fabricated bar mats in lengths as long as practicable. Handle units to keep them flat and free of distortions. Straighten bends, kinks, and other irregularities, or replace units as required before placement. Set mats for a minimum 2-inch overlap of adjacent mats.

3.5 JOINTS

- A. General: Form construction, isolation, and contraction joints and tool edges true to line, with faces perpendicular to surface plane of concrete. Construct transverse joints at right angles to centerline unless otherwise indicated.
 - 1. When joining existing paving, place transverse joints to align with previously placed joints unless otherwise indicated.
- B. Construction Joints: Set construction joints at side and end terminations of paving and at locations where paving operations are stopped for more than one-half hour unless paving terminates at isolation joints.
 - 1. Continue steel reinforcement across construction joints unless otherwise indicated. Do not continue reinforcement through sides of paving strips unless otherwise indicated.
 - 2. Provide tie bars at sides of paving strips where indicated.
 - 3. Butt Joints: Use epoxy-bonding adhesive at joint locations where fresh concrete is placed against hardened or partially hardened concrete surfaces.
 - 4. Keyed Joints: Provide preformed keyway-section forms or bulkhead forms with keys unless otherwise indicated. Embed keys at least 1-1/2 inches into concrete.
 - 5. Doweled Joints: Install dowel bars and support assemblies at joints where indicated. Lubricate or coat with asphalt one-half of dowel length to prevent concrete bonding to one side of joint.
- C. Isolation Joints: Form isolation joints of preformed joint-filler strips abutting concrete curbs, catch basins, manholes, inlets, structures, other fixed objects, and where indicated.
 - 1. Locate expansion joints at intervals of 40 feet unless otherwise indicated.
 - 2. Extend joint fillers full width and depth of joint.
 - 3. Place top of joint filler flush with finished concrete surface if joint sealant is not indicated.

4. Furnish joint fillers in one-piece lengths. Where more than one length is required, lace or clip joint-filler sections together.
 5. During concrete placement, protect top edge of joint filler with metal, plastic, or other temporary preformed cap. Remove protective cap after concrete has been placed on both sides of joint.
- D. Contraction Joints: Form weakened-plane contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of the concrete thickness, as follows:
1. Grooved Joints: Form contraction joints after initial floating by grooving and finishing each edge of joint with grooving tool to a 3/8-inch radius. Repeat grooving of contraction joints after applying surface finishes. Eliminate grooving-tool marks on concrete surfaces.
 2. Sawed Joints: Form contraction joints with power saws equipped with shatterproof abrasive or diamond-rimmed blades. Cut 1/8-inch-wide joints into concrete when cutting action will not tear, abrade, or otherwise damage surface and before developing random contraction cracks.
 3. Doweled Contraction Joints: Install dowel bars and support assemblies at joints where indicated. Lubricate or coat with asphalt one-half of dowel length to prevent concrete bonding to one side of joint.
- E. Edging: After initial floating, tool edges of paving, gutters, curbs, and joints in concrete with an edging tool to a 3/8-inch radius. Repeat tooling of edges after applying surface finishes. Eliminate edging-tool marks on concrete surfaces.

3.6 CONCRETE PLACEMENT

- A. Before placing concrete, inspect and complete formwork installation, steel reinforcement, and items to be embedded or cast in.
- B. Moisten base to provide a uniform dampened condition at time concrete is placed. Do not place concrete around manholes or other structures until they are at required finish elevation and alignment.
- C. Comply with ACI 301 requirements for measuring, mixing, transporting, and placing concrete.
- D. Do not add water to concrete during delivery or at Project site. Do not add water to fresh concrete after testing.
- E. Deposit and spread concrete in a continuous operation between transverse joints. Do not push or drag concrete into place or use vibrators to move concrete into place.
- F. Consolidate concrete according to ACI 301 by mechanical vibrating equipment supplemented by hand spading, rodding, or tamping.
1. Consolidate concrete along face of forms and adjacent to transverse joints with an internal vibrator. Keep vibrator away from joint assemblies, reinforcement, or side forms. Use only square-faced shovels for hand spreading and consolidation. Consolidate with care to prevent dislocating reinforcement dowels and joint devices.
- G. Screed paving surface with a straightedge and strike off.
- H. Commence initial floating using bull floats or darbies to impart an open-textured and uniform surface plane before excess moisture or bleedwater appears on the surface. Do not further disturb concrete surfaces before beginning finishing operations or spreading surface treatments.
- I. Curbs: Use design mixture for placement. Produce curbs to required cross section, lines, grades, finish, and jointing.

3.7 FLOAT FINISHING

- A. General: Do not add water to concrete surfaces during finishing operations.
- B. Float Finish: Begin the second floating operation when bleedwater sheen has disappeared and concrete surface has stiffened sufficiently to permit operations. Float surface with power-driven floats or by hand floating if area is small or inaccessible to power units. Finish surfaces to true planes. Cut down high spots and fill low spots. Refloat surface immediately to uniform granular texture.

3.8 FINISH

- 1. Fine to Medium Textured Broom Finish: Provide fine to medium texture.

3.9 CONCRETE PROTECTION AND CURING

- A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures.
- B. Evaporation Retarder: Apply evaporation retarder to concrete surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.2 lb./sq. ft. x h before and during finishing operations. Apply according to manufacturer's written instructions after placing, screeding, and bull floating or darbying concrete but before float finishing.
- C. Begin curing after finishing concrete but not before free water has disappeared from concrete surface.
- D. Curing Methods: Cure concrete by moisture curing moisture-retaining-cover curing compound or a combination of these as follows:
 - 1. Moisture Curing: Keep surfaces continuously moist for not less than seven days with the following materials:
 - a. Water.
 - b. Continuous water-fog spray.
 - c. Absorptive cover, water saturated and kept continuously wet. Cover concrete surfaces and edges with 12-inch lap over adjacent absorptive covers.
 - 2. Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover, placed in widest practicable width, with sides and ends lapped at least 12 inches, and sealed by waterproof tape or adhesive. Immediately repair any holes or tears occurring during installation or curing period, using cover material and waterproof tape.
 - 3. Curing Compound: Apply uniformly in continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to heavy rainfall within three hours after initial application. Maintain continuity of coating, and repair damage during curing period.

3.10 PAVING TOLERANCES

- A. Comply with tolerances in ACI 117 and as follows:
 - 1. Elevation: 1/4 inch.
 - 2. Thickness: Plus 3/8-inch, minus 1/4 inch.
 - 3. Surface: Gap below 10-feet-long; unleveled straightedge not to exceed 1/4 inch.
 - 4. Alignment of Tie-Bar End Relative to Line Perpendicular to Paving Edge: 1/4 inch per 12 inches of tie bar.
 - 5. Lateral Alignment and Spacing of Dowels: 1 inch.
 - 6. Vertical Alignment of Dowels: 1/4 inch.
 - 7. Alignment of Dowel-Bar End Relative to Line Perpendicular to Paving Edge: 1/4 inch per 12 inches of dowel.
 - 8. Joint Spacing: 3 inches.
 - 9. Contraction Joint Depth: Plus 1/4 inch, no minus.

10. Joint Width: Plus 1/8 inch, no minus.

3.11 FIELD QUALITY CONTROL

- A. Testing Agency: Owner will engage a qualified testing agency to perform tests and inspections.
- B. Testing Services: Testing and inspecting of composite samples of fresh concrete obtained according to ASTM C 172/C 172M shall be performed according to the following requirements:
 - 1. Testing Frequency: Obtain at least one composite sample for each 40-cu. yd. or fraction thereof of each concrete mixture placed each day.
 - a. When frequency of testing will provide fewer than five compressive-strength tests for each concrete mixture, testing shall be conducted from at least five randomly selected batches or from each batch if fewer than five are used.
 - 2. Slump: ASTM C 143/C 143M; one test at point of placement for each composite sample, but not less than one test for each day's pour of each concrete mixture. Perform additional tests when concrete consistency appears to change.
 - 3. Air Content: ASTM C 231/C 231M, pressure method; one test for each composite sample, but not less than one test for each day's pour of each concrete mixture.
 - 4. Concrete Temperature: ASTM C 1064/C 1064M; one test hourly when air temperature is 40 deg F and below and when it is 80 deg F and above, and one test for each composite sample.
 - 5. Compression Test Specimens: ASTM C 31/C 31M; cast and laboratory cure one set of three standard cylinder specimens for each composite sample.
 - 6. Compressive-Strength Tests: ASTM C 39/C 39M; test one specimen at seven days and two specimens at 28 days.
 - a. A compressive-strength test shall be the average compressive strength from two specimens obtained from same composite sample and tested at 28 days.
- C. Strength of each concrete mixture will be satisfactory if average of any three consecutive compressive-strength tests equals or exceeds specified compressive strength, and no compressive-strength test value falls below specified compressive strength by more than 500 psi.
- D. Test results shall be reported in writing to Architect, concrete manufacturer, and Contractor within 48 hours of testing. Reports of compressive-strength tests shall contain Project identification name and number, date of concrete placement, name of concrete testing and inspecting agency, location of concrete batch in Work, design compressive strength at 28 days, concrete mixture proportions and materials, compressive breaking strength, and type of break for both 7- and 28-day tests.
- E. Nondestructive Testing: Impact hammer, sonoscope, or other nondestructive device may be permitted by Architect but will not be used as sole basis for approval or rejection of concrete.
- F. Additional Tests: Testing and inspecting agency shall make additional tests of concrete when test results indicate that slump, air entrainment, compressive strengths, or other requirements have not been met, as directed by Architect.
- G. Concrete paving will be considered defective if it does not pass tests and inspections.
- H. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.
- I. Prepare test and inspection reports.

3.12 REPAIR AND PROTECTION

- A. Remove and replace concrete paving that is broken, damaged, or defective or that does not comply with requirements in this Section. Remove work in complete sections from joint to joint unless otherwise approved by Architect.
- B. Drill test cores, where directed by Architect, when necessary to determine magnitude of cracks or defective areas. Fill drilled core holes in satisfactory paving areas with Portland cement concrete bonded to paving with epoxy adhesive.
- C. Protect concrete paving from damage. Exclude traffic from paving for at least 14 days after placement. When construction traffic is permitted, maintain paving as clean as possible by removing surface stains and spillage of materials as they occur.
- D. Maintain concrete paving free of stains, discoloration, dirt, and other foreign material. Sweep paving not more than two days before date scheduled for Substantial Completion inspections.

END OF SECTION 321313

SECTION 321723 - PAVEMENT MARKINGS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes painted markings applied to asphalt pavement.

1.3 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
 - 1. Review methods and procedures related to marking pavement including, but not limited to, the following:
 - a. Pavement aging period before application of pavement markings.
 - b. Review requirements for protecting pavement markings, including restriction of traffic during installation period.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include technical data and tested physical and performance properties.
- B. Shop Drawings: For pavement markings.
 - 1. Indicate pavement markings, colors, lane separations, defined parking spaces, and dimensions to adjacent work.
 - 2. Indicate, with international symbol of accessibility, spaces allocated for people with disabilities.
- C. Samples: For each exposed product and for each color and texture specified; on rigid backing, 8 inches square.

1.5 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with materials, workmanship, and other applicable requirements of Washington State Department of Transportation's (WSDOT) standard specifications for pavement-marking work.

1.6 FIELD CONDITIONS

- A. Environmental Limitations: Proceed with pavement marking only on clean, dry surfaces and at a minimum ambient or surface temperature of 55 deg F for water-based materials, and not exceeding 95 deg F.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Accessibility Standard: Comply with applicable provisions in the USDOJ's "2010 ADA Standards for Accessible Design" and ICC A117.1.

2.2 PAVEMENT-MARKING PAINT

- A. Pavement-Marking Paint: Latex, waterborne emulsion, lead, and chromate free, ready mixed, complying with FS TT-P-1952, Type II, with drying time of less than 45 minutes.
 - 1. Color: White, Yellow, Blue, and as indicated.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that pavement is dry and in suitable condition to begin pavement marking according to manufacturer's written instructions.
- B. Proceed with pavement marking only after unsatisfactory conditions have been corrected.

3.2 PAVEMENT MARKING

- A. Do not apply pavement-marking paint until layout, colors, and placement have been verified with Architect.
- B. Allow paving to age for a minimum of 1 day before starting pavement marking.
- C. Sweep and clean surface to eliminate loose material and dust.
- D. Apply paint with mechanical equipment to produce pavement markings, of dimensions indicated, with uniform, straight edges. Apply at manufacturer's recommended rates to provide a minimum wet film thickness of 15 mils.
 - 1. Apply graphic symbols and lettering with paint-resistant, die-cut stencils, firmly secured to pavement. Mask an extended area beyond edges of each stencil to prevent paint application beyond stencil. Apply paint so that it cannot run beneath stencil.

3.3 PROTECTING AND CLEANING

- A. Protect pavement markings from damage and wear during remainder of construction period.
- B. Clean spillage and soiling from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 321723

SECTION 329113 - SOIL PREPARATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes planting soils specified by composition of the mixes.
- B. Related Requirements:
 - 1. Division 31 Section "Site Clearing" for topsoil stripping and stockpiling.
 - 2. Division 31 Section "Earth Moving" for planting soil installation.
 - 3. Division 32 Section "Turf and Grasses" for placing planting soil for turf and grasses.
 - 4. Soils Management Plan

1.3 ALLOWANCES

- A. Preconstruction and field quality-control testing are part of testing and inspecting allowance.

1.4 DEFINITIONS

- A. AAPFCO: Association of American Plant Food Control Officials.
- B. Backfill: The earth used to replace or the act of replacing earth in an excavation. This can be amended, or unamended soil as indicated.
- C. CEC: Cation exchange capacity.
- D. Compost: The product resulting from the controlled biological decomposition of organic material that has been sanitized through the generation of heat and stabilized to the point that it is beneficial to plant growth.
- E. Duff Layer: The surface layer of native topsoil that is composed of mostly decayed leaves, stems, twigs, and detritus material.
- F. Imported Soil: Soil that is transported to Project site for use.
- G. Manufactured Soil: Soil produced by blending soils, sand, stabilized organic soil amendments, and other materials to produce planting soil.
- H. NAPT: North American Proficiency Testing Program. An SSSA program to assist soil-, plant-, and water-testing laboratories through interlaboratory sample exchanges and statistical evaluation of analytical data.
- I. Organic Matter: The total of organic materials in soil exclusive of undecayed plant and animal tissues, their partial decomposition products, and the soil biomass; also called "humus" or "soil organic matter."
- J. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified as specified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth.

- K. RCRA Metals: Hazardous metals identified by the EPA under the Resource Conservation and Recovery Act.
- L. SSSA: Soil Science Society of America.
- M. Subgrade: Surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.
- N. Subsoil: Soil beneath the level of subgrade; soil beneath the topsoil layers of a naturally occurring soil profile, typified by less than 1 percent organic matter and few soil organisms.
- O. Surface Soil: Soil that is present at the top layer of the existing soil profile. In undisturbed areas, surface soil is typically called "topsoil."
- P. USCC: U.S. Composting Council.

1.5 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

1.6 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 1. Include recommendations for application and use.
 2. Include test data substantiating that products comply with requirements.
 3. Include sieve analyses for materials.
 4. Material Certificates: For each type of imported soil, soil amendment and fertilizer before delivery to the site, according to the following:
 - a. Manufacturer's qualified testing agency's certified analysis of standard products.
 - b. Analysis of fertilizers, by a qualified testing agency, made according to AAPFCO methods for testing and labeling and according to AAPFCO's SUIP #25.
 - c. Analysis of nonstandard materials, by a qualified testing agency, made according to SSSA methods, where applicable.
- B. Samples: For each bulk-supplied material, 1-quart volume of each in sealed containers labeled with content, source, and date obtained. Each Sample shall be typical of the lot of material to be furnished; provide an accurate representation of composition, color, and texture.

1.7 QUALITY ASSURANCE

- A. Testing Agency Qualifications: An independent, state-operated, or university-operated laboratory; experienced in soil science, soil testing, and plant nutrition; with the experience and capability to conduct the testing indicated; and that specializes in types of tests to be performed.

1.8 PRECONSTRUCTION TESTING

- A. Preconstruction Testing Service: Owner will engage a qualified testing agency to perform preconstruction soil analyses on existing, on-site soil.
- B. Preconstruction Soil Analyses: For each unamended soil type, perform testing on soil samples and furnish soil analysis and a written report containing soil-amendment and fertilizer recommendations by a qualified testing agency performing the testing according to "Soil-Sampling Requirements" and "Testing Requirements" articles.
 1. Have testing agency identify and label samples and test reports according to sample collection and labeling requirements.

1.9 SOIL-SAMPLING REQUIREMENTS

- A. General: Extract soil samples according to requirements in this article.
- B. Sample Collection and Labeling: Have samples taken and labeled by Contractor.
 - 1. Number and Location of Samples: Minimum of three representative soil samples from varied locations for each soil to be used or amended for landscaping purposes.
 - 2. Procedures and Depth of Samples: According to USDA-NRCS's "Field Book for Describing and Sampling Soils."
 - 3. Labeling: Label each sample with the date, location keyed to a site plan or other location system, visible soil condition, and sampling depth.

1.10 TESTING REQUIREMENTS

- A. General: Perform tests on soil samples according to requirements in this article.
- B. Physical Testing:
 - 1. Soil Texture: Soil-particle, size-distribution analysis by one of the following methods according to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods":
 - a. Sieving Method: Report sand-gradation percentages for very coarse, coarse, medium, fine, and very fine sand; and fragment-gradation (gravel) percentages for fine, medium, and coarse fragments; according to USDA sand and fragment sizes.
 - b. Hydrometer Method: Report percentages of sand, silt, and clay.
 - 2. Total Porosity: Calculate using particle density and bulk density according to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods."
 - 3. Water Retention: According to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods."
 - 4. Saturated Hydraulic Conductivity: According to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods"; at 85% compaction according to ASTM D 698 (Standard Proctor).
- C. Chemical Testing:
 - 1. CEC: Analysis by sodium saturation at pH 7 according to SSSA's "Methods of Soil Analysis - Part 3- Chemical Methods."
 - 2. Clay Mineralogy: Analysis and estimated percentage of expandable clay minerals using CEC by ammonium saturation at pH 7 according to SSSA's "Methods of Soil Analysis - Part 1- Physical and Mineralogical Methods."
 - 3. Metals Hazardous to Human Health: Test for presence and quantities of RCRA metals including aluminum, arsenic, barium, copper, cadmium, chromium, cobalt, lead, lithium, and vanadium. If RCRA metals are present, include recommendations for corrective action.
 - 4. Phytotoxicity: Test for plant-available concentrations of phytotoxic minerals including aluminum, arsenic, barium, cadmium, chlorides, chromium, cobalt, copper, lead, lithium, mercury, nickel, selenium, silver, sodium, strontium, tin, titanium, vanadium, and zinc.
- D. Fertility Testing: Soil-fertility analysis according to standard laboratory protocol of SSSA NAPT WERA-103, including the following:
 - 1. Percentage of organic matter.
 - 2. CEC, calcium percent of CEC, and magnesium percent of CEC.
 - 3. Soil reaction (acidity/alkalinity pH value).
 - 4. Buffered acidity or alkalinity.
 - 5. Nitrogen ppm.
 - 6. Phosphorous ppm.
 - 7. Potassium ppm.
 - 8. Manganese ppm.
 - 9. Manganese-availability ppm.

10. Zinc ppm.
11. Zinc availability ppm.
12. Copper ppm.
13. Sodium ppm and sodium absorption ratio.
14. Soluble-salts ppm.
15. Presence and quantities of problem materials including salts and metals cited in the Standard protocol. If such problem materials are present, provide additional recommendations for corrective action.
16. Other deleterious materials, including their characteristics and content of each.

E. Recommendations: Based on the test results, state recommendations for soil treatments and soil amendments to be incorporated to produce satisfactory planting soil suitable for healthy, viable plants indicated. Include, at a minimum, recommendations for nitrogen, phosphorous, and potassium fertilization, and for micronutrients.

1. Fertilizers and Soil Amendment Rates: State recommendations in weight per 1000 sq. ft. for 6-inch depth of soil.
2. Soil Reaction: State the recommended liming rates for raising pH or sulfur for lowering pH according to the buffered acidity or buffered alkalinity in weight per 1000 sq. ft. for 6-inch depth of soil.

1.11 DELIVERY, STORAGE, AND HANDLING

- A. Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and compliance with state and Federal laws if applicable.
- B. Bulk Materials:
 1. Do not dump or store bulk materials near structures, utilities, walkways, and pavements, or on existing turf areas or plants.
 2. Provide erosion-control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff, and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
 3. Do not move or handle materials when they are wet or frozen.
 4. Accompany each delivery of bulk fertilizers and soil amendments with appropriate certificates.

PART 2 - PRODUCTS

2.1 PLANTING SOILS SPECIFIED BY COMPOSITION

- A. General: Soil amendments, fertilizers, and rates of application specified in this article are guidelines that may need revision based on testing laboratory's recommendations after preconstruction soil analyses are performed.
- B. Planting-Soil Type: Existing, on-site surface soil, to be removed if determined by Geotechnical Engineer as unsuitable – Refer to Soils Management Plan; and relocated to on-site repository. Suitable on-site topsoil to be modified to produce viable planting soil.
- C. Planting-Soil Type: Imported, naturally formed soil from off-site sources and consisting of sandy loam and sand mixed with topsoil according to USDA textures; and modified to produce viable planting soil.
 1. Sources: Take imported, unamended soil from sources that are naturally well-drained sites where topsoil occurs at least 12 inches deep, not from bogs, or marshes; and that do not contain undesirable organisms; disease-causing plant pathogens; or obnoxious weeds and invasive plants including, but not limited to, quackgrass, Johnsongrass, poison ivy, nutsedge, nimblewill, Canada thistle, bindweed, bentgrass, wild garlic, ground ivy, perennial sorrel, and brome grass.

2. Additional Properties of Imported Soil before Amending: Soil reaction of pH 6.1 to 7.8 and minimum of 4 percent organic-matter content, friable, and with sufficient structure to give good tilth and aeration.
3. Unacceptable Properties: Clean soil of the following:
 - a. Unacceptable Materials: Concrete slurry, concrete layers or chunks, cement, plaster, building debris, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, acid, and other extraneous materials that are harmful to plant growth.
 - b. Unsuitable Materials: Stones, roots, plants, sod, clay lumps, and pockets of coarse sand that exceed a combined maximum of 8 percent by dry weight of the imported soil.
 - c. Large Materials: Stones, clods, roots, clay lumps, and pockets of coarse sand exceeding 1 inch in any dimension.
4. The imported planting soil shall meet or exceed the following requirements:
 - a. Material passing: 1" sieve 98 percent
 - b. Material passing: No. 4 sieve 80 percent
 - c. Material passing: No. 10 sieve 70 percent
 - d. Clay 5 to 15 percent
 - e. Silt 10 to 40 percent
 - f. Organic Matter 4 to 10 percent
 - g. pH 6.1 to 7.8
 - h. Soluble Salts 1.5 mmho/cm

2.2 ORGANIC SOIL AMENDMENTS

- A. Compost: Well-composted, stable, and weed-free organic matter produced by composting feedstock, and bearing USCC's "Seal of Testing Assurance," and as follows:
 1. Feedstock: May include sewage sludge or animal waste.
 2. Reaction: pH of 5.5 to 8.
 3. Soluble-Salt Concentration: Less than 10 dS/m.
 4. Moisture Content: 40 percent by weight.
 5. Organic-Matter Content: 30 to 40 percent of dry weight.
 6. Particle Size: Minimum of 98 percent passing through a 3/4-inch sieve.
 7. Approved Product:
 - a. Eco Premium Compost or approved equal.

2.3 FERTILIZERS

- A. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:
 1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified testing agency.

PART 3 - EXECUTION

3.1 GENERAL

- A. Place planting soil and fertilizers according to requirements in other Specification Sections.
- B. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in planting soil.
- C. Proceed with placement only after unsatisfactory conditions have been corrected.

3.2 PREPARATION OF UNAMENDED, ON-SITE SOIL BEFORE AMENDING

- A. Excavation: Excavate soil from designated area(s) to a depth indicated in Division 31 Section "Earth Moving" and stockpile until amended.
- B. Unacceptable Materials: Clean soil of concrete slurry, concrete layers or chunks, cement, plaster, building debris, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, acid, and other extraneous materials that are harmful to plant growth.
- C. Unsuitable Materials: Clean soil to contain a maximum of 8 percent by dry weight of stones, roots, plants, sod, clay lumps, and pockets of coarse sand.
- D. Screening: Pass unamended soil through a 1" inch sieve to remove large materials.

3.3 PLACING AND MIXING PLANTING SOIL OVER EXPOSED SUBGRADE

- A. General: Apply and mix unamended soil with amendments on-site to produce required planting soil. Do not apply materials or till if existing soil or subgrade is frozen, muddy, or excessively wet.
- B. Subgrade Preparation: Till subgrade to a minimum depth of 6 inches. Remove stones larger than 2 inches in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
 - 1. Apply, add soil amendments, and mix approximately half the thickness of unamended soil over prepared, loosened subgrade according to "Mixing" Paragraph below. Mix thoroughly into top 4 inches of subgrade. Spread remainder of planting soil.
- C. Mixing:
 - 1. Spread unamended soil to total depth of:
 - a. 6 inches for turf areas and 12 inches for landscape planting areas.
 - b. But not less than required to meet finish grades after mixing with amendments and natural settlement. Do not spread if soil or subgrade is frozen, muddy, or excessively wet.
 - 2. Amendments: Apply soil amendments, evenly on surface, and thoroughly blend them with unamended soil to produce planting soil.
 - a. Mix fertilizer with planting soil no more than seven days before planting.
 - 3. Lifts: Apply and mix unamended soil and amendments in lifts not exceeding 6 inches in loose depth for material compacted by compaction equipment, and not more than 4 inches in loose depth for material compacted by hand-operated tampers.
- D. Compaction: Compact each blended lift of planting soil to 82 to 87 percent of maximum Standard Proctor density according to ASTM D 698 and tested in-place except where a different compaction value is indicated on Drawings. If required, loosen compacted soil to comply with specified compaction range.
- E. Finish Grading: Grade planting soil to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.

3.4 APPLYING COMPOST TO SURFACE OF PLANTING SOIL

- A. Application: Apply compost component of planting-soil mix to surface of in-place planting soil. Do not apply materials or till if existing soil or subgrade is frozen, muddy, or excessively wet.
- B. Finish Grading: Grade surface to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.

3.5 FIELD QUALITY CONTROL

- A. Testing Agency: Engage a qualified testing agency to perform tests and inspections.
- B. Perform the following tests:
 - 1. Compaction: Test planting-soil compaction after placing each lift and at completion using a densitometer or soil-compaction meter calibrated to a reference test value based on laboratory testing according to ASTM D 698. Space tests at no less than one for each 10,000 sq. ft. of in-place soil or part thereof, minimum of 3 tests.
- C. Soil will be considered defective if it does not pass tests and inspections.
- D. Prepare test reports.
- E. Label each sample and test report with the date, location keyed to a site plan or other location system, visible conditions when and where sample was taken, and sampling depth.

3.6 PROTECTION

- A. Protection Zone: Identify protection zones according to Section 5.11 "Protection of Existing Structures, Equipment, Vegetation, Utilities and Improvements."
- B. Protect areas of in-place soil from additional compaction, disturbance, and contamination. Prohibit the following practices within these areas except as required to perform planting operations:
 - 1. Storage of construction materials, debris, or excavated material.
 - 2. Parking vehicles or equipment.
 - 3. Vehicle traffic.
 - 4. Foot traffic.
 - 5. Erection of sheds or structures.
 - 6. Impoundment of water.
 - 7. Excavation or other digging unless otherwise indicated.
- C. If planting soil or subgrade is over compacted, disturbed, or contaminated by foreign or deleterious materials or liquids, remove the planting soil and contamination; restore the subgrade as directed by Landscape Architect and replace contaminated planting soil with new planting soil. Compactive levels shall meet as specified requirements.

3.7 CLEANING

- A. Protect areas adjacent to planting-soil preparation and placement areas from contamination. Keep adjacent paving and construction clean and work area in an orderly condition.
- B. Remove surplus soil and waste material including excess subsoil, unsuitable materials, trash, and debris and legally dispose of them off Owner's property unless otherwise indicated.

END OF SECTION 329113

SECTION 329200 - TURF AND GRASSES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Turf seeding.
 - 2. Turf sodding.
 - 3. Erosion Control Materials
 - 4. Grass Pavers
- B. Related Requirements:
 - 1. Division 32 Section "Soil Preparation" – Planting soil.

1.3 DEFINITIONS

- A. Finish Grade: Elevation of finished surface of planting soil.
- B. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. Pesticides include insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. They also includes substances or mixtures intended for use as a plant regulator, defoliant, or desiccant.
- C. Pests: Living organisms that occur where they are not desired or that cause damage to plants, animals, or people. Pests include insects, mites, grubs, mollusks (snails and slugs), rodents (gophers, moles, and mice), unwanted plants (weeds), fungi, bacteria, and viruses.
- D. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth. See Division 32 Section "Soil Preparation" and drawing designations for planting soils.
- E. Subgrade: The surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For landscape Installer.
- B. Certification of Grass Seed: From seed vendor for each grass-seed monostand or mixture, stating the botanical and common name, percentage by weight of each species and variety, and percentage of purity, germination, and weed seed. Include the year of production and date of packaging.
 - 1. Certification of each seed mixture for turfgrass sod. Include identification of source and name and telephone number of supplier.

- C. Product Certificates: For fertilizers, from manufacturer.
- D. Pesticides and Herbicides: Product label and manufacturer's application instructions specific to Project.

1.6 CLOSEOUT SUBMITTALS

- A. Maintenance Data: Recommended procedures to be established by Owner for maintenance of turf during a calendar year. Submit before expiration of required maintenance periods.

1.7 QUALITY ASSURANCE

- A. Installer Qualifications: A qualified landscape installer whose work has resulted in successful turf establishment.
 - 1. Professional Membership: Installer shall be a member in good standing of either the Professional Landcare Network or the American Nursery and Landscape Association.
 - 2. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when work is in progress.
 - 3. Personnel Certifications: Installer's field supervisor shall have certification in one of the following categories from the Professional Landcare Network:
 - a. Landscape Industry Certified Technician - Exterior.
 - b. Landscape Industry Certified Lawncare Manager.
 - c. Landscape Industry Certified Lawncare Technician.
 - 4. Pesticide Applicator: State licensed, commercial.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Sod: Harvest, deliver, store, and handle sod according to requirements in "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" sections in TPI's "Guideline Specifications to Turfgrass Sodding." Deliver sod within 24 hours of harvesting and in time for planting promptly. Protect sod from breakage and drying.
- B. Bulk Materials:
 - 1. Do not dump or store bulk materials near structures, utilities, walkways, and pavements, or on existing turf areas or plants.
 - 2. Provide erosion-control measures to prevent erosion or displacement of bulk materials; discharge of soil-bearing water runoff; and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
 - 3. Accompany each delivery of bulk materials with appropriate certificates.

1.9 FIELD CONDITIONS

- A. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions.

PART 2 - PRODUCTS

2.1 SEED

- A. Grass Seed: Fresh, clean, dry, new-crop seed complying with AOSA's "Journal of Seed Technology; Rules for Testing Seeds" for purity and germination tolerances.

- B. Seed Species: Seed of grass species as follows, with not less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed. All species shall be ranked in the top 15% of NTEP Trials in the northwest for turf seed test rankings with proven positive results for wear, color, drought tolerance and disease tolerance.
 - 1. Grass Mix for General Turf Areas and Drainage Basins:
 - a. Elite Landscape Lawn Blend from L & H Seeds or approve equal.

2.2 TURFGRASS SOD

- A. Turfgrass Sod: Certified, Number 1 Quality/Premium, including limitations on thatch, weeds, diseases, nematodes, and insects, complying with "Specifications for Turfgrass Sod Materials" in TPI's "Guideline Specifications to Turfgrass Sodding." Furnish viable sod of uniform density, color, and texture that is strongly rooted and capable of vigorous growth and development when planted.
- B. Turfgrass Species: Sod of grass species as follows, with not less than 85 percent germination, not less than 95 percent pure seed, and not more than 0.3 percent weed seed. All species shall be ranked in the top 15% of NTEP Trials in the northwest for turf seed test rankings with proven results for wear, color, shade tolerance, drought tolerance and disease tolerance:
 - 1. Kentucky bluegrass (*Poa pratensis*), a minimum of three cultivars.
 - a. 70 – 80 percent.
 - 2. Perennial Ryegrass (*Lolium perenne*).
 - a. 20 - 30 percent.

2.3 PLANTING SOILS

- A. Planting Soil: Refer to Division 32 Section "Soil Preparation."

2.4 MULCHES

- A. Fiber Mulch: Biodegradable, dyed-wood, cellulose-fiber mulch; nontoxic and free of plant-growth or germination inhibitors; with a maximum moisture content of 15 percent and a pH range of 4.5 to 6.5.
- B. Nonasphaltic Tackifier: Colloidal tackifier recommended by fiber-mulch manufacturer for slurry application; nontoxic and free of plant-growth or germination inhibitors.

2.5 EROSION-CONTROL MATERIALS

- A. Erosion-Control Blankets: Biodegradable wood excelsior, straw, or coconut-fiber mat enclosed in a photodegradable plastic mesh. Include manufacturer's recommended steel wire staples, 6 inches long.
- B. Erosion-Control Coconut Coir Logs: Coir Fiber with Coir Netting. Include manufacturer's recommended steel wire staples, 6 inches long.
- C. Erosion-Control Wattles:
 - 1. Straw Wattle: Straw interior with Poly netting. Include manufacturer's recommended anchorage system for slope conditions.
 - 2. Coir Wattle: Bristle Coir Twine netting on the exterior with Mattress Coir Fibers on the interior. Include manufacturer's recommended anchorage system for slope conditions.

2.6 GRASS-PAVING MATERIALS

- A. Grass Paving: Concrete paver units designed to contain small areas of soil and enhance the ability of turf to reduce erosion, support vehicular and pedestrian traffic, manufacturer's standard nominal mat thickness. Include manufacturer's recommended anchorage system for slope conditions.

1. Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on Drawings or comparable product by one of the following:
 - a. Mutual Materials: Turfstone.
 - b. Hanover Architectural Products: Ecogrid.
- B. Base Course: Sound crushed stone or gravel complying with Division 32 Section "Earth Moving" for base-course material.
- C. Sand: Sound, sharp, washed, natural sand or crushed stone complying with gradation requirements in ASTM C 33/C 33M for fine aggregate.
- D. Sandy Loam Soil Mix: Sound, sharp, washed, natural sand or crushed stone complying with gradation requirements in ASTM C 33/C 33M for fine aggregate blended with planting soil. Use blend consisting of 2/3 sand and 1/3 planting soil.

2.7 FERTILIZERS

- A. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:
 1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing laboratory.

2.8 PESTICIDES

- A. General: Pesticide, registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.
- B. Pre-Emergent Herbicide (Selective and Nonselective): Effective for controlling the germination or growth of weeds within planted areas at the soil level directly below the mulch layer.
- C. Post-Emergent Herbicide (Selective and Nonselective): Effective for controlling weed growth that has already germinated.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to be planted for compliance with requirements and other conditions affecting installation and performance of the Work.
 1. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in soil within a planting area.
 2. Suspend planting operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.
 3. Uniformly moisten excessively dry soil that is not workable, or which is dusty.
 4. Suspend planting operations until all compaction issues have been corrected.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.
- C. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Architect and replace with new planting soil.

3.2 PREPARATION

- A. Protect structures; utilities; sidewalks; pavements; and other facilities, trees, shrubs, and plantings from damage caused by planting operations.
 - 1. Protect adjacent and adjoining areas from sodding operations.
 - 2. Protect grade stakes set by others until directed to remove them.

3.3 TURF AREA PREPARATION

- A. General: Prepare planting area for soil placement and mix planting soil according to Division 32 Section "Soil Preparation."
- B. Placing Planting Soil: Place and mix planting soil in place over exposed subgrade.
 - 1. Reduce elevation of planting soil to allow for soil thickness of sod.
- C. Moisten prepared area before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
- D. Before planting, obtain Architect's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.

3.4 PREPARATION FOR EROSION-CONTROL MATERIALS

- A. Prepare area as specified in "Turf Area Preparation" Article.
- B. Protect drainage inlets with approved BMP's to aid in reducing erosion of the newly graded and seeded areas.
- C. For erosion-control blanket, install from top of slope, working downward, and as recommended by material manufacturer for site conditions. Fasten as recommended by material manufacturer.
- D. For wattle installation, refer to manufacturers' details and charts regarding proper wattle installation and spacing (based on steepness of the slope).
- E. Moisten prepared area before planting if surface is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.

3.5 PREPARATION FOR GRASS-PAVING MATERIALS

- A. Reduce subgrade elevation soil to allow for thickness of grass-paving system. Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade so that installed paving is within plus or minus 1/2 inch of finish elevation. Roll and rake, remove ridges, and fill depressions.
- B. Install base course and sandy loam soil mix as recommended by paving-material manufacturer for site conditions and according to details indicated on Drawings. Compact according to paving-material manufacturer's written instructions.
- C. Install pavers flush to proposed finish grade, extend a minimum of two (2) pavers into the bottom of the swale and secure according to details.
- D. Before planting, fill cells of pavers with sandy loam soil mix and compact according to manufacturer's written instructions. Install sod pieces into cells, cut pieces so they fit tightly within the cells.

- E. Moisten prepared area before planting if surface is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.

3.6 HYDROSEEDING

- A. General: Seed application shall be by hydro-seeding.
- B. Hydroseeding: Mix specified seed, fertilizer, and fiber mulch in water, using equipment specifically designed for hydroseed application. Continue mixing until uniformly blended into homogeneous slurry suitable for hydraulic application.
 - 1. Mix slurry with fiber-mulch manufacturer's recommended tackifier.
 - 2. Apply slurry uniformly to all areas to be seeded in a one-step process. Apply slurry at a rate so that mulch component is deposited at not less than 1500 lb./acre dry weight, and seed component is deposited at not less than the specified seed-sowing rate.
- C. Sow seed at a total rate of 8 lbs./1000 sq. ft.
- D. Water newly planted areas and keep moist until grass is established.

3.7 SODDING

- A. Lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy.
- B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to soil or sod during installation. Tamp and roll lightly to ensure contact with soil, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.
 - 1. Lay sod across slopes exceeding 1:4.
- C. Saturate sod with fine water spray within two hours of planting. During first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches below sod.

3.8 TURF MAINTENANCE

- A. General: Maintain and establish turf by watering, fertilizing, weeding, mowing, trimming, replanting, and performing other operations as required to establish healthy, viable turf. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth turf. Provide materials and installation the same as those used in the original installation.
 - 1. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace materials and turf damaged or lost in areas of subsidence.
 - 2. Apply treatments as required to keep turf and soil free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards.
- B. Watering: Install and maintain piping, hoses, and turf-watering equipment to convey water from sources and to keep turf uniformly moist to a depth of 4 inches.
 - 1. Schedule watering to prevent wilting, puddling, erosion, and displacement of seed or mulch. Lay out temporary watering system to avoid walking over muddy or newly planted areas.
 - 2. Water turf with fine spray at a minimum rate of 1 inch per week unless rainfall precipitation is adequate.

- C. Mow turf as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than one-third of grass height. Remove no more than one-third of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain the following grass height:
 - 1. Mow Kentucky bluegrass to a height of 1-1/2 to 2 inches.
 - 2. Provide a minimum of five (5) mowings before end of maintenance period.
- D. Turf Post-fertilization: Apply commercial fertilizer after initial mowing and when grass is dry.
 - 1. Use fertilizer that provides:
 - a. Actual nitrogen of at least 2 lb./1000 sq. ft. to turf area.
 - b. Actual phosphorus of at least 1 lb./1000 sq. ft. to turf area.
 - c. Actual potassium of at least 1 lb./1000 sq. ft. to turf area.
 - 2. Fertilizing:
 - a. Apply fertilizer in accordance with manufacturer's instructions.
 - b. Sweep all hard surfaces of fertilizer overthrow.
 - c. Continue fertilizing until end of maintenance period. Assume a minimum of three (3) fertilizations from planting to end of the maintenance period.

3.9 SATISFACTORY TURF

- A. Turf installations shall meet the following criteria as determined by Architect:
 - 1. Satisfactory Sodded Turf: At end of maintenance period, a healthy, well-rooted, even-colored, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.
 - 2. Satisfactory Seeded Turf: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. and bare spots not exceeding 5 by 5 inches.
- B. Use specified materials to reestablish turf that does not comply with requirements and continue maintenance until turf is satisfactory.

3.10 PESTICIDE APPLICATION

- A. Apply pesticides and other chemical products and biological control agents according to requirements of authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed.
- B. Post-Emergent Herbicides (Selective and Nonselective): Apply only as necessary to treat already-germinated weeds and according to manufacturer's written recommendations.

3.11 CLEANUP AND PROTECTION

- A. Promptly remove soil and debris created by turf work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
- B. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off Owner's property.
- C. Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic. Maintain fencing and barricades throughout initial maintenance period and remove after plantings are established.
- D. Remove nondegradable erosion-control measures after grass establishment period.

3.12 MAINTENANCE SERVICE

- A. Turf Maintenance Service: Provide full maintenance by skilled employees of landscape Installer. Maintain as required in "Turf Maintenance" Article. Begin maintenance immediately after each area is planted and continue until acceptable turf is established, but for not less than the following periods:
 - 1. Sodded Turf: 45 days from date of initial installation.
 - a. When initial maintenance period has not elapsed before end of planting season, or if turf is not fully established, continue maintenance during next planting season.
 - 2. Seeded Turf: 60 days from date of initial installation.
 - a. When initial maintenance period has not elapsed before end of planting season, or if turf is not fully established, continue maintenance during next planting season.

3.13 WARRANTY

- A. Special Warranty: Installer agrees to repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond Contractor's control.
 - 2. Warranty Periods from date of initial installation.
 - a. Twelve (12) months.

END OF SECTION 329200



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/19/2022

Agenda Category: Ordinances - Third Reading & Passage

Core Focus Area 3 - Increase Economic Vitality

Subject:

Ordinance No. 2022-13, Approving the Rezone of 9.4 Acres Located at 2500 Chester Road from Agriculture (AG) to General Business (C-3)

Department:

Development Services

Ordinance/Resolution Number:

2022-13

Document Type:

Ordinance

Recommended Motion:

Give third reading and pass Ordinance No. 2022-13, approving the rezone of 9.4 acres located at 2500 Chester Road from Agricultural (AG) to General Business (C-3).

Summary:

Note: This item received approval for second reading at the April 5, 2022 council meeting. While preparing the ordinance for recording with Benton County, staff noted an inadvertent incomplete legal description in the body of the document. To ensure technical accuracy, a third reading of updated Ordinance No. 2022-13 is necessary.

*****Original Staff Report*****

Knutzen Engineering filed an application with the City petitioning to rezone a 9.4-acre site from Agriculture (AG) to General Business (C-3). The purpose of this request is to zone the site in a manner consistent with the city's Comprehensive Plan while allowing for development styles typical of busy arterial roadway intersections. The site is comprised of two un-platted parcels totaling approximately 9.4 acres lying at the intersection of Van Giesen Street and the By-Pass Highway.

The Richland Hearing Examiner held an open-record public hearing on February 14, 2022 and recommended approval of the rezone request.

Site-specific rezones are Type IIIA permit applications under RMC 19.02.010. A closed-record decision hearing was held by Richland City Council on March 15, 2022. No testimony was offered.

Staff recommends approval of Ordinance No. 2022-13.

Fiscal Impact:

None.

Attachments:

1. Ordinance No. 2022-13
2. Staff Report - Knights of Columbus (AG to C-3)
3. Hearing Examiner Recommendation - Knights of Columbus

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 2022-13

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING TITLE 23: ZONING REGULATIONS OF THE RICHLAND MUNICIPAL CODE AND THE OFFICIAL ZONING MAP OF THE CITY TO CHANGE THE ZONING ON 9.4 ACRES FROM AGRICULTURE (AG) TO GENERAL BUSINESS (C-3); SAID PROPERTY BEING LOCATED AT THE SOUTHWEST CORNER OF VAN GIESEN STREET AND HIGHWAY SR-240, AND ADOPTING THE FINDINGS AND CONCLUSIONS OF THE HEARING EXAMINER AS THE FINDINGS AND CONCLUSIONS OF THE RICHLAND CITY COUNCIL.

WHEREAS, on February 14, 2022, the Richland Hearing Examiner held a duly advertised open-record public hearing to consider a petition from Knutzen Engineering, acting on behalf of Columbian Club Inc., aka Knights of Columbus, to change the zoning of the property hereafter described in Section 2 and located at the southwest corner of the intersection of Van Giesen Street and State Route 240; and

WHEREAS, following the February 14, 2022 open-record public hearing, the Richland Hearing Examiner issued an 8-page written recommendation to the Richland City Council that concluded with a favorable recommendation to approve the requested rezone; and

WHEREAS, the Richland City Council has considered the written recommendation of the Richland Hearing Examiner and the record created during the February 14, 2022 open-record public hearing; and

WHEREAS, as required by RMC 19.20.030, the Richland City Council conducted a closed-record decision hearing on March 15, 2022 and has considered the totality of the record.

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

Section 1. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is General Business (C-3) when consideration is given to the interests of the public.

Section 2. Said property, depicted in **Exhibit A**, attached hereto and incorporated by this reference, is more particularly described as follows:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., EXCEPT THAT PORTION INCLUDED IN PLAT OF RICHLAND, AND EXCEPT THAT PORTION LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING ON NORTH BOUNDARY OF SAID SUBDIVISION 143.28 FEET FROM EAST QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 24° 04' 55" WEST 78.9 FEET TO SOUTH LINE OF VAN GIESEN ROAD; THENCE CONTINUING SOUTH 24° 04' 55" WEST 1005.71 FEET; THENCE SOUTH 41° 30' 02" WEST 478.66 FEET TO SOUTH BOUNDARY OF SAID SUBDIVISION AND TERMINUS OF SAID LINE.

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, LYING WEST OF THE BOUNDARY OF THE PLAT OF RICHLAND, BENTON COUNTY, WASHINGTON.

Abbreviated Legal: Tract A of Record Survey No. 2834 filed under AFN 2001-000829.

Section 3. Such property is rezoned from Agriculture (AG) to General Business (C-3).

Section 4. Richland Municipal Code Title 23 and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said Title, are hereby amended by amending Sectional Map Numbers 9 and 13, which are two of a series of maps constituting said Official Zoning Map, as shown on the attached **Exhibit B**, and bearing the number and date of passage of this Ordinance, and by this reference made a part of this Ordinance and of the Official Zoning Map of the City.

Section 5. The findings of fact and conclusions of the Richland Hearing Examiner as provided in the Hearing Examiner's February 17, 2022 written recommendation are hereby adopted as the findings of fact and conclusions of the Richland City Council.

Section 6. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and the attached amended Sectional Maps Nos. 9 and 13, duly certified by the City Clerk as a true copy.

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

Section 8. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 9. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 19th day of April, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

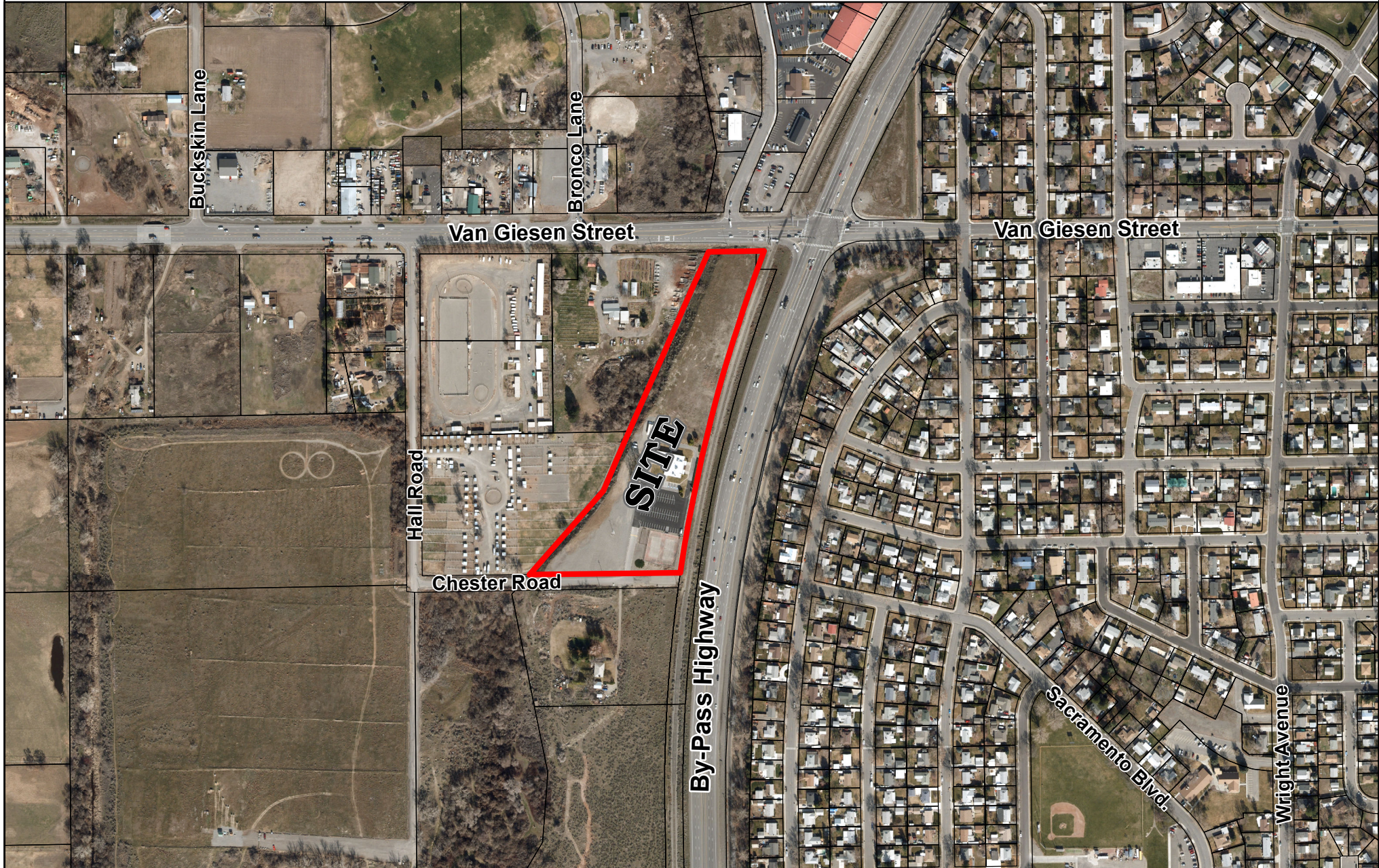
Heather Kintzley, City Attorney

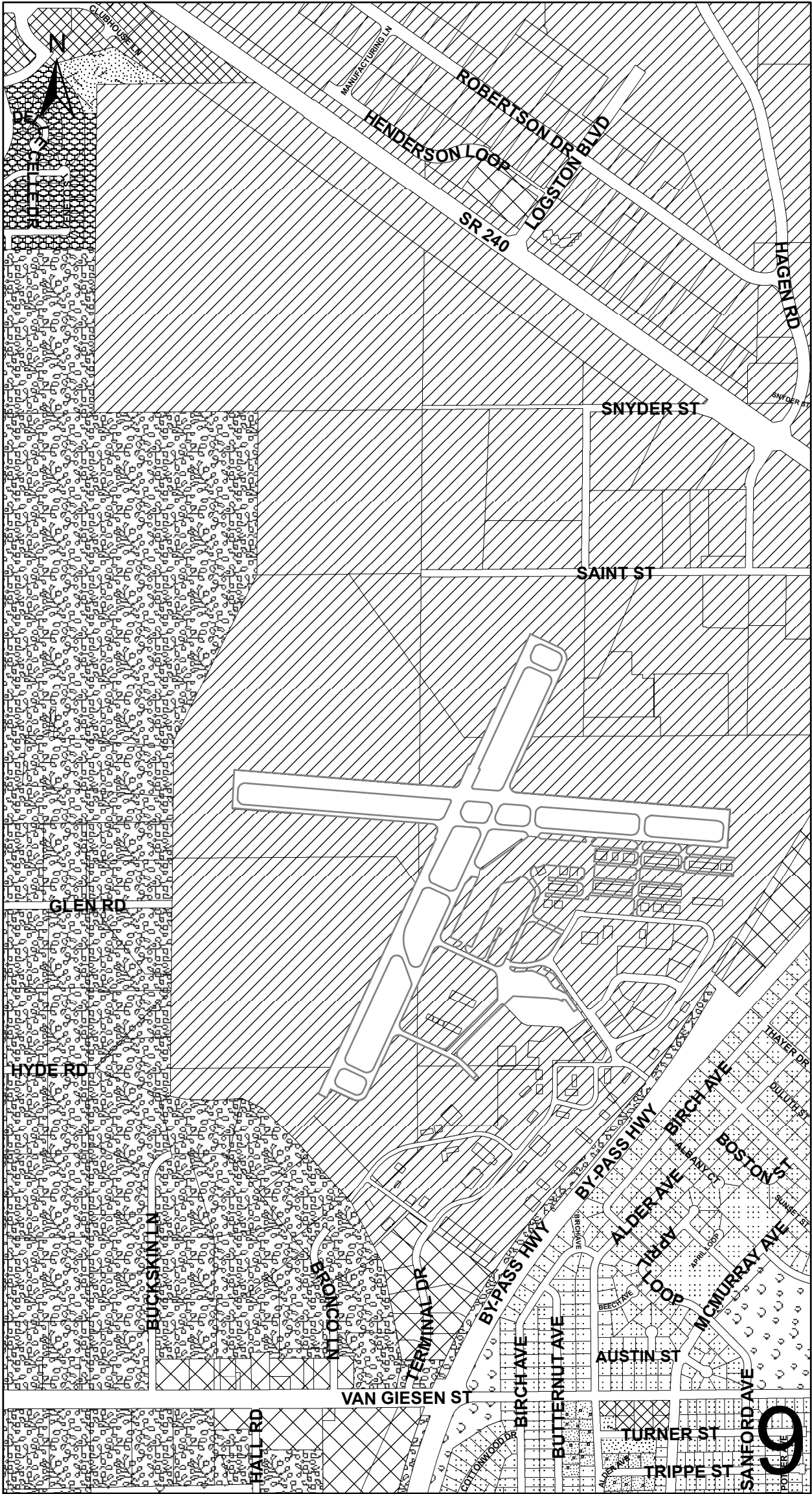
First Reading: March 15, 2022
Second Reading: April 5, 2022
Third Reading: April 19, 2022
Date Published: April 24, 2022

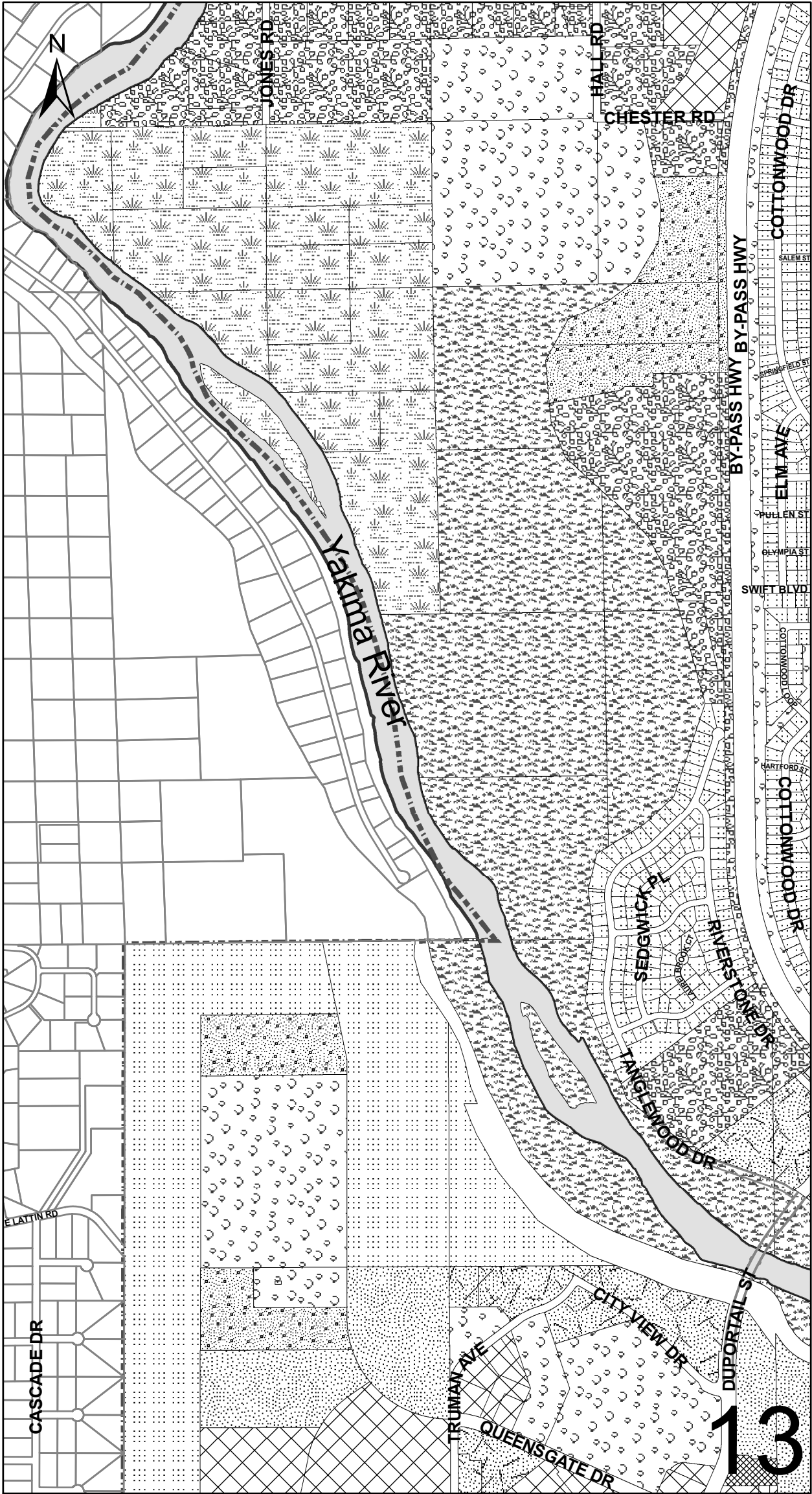
Exhibit A

Ordinance No. 2022-13

Item: Rezone AG to C-3
Applicant: Knutzen Engineering
File #: Z2021-107







**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: Knights of Columbus Rezone

LOCATION: The project site occupies the southwest corner of the Van Giesen Street/By-Pass Highway intersection (APN's: 1-04984000005000 & 1-03983000001000).

APPLICANT: Knutzen Engineering (Paul Knutzen) on behalf of Jerry Rhodes (Knights of Columbus)

FILE NO.: Z2021-107

DESCRIPTION: Request to change zoning of approximately 9.4 acres from AG (Agriculture) to General Business (C-3).

PROJECT TYPE: Type 3 Site-Specific Rezone

HEARING DATE: February 14, 2021

REPORT BY: Shane O'Neill, Senior Planner

RECOMMENDED ACTION: Approval

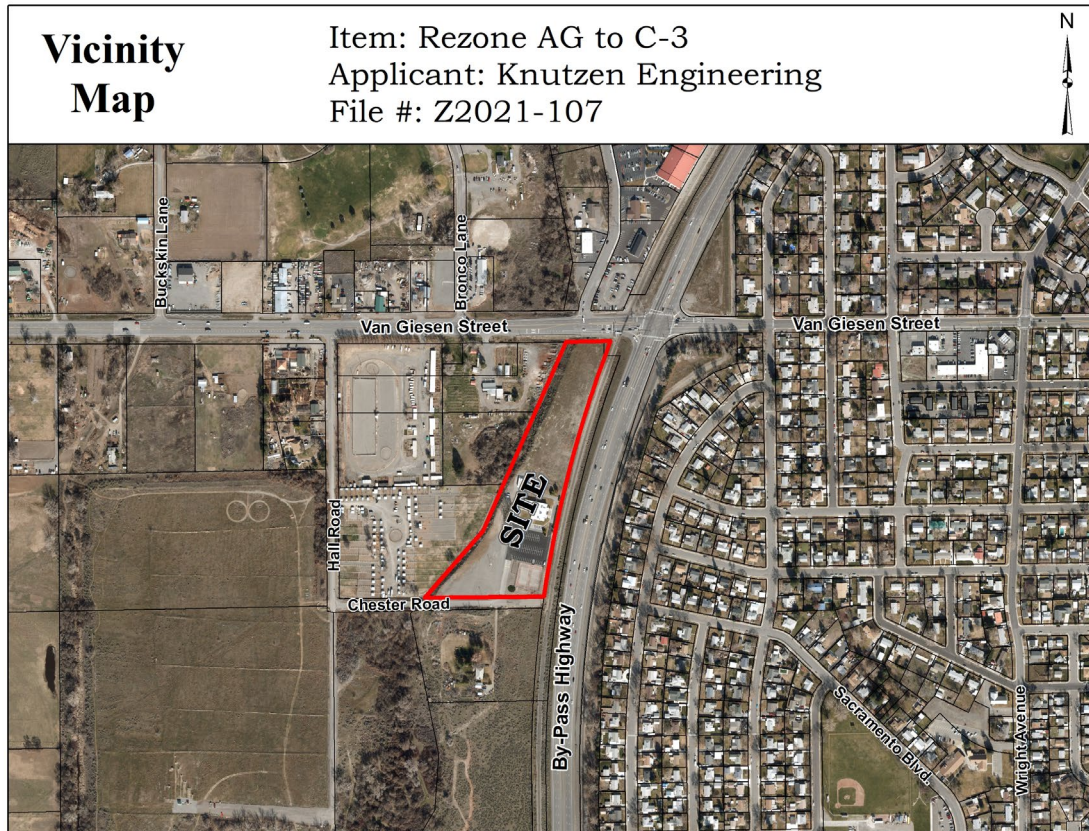


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

On December 3, 2021, Knutzen Engineering filed an application (Exhibit 1) with the City, petitioning to rezone a 9.4-acre site from Agriculture (AG) to General Business (C-3). The purpose of this request is to zone the site in a manner consistent with the city's Comprehensive Plan while allowing for development styles typical of busy arterial roadway intersections.

SITE DESCRIPTION & ADJACENT LAND USES

The site is comprised of two un-platted parcels totaling approximately 9.4-acres lying at the intersection of Van Giesen Street and the By-Pass Highway (see Fig. 1 above). Combined, the parcels form a linear trapezoid, measuring approximately 1,311 feet in its longest dimension, and 607 feet at its widest dimension. The property is legally described as Tract A of record survey No. 2834 (Exhibit 2). Tract A borders Van Giesen Street to the north and Chester Road to the south. The site is separated from the By-Pass Highway by a narrow, 70-foot-wide, parcel containing an active local railway line.

Most of the property is flat, except for the land along the west property line where it falls sharply (approximately 20 vertical feet). In this way the site appears as a plateau above land to the west. The southern portion of the site is developed with a

7,530 square foot commercial building, a few accessory structures, tennis courts, landscaping and a recently improved parking lot containing 84 parking stalls including ADA compliant stalls. The site has been developed for and is used by the Knights of Columbus, a global Catholic fraternal service order.

The site gains vehicle access from Chester Road along the south property line. Chester Road is a minimally improved roadway having a 24-foot-wide asphalt surface but without curbs, gutters, or sidewalks. The overhead power pole on Chester Road in front of the site contains a street light fixture, providing nighttime visibility near the driveway entrance.

North: The Van Giesen Street right-of-way borders the site to the north. Van Giesen Street is classified as a principal arterial roadway. A parking lot occupies the site immediately on the north side of Van Giesen Street. The parking lot is currently zoned AG.

South: Chester Road borders the south side of the property. The six-acre parcel on the south side of Chester Road is zoned AG and contains a single-family home.

East: The site to the east is zoned AG and contains an active railroad line.

West: The site to the west is zoned C-3 (as of 2021) and contains a plant nursery.

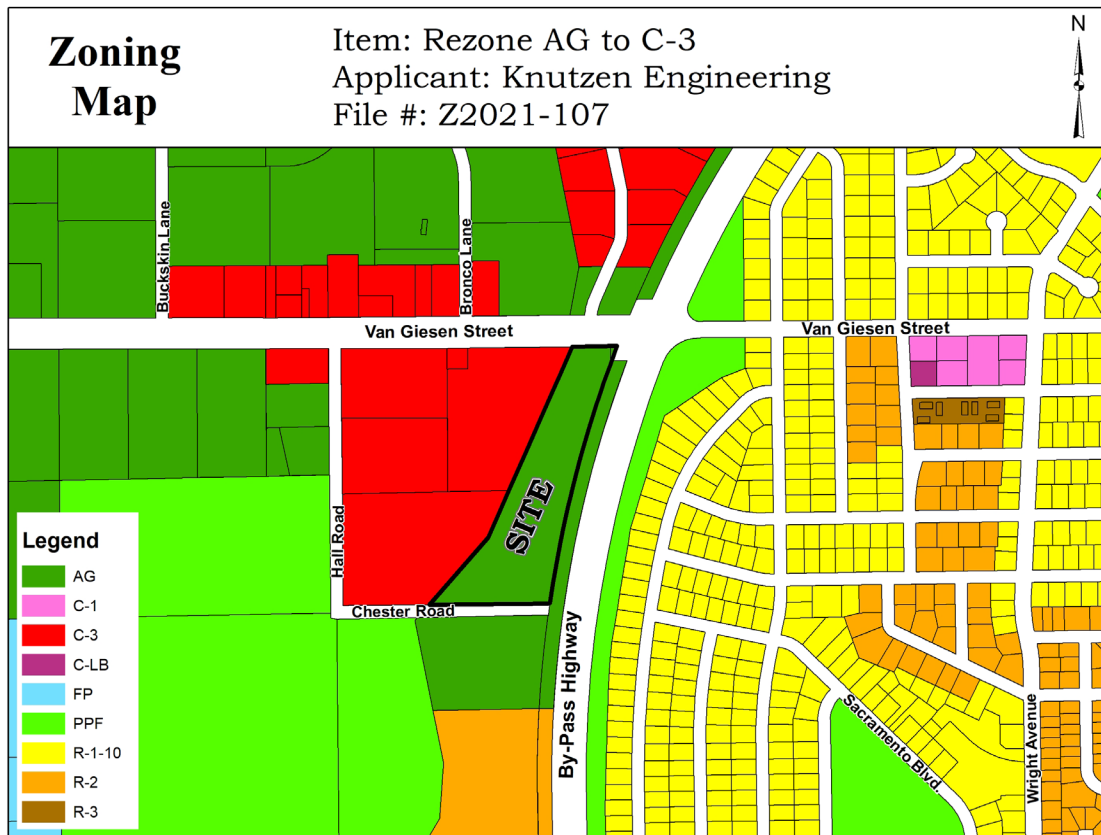


Figure 2 – Zoning Map

CURRENT ZONING

The zoning map above illustrates the site's current Agriculture (AG) zoning together with the zoning assigned to adjacent and surrounding properties.

The Agriculture (AG) use district is an agricultural zone classification providing for agricultural and single-family residential uses compatible with open lands in the northwest portion of Richland; most of which lies in the Yakima River floodplain.

The Agricultural (AG) zone is a zoning classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the city that are designated as agriculture or as urban reserve under the city of Richland comprehensive plan (RMC 23.14.010).

REQUESTED ZONING

The General Business (C-3) zone is designed to provide a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the city that are either designated as commercial or designated as industrial and located adjacent to SR 240 under the City of Richland comprehensive plan [RMC 23.22.010.D].

PUBLIC NOTICE

Application Date:	December 3, 2021
Notice of Hearing Mailed:	December 29, 2021
Notice of Hearing Posted:	December 29, 2021
Notice of Hearing Published:	January 23, 2022
Public Hearing:	February 14, 2022

Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site, publication in the *Tri-City Herald* newspaper and posting on the City's website. Copies of the notices and affidavits are included in Exhibit 5. As of the date of this report, city staff received no comments from the public at large. The Washington State Dept. of Transportation (WSDOT) submitted a written comment (see Exhibit 3). All notices were properly distributed.

UTILITY AVAILABILITY

City utility mapping records indicate the site contains a municipal water line, municipal power, and a private septic system. Details of each utility are provided below.

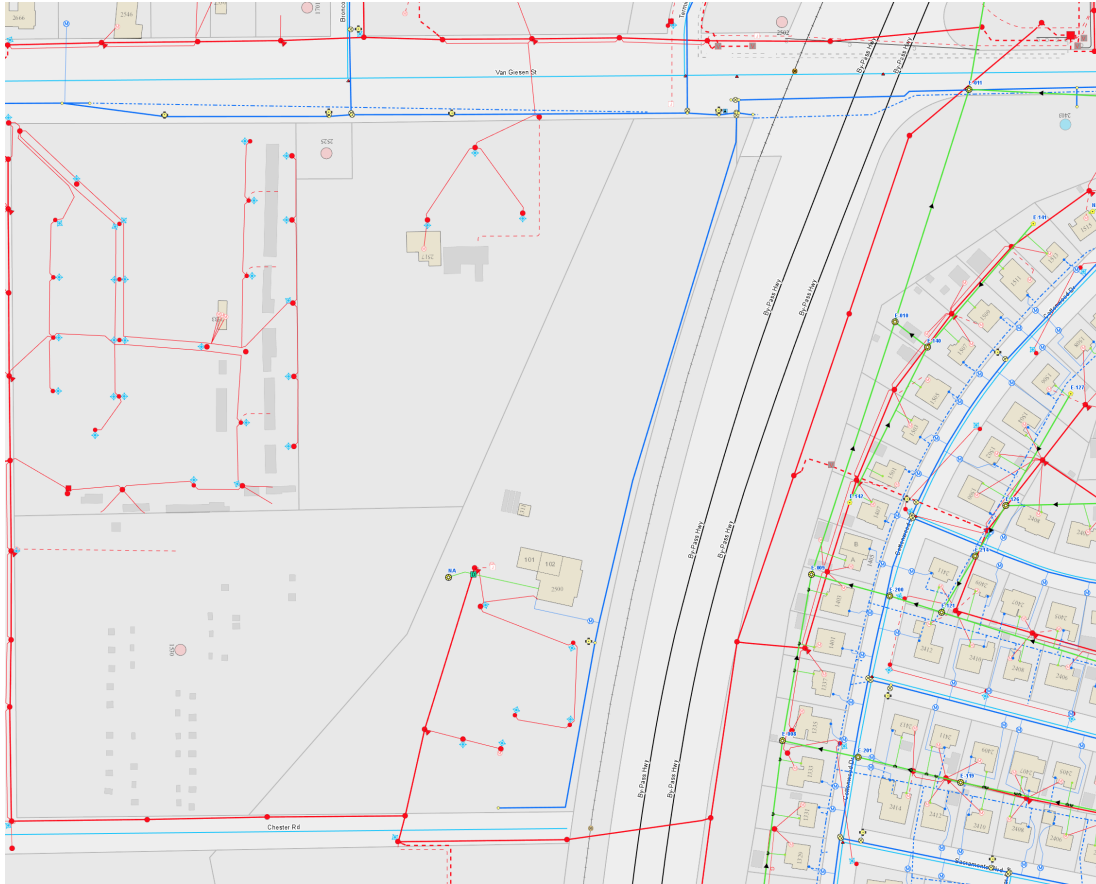


Figure 3 - Utilities Map

(Blue = water, Green = sewer, Red = electrical power)

SEWER

The existing building treats effluent by discharging it to a 500-gallon septic tank west of the building. The municipal sewer line nearest to the site is in Van Giesen Street, approximately 420-feet east of the site's northeast corner. However, that sewer line is not available for gravity flow due to elevation differences. Future site development may need to rely on a privately-owned pressurized grinder pump and wet well pumping effluent to the manhole over 600-feet to the north. Any work in the adjacent segment of Van Giesen Street may require WSDOT approval as the road segment is considered state highway.

WATER

An eight (8) inch water main located in Van Giesen Street is stubbed into the site at the site's northeast corner. The 4-inch stub feeds the existing building and extends to the property's Chester Road frontage at the south end.

ELECTRICAL POWER

Richland Energy Services (RES), a municipal public utility district, will service development on the site. Three-phase RES overhead power lines run over Chester Road with a couple of connecting spans running north on-site before reaching the building. Three-phase overhead power lines extend along the north side of Van Giesen Street.

TRANSPORTATION

Access into the site is available from Chester Road along the south property line and potentially from the site's Van Giesen Street frontage near the intersection with SR-240. The Chester Road access point lies approximately 1,770-feet from Van Giesen Street by way of vehicle travel. The Washington State Dept. of Transportation provided a comment letter with some insight into Van Giesen access availability for future development (see Exhibit 3).

SEPA

No environmental review was conducted as part of this rezone application, based on the categorical exemption in WAC 197-11-800(6)(c) which provides for exemptions under the following circumstances:

Where an exempt project requires a rezone, the rezone is exempt only if:

- (i) The project is in an urban growth area in a city or county planning under RCW 36.70A.040;*
- (ii) The proposed rezone is consistent with and does not require an amendment to the comprehensive plan; and*
- (iii) The applicable comprehensive plan was previously subjected to environmental review and analysis through an EIS under the requirements of this chapter prior to adoption; and the EIS adequately addressed the environmental impacts of the rezone.*

In this case, the proposed project is located with the City and within Richland's urban growth area; the proposed action is consistent with the City's comprehensive plan; and the City's comprehensive plan was analyzed through the preparation of an environmental impact statement.

COMPREHENSIVE PLAN

Richland's Comprehensive Plan designates the subject site for Commercial land uses. The General Business (C-3) zone is included in the Commercial Zoning Districts chapter of the Zoning code (RMC 23.22). In this way the proposal is consistent with the Comprehensive Plan.

The following land use map illustrates the city's Comprehensive Plan land use designations for the site and surrounding vicinity as depicted by the city's GIS mapping database. The C-3 zoning classification is intended to be applied to

portions of the city designated as Commercial under the City of Richland Comprehensive Plan.

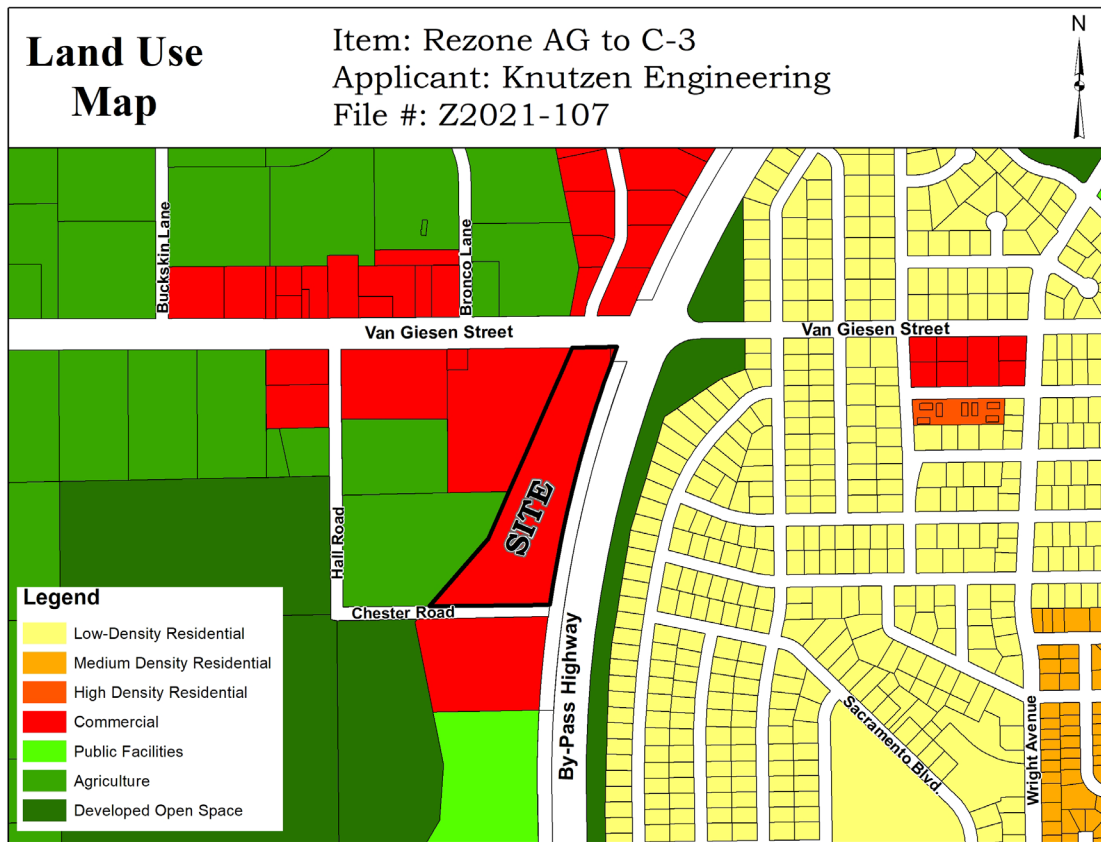


Figure 4 – Comprehensive Plan Map

The Comprehensive Plan contains the following goals and policy statements generally viewed as being in support of the proposed rezone application:

Land Use Goal 1:

Plan for growth within the urban growth area and promote compatible land use.

Policy 1 - Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View areas.

Policy 2 - Facilitate planned growth and infill developments within the City.

Land Use Goal 2:

Establish land uses that are sustainable and create a livable and vibrant community.

Policy 1 - Maintain a variety of land use designations to accommodate appropriate residential [and] commercial [...] uses that will take advantage of the existing infrastructure network.

LU Goal 4:

Promote commercial and industrial growth that supports the City's economic development goals.

Policy 1: Accommodate a variety of commercial land uses including retail and wholesale sales and services, and research and professional services.

Land Use Goal 5:

Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.

Policy 1 – Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.

BACKGROUND

The subject site was annexed into the City in 1956. In 1965 the Richland Board of Adjustment approved a conditional use permit request to allow a fraternal club in the AG zone. Construction of the existing building was completed in 1968. Accessory structures seen in areal imagery were originally permitted in 1982 and additions thereto in 2017.

ANALYSIS

Washington Courts apply three basic rules when reviewing appeals of rezone applications: (1) there is no presumption favoring the rezone request; (2) the proponent must demonstrate that there has been a change of circumstances since the original zoning provided if a proposed rezone implements the policies of the comprehensive plan, a showing of changed circumstances is usually not required; and (3) the rezone must have a substantial relationship to the public health, safety, morals or general welfare.

Purposes of this rezone request, the central questions presented are:

1. Whether the requested rezone implements policies of the City's Comprehensive Plan, and /or whether there has been a change of circumstances since the original Agriculture (AG) zoning was adopted for the site?

The site is already designated for commercial uses by the City's Comprehensive Plan. The rezone request would change the zoning from Agriculture (AG) to a conforming commercial zoning district (C-3). The bulk of the subject property remains undeveloped due to the limited number of land uses permitted in the AG zone. As a result, the site has been left unattended and while it is not overgrown with weeds and noxious vegetation; leaving it in a distressed/undeveloped condition is not in the public interest. The requested rezone is meant to facilitate the applicant's plans to develop

the site in a manner fully authorized by the C-3 zoning regulations and commercial land use designation.

2. Does the rezone bear a substantial relationship to the public health, safety, morals, or general welfare?

It appears that the proposed rezone is consistent with this criterion because the rezone is consistent with the City's Comprehensive Plan, and any future, project-specific proposal will have to meet city development regulations, including SEPA, possible subdivision codes, traffic impact reviews, public infrastructure concurrency reviews, and payment of any impact fees in effect at the time of an application.

In Planning staff's professional opinion, the site's location is appropriate for a C-3 zoning assignment. Agriculture zoning, generally, is of little utility within an urban growth boundary due to the zone's highly restrictive land use limitations. Very low residential allowances and commercial land use restrictions detract from the City's ability to meet goals of the Growth Management Act aimed at reducing urban sprawl and encouraging development in urban areas [RCW 36.70A.020], by reducing the City's ability to meet density requirements necessary to expand urban growth area boundaries. Since the site does not lie within a 100-year flood zone, Agriculture zoning does not serve a useful purpose in this location.

Richland's Comprehensive Plan designates the site as suitable for commercial land uses. In this way the proposed rezone is supported by the City's Comprehensive Plan. Comprehensive Plan conformance is the primary review criteria when considering rezone requests. The application satisfies this criterion.

The site's proximity to the Van Giesen Street/By-Pass Highway poses a potential challenge for future access. The intersection is controlled by the State, which typically imposes conservative direct access allowances onto roads under their jurisdiction. If direct access on to Van Giesen Street is precluded, future site development may need to rely on indirect access from Van Giesen Street to Hall Road to Chester Road to an easement leading north through the site; effectively forming a spiral or loop. It may be reasonable to expect future development to be tasked with improving the access route, depending on the specific land use proposed for development and its associated vehicle trip volume generation. Said access route currently supports very low traffic volumes; therefore, relatively moderate traffic volume increases would be considered significant from a traffic engineering perspective. The discussion above is for general discussion purposes, this report is not intended to convey specific development requirements.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2021-107) and recommends approval of the request based on the following:

1. The site is comprised of two parcels totaling approximately 9.4-acres in area.

2. The entire site is currently zoned Agriculture (AG).
3. The applicant filed a request to rezone the site to General Business (C-3).
4. The City of Richland Comprehensive Plan designates the subject site as suitable for commercial land uses.
5. The C-3 purpose statement (RMC 23.22.010.D) states C-3 zoning is intended to be applied to commercially designated lands per the Comprehensive Plan.
6. The site contains a Knights of Columbus event center.
7. The site lies adjacent to Chester Road and Van Giesen Street.
8. Establishment of the General Business (C-3) zoning district is consistent with the intent of the Comprehensive Plan.
9. The subject site is adjacent to the busy intersection of the By-Pass Highway and Van Giesen Street.
10. The subject site is immediately west of and adjacent to an active railroad track.
11. The rezone request is exempt from the provisions of the State Environmental Policy Act [WAC 197-11-800(6)(c)].
12. Much of the utility infrastructure available to serve this site lies within the adjacent rights-of-way.
13. The site presents engineering challenges for gaining municipal sewer service.
14. The site's proximity to an active railroad line makes it less attractive to more noise-sensitive land uses; and
15. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland.

EXHIBIT LIST

1. Rezone Application Materials
2. Record Survey 2834
3. Comments
4. Site Photos
5. Public Notices & Affidavits



Exhibit 1

City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
(509) 942-7794
(509) 942-7764

Z2021-107
Zoning Map Amendment Application

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Jerry Rhodes

Address: P.O. Box 1754, Richland, WA 99352

Phone: (509) 212-0900

Email: kchelp@aol.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Knutzen Engineering

UBI#: 603-538-277

Contact: Paul Knutzen

Address: 5401 Ridgeline Drive Suite 160, Kennewick, WA 99338

Phone: (509) 222-0959

Email: paul@knutzenengineering.com

DESCRIPTION OF WORK

Changing the current zone from Agriculture (AG) to General Commercial (C-3).

PROPERTY INFORMATION

Parcel #: 1-0498-400-0005-000, 1-0398-300-0001-000

Legal Description: See attached survey legal descriptions.

Current Zoning: AG

Current Comp Plan: Commercial

Requested Zoning: C-3

Current Use: Commercial

Proposed Use: Commercial

Area of Property: 12.3 acres

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:
The subject properties are zoned Agriculture (AG) and is surrounded by both AG and General Commercial (C-3).
The existing primary use of one of the lots is a catholic non-profit organization which is a non conforming use.
The parcel has been difficult to develop due to the remaining developable land located away from the main street frontage .

Any hardship that may result in the event the rezone is not granted:

Site will remain undeveloped and underutilized in a growing and commercially driven portion of Richland.

The manner in which the proposed rezone conforms to patterns in adjacent zones:

The proposed rezoning will allow the underutilized land to be developed as a commercial lot.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

Benefits to adjacent surrounding zones include development of an area of unimproved property that will finally become a valuable asset to the City of Richland.

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:

Requested zone change will bring existing commercial into conformance with Richland's zoning code, thereby solidifying its purpose within the comprehensive plan. No adverse effects are known.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:

Rezone will result in developing an area of unimproved property, generating property, permit and sales tax revenue to the city. Development of the site will also benefit the city by reducing current issues with loitering and illegal dumping occurring on the undeveloped land. No detriments are known.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:

The proposed rezone remains commercial in nature, keeping in guiding principles set forth in the comprehensive plan, and brings an existing non-conforming use into compliance.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

The rezone is not considered a spot zone as it remains commercial in nature within the comprehensive plan.

Identify impacts on the environment and public safety:

The rezoning will have no adverse impacts to the environment nor public safety. Proposed commercial rezone meets the intent of existing comprehensive plan for the site.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Paul Knutzen

Applicant Signature:  Date 12/2/21



CONSENT TO EXCEED REVIEW PERIOD

PROJECT INFORMATION

Project Name: KC Help Rezone

Planning File No. (if known):

Project Location (address or parcel no.): 2500 Chester rd, Richland, WA 99354

APPLICANT INFORMATION

Name: Paul Knutzen (Knutzen Engineering)

Address: 5401 Ridgeline Drive Suite 160

City: Kennewick

State: WA

Zip: 99338

Phone: (509) 222-0959

Email: paul@knutzenengineering.com

TYPE OF REVIEW PERIOD:

☐ 30-Day for Short Plat (RCW 58.17.140)

☐ 90-Day for Preliminary Plat (RCW 58.17.140)

☐ 30-Day for Final Plat (RCW 58.17.140)

☒ 120-Day for All other Land Use Permit Applications (RCW 36.70B)

SIGNATURE:

Washington State Law requires the city approve, approve with conditions, return to the applicant for modifications, or deny the application within a specified time frame of receipt of a complete application.

However, I understand that it will not be possible for the City of Richland to process the above identified project within the timeframe required by RCW 58.17.140 and/or 36.70B.
I, consent to an extension of the time-frame selected above.

Signature: Paul Knutzen

Date: 12-08-21

RECORD DESCRIPTIONS

TRACT A

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., EXCEPT THAT PORTION INCLUDED IN PLAT OF RICHLAND, AND EXCEPT THAT PORTION LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING ON NORTH BOUNDARY OF SAID SUBDIVISION 143.28 FEET FROM EAST QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 24° 04' 55" WEST 78.9 FEET TO SOUTH LINE OF VAN GIESEN ROAD; THENCE CONTINUING SOUTH 24° 04' 55" WEST 1005.71 FEET; THENCE SOUTH 41° 30' 02" WEST 478.66 FEET TO SOUTH BOUNDARY OF SAID SUBDIVISION AND TERMINUS OF SAID LINE.

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., LYING WEST OF THE BOUNDARY OF THE PLAT OF RICHLAND, BENTON COUNTY, WASHINGTON;

TRACT B

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

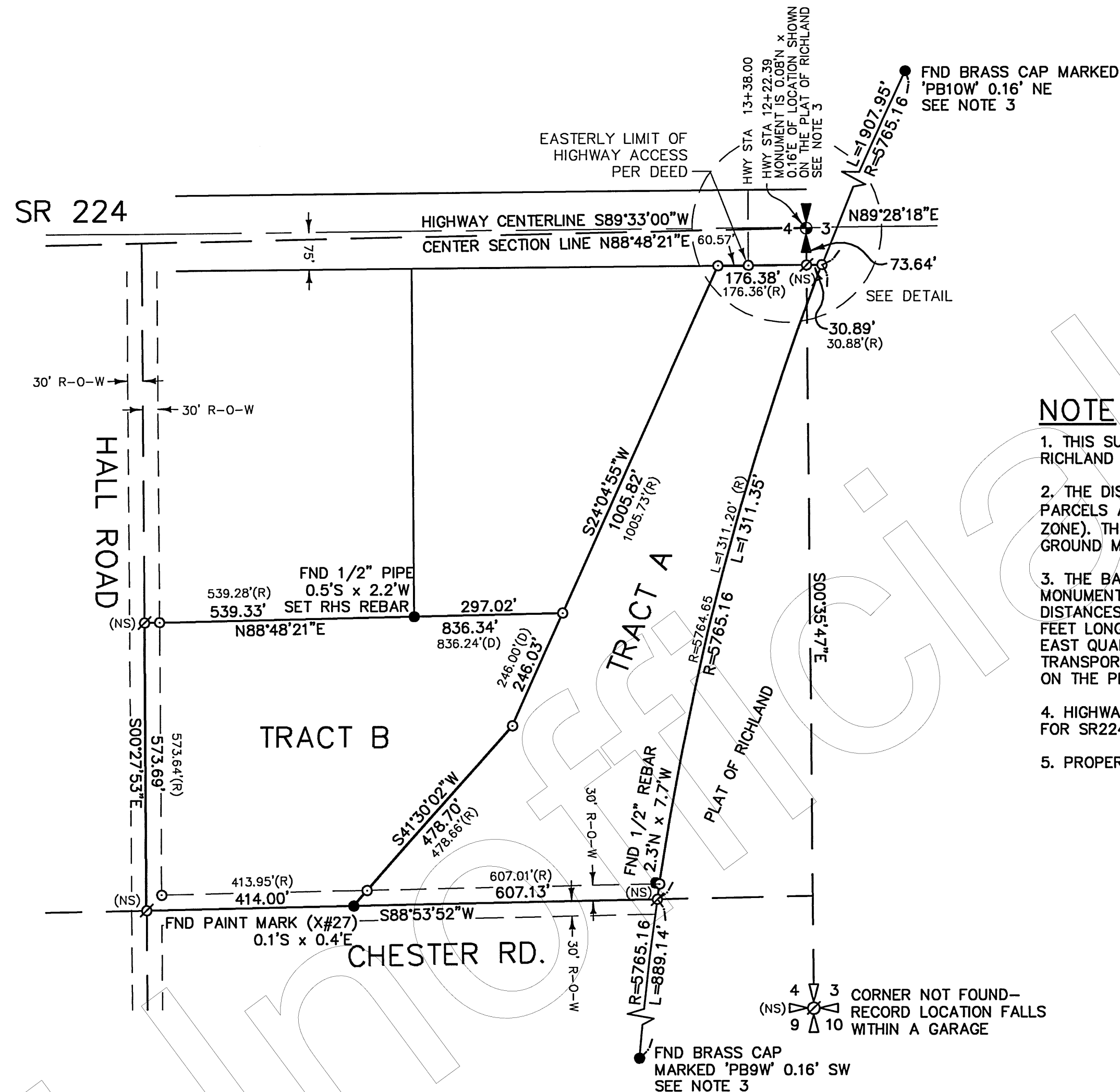
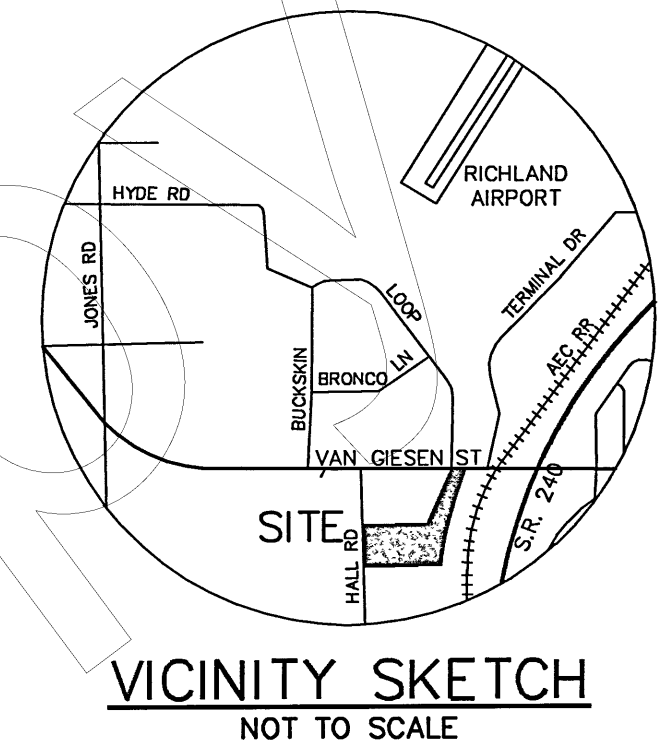
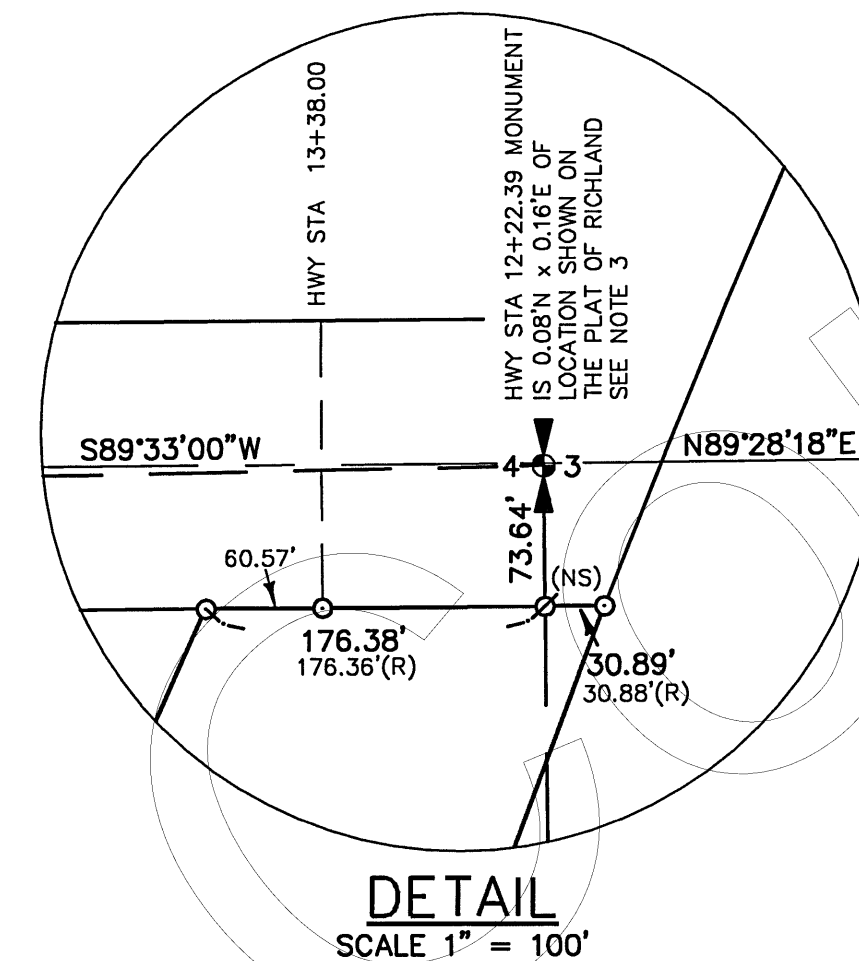
BEGINNING AT A POINT IN THE NORTH BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER WHICH IS DISTANT 143.28 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; THENCE SOUTH 24° 04' 55" WEST 838.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 24° 04' 55" WEST 246.00 FEET; THENCE SOUTH 41° 30' 02" WEST 478.66 FEET TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88° 53' 51" WEST ALONG SAID SOUTH LINE 413.95 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 0° 27' 52" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 573.64 FEET; THENCE NORTH 88° 48' 21" EAST 836.24 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE SOUTH 30 FEET AND THE WEST 30 FEET FOR ROAD.

Exhibit 2

RECORD SURVEY NO. 2834

N.E.¼ OF THE S.E.¼, SEC. 4, T. 9N., R. 28E., W.M.

CITY OF RICHLAND
BENTON COUNTY, WASHINGTON



NOTE

1. THIS SURVEY IS BASED ON THE SUPPLEMENTAL MAP TO THE PLAT OF RICHLAND FOR SEC. 4, T. 9N., R. 28E., W.M.
2. THE DISTANCES ON THE PLAT OF RICHLAND AND THE DEEDS FOR THESE PARCELS ARE BASED ON WASHINGTON STATE GRID SYSTEM (NAD 27, SOUTH ZONE). THESE DISTANCES WERE SCALED BY A FACTOR OF 1.0000892 TO FIT GROUND MEASUREMENTS.
3. THE BASIS OF BEARING WAS DERIVED FROM THE PLAT OF RICHLAND MONUMENTS PB9W AND PB10W. AFTER CORRECTING FOR STATE PLANE DISTANCES, THE DISTANCE BETWEEN THESE MONUMENTS MEASURED 0.33 FEET LONG. THIS ERROR WAS SPLIT BETWEEN THE TWO MONUMENTS. THE EAST QUARTER CORNER FOR SECTION 4 HAS BEEN RESET BY THE DEPT. OF TRANSPORTATION AND WAS NOT HELD IN RE-ESTABLISHING CORNERS SHOWN ON THE PLAT.
4. HIGHWAY STATIONING WAS TAKEN FROM PAGE A13 OF THE WSDOT PLANS FOR SR224 DATED 12 APRIL 1991.
5. PROPERTY BOUNDARIES RUN ALONG CENTER OF ROADWAY EASEMENTS.

LEGEND

- = SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "STRATTON 14120"
- = FOUND AS INDICATED
- (NS) = NOT FOUND OR SET
- ⊙ = FOUND WASHINGTON D.O.T. CASSED MONUMENT
- D = DEED
- R = RECORD (PLAT OF RICHLAND MAP OF SEC. 4)
- ↗ = CROWS FOOT (LIMITS OF DIMENSIONS)

SCALE 1" = 200'



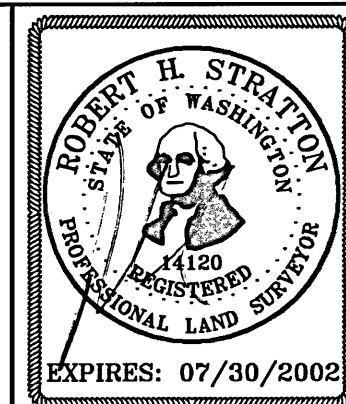
BASIS OF BEARING
PLAT OF RICHLAND
EQUIPMENT USED

A FIVE-SECOND TOTAL STATION
TRIMBLE RTK GPS

SURVEYOR'S CERTIFICATE

I, ROBERT H. STRATTON, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS AN ACTUAL FIELD SURVEY CONDUCTED BY ME, IN CONFORMANCE WITH THE SURVEY RECORDING ACT AND THAT THE CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN HEREON AT THE REQUEST OF THE KNIGHTS OF COLUMBUS AND TABER HERSUM, AND ALL BEARINGS AND DISTANCES ARE CORRECT.

1-10-2001
DATE



SURVEY FOR

**KNIGHTS OF
COLUMBUS**

(TRACT A)

AND TABER HERSUM

(TRACT B)

INDEX

¼ ¼	SEC	T.	R.
4	9	N	28 E

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11th DAY OF JANUARY, 2001 AT 9:00 MINUTES PAST 9:00 A.M. AND RECORDED IN VOLUME 1 OF SURVEYS PAGE 2834 AT THE REQUEST OF ROBERT H. STRATTON, P.L.S.
Bobbie Gagne by Karla M. Rasmussen, XX092811401
BENTON COUNTY AUDITOR INDEX NO. 2001-000829
FEE NO.



**STRATTON SURVEYING
& MAPPING**

7525 W. DESCHUTES PL. UNIT 1C
KENNEWICK, WA 99336
(509) 735-7364
FAX: (509) 735-6560
survey@strattonsurvey.com

2868RS4.DWG	
DATE: 1/10/01	SHT. 1 OF 1
DRAWN BY: RLS	JOB # 2868



Department of Energy

Bonneville Power Administration
2211 North Commercial Avenue
Pasco, WA 99301

Exhibit 3

TRANSMISSION SERVICES

January 3, 2022

In reply refer to: Knights of Columbus Rezone (Z2021-107)
Located within a Portion of Section 4, Township 9 North, Range 28 East,
W.M., Benton County, Washington

Shane O'Neill
Senior Planner
City of Richland
625 Swift Boulevard, MS-35
Richland, WA 99352

Dear Shane:

Bonneville Power Administration (BPA) has had the opportunity to review Knights of Columbus Rezone (Z2021-107). The application is to rezone a 9.4-acre site at the southwest corner of Van Giesen Street and the By-Pass Highway located in Richland, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately .75 miles east of the subject property. BPA does not have any objections to the approval of this request at this time.

Thank you for the opportunity to review this application. If you have any questions regarding this request or need additional information, please feel free to contact me. I can be reached at (509) 544-4747 or by email at jecottrell@bpa.gov.

Sincerely,

A handwritten signature in blue ink that reads "Joseph E. Cottrell II".

Joseph E. Cottrell II
BPA Field Realty Specialist



January 6, 2022

City of Richland
625 Swift Blvd., MS-35
Richland, WA 99352

Attention: Shane O'Neill, Senior Planner

Subject: Z2021-107 – Rezone - Rhodes/Knutzen Engineering
SR 240, MP 32.0-32.3

We have reviewed the proposed rezone of approximately 9.4 acres located at the southwest corner of SR 224 (Van Giesen St.) and SR 240 from Agriculture to General Business (C-3) designation and have the following comments. The subject property abuts Van Giesen St. on the north property line but is separated from SR 240 by an existing railroad right-of-way.

SR 240 is a Limited Access highway and WSDOT has acquired access rights to the highway from the subject property, including along Van Giesen St. westerly to station V 13+38. Direct access to the property is prohibited within our access control boundaries. Westerly of V 13+38, Van Giesen St. is classified as a Managed Access Class 3 highway within the corporate limits of the City of Richland. As such, access control for this section of SR 224 is the authority of the City of Richland in accordance with RCW 47.24. It is important to note, per RCW 47.50.030, the city's standards shall meet or exceed department standards. Should the city or property owner have any questions regarding these access restrictions, they may contact Jacob Prilucik at (509) 577-1635 for additional information.

Preliminary discussions on developing this property determined that a right in/right out access onto Van Giesen St. may be feasible within the city limits. All costs for access rights, design, review, approval, and construction will be borne by the City or the developer. Please note that the subject property also has access to Van Giesen St. via Chester and Hall Roads.

SR 240 has traffic congestion primarily due to Hanford traffic during the morning and afternoon peak commute times. The estimated number of trips on SR 240 near the subject property is 32,000 daily trips and 16,000 daily trips on Van Giesen St.

As developments are proposed, they will be subject to review for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development. Of particular concern to the department are the effects developments have on the multimodal capacity, retention and treatment of stormwater, outdoor lighting, noise sensitivity, and signage. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer. The City and developer should consider Transportation

Demand Management (TDM) measures to reduce traffic impacts. It is to the benefit of the City, the State, and the developers to preserve the functionality of Van Giesen St and SR 240.

Thank you again for the opportunity to participate and provide comments. If you have any questions regarding these comments, please contact Debi Freudenthal at (509) 577-1633.

Sincerely,

A handwritten signature in cursive script that reads "Paul Gonseth".

Paul Gonseth, P.E.
Planning Engineer

PG:df

cc: Celeste Gilman, WSDOT Multimodal Planning
Will Simpson, WA Dept. of Commerce

ONeill, Shane

From: Toby Mears <tmears@noanet.net>
Sent: Monday, December 27, 2021 3:58 PM
To: O'Neill, Shane; Anthony Muai; Anthony Von Moos; Ashley Morton; Badger Mountain Irrigation District; Benton County - Segregations; osp; Benton PUD, Electrical; Bill Barlow; Boring, Michael; Boshart, Thomas; Buechler, Ken; Carrie Thompson; Casey Barney, Yakama Nation; Catherine Dickson; Clark Posey; Corrine Camuso, Yakama Nation; Hamilton, Craig; DAHP SEPA Reviews; DAlessandro, Carlo; Darrick Dietrich; Davis, Deanna; Deborah Rodgers; Deskins, John; Eric Mendenhall; FormerOrchards@ecy.wa.gov; Ghbein, Briana; Greg Wendt; Gwen Clear; Hill, Kelly; USPS Ina N. Beutler; Jason McShane; Jennings, Tyler; Jerrod Macpherson; Jessica Lally, Yakama Nation; Jordon, Joshua; Joseph Cichy, Ziply; Joseph Cottrell; Junior Campos; Kelly Cooper; Kevin Knodel; Kevin Sliger; KID Development; KID Webmaster; Lopez, Brandin; M. Deklyne; Map BCES; Mattheus, Pamela; Noah Oliver, Yakama Nation; Pasco99301; Paul Gonseth; Reathaford, Jason; Review Team; Richard Krasner; USPS Richland Postmaster; Rick Dawson; Rob Rodger; Robin Priddy; Sarah Gates; Schiessl, Joe; SEPA Center; SEPA Register; SEPA Unit; Seth DeFoe; South Central Region Planning; T.S. "Max" Platts; Tyutyunnik, Ruvim; WA Dept of Fish & Wildlife; WA Dept of Fish & Wildlife; Westphal, Nichole; William Simpson
Cc: Paul Knutzen
Subject: RE: Knights of Columbus Rezone (Z2021-107)

Shane,

BPUD has aerial fiber on the East side of HWY 240 and the North side of Van Giesan St. Nothing directly through that plat.

Toby Mears

Outside Plant Engineer, NoaNet

Direct: (509) 947-0089 | NOC: (866) 662-6380 | NoaNet



From: [Reathford, Jason](#)
To: [O'Neill, Shane](#)
Cc: [Matthaus, Pamela](#)
Subject: RE: Rezone
Date: Monday, December 27, 2021 9:55:10 AM
Attachments: [image002.png](#)

There is no gravity flow option. The closest gravity sewer is over 600+ feet away and elevations won't allow for this property to gravity to it anyway. They would either have to install an on-site septic system or install a privately-owned pressurized grinder pump and wet well that pumps it to our manhole to the north (that is 600+ feet away). Pete would have to approve this configuration as we normally don't allow privately owned pressurized sewer lines in city streets. PLUS, it may require approval from the DOT too, as this portion of Van Giesen is also a state highway.

From: O'Neill, Shane <soneill@CI.RICHLAND.WA.US>

Sent: Monday, December 27, 2021 8:27 AM

To: Reathford, Jason <jreathford@CI.RICHLAND.WA.US>

Subject: Rezone

From where will sewer service be extended to serve this property in the future?



Shane O'Neill
Senior Planner
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.



Aviation Division
7702 Terminal St SW
Tumwater, WA 98501
360-709-8015 / FAX: 360-709-8009
Toll Free: 1-800-552-0666
TTY: 1-800-833-6388
www.wsdot.wa.gov

January 31, 2022

City of Richland Development Services
625 Swift Blvd, MS-35
Richland, WA 99352

RE: Knights of Columbus Rezone (Z2021-107)

Dear Mr. O'Neill:

Thank you for allowing the Washington State Department of Transportation (WSDOT) Aviation Division to provide input on the Knights of Columbus Rezone (Z2021-107).

The subject property of the ADL Holdings Rezone is in the airport influence area of the Richland Municipal Airport and is within Zones 3 of the WSDOT Land-Use Compatibility zones. Commercial developments are allowed in these zones. However, development plans in this zone should be reviewed for compatibility with the Richland Airport to ensure that they will not create a height hazard obstruction, smoke, glare, electronic, wildlife attractants or other airspace hazards.

We appreciate the opportunity to offer written comments. Our office is available for any questions or further discussions. Please don't hesitate to contact me at 360-890-5258 or plattst@wsdot.wa.gov.

Sincerely,

Thomas S. "Max" Platts
Aviation Planner
360-890-5258
plattst@wsdot.wa.gov

Looking South

SITE



Looking North

SITE



Looking North



Looking East



SITE

Looking West



Looking West



Looking South



Looking West

Chester Road



SITE



CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (Z2021-107)

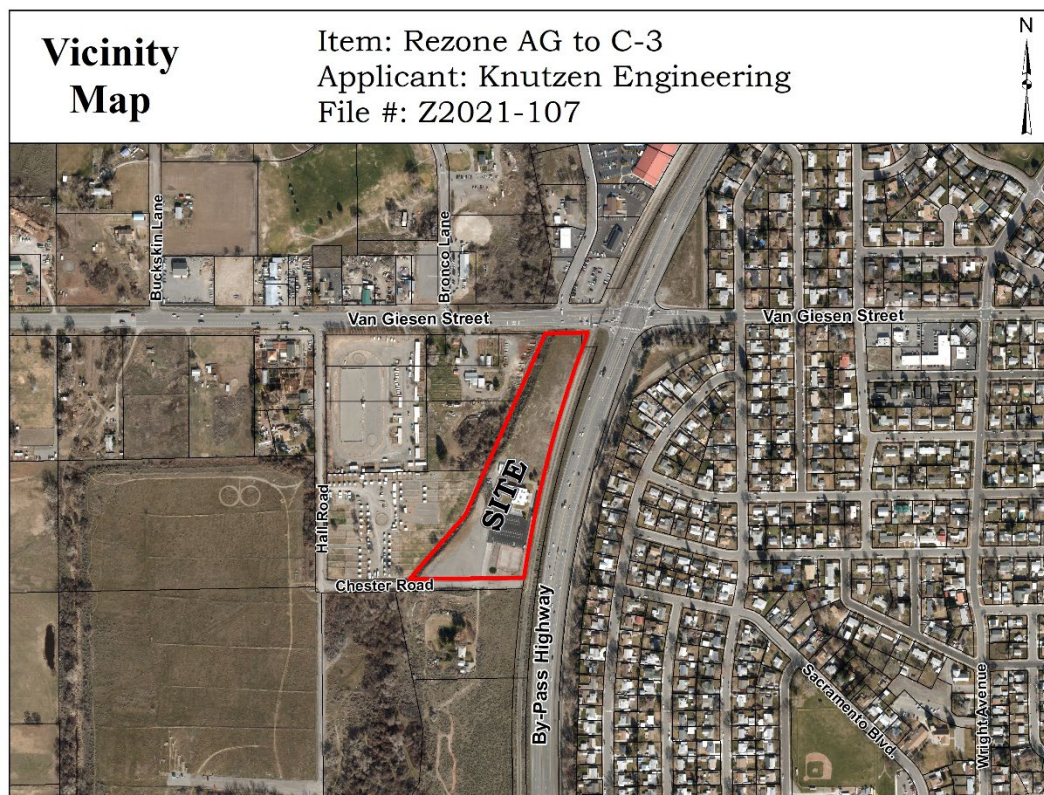
Notice is hereby given that Knutzen Engineering has filed a request to rezone two parcels totaling 9.4-acres from AG (Agriculture) to C-3 (General Business). The project site is located at the southwest corner of the intersection of Van Giesen Street and the By-Pass Highway (APN's 1-04984000005000 & 1-03983000001000). Application materials can be viewed online at www.ci.richland.wa.us.

The Richland Hearing Examiner will conduct a virtual public hearing and review of the application at 6:00 p.m., Monday, February 14, 2022. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website (www.ci.richland.wa.us).

Environmental Review: The proposal is not subject to environmental review. Pursuant to WAC 197-11-800(6)(c) the rezone application qualifies as a categorically exempt action.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to soneill@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Monday, January 31, 2022 to be incorporated into the staff report. Written comments received after Jan. 31 will be provided to the Hearing Examiner on the day of the public hearing. Written comment will not be accepted after 6 p.m. on February 13; however verbal comments may be presented during the public hearing.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.



1
2 **AFFIDAVIT OF MAILING**

3
4 STATE OF WASHINGTON)
5) ss.
6 COUNTY OF BENTON)

7 COMES NOW, Briana Ghbein, who, being first duly sworn upon oath deposes and says:

8 1. I am an employee in the Planning & Development Department for the City of Richland.

9 2. On the 29th day of December, 2021, I mailed a copy of the attached NOTICE OF
10 APPLICATION AND PUBLIC HEARING (Z2021-107) to the attached list of individuals via regular
11 USPS on the date indicated above. The Richland Hearing Examiner will conduct a public hearing at
12 6:00 PM on Monday, February 14, 2022.

13
14 
15 Signed: Briana Ghbein

16 SIGNED AND SWORN to before me this 29th day of December, 2021 by Briana Ghbein.



23 
24 Notary Public in and for the State of Washington,

25 
Print Name

Residing at A25 Swift Blvd

My appointment expires: 4-25-23

owner	addr_line1	addr_state	addr_city	addr_zip
COLUMBIAN CLUB INC	2500 CHESTER RD	WA	RICHLAND	99354
NC VENTURES LLC	3802 S HIGHLANDS BLVD	WA	WEST RICHLAND	99353
FITZGERALD VELMA	2525 CHESTER RD	WA	RICHLAND	99354-4905
COLUMBIAN CLUB INC	2500 CHESTER RD	WA	RICHLAND	99354
MARCUM BEVERLY	4516 EVERETT ST	WA	WEST RICHLAND	99353
RICHLAND RIDERS CLUB INC	PO BOX 613	WA	RICHLAND	99352
NEAL MORGAN G & STACEY L	3802 S HIGHLANDS BLVD	WA	WEST RICHLAND	99353

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Shane O'Neill**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

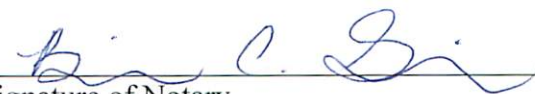
2. On the 29th day of December, 2021, I posted the attached NOTICE OF PUBLIC HEARING, File Number Z2021-107 (Knights of Columbus Rezone) in the following location:

On the south side of Van Giesen Street at the southwest corner of the intersection of Van Giesen Street and the By-Pass Highway (parcel # 1-04984000005000), Richland WA


Signed: Shane O'Neill

SIGNED AND SWORN to before me this 29th day of December, 2021, by Shane O'Neill.




Signature of Notary

Briana C. Ghbein
Printed Name

Notary Public in and for the State of Washington,

Residing in Benton County

My appointment expires: 4-25-23



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	199468	Print Legal Ad - IPL0055739	HE PHN Z2021-107	\$148.10	1	60 L

Attention: Jana Duncan
CITY OF RICHLAND/LEGALS
625 SWIFT BLVD. MS-11
RICHLAND, WA 99352

CITY OF RICHLAND NOTICE OF PUBLIC HEARING (Z2021-107)

Notice is hereby given that Knutzen Engineering has filed a request to rezone two parcels totaling 9.4 acres from AG (Agriculture) to C-3 (General Business). The project site is located at the southwest corner of the intersection of Van Giesen Street and the By-Pass Highway (APN's 1-04984000005000 & 1-03983000001000). Application materials may be viewed on the City of Richland's website at www.ci.richland.wa.us/landuse.

The Richland Hearing Examiner will conduct a virtual public hearing and review of the application on **Monday, February 14, 2022 at 6:00 p.m.** All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland's website at www.ci.richland.wa.us.

Environmental Review: The proposal is not subject to environmental review. Pursuant to WAC 197-11-800(6)(c), the rezone application qualifies as a categorically exempt action. Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be faxed to 509-942-7764 or emailed to soneill@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Monday, January 31, 2022 to be incorporated into the staff report. Written comments received after January 31 will be provided to the Hearing Examiner on the day of the public hearing. Written comments will not be accepted after 6:00 p.m. on February 13; however, verbal comments may be presented during the public hearing.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Published: Sunday, January 23, 2022
IPL0055739
Jan 23 2022

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

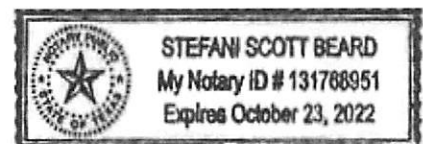
Keriann Leenerts, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time(s) commencing on 01/23/2022, and ending on 01/23/2022 and that said newspaper was regularly distributed to its subscribers during all of this period.

(Signature of Legals Clerk)

Sworn to and subscribed before me this 24th day of January in the year of 2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



**Washington State
Department of Transportation**

District 5
2809 Rudkin Road, Union Gap
P.O. Box 12560
Yakima, Washington 98909-2560
(509) 575-2510

774600

EXHIBIT E

Duane Berentson
Secretary of Transportation

Exhibit 6

December 15, 1989

Knights of Columbus
Richland Council, No. 3307
P.O. Box 486
Richland, WA 99352

Attn: R. A. Zinsli, Manager

Highway Access

Dear Mr. Zinsli:

At our November 15 open house we discussed access, and I asked you to send me copies of the correspondence dealing with access for the K. C. Hall. I received your package on November 30th, and I have been researching the problem.

Originally the K.C. Hall had access to SR 240 via Chester Street. In 1979 access to SR 240 was restricted and the Chester Street intersection was closed leaving the only access to the K.C. Hall from SR 224 via Hall Road. In 1983, the Knights of Columbus requested that the Chester Road/SR 240 Intersection be reopened as a right-hand off right-hand on only. The request was denied for reasons which remain valid.

On the attached print I have highlighted the limited access control with yellow. I have highlighted the west property line of the Knights of Columbus property with red. There appears to be about 60 feet between the access control limit on SR 224 and your northwest property corner. Because of the many conflicting movements taking place in this area (Terminal Drive, left turns and right turns to SR 240, etc.), it would be impractical to put a full access driveway there, but we might be able to approve a right turn only on and off if properly designed. A better solution would be for the K.C.'s to get an easement of about 250 feet from the property to the west. This would allow you to apply for an approach at the west end of the guard rail. There is already a protected left-hand turn pocket at this location. This would allow safe and convenient movements in both directions. This is shown on the enclosed copy of an aerial photograph.

Very truly yours,

RICHARD L. LARSON, P.E.
District Administrator

Rodney D Johnson

By: R. D. JOHNSON, P.E.
District Project Development Engineer

RDJ:mo
cc: Harlan Fortner
Attach.

DATE	12/12/83
BY	W. A. BERRY
CHECKED	W. A. BERRY
APPROVED	W. A. BERRY

DATE	12/12/83
BY	W. A. BERRY
CHECKED	W. A. BERRY
APPROVED	W. A. BERRY

DATE	12/12/83
BY	W. A. BERRY
CHECKED	W. A. BERRY
APPROVED	W. A. BERRY

5-0421	NOT USED		
5-0414	COLUMBIAN CLUB, INC.	ACCESS ONLY	
5-0413	U.S.A.	(SEE SHEET 5)	
5-0933	SEE SHEET 5		
5-040C	CITY OF RICHLAND	(SEE SHEET 3)	
PARCEL NO.	NAME	TOTAL AREA	R/W
			IT REMAINDER RT
			TYPE
			ACCESS APPROACH SCHEDULE

NOTE:
FOR HEARING NOTIFICATION ONLY. ALL RIGHT OF WAY AND LIMITED ACCESS RIGHTS HAVE PREVIOUSLY BEEN ACQUIRED.

LEGEND

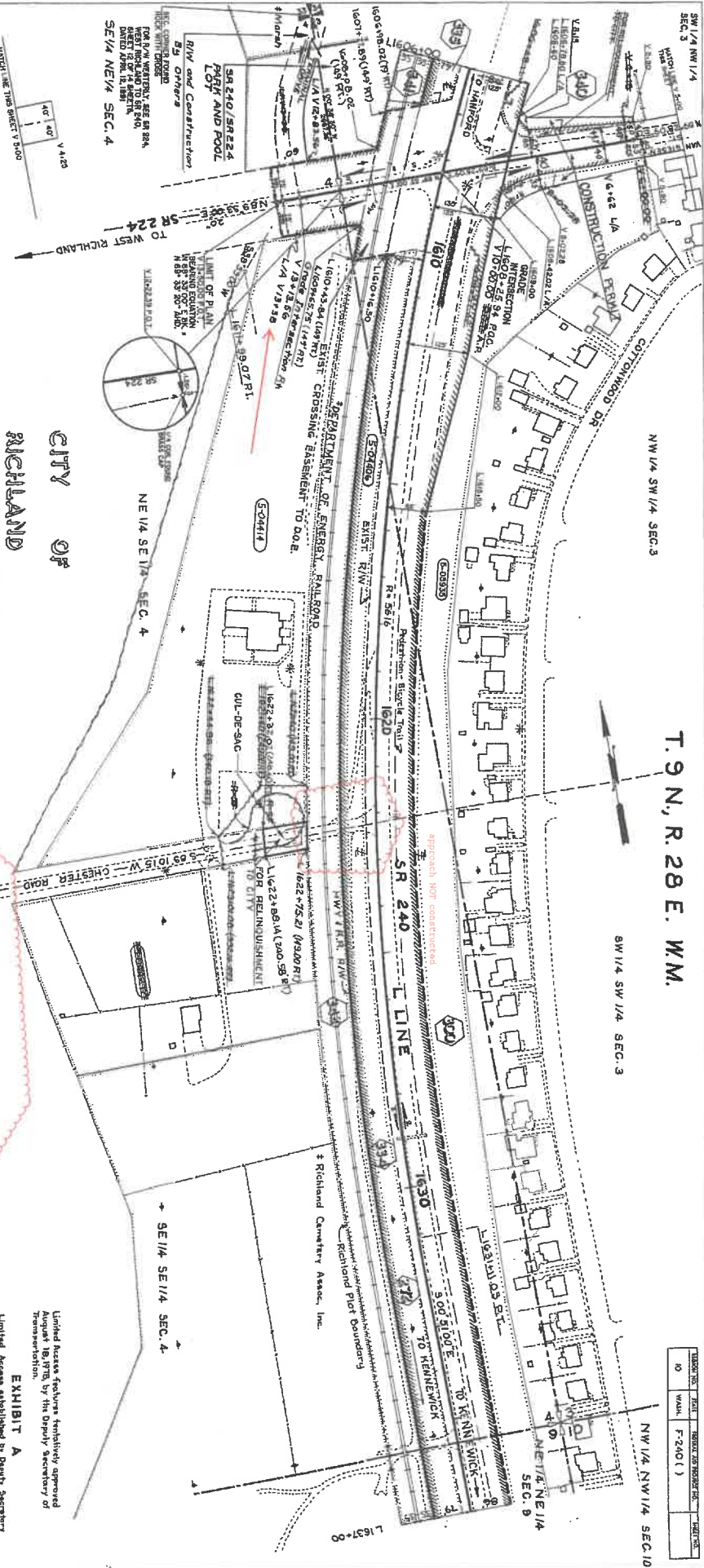
ACCESS TO BE PROHIBITED SHOWN THUS
PROPERTY OWNERSHIP NUMBERS
SCALE IN FEET

0 100 200

CITY OF RICHLAND

ACCESS NOTES:
* THIS APPROACH SHALL NOT EXCEED 20 FEET IN WIDTH.
THIS APPROACH IS TO BE USED ONLY WHEN FLOOD PROTECTION IS REQUIRED. THE CITY OF RICHLAND OR THE DEPARTMENT OF TRANSPORTATION SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE APPROACH. ACCESS AND USE OF THE TRAIL DESIGNATED ON THE LEFT BETWEEN STA. L1630+00 AND STA. L1744+74.80 ACCESS TO THE TRAIL WILL BE PERMITTED ONLY AT GRADE INTERSECTIONS.
STA. L1608+75.94

ACCESS NOTES:
TYPE C APPROACH IS AN OFF AND ON APPROACH IN LEGAL MANNER, FOR SPECIAL PURPOSE AND WIDTH TO BE AGREED UPON. IT MAY BE SPECIFIED AT A POINT SATISFACTORY TO THE STATE AT OR BETWEEN DISCONTINUED HIGHWAY STATION.
NO. 2 THIS APPROACH IS TO BE USED TO SERVE MORE THAN ONE OWNER AND/OR UTILITY.
THIS APPROACH SHALL BE GATED AND LOCKED WHEN NOT IN USE.



W. A. BERRY
12/12/83

DATE: August 18, 1978
SHEET 6 OF 15 SHEETS

W. A. BERRY

EXHIBIT A
United Access Features tentatively approved August 18, 1978, by the Deputy Secretary of Transportation.
Limited Access established by Deputy Secretary of Transportation Findings and Order adopted May 23, 1973.

RIGHT OF WAY AND LIMITED ACCESS PLAN
ST. L1608+75.94 TO ST. L1637+00
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
OLSON, WASHINGTON

32072
SR 240
RICHLAND, STEVENS DRIVE TO THAYER DRIVE
BENTON COUNTY
MP 20.61 TO MP 24.85

SW 1/4 SW 1/4 SEC. 3
NW 1/4 SW 1/4 SEC. 3
SE 1/4 SE 1/4 SEC. 4
NE 1/4 NE 1/4 SEC. 9
NW 1/4 NW 1/4 SEC. 10

SR 240
L1608+75.94
L1637+00

1608+75.94
1637+00

1608+75.94
1637+00

1608+75.94
1637+00

1608+75.94
1637+00

1608+75.94
1637+00

1608+75.94
1637+00



VAN GIESEN ST

Cottonwood Dr

Torbett St

Tinkle St

Sacram

limited access

managed access

240

224

T9-0N R28-0E

Chester Rd

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

Regarding the Application to **Rezone** a 9.4-
acre site from AG (Agriculture) to General
Business (C-3), which is fully consistent
with Comprehensive Plan's Commercial
land use designation assigned to the area,
submitted by

File No. Z2021-107

**FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

KNUTSEN ENGINEERING ON BEHALF THE
PROPERTY OWNER COLUMBIAN CLUB INC.,
KNOWN IN THIS MATTER AS THE **KNIGHTS
OF COLUMBUS,**

Applicant

I. SUMMARY OF RECOMMENDATION.

The applicant, Knutsen Engineering on behalf the property owner, the Columbian Club Inc., aka the local Knights of Columbus organization (with Jerry Rhoads, signing application materials under authority from the owner, as explained in post-hearing *Exhibit 7* for the potential future occupant of a portion of the rezone site, "KC Help", the Knights Community Hospital Equipment Lend Program), can meet its burden of proof to demonstrate that its requested rezone merits approval.

The site is now designated as suitable for Commercial land uses under the City's Comprehensive Plan, but it is currently zoned AG (Agriculture), limiting development opportunities for the property and perpetuating a nonconformity between the City's Comp Plan and Zoning map. The pending application would rezone the site to a Commercial zoning district, the C-3 (General Business) zone.

This requested rezone does not approve any development activity on the site. As with all development proposals, City Development Regulations, including without limitation subdivision codes, will apply to any specific projects that may eventually be proposed on the site. The record for this rezone request indicates that future owners and developers should be aware that they may incur costs associated with improving access options and connecting with City sewer service near the site,

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but the potential for future site development challenges and/or expenses borne by property owners or developers do not provide a basis in fact or law to deny the pending rezone request.

II. BACKGROUND and APPLICABLE LAW.

In this matter, the Hearing Examiner has jurisdiction to conduct an open record public hearing on the site-specific rezone application at issue and is directed to issue a written recommendation for consideration and final action by the Richland City Council. *See* Richland Municipal Code (RMC) 19.20.010(D)(identifies “site-specific rezones” as Type IIIA permit applications); RMC 23.70.210(A)(“The hearing examiner shall conduct an open record public hearing as required by RMC Title 19 for a Type IIIA permit application.”); and RMC 19.20.030(granting jurisdiction to Hearing Examiner to conduct public hearing and issue recommendation to City Council); RMC 19.25.110(authority for Examiner actions, including conditions of approval on applications or appeals); and RCW 35A.63.170(state statute regarding hearing examiner system).

The applicant bears the burden of proof to show that its application conforms to the relevant elements of the city’s development regulations and comprehensive plan, and that any significant adverse environmental impacts have been adequately addressed. RMC 19.60.060.

Finally, Washington Courts apply three basic rules when reviewing appeals of rezone applications: (1) there is no presumption favoring the rezone request; (2) the proponent of a rezone must demonstrate that there has been a change of circumstances since the original zoning, PROVIDED if a proposed rezone implements the policies of a comprehensive plan, a showing of changed circumstances is usually not required¹; and (3) the rezone must have a substantial relationship to the public health, safety, morals, or general welfare. *Woods v. Kittitas County*, 162 Wn.2d 597 (2007), citing *Citizens for Mount Vernon*, 133 Wn.2d 861, at 875 (1997); *Parkridge v. City of Seattle*, 89 Wn.2d 454, 462 (1978).

III. QUESTIONS PRESENTED.

For purposes of the pending rezone application, the central questions presented are:

A. Whether the requested rezone implements policies of the City’s Comprehensive Plan, and/or whether there has been a change of circumstances since the current AG (Agriculture) zoning was adopted for the site?

Short Answer: Yes to both. The site is already designated for Commercial uses in the City’s Comprehensive Plan, and the rezone would effectuate that Comp. Plan and eliminate a nonconformity that currently exists between such Plan and city zoning maps. The requested C-3 zone is a

¹ *Save Our Rural Env’t v. Snohomish County*, 99 Wn.2d 363, 370-71 (1983); *Henderson v. Kittitas County*, 124 Wn. App. 747, 754 (Div. III, 2004); *Bjarnson v. Kitsap County*, 78 Wn. App. 840, 846 (Div. III, 1995).

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Commercial zone that allows for many uses not currently available in the AG zone. Much of the rezoned site remains undeveloped, and the applicant believes the new zone will enhance its development potential.

B. Whether the rezoned site bears a substantial relationship to the public health, safety, morals, or general welfare?

Short Answer: Yes, because the rezoned site is fully consistent with the City's Comprehensive Plan, and any future, project-specific proposal will have to meet city development regulations, including SEPA, subdivision codes, traffic impact reviews, public infrastructure concurrency reviews, and payment of any impact fees in effect at the time of an application. Vacant, undeveloped Commercially-designated property in an area already served with major transportation and utility infrastructure is not consistent with state and local policies that encourage such development in designated urban growth areas, like those in the Richland City limits. The proposed rezoned site appears to be an effort to expedite development potential for the site, noting that much of the site has remained undeveloped under its current AG zoning designation.

IV. RECORD.

Exhibits entered into evidence as part of the record, and an audio recording of the public hearing, are maintained by the City of Richland, and may be examined or reviewed by contacting the City Clerk's Office.

Public notices regarding the application and public hearing were mailed, posted, and published as required by city codes prior to the public hearing, which occurred on February 14, 2022. (*Staff Report, page 4; Exhibit 5; Testimony of Mr. O'Neill*).

Hearing Testimony: Only Senior Planner, Shane O'Neill, and the applicant's agent, Paul Knutsen, asked to present testimony under oath during the public hearing. Given the ongoing limits placed on public gatherings due to the Covid-19 public health emergency, the Examiner conducted the public hearing via online communication means, coordinated by city staff, which included video images of participants and several exhibits. Staff confirmed that no one else was online or phoned in to participate in the hearing.

Exhibits: The Development Services Division Staff Report for the requested Rezoned site, including a recommendation of approval, was provided to the Examiner in the week before the hearing. The Staff Report, and the following Exhibits, were all accepted into the Record in their entirety without modification:

1. Rezoned Application Materials
2. Record Survey 2834
3. Comments
4. Site Photos
5. Public Notices & Affidavits

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6. WSDOT Letter Dated 12/15/1989, discussing access issues over 30 years ago
7. Letter from Mr. Rhoads dated Feb. 16, 2022, with attached MOU between The Columbian Club, Inc. and KC Help, verifying Mr. Rhoads' authority to pursue the requested rezone and other future applications (*post hearing Exhibit, requested by the Examiner*)

The Examiner has visited the road network and vicinity of the proposed rezone on multiple occasions over the past few years in connection with other applications, and is fully advised on matters at issue herein, including without limitation adjacent developments and land uses, applicable law, application materials, and relevant comprehensive plan provisions.

V. FINDINGS OF FACT.

Based upon the record, the undersigned Examiner issues the following Findings of Fact.

Application, Site Location and Conditions.

1. In late December of 2021, Knutsen Engineering submitted the above-captioned application as the property owner's agent, petitioning to rezone a roughly 9.4-acre site from its current AG (Agriculture) zoning district to a Commercial zoning district, the C-3 (General Business) zone which is consistent with the Comprehensive Plan's land use designation for the property. (*Staff Report, page 6; and Exhibit 1, Application form; Ex. 7, explaining Mr. Knutsen's authority, and that of Mr. Rhoads*).

2. The site is comprised of two un-platted parcels lying in the southwest corner of the intersection of Van Giesen Street and the By-Pass Highway, SR 240. Combined, the parcels form a long north-south linear trapezoid that is narrower at the top, on its north side abutting Van Giesen, and wider at the bottom, its south boundary, along Chester Road. The site is separated from the By-Pass Highway by a narrow, 70-foot-wide, parcel containing an active local railway line. Most of the property is flat, except for the land along the west property line where it falls sharply (approximately 20 vertical feet). In this way the site appears as a plateau above land to the west. (*Staff Report, pages 2 and 3*).

3. The southern portion of the site is now developed with a 7,530 square foot commercial building, a few accessory structures, tennis courts, landscaping and a recently improved parking lot containing 84 parking stalls including ADA compliant stalls. The site has been developed for and is used by the Knights of Columbus, a global Catholic fraternal service order. (*Staff Report, pages 2 and 3*).

4. The site gains vehicle access from Chester Road along the south property line. Chester Road is a minimally improved roadway having a 24-foot-wide asphalt surface but without curbs, gutters, or sidewalks. The overhead power pole on Chester Road in front of the site contains a streetlight fixture, providing nighttime visibility near the driveway entrance. (*Staff Report, pages 2 and 3*).

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5. All of the other properties to the west of the rezone site in the same block formed by Van Giesen Street, Hall Road, and Chester Road are already zoned C-3. (*Staff Report, pages 2 and 3, Zoning Map on page 2, as Figure 2*).

6. The proposed rezone site is on two tax parcels, numbered 104984000005000 & 103983000001000. (*Ex. 1, Application form; Benton County Assessor records*).

7. There is no dispute that the property at issue is currently designated for Commercial uses in the City's Comprehensive Plan. This application would eliminate the site's nonconformity with the City's Comp. Plan, by replacing the current AG zone with the C-3 zone. Thus, the requested rezone is consistent with and will implement policies in the City's Comp. Plan.

8. Changed circumstances also support the requested rezone from the AG to C-3 zone. The subject site was annexed into the City in 1956. In 1965, the Richland Board of Adjustment approved a conditional use permit request to allow a fraternal club in the AG zone. Construction of the existing building was completed in 1968. (*Staff Report, page 8*). Since that time, the busy highway constructed to the east of the rezone site, and continued growth and demand for commercial properties within the city's urban growth area, fully justify the requested rezone. The Staff Report explains that the site's location is appropriate for C-3 zoning, partly because AG (Agriculture) zoning, generally, is of little utility within an urban growth boundary due to the AG zone's highly restrictive land use limitations. The very low residential allowances and strict limits on commercial land uses in an AG zone tends to detract from the City's ability to meet goals of the Growth Management Act aimed at reducing urban sprawl and encouraging development in urban areas [RCW 36.70A.020]. Further, since the site does not lie within a 100-year flood zone, as with some properties zoned AG, the Agriculture zoning does not serve a useful purpose in this location. (*Staff Report, page 9*).

9. The Examiner concurs with the opinion of staff and finds that the proposed C-3 zoning with its associated permitted land uses, is compatible with the vicinity and that the site's proximity to an active railroad line makes it less attractive to more noise-sensitive land uses. (*Staff Report, discussion and analysis on pages 9 and 10*).

10. Through the public comment and hearing process, no one submitted any comments, evidence, or legal authority that would serve as a basis to deny this requested rezone. The written comments (*Ex. 3*) focused on conditions and considerations that could be relevant in future development application processes, but not this rezone application. Future owners or developers should be fully informed about WSDOT and City transportation system requirements, and potential mitigation costs associated with new development on the site². The same is true with respect to measures that may be required for connecting with city sewer infrastructure in the vicinity. (*See WSDOT and public works comments included as part of Ex. 3; Staff Report, discussion on pages 9 and 10*).

² During the public hearing, the applicant's agent implied that there was some written agreement with WSDOT and the property owner regarding future access rights along Van Giesen, or something to this effect. The Examiner held the record open to allow for any such document to be included as part of the record. After the hearing, the applicant's agent submitted a WSDOT letter from 1989, which has been added to the record as *Exhibit 6*, but is decades old, and may or may not be binding on any state agency or local government. In any event, this Recommendation and the City Council's final decision for this requested rezone does not turn on the enforceability or legal effect of such letter.

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11. Because staff deemed the application to be consistent with the City's Comprehensive Plan, which already designates the rezone site as suitable for Commercial land uses, and the City's plan was analyzed in an environmental impact statement at the time of its adoption, the pending application is categorically exempt from SEPA review as provided in WAC 197-11-800(6)(c). (*Staff Report, page 6; Official notice from record of previous rezone matters re: City SEPA process(es) undertaken when Comprehensive Plan was adopted and amended*).

12. The record does not include any evidence that the requested C-3 zone could allow for any uses that would be incompatible with surrounding uses.

Summary of Public Hearing.

13. As explained above, the public hearing for this matter occurred on February 14, 2022. Mr. O'Neill made a brief presentation regarding the application, current site conditions, its mostly vacant condition in the midst of development on surrounding sites and its desirable location along a major transportation route, his recommendation of approval, all as explained in the Staff Report. The applicant's hearing representative, Mr. Knutsen, confirmed that he accepted the analysis and recommendation included in the Staff Report without objection or changes. No members of the general public appeared during the online hearing, by phone or computer, and Staff confirmed that no one reached out to say that they planned to participate in the hearing, other than people who were online to speak or simply observe the hearing. Mr. Rhoads appeared and observed the entire hearing, but did not offer any testimony. In response to a post-hearing request from the Examiner, to verify Mr. Rhoads' authority to act on behalf of the ownership entity in this matter, he provided a detailed letter, dated February 16, 2022, with attachments, that are now included in the record as *Exhibit 7*.

14. The Staff Report's analysis of this application stands unrebutted. The requested rezone is fully consistent with land use policy goals in the City's Comprehensive Plan. (*Staff Report, pages 6-8*). No one testified to express concerns with or opposition to this rezone application.

Most public services and utilities are adequate and readily available to serve the site.

15. Again, as part of the review process, City staff confirmed that, except for sewer, adequate utilities, including without limitation water and electricity, are in place and/or readily available to serve the parcel that is at issue in this matter. Future developers will need to propose appropriate engineering measures to connect with current City sewer lines or comply with sewage treatment regulations associated with future uses on the site.

Consistency with City Codes and Comprehensive Plan.

16. As explained elsewhere in this Recommendation, the rezone site is already designated as "Commercial" in the City's Comprehensive Plan, and the request is to eliminate the AG classification for the site and replace it with one of the City's Commercial zoning designations, specifically the C-3, General Business zone.

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17. Standing alone, the requested rezone conforms to the Comprehensive Plan, because the plan already identifies the property as suitable for Commercial uses. There is nothing in this record to justify holding the property as an AG zoned site, as might be the case where certain unique uses are needed in the immediate area in order to best serve the public interest.

General findings.

18. The requested rezone bears a substantial relationship to the public health, safety, and general welfare. The requested rezone is appropriate in the context of adjacent properties.

19. The Development Services Division Staff Report, prepared by Mr. O'Neill, includes a number of specific findings and explanations that establish how the underlying application satisfies provisions of applicable law and is consistent with the city's Comprehensive Plan and zoning regulations. Except as modified in this Recommendation, all Findings contained in the Staff Report are incorporated herein by reference as Findings of the undersigned-hearing examiner.

20. Any factual matters set forth in the foregoing or following sections of this Recommendation are hereby adopted by the Hearing Examiner as findings of fact and incorporated into this section as such.

VI. CONCLUSIONS.

Based upon the record, and the Findings set forth above, the Examiner issues the following Conclusions:

1. The applicant met its burden to demonstrate that the requested rezone conforms to, and in fact implements objectives of, the City's Comprehensive Plan. *Findings; Staff Report.*

2. The applicant met its burden to demonstrate that the requested rezone bears a substantial relationship to the public health, safety, or welfare.

3. The Staff Report and testimony in the record demonstrate that the proposed rezone will not require new public facilities and that there is capacity within the transportation network, the utility system, and other public services, to accommodate all uses permitted in the C-3 zone requested herein. Future developers should be mindful that mitigation and special design requirements may be imposed to address transportation and sewer service issues that are unique to this property, based on specific development proposals that might come forward if this rezone is approved.

4. The rezoned site will not be materially detrimental to uses or property in the immediate vicinity of the subject property. In fact, the rezone may serve as a boost for realistic development options on the property.

5. While the pending rezone application is categorically exempt from formal SEPA review, the record demonstrates that the potential for adverse impacts is very unlikely. And, after public notices

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1 issued for the application, no one spoke or submitted any written comments opposing the pending
2 rezone request.

3 6. As required by RMC 19.50.010(C), the transportation system is sufficient to accommodate
4 the type of development envisioned with the proposed rezone. The surrounding road network is fully
5 functional, and no transportation concurrency problems are likely to arise as a result of the rezone for
6 the site. Development regulations, including without limitation those detailing frontage
7 improvements, limited access, roadway improvements, impact fees, setbacks, and the like, will apply
8 to any future project built on the site.

9 7. Based on the record, the applicant demonstrated its rezone application merits approval,
10 meeting its burden of proof imposed by RMC 19.60.060.

11 8. Approval of this rezone will not and does not constitute, nor does it imply any expectation of,
12 approval of any permit or subsequent reviews that may be required for development or other regulated
13 activities on the site of the subject rezone.

14 9. Any finding or other statement contained in this Recommendation that is deemed to be a
15 Conclusion is hereby adopted as such and incorporated by reference.

16 VII. RECOMMENDATION.

17 Based upon the preceding Findings and Conclusions, the Hearing Examiner recommends that
18 the Knights of Columbus Rezone application (File No. Z2021-107) to reclassify a 9.4-acre site from
19 its current AG (Agriculture) zone to a Commercial land use designation, specifically the C-3 (General
20 Business) zoning district, which is consistent with the Comprehensive Plan's Commercial land use
21 designation assigned to the area, should be **APPROVED**.

22 ISSUED this 17th Day of February, 2022



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Gary N. McLean
Hearing Examiner

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: KNIGHTS OF
COLUMBUS APPLICATION TO CHANGE A 9.4-
ACRE SITE FROM THE "AG" ZONE TO THE "C-3"
ZONING DISTRICT – FILE NO. Z2021-107

GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL – 625 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/19/2022

Agenda Category: Resolutions - Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 2022-41, Authorizing a Purchase and Sale Agreement with Public Utility District No. 1 of Benton County related to the Center Parkway North Extension Project

Department:
Public Works

Ordinance/Resolution Number:
2022-41

Document Type:
Resolution

Recommended Motion:

Approve Resolution No. 2022-41, authorizing a purchase and sale agreement with the Public Utility District No. 1 of Benton County related to the Center Parkway North Extension project.

Summary:

The 2022 - 2027 Capital Improvement Plan (CIP) and the 2022 - 2027 Transportation Improvement Plan (TIP) include the Center Parkway North Extension project. The project will extend a local street between Gage Boulevard and Tapteal Drive in Richland, thus enhancing traffic circulation in a vibrant commercial area of our region.

The project requires acquisition of property rights from several parties. The City, supported by its consultant acquisition agent, has completed negotiations with Public Utility District No. 1 of Benton County (BPUD) for the acquisition of a portion of BPUD property presently used as a substation. The final negotiated purchase price of \$119,281.50 is \$39,368.50 above the City's appraiser's fair market value determination, but is within the range of comparable property values used in the appraisal. City staff and the City's acquisition consultant recommend acceptance of this negotiated value.

In addition, BPUD owns infrastructure on its property that must be modified to support the City's project. Because the infrastructure is specific to BPUD's utility operations, the City and BPUD have agreed that the best approach to completing this required work is for BPUD to oversee the work in accordance with its standards, and for the City to reimburse BPUD for the actual costs of the work. Because BPUD's work is not complete at present, and must be coordinated with the City's street construction project, BPUD and the City propose to agree to the form of the infrastructure modification agreement at this time (Exhibit C to the Purchase and Sale Agreement), recognizing that the final costs of the work will only be apparent as the project proceeds.

This negotiated agreement represents the final property acquisition needed to advance the Center Parkway North Extension project to construction. Once this acquisition is completed, staff anticipates beginning construction on this project this summer.

Staff recommends approval of Resolution No. 2022-41.

Fiscal Impact:

The Center Parkway North Extension Capital Improvement Plan project has an available budget of \$2,959,670, which is sufficient to cover the property acquisition and infrastructure agreement with Benton PUD.

Attachments:

1. Resolution No. 2022-41
2. Benton PUD Purchase & Sale Agreement and Construction Agreement

RESOLUTION NO. 2022-41

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, AUTHORIZING A PURCHASE AND SALE AGREEMENT AND AN INFRASTRUCTURE REPLACEMENT AGREEMENT WITH PUBLIC UTILITY DISTRICT NO. 1 OF BENTON COUNTY FOR ACQUISITION OF REAL PROPERTY INTERESTS FOR THE PURPOSE OF EXTENDING CENTER PARWAY.

WHEREAS, the 2022-2027 Capital Improvement Plan (CIP) and the 2022-2027 Transportation Improvement Program (TIP) list a project entitled Center Parkway North Extension (the “Project”); and

WHEREAS, the Project will construct a new three-lane roadway from Tapteal Drive to Gage Boulevard, improving travel circulation in a very desirable retail services area; and

WHEREAS, Project completion requires property acquisitions from several private and public property owners; and

WHEREAS, property acquisition is being completed in accordance with state and federal process requirements; and

WHEREAS, Public Utility District No. 1 of Benton County (hereafter “Benton PUD”) has property affected by the Project in the form of land-in-fee, and has agreed to terms allowing the City to acquire the necessary property rights required for this Project; and

WHEREAS, during negotiations, representatives for Benton PUD presented alternative valuation data that challenged the appraised value calculated by the City’s appraiser; and

WHEREAS, the final negotiated price of \$119,281.50 for this acquisition exceeds the fair market value determined by the City’s appraiser by \$39,368.50; and

WHEREAS, the City’s contracted acquisition negotiating team and city staff recommend approval of the final purchase amount since it falls within the range of comparable property values referenced in the appraisal; and

WHEREAS, Benton PUD has existing infrastructure that must be modified and/or replaced to accommodate the Project; and

WHEREAS, the best interests of the City and Benton PUD are served by allowing Benton PUD to complete the modification and replacement of its impacted infrastructure using Project funds; and

WHEREAS, the funds necessary to acquire the property and complete the infrastructure modification and replacement work will be paid by the Center Parkway North Extension project funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a purchase and sale agreement in the amount of \$119,281.50 and all other documents necessary to complete purchase of the required property interests from Benton PUD in support of the Center Parkway North Extension Project.

BE IT FURTHER RESOLVED that the City Manager is authorized to sign and execute a construction agreement, substantially in the form provided in **Exhibit C** to the Purchase and Sale Agreement, with Benton PUD for reimbursement of Benton PUD's costs to modify and replace infrastructure impacted by the Center Parkway North Extension Project.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 19th day of April, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY
Project-related Acquisition

Re: 8224 W. Gage Blvd. Kennewick, WA. 99336

This Agreement for Purchase and Sale of Real Property (the “Agreement”) is made and entered into between the **City of Richland**, a Washington municipal corporation (“Purchaser”), and **Public Utility District No. 1 of Benton County**, a Washington municipal corporation formed under Title 54 RCW (“Seller”). The Effective Date of this Agreement shall be determined pursuant to the terms of Section 3.1 herein.

In consideration of the mutual covenants set forth in this Agreement, the parties hereto do hereby agree as follows:

1. Purchase and Sale of Property. Seller agrees to sell and Purchaser agrees to purchase, on the terms hereafter stated, the improved real property, located in the City of Kennewick, Benton County, Washington which is legally described in **Exhibit A** attached hereto (hereinafter referred to as the “Property”).

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

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

2. Purchase Price. The total purchase price for the Property shall be **One Hundred Nineteen Thousand, Two Hundred Eighty-One Dollars and Fifty Cents (\$119,281.50)** (the “Purchase Price”). The Purchase Price shall be paid by Purchaser to Seller in the form of all cash to be deposited in an escrow account with First American Title of Kennewick, WA (the “Title Company”) at Closing (as defined in Section 6 below).

2.1. Reserved.

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

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

3.2. Executed Contract. The “Effective Date” of this Agreement is the date upon which both parties have signed this Agreement. If this Agreement is signed on different days, the

“Effective Date” of this Agreement is the date of the last signing party. Notwithstanding the foregoing, Purchaser and Seller must sign this Agreement within thirty (30) business days of approval from the City Council of the City of Richland. If signatures are not obtained from both parties within thirty (30) business days, this Agreement shall automatically terminate and be without any further force and effect, and without further obligation of either party to the other.

4. Title Matters.

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

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

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

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

4.2. Existing Overhead/Underground utility easement. Seller has recorded an easement under Auditor’s file number 2022-011724, reserving the right to use and maintain existing utilities on the Property. The Purchaser shall accept this encumbrance on the Property title at Closing.

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

Purchaser fails to provide a Due Diligence Termination Notice to Seller on or before the expiration of the Due Diligence Period, the due diligence contingency set forth under this Section 5 shall be deemed waived by Purchaser, and this Agreement shall continue in full force and effect.

5.1. Reserved.

6. Closing. Closing shall occur in the office of the Title Company on or before the date that is thirty (30) calendar days after the expiration or waiver of the Due Diligence Period. Purchaser shall deposit in escrow with Title Company all instruments and documents reasonably necessary to complete the transaction in accordance with this Agreement, including, but not limited to, the Deed. As used herein, "Closing" or "date of Closing" means the date on which all appropriate documents are recorded and the proceeds of sale are available for disbursement to Seller.

6.1. Closing Costs; Prorations. At Closing, Purchaser shall pay the premium for the standard coverage policy of title insurance and the endorsements required to insure around the Exceptions the Title Company agreed to insure around in accordance with Section 4 above, Federal, State, and local transfer, excise and documentary transfer taxes payable in connection with the sale and transfer of the Property to Purchaser, and all Title Company's escrow fees and charges. Real property taxes, assessments, surface water management charges, utilities and other expenses of the Property shall be prorated as of the date of Closing, with Purchaser bearing the costs after the date of Closing.

7. Covenants, Representations and Warranties.

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

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

(b) From the Effective Date through the Closing Date, Seller shall not voluntarily cause to be recorded any encumbrance, lien, deed of trust, or easement, except that subterranean utility easement described in Section 4.2, against the title to the Property without Purchaser's prior consent.

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

7.2. Seller's Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the Effective Date and on the date of Closing. Seller shall immediately provide Purchaser with written notice of any event which would make any representation or warranty set forth below materially incorrect or untrue, and upon receipt of such notice, Purchaser may elect to terminate this Agreement. Upon

Purchaser's election to terminate, this Agreement shall be without any further force and effect, and without further obligation of either part to the other.

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

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

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

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

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

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

(g) As of the Effective Date and as of the date of Closing, Seller is not a person or entity with whom U.S. persons or entities are restricted from doing business under regulations of OFAC (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit or Support Terrorism) or other governmental action ("OFAC").

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

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

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

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

8. Casualty and Condemnation.

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

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

9. Purchasers' Remedies. In the event of material breach of this Agreement by Seller, Purchaser shall have, as its 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. Purchaser hereby waives all other remedies on account of a breach hereof by Seller.

10. Possession. Possession of the Property will be delivered to Purchaser at the close of escrow.

11. Reimbursement Agreement. Purchaser intends to construct a public street on the Property. The features of the intended public street require modification to Seller's facilities located on Seller's adjacent property to which seller will retain reasonable vehicle access during construction activities. Seller requires reimbursement, and Purchaser agrees to reimburse Seller for the actual costs incurred by Seller to modify certain features of Seller's facilities, as evidenced by invoices for work performed and/or materials purchased. The Purchase Price referenced in Section 2, above, includes a credit due to Seller in the amount of twenty-two thousand, ninety dollars (\$22,090.00) for the construction of a Concrete Masonry Units ("CMU") wall on the Seller's adjacent property. Such credit shall be used to offset the actual costs incurred for the construction of the CMU wall, and Purchaser shall reimburse Seller for any and all actual costs incurred in excess of the above-stated credit. No other credits or offsets shall be applied to the

actual costs incurred by Seller, and Purchaser shall reimburse Seller in full pursuant to the invoices paid by Seller, for the modifications agreed to herein and described as follows:

- Design engineering services and project management
- Temporary guy stub for existing wood transmission pole
- Modifications to substation ground grid
- Cement concrete block wall and gate along west boundary of substation
- Permanent steel transmission pole
- Gravel surfacing of disturbed substation property, including access to new vehicle and man gates

The parties have negotiated the terms of a construction agreement covering the necessary modification and reimbursement thereof, except that the final costs of the modification are not known upon execution of this Purchase and Sale Agreement. The parties agree to enter into a construction agreement, in substantially the form provided as **Exhibit C** hereto, to effect and pay for the modifications described herein.

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

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

11.3. Notices. All notices or other communications given with respect to the subject matter of this Agreement shall be in writing, and shall be served on the parties addressed as follows:

If to Purchaser: City of Richland
Attn: Public Works Department
625 Swift Blvd., MS-26
Richland, Washington 99352
Phone: (509) 942-7500
Email: progalsky@ci.richland.wa.us

If to Seller: Public Utility District No. 1 of Benton County
Attn: Evan Edwards
2721 W. 10th Ave.
Kennewick, WA. 99336-0270
Phone: (509) 582-1232
Email: edwardse@bentonpud.org

Any such notices shall be either (a) sent by certified mail, return receipt requested, in which case notice shall be deemed delivered three (3) business days after deposit, postage prepaid in the U.S.

Mail, (b) sent by overnight delivery using a nationally recognized overnight courier, in which case notice shall be deemed delivered one (1) business day after deposit with such courier, (c) sent by personal delivery, in which case notice shall be deemed delivered upon delivery, or (d) sent by e-mail, in which case it shall be deemed delivered on the e-mail date, assuming proof of delivery is obtained. The above addresses may be changed by written notice to the other party; provided, however, that no notice of a change of address shall be effective until actual receipt of such notice.

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

11.5. Complete Agreement. No oral statements or conversations between the parties hereto or their representatives, whether the same shall have been implied or direct, occurring either before or after the execution of this Agreement, shall be construed as having any bearing or effect upon this Agreement or any portion thereof, it being understood that this written Agreement evidences the complete agreement between the parties hereto. Specifically, the parties agree that this Agreement shall supersede all prior contracts, agreement and arrangements between the parties concerning the sale of the Property. This agreement may not be changed, modified or rescinded except in writing, signed by all parties hereto, and any attempt at oral modification of this Agreement shall be void and of no effect.

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

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

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

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

11.10. Counterparts. Execution of this Agreement and any amendment or other document related to this Agreement may be by electronic signature and in any number of counterpart originals, including by portable document format (.pdf), each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole agreement.

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

of any obligation hereunder shall fall on a Saturday, Sunday or a holiday, such time for performance shall be extended to the next business day.

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

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

11.14. Scrivener. The party drafting this Agreement is the City of Richland. The City of Richland makes no representations regarding the rights or responsibilities of Seller under this Agreement. Seller is encouraged to review the contract and all documents related thereto with counsel before signing this Agreement.

11.15 Attorney's Fees. In the event suit is brought or an attorney is retained by any party to this Agreement to enforce the terms of this Agreement or to collect any moneys due hereunder, the prevailing party shall be entitled to recover reimbursement for reasonable attorney's fees, court costs, costs of investigation and other related expenses incurred in connection therewith in addition to any other available remedies.

[Signature Page to Follow]

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

SELLER(S)

Rick Dunn P.E.
General Manager; Benton PUD

Date

PURCHASER

Jon Amundson, ICMA-CM
City Manager

Date

Attest:

Jennifer Rogers, City Clerk

Approved as to Form:

Heather Kintzley, City Attorney

Exhibit A

A portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 9 North, Range 29 East, W.M., Benton County, Washington, being more particularly described as follows;

Beginning at the South $\frac{1}{4}$ corner of said Section 30; Thence South $89^{\circ}48'03''$ East a distance of 686.76 feet along the South line of said Section 30, to a point on the West line of the East 615.90 feet of said subdivision; Thence North $00^{\circ}41'35''$ West a distance of 350.02 feet along said West line; Thence North $89^{\circ}48'03''$ West a distance of 0.86 feet, leaving said West line; Thence continuing North $89^{\circ}48'03''$ West a distance of 60.13 feet to the beginning of a 490.00 foot radius non-tangent curve, concave to the Southwest, having a radial bearing of South $86^{\circ}11'43''$ West; Thence Northwesterly a distance of 112.90 feet along the arc of said curve, through a central angle of $13^{\circ}12'06''$ to a point on the Easterly line of Lot 1 of Short Plat No. 192, as recorded in Volume 1 of Short Plats on Page No. 192, records of said County and State; Thence North $00^{\circ}41'35''$ West a distance of 57.72 feet along said Easterly line, to a corner of said Lot 1, and the **TRUE POINT of BEGINNING**; Thence South $88^{\circ}58'02''$ West a distance of 16.62 feet, along a Northerly line of said Lot 1, and the Southerly line of a P.U.D. Substation Parcel, to the beginning of a 760.00 foot radius non-tangent curve concave to the Northeast, having a radial bearing of North $75^{\circ}15'18''$ East; Thence Northwesterly a distance of 201.73 feet along the arc of said curve, through a central angle of $15^{\circ}12'31''$ to a point on the Southerly line of the Union Pacific Railroad right-of-way; Thence North $88^{\circ}58'44''$ East a distance of 60.02 feet along said Southerly line to the beginning of a 700.00 foot radius non-tangent curve, concave to the Northeast, having a radial bearing of South $89^{\circ}24'34''$ East; Thence Southeasterly a distance of 202.04 feet along the arc of said curve, through a central angle of $16^{\circ}32'14''$, to a point on the Southerly line of said P.U.D. Substation Parcel; Thence South $88^{\circ}58'02''$ West a distance of 45.30 feet, leaving said curve, to the True Point of Beginning.

The lands herein described contain an area of 12,112.8 square feet, more or less, the specific details concerning all of which are to be found on sheet 2 of that certain plan entitled 2014 Center Parkway, now of record and on file in the office of the City of Richland Public Works Department, and bearing date of approval December 11, 2014 and revised March 12, 2015.

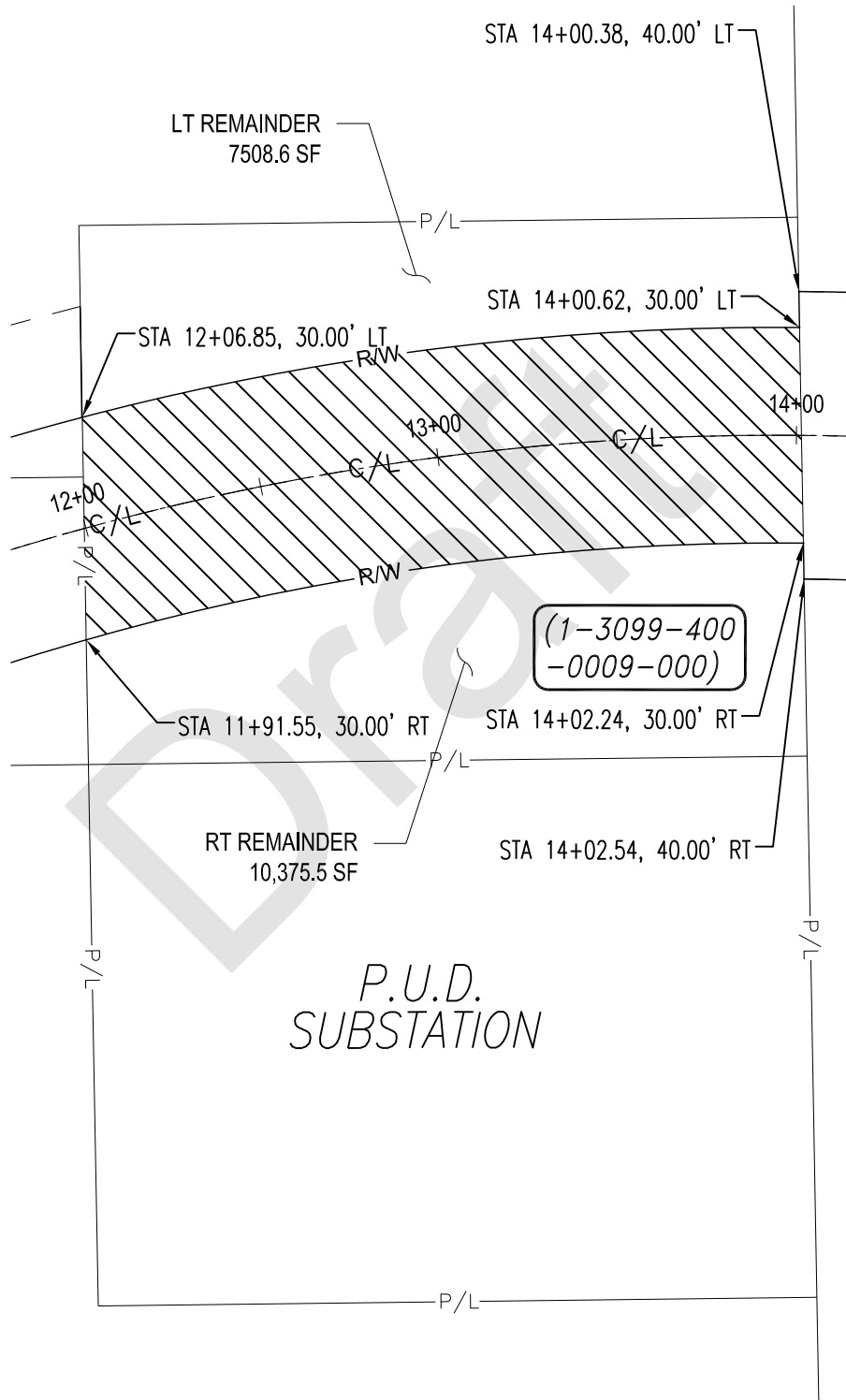
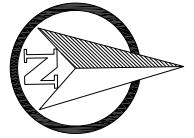
Exhibit B

Map of Property and Remainders

DRAFT

EXHIBIT B

MAP OF PROPERTY & REMAINDERS



DATE: 04/13/2022
DRAWN BY: JC
SCALE: 1" = 50'
CAD DWG: Center Parkway Extension North-Cage to Tapetal/Right of Way/CNTR_ST_Exhibit B for Benton PUD



SCALE IN FEET

Exhibit C
Construction Agreement

DRAFT

Exhibit C

CONSTRUCTION AGREEMENT
Between
CITY OF RICHLAND
And
BENTON COUNTY PUBLIC UTILITY DISTRICT NO. 1

RE: Acquisition of Center Parkway Right-of-Way

This Construction Agreement ("Agreement") is made and entered into this ____ day of _____, 2022 by and between the **CITY OF RICHLAND**, a Washington municipal corporation (hereinafter "City"), and **BENTON COUNTY PUBLIC UTILITY DISTRICT NO. 1**, a Washington municipal corporation (hereinafter "Benton PUD"), with service at 2721 W. 10th Avenue, Kennewick, WA, 99336. The City and Benton PUD shall be referred to collectively in this Agreement as the "Parties."

I. Recitals

WHEREAS, the City is currently acquiring right-of-way for a street segment project connecting Tapteal Drive in Richland to Gage Boulevard in the City of Kennewick. The project is known as the Center Parkway Extension Project ("Center Parkway"); and

WHEREAS, Benton PUD owns property improved with a substation, Benton County Assessor parcel number 1-3099-400-0000-9000 and located at 8224 W. Gage Boulevard, Kennewick, WA 99336 ("Property"); and

WHEREAS, to accomplish the construction of Center Parkway, Benton PUD will perform work or oversee their contractors to perform work related to the restoration of the Property. Benton PUD must oversee this work due to the technical requirements related to public safety. The work is described in the attached **Exhibit A**, incorporated herein; and

WHEREAS, the work described in **Exhibit A** must occur in phases, and in conjunction with the City's construction of Center Parkway so as to minimize impacts to the operation of Benton PUD's substation. Due to the volatility in pricing and availability of materials required to do the work, actual cost figures are not currently available; and

WHEREAS, the City agrees to reimburse Benton PUD for the reasonable and necessary actual costs of the work limited to the above mentioned **Exhibit A**.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Benton PUD do hereby agree as follows:

II. Agreement

1. Incorporation of Recitals. The recitals set forth above are hereby incorporated into this Agreement by reference.
2. City's Obligation. the City agrees to the following:

- a. Upon completion of the work and acceptance by Benton PUD, the City will reimburse Benton PUD the actual reasonable and necessary costs for work contemplated in **Exhibit A**, whether performed by Benton PUD or contractors hired on behalf of Benton PUD.
- b. The City shall make the payment due hereunder within 45 calendar days of receipt of an invoice from Benton PUD and documentation supporting the costs claimed.
- c. The City shall provide survey control and construction staking for Benton PUD and its contractors for any work within twenty feet of the street right of way boundary.

3. Benton PUD's Obligation.

- a. Provide the City with engineering plans for the work described in **Exhibit A** to enable the City to confirm compatibility of the work with the Center Parkway design features. The City shall be provided a minimum of ten (10) business days to review and comment on the engineering plans.
- b. Self-perform or use Benton PUD procurement policies to let a construction contract to perform the work described in **Exhibit A**.
- c. Complete the temporary guy stub construction no later than May 30, 2022.
- d. Prior to payment, Benton PUD will supply the City with detailed proof of actual reasonable and necessary costs for the construction described in **Exhibit A**.

4. Term of Agreement. The effective date of this Agreement shall be the date first identified above. This Agreement shall remain in effect until December 31, 2023 unless extended in writing by the parties. Benton PUD's failure to demand payment during the term of this Agreement shall constitute a waiver of Benton PUD's right to payment.

5. Notice. All notices or other communications given with respect to the subject matter of this Agreement shall be in writing, and shall be served on the parties addressed as follows:

For the City of Richland:

Mr. Pete Rogalsky
Richland Public Works Director
625 Swift Blvd.
Richland, WA 99352
(509) 942-7558
Email: progalsky@ci.richland.wa.us

For Benton PUD:

Attn: Evan Edwards
2721 W. 10th Avenue
Kennewick, WA 99352
Phone: (509)-582-1232
Email: edwardse@bentonpud.org

Any such notices shall be either (a) sent by certified mail, return receipt requested, in which case notice shall be deemed delivered three (3) business days after deposit, postage prepaid in the U.S. Mail, (b) sent by overnight delivery using a nationally recognized overnight courier, in which case notice shall be deemed delivered one (1) business day after deposit with such courier, (c) sent by personal delivery, in which case notice shall be deemed delivered upon delivery, or (d) sent by e-mail, in which case it shall be deemed delivered on the e-mail date, assuming proof of delivery is obtained. The above addresses may be changed by written notice to the other party; provided, however, that no notice of a change of address shall be effective until actual receipt of such notice.

6. Governing Law/Forum Selection. Unless otherwise controlled by federal law, the interpretation and enforcement of this Agreement shall be governed by the laws of the State of Washington. The Parties agree that Benton County is the appropriate venue for filing of any civil action arising out of this Agreement.
7. Legal Relationship. No partnership, joint venture or joint undertaking shall be construed from the existence of this Agreement, and except as herein specifically provided, neither party shall have the right to make any representations for, act on behalf of, or be liable for the debts of the other. All terms, covenants and conditions to be observed and performed by either of the parties hereto shall be joint and several if entered into by more than one person.
8. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable as written, the remainder of the Agreement or the applications of the remainder of the Agreement shall not be affected.
9. 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. Binding Effect. Regardless of which party prepared or communicated this Agreement, this Agreement shall be of binding effect between City and the Benton PUD only upon its execution by an authorized representative of each such party, and after receiving approval of the Richland City Council and the Benton PUD Commission.
11. Warranty of Authority. The persons executing and delivering this Agreement on behalf of Benton PUD and the City of Richland each represent and warrant that each of them is duly authorized to do so, and that execution of this Agreement is the lawful and voluntary act of the person or entity on whose behalf they purport to act.
12. Legal Action. In the event legal action is necessary to enforce any of the provisions of this Agreement, the parties agree that the substantially prevailing party will be awarded its reasonable attorney's fees and costs in action.
13. Construction. The parties acknowledge that each party and its counsel have reviewed this Agreement with opportunity to comment, and that the normal rule of construction providing that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendment or exhibits hereto.
14. Scrivener. The party drafting this Agreement is the City of Richland. The City makes no representations regarding the rights or responsibilities of Benton PUD under this Agreement.
15. Indemnification and Hold Harmless. Each party hereto shall assume the risk of, be liable for, and pay for damage, loss, cost and expense of any claim, loss, suit, action, cost, counsel fees, litigation costs, expenses, damages, judgments or decrees caused by the negligence and/or willful misconduct of that party and its employees acting within the scope of employment. Each party shall hold harmless from and indemnify the other party against all claims, losses, suits, action, cost, counsel fees, litigation costs, expenses, damages, judgments, or decrees by reason of damage to any property of business, and/or any death, injury or disability to or of any person or party, including any employee, arising out of or suffered, directly or indirectly, caused by any negligent act, error or omission of that party or its employees acting within the scope of employment. The obligation of the party at fault shall include but not be limited to

investigation, adjusting, and defending all claims alleging loss from such action, error, or omission.

16. Complete Agreement. This Agreement represents and contains the entire understanding between the parties. The Parties acknowledge that no other oral or written collateral agreements, understandings, or representations exist outside of this document, with the exception of any documents expressly incorporated by reference in this Agreement. Any prior agreements, whether verbal or written, not specifically referred to in this Agreement are hereby terminated.

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

City of Richland

Benton Public Utility District No. 1

Jon Amundson, ICMA-CM
City Manager, City of Richland

Rick Dunn, PE
General Manager, Public Utility District No.1
of Benton County

Attest:

Jennifer Rogers, City Clerk

Approved as to Form:

Heather Kintzley, City Attorney

EXHIBIT A to Construction Agreement

- Design engineering services and project management – Design engineering scope includes:
 - a. Engineering assessment of ground grid to include electrical soil testing, evaluation of soil test results and existing ground grid design for adherence to IEEE 80, and design of ground grid modifications.
 - b. Design of new Concrete Masonry Unit fence along west substation boundary.
 - c. Design of new Steel pole structure and caisson. Estimated Engineering Cost is
 - d. Grading and gravel for relocated heavy vehicle access

Consulting engineering costs are estimated at \$76,000.

- Temporary guy stub for existing wood transmission pole – Benton PUD will design install a temporary guy stub and span guys to hold Transmission Line Deadend in place while final design, procurement and construction is completed on the new permanent steel deadend pole. Estimated Cost for design and construction is \$6,200
- Modifications to substation ground grid – The reduction in square footage available for the substation ground grid requires a soil resistivity survey and engineering calculations to assess the reduced ground grid foot print against the requirements of IEEE standard 80 (Guide for Safety in AC substation Grounding). Once the assessment is complete economical ground grid modifications will be designed and installed to meet the new requirements. Estimated construction cost is \$75,000.
- Cement concrete block wall and gate along west boundary of substation – Proximity of the existing steel fabric fence to the east of new Right of Way boundary and the reduction in the ground grid foot print along with public safety and security concerns enabled both parties to agree that a Concrete Masonry Unit (CMU) fence should be constructed in place of the existing steel fence along the west boundary of the substation. Estimated cost construction cost is \$21,000
- Permanent steel transmission pole – A permanent steel self-supporting deadend structure is needed to replace the existing wood guyed structure in order to removed support guys from the new Right of Way. The new structure will be a steel mono pole design with a large subsurface concrete caisson base needed to support the transmission line deadend tension. Estimated cost construction cost is \$155,000
- Gravel surfacing of disturbed substation property, including access to new vehicle and man gates – The new right of way changes Benton PUD's normal substation access point. The new access east of the northbound traveled lane will require and elongated turn out and grading modifications to allow heavy transport equipment space to maneuver when removal or installation of substation equipment is necessary. Estimated construction cost is \$6,000



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/19/2022

Agenda Category: Resolutions - Adoption

Core Focus Area 5 - Maximize Community Amenities

Subject:

Resolution No. 2022-55, Amending the 2022 Fee Schedule related to the Richland Public Library's Overdue Fine-Free Circulation Policy

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

2022-55

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 2022-55, amending the 2022 Fee Schedule to eliminate overdue material fees in support of the Richland Public Library's overdue fine-free circulation policy.

Summary:

On January 12, 2021, the Richland Public Library Board of Trustees recommended the discontinuance of the Library's longstanding policy of imposing overdue fines for library materials. The item was brought to the Richland City Council on February 22, 2022, and was met with a favorable response. Proposed Resolution No. 2022-55 would adjust the Richland Fee Schedule to remove overdue fines in support of the Library's overdue fine-free circulation policy.

Under the revised policy, the Library would no longer charge overdue fines, but would continue to hold patrons responsible through accountability for lost and damaged items. A library item would be marked lost 30 days after the due date, suspending library circulation privileges at that time. To restore library circulation privileges, the library user must return or pay for the lost item.

This fine-free policy has been implemented at hundreds of libraries around the world, including many of Richland's neighbors in Eastern Washington. Some of the closest libraries with this policy include Mid-Columbia Libraries, Spokane Public Library, Liberty Lake Municipal Library, Walla Walla Public Library, Walla Walla County Rural Library District, and North Central Washington Libraries. Libraries that have transitioned to a fine-free circulation policy report that items are still returned on time, there is generally a decrease in unpaid lost items to be replaced with library funds, and there is generally an increase in items returned, circulation, library users, and community engagement.

Staff recommends adoption of Resolution No. 2022-55.

Fiscal Impact:

A revenue loss of \$20,000-\$30,000 should be expected by eliminating overdue fines. Based on the experience of other libraries that have adopted similar policy, the Richland Public Library can expect a commensurate reduction in the replacement cost of unreturned materials and staff time spent on overdue fine interactions, yielding an anticipated net break even revenue versus expense.

Attachments:

- I. Resolution No. 2022-55

RESOLUTION NO. 2022-55

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AMENDING THE 2022 FEE SCHEDULE TO REMOVE FEES FOR
OVERDUE MATERIAL AT THE RICHLAND PUBLIC LIBRARY.**

WHEREAS, the current policy of the Richland Public Library (the “Library”) is to assess overdue fines when items are not returned by the designated due date; and

WHEREAS, the Library does not rely on overdue fines for operational revenue; and

WHEREAS, overdue fines can create barriers to library access for some library cardholders, particularly families with children and those experiencing economic hardship, thus reducing access to a positive community resource for the public good; and

WHEREAS, public libraries worldwide and in the region have eliminated overdue fines with the following results: no decrease in timely returned material; increases in returned material, circulation, and community engagement; and a decrease in unpaid lost material; and

WHEREAS, as the policy-setting authority for operation of the Richland Public Library, the RPL Board of Trustees intends to adopt a policy eliminating all overdue fees to remove the barriers and realize the benefits cited above; and

WHEREAS, this concept was discussed with the Richland City Council during its February 22, 2022 workshop and received a favorable response; and

WHEREAS, the Library will continue to charge lost item fees for material not returned within a specified timeframe after the due date has lapsed. Failure to comply will result in suspension of library circulation privileges until the missing library material is returned or paid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the 2022 Fee Schedule is hereby amended to remove fees for Overdue Books, Overdue-3 Week Material, Overdue High Demand Books/DVDs/Games, and Overdue Inter-library Loans of Library Materials.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 19th day of April, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/19/2022

Agenda Category: Resolutions - Adoption

Resolution

Subject:

Resolution No. 2022-56, Awarding 2022 Park Partnership Program Grants

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

2022-56

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 2022-56, authorizing the City Manager to sign and execute agreements with the Allied Arts Association, G6, Horn Rapids Motorcycle Complex (HRMC), Richland National Little League, and the Tri-Cities Radio Control Modelers as provided therein.

Summary:

The City administers an annual grant program that provides matching funds to eligible organizations intending to improve City parks, trails, open spaces or facilities. The total approved 2022 budget for the Park Partnership Program is \$40,000 from the Park Reserve Fund. Five (5) qualified applications were received. On March 10, 2022, the Parks & Recreation Commission (PRC) recommended that City Council enter into Park Partnership agreements with the following recipients in amounts modified to be consistent with RCW 35.21.278:

Allied Arts Association	\$5,648.67
G6	\$3,166.67
Horn Rapids Motorsports Complex (HRMC)	\$7,278.33
Richland National Little League	\$4,500.00
Tri-Cities Radio Control Modelers	\$2,765.25

Staff recommends adoption of Resolution No. 2022-56.

Fiscal Impact:

Funding the Parks & Public Recreation Commission's five (5) recommended applications will cost \$23,358.95. The 2022 Park Partnership Program is funded at \$40,000.

Attachments:

1. Resolution No. 2022-56
2. Allied Arts Association - Packet
3. G6 - Packet
4. Horn Rapids Motorsports Complex - Packet
5. Richland National Little League - Packet
6. Tri-Cities Radio Control Modelers - Packet

RESOLUTION NO. 2022-56

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
APPROVING 2022 PARK PARTNERSHIP PROGRAM FUNDING
ALLOCATIONS AND AUTHORIZING 2022 PARK PARTNERSHIP
AGREEMENTS.**

WHEREAS, the City of Richland's Park Partnership Program provides financial assistance to individuals and groups to make qualifying improvements to city parks; and

WHEREAS, the 2022 Budget includes \$40,000 for Park Partnership Program projects; and

WHEREAS, the Parks & Recreation Commission favorably recommends the following 2022 Park Partnership funding allocations based on submitted applications and pursuant to RCW 35.21.278 reimbursement limitations: Allied Arts Association for \$5,648.67; G6 for \$3,166.67; Horn Rapids Motorsports Complex for \$7,278.33; Richland National Little League for \$4,500; and Tri-Cities Radio Control Modelers for \$2,765.25.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute grant agreements with the identified recipients, and in identified amounts, to accomplish the park improvements identified herein:

1. Allied Arts Association in the amount of \$5,648.67;
2. G6 in the amount of \$3,166.67;
3. Horn Rapids Motorsports Complex in the amount of \$7,278.33;
4. Richland National Little League in the amount of \$4,500;
5. Tri-Cities Radio Control Modelers in the amount of \$2,765.25.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 19th day of April, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



City of Richland Parks and Public Facilities Department

2022 Park Partnership Program Application

Introduction:

The City of Richland is pleased to offer matching fund grants to eligible applicants making capital improvements to City parks, trails, open space, and recreational facilities. The 2022 program year is budgeted at \$40,000.

Goals:

1. Improve or increase park and recreational opportunities for the general public.
2. Encourage private investment and participation in developing City Park and recreational amenities.
3. Enhance quality of life in Richland.

Program Guidelines:

1. To be eligible, projects must be located upon City-owned Park, facility, or recreational property, or within publicly accessible land or easements.
2. The program is open to service and civic groups, athletic and sports organizations, individuals, neighborhood park user groups and non-profit organizations.
3. Projects should be in conformance with park master plans, as applicable.
4. The project must be a construction, enhancement, planning, or renovation project that provides its principal benefit to the general public.
5. The project must not require a City labor component to the proposed project, unless otherwise agreed upon by both parties.
6. Park Partnership Program applicants are required to provide a minimum match of one private dollar for each public dollar requested. Match may consist of cash, donated labor, donated materials, use of construction equipment or architectural/landscape design services.
 - a. Volunteer labor is valued at \$28.54 per hour.
 - b. Donated equipment value will be valued at the price of the commercial equipment rental rate.
 - c. Donated professional services will be valued at the "reasonable and customary" rate.
7. Projects shall be consistent and complimentary with surrounding land uses and neighborhood character and not create hazards or impact the functionality or usability of the park or facility.
- 8.
9. Projects that require a long term (more than one year) commitment require a second agreement.

Project Timeline:

Application Due Dates

Applicant must attend mandatory open house zoom meeting on Wednesday, February 9, 2022. Please contact Stacy Jackson, Contracts Administrator, at stjackson@ci.richland.wa.us to schedule your meeting time. All meetings will be pre-scheduled between the hours of 3:00pm – 5:00pm.

Application must be submitted by close of business on March 1, 2022.

Project Time Limit

All projects must be completed within one (1) year of execution of the contract. Awards will be rescinded for projects not ready for contracting within thirty (30) days of award.

Excess Monies

A second call for applications may be made in the fall of the same calendar year if there are unused funds from the initial disbursement.

Project Evaluation:

Written applications will be reviewed by the Director of Parks and Public Facilities to determine eligibility. Projects which fall within program guidelines will be forwarded to the Parks and Recreation Commission (PRC) and scheduled for a mandatory five (5) minute oral presentation. The PRC will make a funding recommendation to the Richland City Council. Applicants will have the option of a finalized written report or a second five (5) minute presentation to the PRC will be made following completion of the project.

Applications that support the attached 2022 PRC goals will be provided greater consideration to receive funding than those that do not support the goals of the PRC.

Applicant Responsibilities:

Applicants are required to present a written narrative of the proposed project. This written narrative shall not be more than two pages and include the following criteria:

1. Overview of the project design and budget
2. Description of primary beneficiary of the project Objective/purpose of the proposal
3. Proposed Project Schedule
4. Maintenance Considerations

At the conclusion of the project the applicant shall complete the Final Work Plan, Budget Plan, and Match Pledge sheets and submit them to the City. The applicant shall contact staff upon completion of the project to schedule a final inspection, presentation date or written report, and begin the project closeout and reimbursement process.

Application Instructions:

Project Applications: Applications may be obtained online.

Application Form: This form describes the project location, a brief description, contact person information and project costs.

Work Plan: List in chronological order, the specific steps you will take to complete this project. Next to each step identify who will be responsible for the activity and the estimated completion date.

Budget Plan: Complete each section of the budget plan and list each item needed to complete your project. Calculate the total cost for each section (include tax) and identify how each item will be covered (Cash, In-Kind, or City Mach).

Match Pledged: This form is provided to help solicit and gather match pledges. Applicant match can be pledged or secured at the time of application. Pledged means that the donor has made a verbal promise to provide the match item; secured means that the donor has signed the application's Match Pledged/Secured Form to confirm the commitment.



**City of Richland
Parks and Recreation Department**

**Park Partnership Program
Application**

Project Information

Name of Park: Howard Amon Park

Project Location in Park: Land adjacent to Allied Arts Building, 89 Lee Blvd, at the entrance to Howard Amon Park

Brief Description of Project:

Update landscaping by removing existing sod, removing, cleaning and replacing rocks, installing weed barrier, plants, ground cover, concrete slabs, picnic table and benches.

(Attach narrative from the "Applicant Responsibilities Section")

Contact Information

Name (First and Last): Mary Jecha

Organization Representing: Allied Arts Association

Contact Address: 89 Lee Blvd

City/State/ZIP: Richland, WA 99352

Home Phone: 509-946-6758

Work Phone: 509-943-9815

FAX: N/A

E-mail: maryjecha@gmail.com

Project Cost

Amount from City (*maximum amt. \$8,000*): \$ 8,000.

Cash from Applicant: \$ 7,875.

"In-Kind" Amount (*Applicant and Other Sources*): \$ 8,253.35

Cash Other Sources: \$ Undetermined

Total Project Cost: \$ 16,946

DUE DATE: Close of business Wednesday, March 1, 2022



City of Richland
Parks and Public Facilities Department

Work Plan

Steps	Responsible Party	Completion Date
Install concrete pad & fencing	Boy Scout Troop 168	Apr 2022
Remove, clean & replace rock and weed barrier	Boy Scout Troop 168	Apr 2022
Install sidewalk	City of Richland	Jul 2022
Install concrete slabs	City of Richland	Jul 2022
Install ground cover and plants	city of Richland	Jul 2022
Backfill under existing sidewalk	City of Richland	Jul 2022
Install picnic table and benches	City of Richland	Jul 2022
Install lights, outlets, spotlight	City of Richland	Jul 2022



City of Richland Parks and Public Facilities Department

Budget Plan

Budget Description: Please use this space to provide a brief description of the budget for your project.

The money for this project comes primarily from donated funds. However Allied Arts has sufficient funds available to cover expenses exceeding the donated amount.

Income Section (examples: cash on hand, business donations, individual donors, etc.):

Income – Confirmed: List sources of income that are confirmed at the time of application submission. This should include cash on hand that you are contributing to the project.

Income – Anticipated: List sources of income that are anticipated, but no confirmed at the time of application submission. This should include City match amount you are requesting.

Requested City Match Amount: List amount under "Income-Anticipated."

Item Description:	Income – Confirmed	Income - Anticipated
Donations to Project	\$7,875	
Requested City Match Amount		\$8,000
Total:	\$7,875	\$8,000

Expense Section:

Expense – Cash: List all project expenses that will be paid in cash. The total should equal the combined total of the Income Section.

In-Kind Amount: List the dollar value of any donated goods and services.

City Match Amount: List the portion of the line item that you plan to cover with your City match dollars. This amount should match the "Requested City Match Amount" listed above.

Item Description:	Expense – Cash	In-Kind Amount – Value of Donated Goods & Services	City Match Amount
Remove sod, install fence, clean rocks		\$8,253.35	
Electrical	\$3,885.		
Repair mosaic wall	401.		
Paving slabs, ground cover, plants	4,660.		
Picnic table, benches, bike rack	8,000.		
Total:	\$16,946.	\$8,253.35	\$8,000.

Expense Description: Please use this space to provide any additional information you might feel is necessary.

City of Richland in cooperation with Allied Arts has agreed to provide labor and material to perform some of the work. In return, Allied Arts will pay for all material and labor.



City of Richland
Parks and Public Facilities Department
Match Pledge / Secured Form

The following individuals, businesses, and organizations have made a commitment to donate the following items to
_____ for its "In Kind" match.

(Applicant Name)

Type of Work	Print Name (First and Last)	Address and Zip	Phone Number	Volunteer Hours	Estimated Value	Signature

ALLIED Arts ASSOCIATION
NARRATIVE FOR
CITY OF RICHLAND
PARTNERSHIP PROGRAM APPLICATION

This project will provide an attractive backdrop for an outdoor sculpture garden and will enhance the beauty of the historic Gallery at the Park building owned by the City. This plot of land is located at the entrance to Howard Amon Park and is the section first viewed by all people turning onto Lee Boulevard towards the Park. Howard Amon Park is the heart of the City, providing a variety of activities for all ages and serving all Richland residents, and beautifying the Gallery at the Park will improve the overall image of the Park.

The goal of this project is to create a cleaner, more elegant space for the City and its residents. To accomplish this, we will need to renovate several different aspects of this plot of land.

In order to enhance the aesthetic of the building and the surrounding area, we will hire artists to paint murals on the boarded-up door and windows of the historic section of the building, and we will repair the mosaic on the retaining wall that was damaged during construction of a new sidewalk.

We will remove and clean all rocks, replace weed barrier, and then replace the rocks. We will also backfill under the recently-installed sidewalk to support the concrete. After removing all turf, we will install a concrete walkway and pads.

We will build a fenced enclosure to hide trash receptacles and utility boxes.

For maintenance and security, we will need to install lighting, electrical outlets, and other outdoor accent lighting. We will also install a picnic table and park benches to give passersby a place to rest and mingle.

To further improve the aesthetic, we will install native, low-maintenance plants and low-maintenance ground covering over the remainder of the area.



City of Richland Parks and Public Facilities Department

2022 Park Partnership Program Application

Introduction:

The City of Richland is pleased to offer matching fund grants to eligible applicants making capital improvements to City parks, trails, open space, and recreational facilities. The 2022 program year is budgeted at \$40,000.

Goals:

1. Improve or increase park and recreational opportunities for the general public.
2. Encourage private investment and participation in developing City Park and recreational amenities.
3. Enhance quality of life in Richland.

Program Guidelines:

1. To be eligible, projects must be located upon City-owned Park, facility, or recreational property, or within publicly accessible land or easements.
2. The program is open to service and civic groups, athletic and sports organizations, individuals, neighborhood park user groups and non-profit organizations.
3. Projects should be in conformance with park master plans, as applicable.
4. The project must be a construction, enhancement, planning, or renovation project that provides its principal benefit to the general public.
5. The project must not require a City labor component to the proposed project, unless otherwise agreed upon by both parties.
6. Park Partnership Program applicants are required to provide a minimum match of one private dollar for each public dollar requested. Match may consist of cash, donated labor, donated materials, use of construction equipment or architectural/landscape design services.
 - a. Volunteer labor is valued at \$28.54 per hour.
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Applications that support the attached 2022 PRC goals will be provided greater consideration to receive funding than those that do not support the goals of the PRC.

Applicant Responsibilities:

Applicants are required to present a written narrative of the proposed project. This written narrative shall not be more than two pages and include the following criteria:

1. Overview of the project design and budget
2. Description of primary beneficiary of the project Objective/purpose of the proposal
3. Proposed Project Schedule
4. Maintenance Considerations

At the conclusion of the project the applicant shall complete the Final Work Plan, Budget Plan, and Match Pledge sheets and submit them to the City. The applicant shall contact staff upon completion of the project to schedule a final inspection, presentation date or written report, and begin the project closeout and reimbursement process.

Application Instructions:

Project Applications: Applications may be obtained online.

Application Form: This form describes the project location, a brief description, contact person information and project costs.

Work Plan: List in chronological order, the specific steps you will take to complete this project. Next to each step identify who will be responsible for the activity and the estimated completion date.

Budget Plan: Complete each section of the budget plan and list each item needed to complete your project. Calculate the total cost for each section (include tax) and identify how each item will be covered (Cash, In-Kind, or City Mach).

Match Pledged: This form is provided to help solicit and gather match pledges. Applicant match can be pledged or secured at the time of application. Pledged means that the donor has made a verbal promise to provide the match item; secured means that the donor has signed the application's Match Pledged/Secured Form to confirm the commitment.



City of Richland Parks and Recreation Department

Park Partnership Program Application

Project Information

Name of Park: HORN RAPIDS ATHLETIC COMPLEX

Project Location in Park: NON DEVELOPED, OPEN GROUND ON THE WEST SIDE OF THE MAIN PARKING LOT
REFER TO ATTACHED IMAGE

Brief Description of Project:

WE WOULD LIKE TO GET THE DESIGN PHASE OF THE VELOSOLUTIONS PUMP TRACK GOING SO WE HAVE RENDERINGS, PLANS, AND MATERIALS LIST IN ORDER TO CONTINUE WITH FUNDRAISING FOR FULL BUILDOUT IN 2023.
THE DESIGN WILL BE COMPLETED BY VELOSOLUTIONS AND AMERICAN RAMP COMPANY WHICH SPECIALIZE IN STATE-OF-THE-ART ASPHALT PUMP TRACKS.

(Attach narrative from the "Applicant Responsibilities Section")

Contact Information

Name (First and Last): JASEN GIBBONS

Organization Representing: G6

Contact Address: 1907 W 2ND ST

City/State/ZIP: GRANDVIEW, WA 98930

Home Phone: 509-531-7267

Work Phone: 509-531-7267

FAX: n/a

E-mail: JASEN@DIRTBOYDESIGNS.COM

Project Cost

Amount from City (*maximum amt. \$8,000*): \$ 4,750

Cash from Applicant: \$ 250

"In-Kind" Amount (*Applicant and Other Sources*): \$ 0

Cash Other Sources: \$ 4,500

Total Project Cost: \$ 9,500

DUE DATE: Close of business Wednesday, March 1, 2022



City of Richland Parks and Public Facilities Department

Budget Plan

Budget Description: Please use this space to provide a brief description of the budget for your project.

THE ONE-TIME DESIGN FEE OF \$9,500 WILL BE PAID TO AMERICAN RAMP COMPANY WHICH WILL BE CONTRACTED TO DESIGN A UNIQUE AND PROFESSIONAL ASPHALT PUMP TRACK DESIGN FOR THE "HORN RAPIDS PUMP TRACK"! THE DESIGN CONTRACT INCLUDES:
 - COMMUNITY ENGAGEMENT MEETING (WORKSHOP AND COMMUNITY INPUT FOR DESIGN IDEAS)
 - SITE REVIEW
 - DESIGN REVISIONS
 - COST ESTIMATE
 - DELIVERABLES

Income Section (examples: cash on hand, business donations, individual donors, etc.):

Income – Confirmed: List sources of income that are confirmed at the time of application submission. This should include cash on hand that you are contributing to the project.

Income – Anticipated: List sources of income that are anticipated, but no confirmed at the time of application submission. This should include City match amount you are requesting.

Requested City Match Amount: List amount under "Income-Anticipated."

Item Description:	Income – Confirmed	Income - Anticipated
PUMP TRACK DESIGN FEE	250	4,500
Requested City Match Amount		4,750
Total:	250	9500

Expense Section:

Expense – Cash: List all project expenses that will be paid in cash. The total should equal the combined total of the Income Section.

In-Kind Amount: List the dollar value of any donated goods and services.

City Match Amount: List the portion of the line item that you plan to cover with your City match dollars. This amount should match the "Requested City Match Amount" listed above.

Item Description:	Expense – Cash	In-Kind Amount – Value of Donated Goods & Services	City Match Amount
PUMP TRACK DESIGN FEE	9,500		
Total:	9,500	0	4,750

Expense Description: Please use this space to provide any additional information you might feel is necessary.

If the grant is awarded I will immediately begin a fundraising effort through social media and business affiliations to secure the remaining amount of funding needed for the design fee.



City of Richland
Parks and Public Facilities Department

Match Pledge / Secured Form

The following individuals, businesses, and organizations have made a commitment to donate the following items to
_____ for its "In Kind" match.

(Applicant Name)

Type of Work	Print Name (First and Last)	Address and Zip	Phone Number	Volunteer Hours	Estimated Value	Signature





City of Richland Parks and Public Facilities Department

2022 Park Partnership Program Application

Introduction:

The City of Richland is pleased to offer matching fund grants to eligible applicants making capital improvements to City parks, trails, open space, and recreational facilities. The 2022 program year is budgeted at \$40,000.

Goals:

1. Improve or increase park and recreational opportunities for the general public.
2. Encourage private investment and participation in developing City Park and recreational amenities.
3. Enhance quality of life in Richland.

Program Guidelines:

1. To be eligible, projects must be located upon City-owned Park, facility, or recreational property, or within publicly accessible land or easements.
2. The program is open to service and civic groups, athletic and sports organizations, individuals, neighborhood park user groups and non-profit organizations.
3. Projects should be in conformance with park master plans, as applicable.
4. The project must be a construction, enhancement, planning, or renovation project that provides its principal benefit to the general public.
5. The project must not require a City labor component to the proposed project, unless otherwise agreed upon by both parties.
6. Park Partnership Program applicants are required to provide a minimum match of one private dollar for each public dollar requested. Match may consist of cash, donated labor, donated materials, use of construction equipment or architectural/landscape design services.
 - a. Volunteer labor is valued at \$28.54 per hour.
 - b. Donated equipment value will be valued at the price of the commercial equipment rental rate.
 - c. Donated professional services will be valued at the "reasonable and customary" rate.
7. Projects shall be consistent and complimentary with surrounding land uses and neighborhood character and not create hazards or impact the functionality or usability of the park or facility.
- 8.
9. Projects that require a long term (more than one year) commitment require a second agreement.

Project Timeline:

Application Due Dates

Applicant must attend mandatory open house zoom meeting on Wednesday, February 9, 2022. Please contact Stacy Jackson, Contracts Administrator, at stjackson@ci.richland.wa.us to schedule your meeting time. All meetings will be pre-scheduled between the hours of 3:00pm – 5:00pm.

Application must be submitted by close of business on March 1, 2022.

Project Time Limit

All projects must be completed within one (1) year of execution of the contract. Awards will be rescinded for projects not ready for contracting within thirty (30) days of award.

Excess Monies

A second call for applications may be made in the fall of the same calendar year if there are unused funds from the initial disbursement.

Project Evaluation:

Written applications will be reviewed by the Director of Parks and Public Facilities to determine eligibility. Projects which fall within program guidelines will be forwarded to the Parks and Recreation Commission (PRC) and scheduled for a mandatory five (5) minute oral presentation. The PRC will make a funding recommendation to the Richland City Council. Applicants will have the option of a finalized written report or a second five (5) minute presentation to the PRC will be made following completion of the project.

Applications that support the attached 2022 PRC goals will be provided greater consideration to receive funding than those that do not support the goals of the PRC.

Applicant Responsibilities:

Applicants are required to present a written narrative of the proposed project. This written narrative shall not be more than two pages and include the following criteria:

1. Overview of the project design and budget
2. Description of primary beneficiary of the project Objective/purpose of the proposal
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4. Maintenance Considerations

At the conclusion of the project the applicant shall complete the Final Work Plan, Budget Plan, and Match Pledge sheets and submit them to the City. The applicant shall contact staff upon completion of the project to schedule a final inspection, presentation date or written report, and begin the project closeout and reimbursement process.

Application Instructions:

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Application Form: This form describes the project location, a brief description, contact person information and project costs.

Work Plan: List in chronological order, the specific steps you will take to complete this project. Next to each step identify who will be responsible for the activity and the estimated completion date.

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City of Richland Parks and Recreation Department

Park Partnership Program Application

Project Information

Name of Park: ^{Horn Rapids Motorsports Complex}

Project Location in Park: ^{Electrical Infrastructure in Berm Bathroom}

Brief Description of Project:

We will be replacing our 30 amp electrical infrastructure with 200 amp electrical infrastructure at our Berm Bathrooms. It is a safety risk to run our current infrastructure without this upgrade, which we have temporarily disabled to prevent issue. Because of that, our facility is running at reduced capacity, and needs to be upgraded.

(Attach narrative from the "Applicant Responsibilities Section")

Contact Information

Name (First and Last): ^{Ray Coffman}

Organization Representing: ^{Horn Rapids Motorsports Complex (HRMC)}

Contact Address: ^{3432 Beardsley Dr. BLDG A}

City/State/ZIP: ^{Richland, WA, 99354}

Home Phone: ^{(509) 496-2958}

Work Phone: ^{(509) 496-2958}

FAX: ⁻

E-mail: ^{hrmc.office@hornrapidsmx.com}

Project Cost

Amount from City (*maximum amt. \$8,000*): \$ ⁸⁰⁰⁰

Cash from Applicant: \$ ⁸¹²⁷

"In-Kind" Amount (*Applicant and Other Sources*): \$ ⁵⁷⁰⁸

Cash Other Sources: \$ ⁰

Total Project Cost: \$ ²¹⁸³⁵

DUE DATE: Close of business Wednesday, March 1, 2022



**City of Richland
Parks and Public Facilities Department**

Work Plan

Steps	Responsible Party	Completion Date
Costs of materials	HRMC/ Alpine Electric	March 1st
Excavation Plan	HRMC/ Alpine Electric	March 1st
Permits/ Locales	HRMC/ Alpine Electric	March 1st
Set Panel 200 amp	HRMC/ Alpine Electric	April 30th
Ditches conduit	HRMC/ Alpine Electric	May 1st
Concrete Access to Existing Panel	HRMC/ Alpine Electric	May 2nd
Pull Wire	HRMC/ Alpine Electric	May 3rd
Inspection	HRMC/ Alpine Electric	May 4th
Secure Access Panel Barrier	HRMC/ Alpine Electric	May 5th
Seal Concrete Access Barrier	HRMC/ Alpine Electric	May 5th
Test Amperage and loads in full	HRMC/ Alpine Electric	May 5th



City of Richland Parks and Public Facilities Department Budget Plan

Budget Description: Please use this space to provide a brief description of the budget for your project.

HRMC will be funding this project. We anticipate help from the City in the form of the Park Partnership program.
 \$8127 will come from HRMC in Cash.
 \$8000 will come from Granted City Partnership
 \$5708 of volunteer labor.

Income Section (examples: cash on hand, business donations, individual donors, etc.):

Income – Confirmed: List sources of income that are confirmed at the time of application submission. This should include cash on hand that you are contributing to the project.

Income – Anticipated: List sources of income that are anticipated, but no confirmed at the time of application submission. This should include City match amount you are requesting.

Requested City Match Amount: List amount under "Income-Anticipated."

Item Description:	Income – Confirmed	Income - Anticipated
Cash On Hand	8127	
Requested City Match Amount		8000
Requested City Match Amount		
Total:	8127	8000

Expense Section:

Expense – Cash: List all project expenses that will be paid in cash. The total should equal the combined total of the Income Section.

In-Kind Amount: List the dollar value of any donated goods and services.

City Match Amount: List the portion of the line item that you plan to cover with your City match dollars. This amount should match the "Requested City Match Amount" listed above.

Item Description:	Expense – Cash	In-Kind Amount – Value of Donated Goods & Services	City Match Amount
Materials	2202		2200
Electrician Labor	5096		5000
Trencher Rental & Labor	283		260
Core Drill through Concrete walls	546		540
Other Labor		5708	
Total:	8127	5708	8000

Expense Description: Please use this space to provide any additional information you might feel is necessary.

Total of project cost is \$21,835 for the infrastructure electrical upgrade. Total project will be monitored by state city building codes and reviewed with Alpine Electric Licensed, Certified, and Bonded Electricians.



City of Richland
Parks and Public Facilities Department
Match Pledge / Secured Form

The following individuals, businesses, and organizations have made a commitment to donate the following items to

HRMC, INC. Horn Rapids Motorsports Complex ORV Park **for its “In Kind” match.**

(Applicant Name)

Type of Work	Print Name (First and Last)	Address and Zip	Phone Number	Volunteer Hours	Estimated Value	Signature
Excavation	Ray Coffman	3432 beardsley Dr BLDG A, 99354	(509) 496-2958	50	1427	Ray Coffman
Excavation	Devon Coffman	3432 beardsley Dr BLDG A, 99354	(509) 496-2958	50	1427	Devon Coffman
Ditching	Mason Childers	3432 beardsley Dr BLDG A, 99354	(509) 496-2958	50	1427	Mason Childers
Administrative	Everett Brooks	3432 beardsley Dr BLDG A, 99354	(509) 496-2958	50	1427	Everett Brooks

Park Partnership Program Narrative

Richland Parks and Recreation in partnership with HRMC Inc will use this Grant opportunity to fund a safety Electrical Power Supply upgrade project for the 300-acre Horn Rapids ORV Park in Richland. The primary recreational opportunity for this project would be to improve user and spectator safety to provide a great experience at Horn Rapids ORV Park motocross, ATV, UTV and 4x4 tracks.

The ORV Park serves over 50,000 users annually and is operated 11 months out of the year. Over the past eight years, the Horn Rapids ORV Park has grown its usage by an average of 25% per year. The park has grown from 10 events to running over 51 events per year.

Our main electrical panel for the mx berm bathroom is in the process of being revamped from its previous temporary 30-amp power box to a 200-amp panel, along with improving the electrical conduit at the location. Our project goal is to protect the health of the public while providing better service. With the previous 30-amp panel, which is nearly 30 years old, we have noticed multiple breaker kicks and safety issues that could result in fires and other safety hazards. These safety issues can easily be addressed by upgrading our electrical infrastructure to be able to handle 200 amps of power. The proposal for this project is \$21,835. We expect the project to take 1 week from start and plan to start it in late April.

With this power upgrade we would be able to properly serve the needs of our users. On average for an event, we have 105 campers¹ but we can only safely service 74 of them with our current electrical infrastructure. Upgrading this 30-amp power unit to a 200-amp power unit gives us the room we need to utilize the 5 existing units we currently have installed but were unable to use, plus around 7 more new units for the first phase of our electrical upgrade addendum.

1. Along with campers we have day use; a form of service we provide to our customers that allows them to hook up to power and water for the day.

There will be no new maintenance considerations. Replacing infrastructure will reduce the overall maintenance of the facility, as there will be less potential fire hazards from inadequate electrical infrastructure.

HRMC has all the equipment and manpower necessary to perform these renovations correctly and safely without any City labor components. At HRMC we hope you consider us for the park partnership program to help us better serve our community.



City of Richland Parks and Public Facilities Department

2022 Park Partnership Program Application

Introduction:

The City of Richland is pleased to offer matching fund grants to eligible applicants making capital improvements to City parks, trails, open space, and recreational facilities. The 2022 program year is budgeted at \$40,000.

Goals:

1. Improve or increase park and recreational opportunities for the general public.
2. Encourage private investment and participation in developing City Park and recreational amenities.
3. Enhance quality of life in Richland.

Program Guidelines:

1. To be eligible, projects must be located upon City-owned Park, facility, or recreational property, or within publicly accessible land or easements.
2. The program is open to service and civic groups, athletic and sports organizations, individuals, neighborhood park user groups and non-profit organizations.
3. Projects should be in conformance with park master plans, as applicable.
4. The project must be a construction, enhancement, planning, or renovation project that provides its principal benefit to the general public.
5. The project must not require a City labor component to the proposed project, unless otherwise agreed upon by both parties.
6. Park Partnership Program applicants are required to provide a minimum match of one private dollar for each public dollar requested. Match may consist of cash, donated labor, donated materials, use of construction equipment or architectural/landscape design services.
 - a. Volunteer labor is valued at \$28.54 per hour.
 - b. Donated equipment value will be valued at the price of the commercial equipment rental rate.
 - c. Donated professional services will be valued at the "reasonable and customary" rate.
7. Projects shall be consistent and complimentary with surrounding land uses and neighborhood character and not create hazards or impact the functionality or usability of the park or facility.
- 8.
9. Projects that require a long term (more than one year) commitment require a second agreement.

Project Timeline:

Application Due Dates

Applicant must attend mandatory open house zoom meeting on Wednesday, February 9, 2022. Please contact Stacy Jackson, Contracts Administrator, at stjackson@ci.richland.wa.us to schedule your meeting time. All meetings will be pre-scheduled between the hours of 3:00pm – 5:00pm.

Application must be submitted by close of business on March 1, 2022.

Project Time Limit

All projects must be completed within one (1) year of execution of the contract. Awards will be rescinded for projects not ready for contracting within thirty (30) days of award.

Excess Monies

A second call for applications may be made in the fall of the same calendar year if there are unused funds from the initial disbursement.

Project Evaluation:

Written applications will be reviewed by the Director of Parks and Public Facilities to determine eligibility. Projects which fall within program guidelines will be forwarded to the Parks and Recreation Commission (PRC) and scheduled for a mandatory five (5) minute oral presentation. The PRC will make a funding recommendation to the Richland City Council. Applicants will have the option of a finalized written report or a second five (5) minute presentation to the PRC will be made following completion of the project.

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Application Instructions:

Project Applications: Applications may be obtained online.

Application Form: This form describes the project location, a brief description, contact person information and project costs.

Work Plan: List in chronological order, the specific steps you will take to complete this project. Next to each step identify who will be responsible for the activity and the estimated completion date.

Budget Plan: Complete each section of the budget plan and list each item needed to complete your project. Calculate the total cost for each section (include tax) and identify how each item will be covered (Cash, In-Kind, or City Mach).

Match Pledged: This form is provided to help solicit and gather match pledges. Applicant match can be pledged or secured at the time of application. Pledged means that the donor has made a verbal promise to provide the match item; secured means that the donor has signed the application's Match Pledged/Secured Form to confirm the commitment.



City of Richland Parks and Recreation Department

Park Partnership Program Application

Project Information

Name of Park: Badger Mountain Sports Complex

Project Location in Park: Baseball spectator and concessions area between baseball fields 1 and 2

Brief Description of Project:

Our intention is to provide safety netting to protect spectators and concession stand patrons between fields 1 and 2. This netting would help prevent incidents of personal injury from batted balls that regally leave the field of play from these 2 fields, often times occurring with spectators looking the other direction. This would provide a valuable safety resource for many spectators of baseball, both within our league, and during the numerous tournaments hosted throughout the season on our fields.

(Attach narrative from the "Applicant Responsibilities Section")

Contact Information

Name (First and Last): Nathan Watkins

Organization Representing: Richland National Little League

Contact Address: 4456 Highview St

City/State/ZIP: Richland WA 99352

Home Phone: 8016826471

Work Phone: 509-783-1000

FAX: N/A

E-mail: president@richlandnational.com

Project Cost

Amount from City (*maximum amt. \$8,000*): \$ \$5,000

Cash from Applicant: \$ \$5,000-\$10,000

"In-Kind" Amount (*Applicant and Other Sources*): \$ Any more required to complete project

Cash Other Sources: \$ 0

Total Project Cost: \$ \$10,000- 15,000 estimated

DUE DATE: Close of business Wednesday, March 1, 2022



City of Richland
Parks and Public Facilities Department

Work Plan

Steps	Responsible Party	Completion Date
Meet with Frontier Fencing for preliminary project and financial proposal	Nathan Watkins	3/8/22
Final proposal and plans to submit to city for approval	Nathan Watkins	April 2022
Install from Frontier Fencing	Nathan Watkins and Frontier Fencing	June 2022?
Annual winterizing	RNLL board with fencing company	November every year
Spring maintenance/setup	RNLL board with fencing company	March every year



**City of Richland
Parks and Public Facilities Department**

Budget Plan

Budget Description: Our proposed project involves installing 2 shade structures that will also provide protection from batted balls leaving our fields at the Badger Park Baseball complex. We have secured donations from 3 local business totaling \$10,500. Added to our request from the city for \$5000, and the remaining \$1500-\$3000 in shipping and installation costs for the structures will come from general league funds. We have league funds in excess should there be unexpected costs in the installation process.

Income Section (examples: cash on hand, business donations, individual donors, etc.):

Income – Confirmed: List sources of income that are confirmed at the time of application submission. This should include cash on hand that you are contributing to the project.

Income – Anticipated: List sources of income that are anticipated, but no confirmed at the time of application submission. This should include City match amount you are requesting.

Requested City Match Amount: List amount under "Income-Anticipated."

Item Description:	Income – Confirmed	Income - Anticipated
Dairy Queen Donation	\$5000	
Tire Factory Donation	\$5000	
TD Mobile RV Donation	\$500	
League Cash on Hand	\$1500-\$3000	
Requested City Match Amount		\$5000
Total:	\$13500	\$5000

Expense Section:

Expense – Cash: List all project expenses that will be paid in cash. The total should equal the combined total of the Income Section.

In-Kind Amount: List the dollar value of any donated goods and services.

City Match Amount: List the portion of the line item that you plan to cover with your City match dollars. This amount should match the "Requested City Match Amount" listed above.

Item Description:	Expense – Cash	In-Kind Amount – Value of Donated Goods & Services	City Match Amount
Hip Roof Bleacher Cover	\$4970		
X-10 modular Monolever Shade Str.	\$3730		\$5000
Estimated freight cost	\$3000		
Estimated install cost	\$1800		
Total:	\$13500		\$5000

Expense Description: Please use this space to provide any additional information you might feel is necessary.
We have a member of our board that is a licensed contractor that will be overseeing the installation of the structures, providing donated labor and equipment that is necessary to complete the install. Any additional expenses

(permitting, etc) will be covered by general league funds, which we have sufficient for. This was not placed in the total because I'm not sure what their time and equipment utilized is valued at.



City of Richland
Parks and Public Facilities Department
Match Pledge / Secured Form

The following individuals, businesses, and organizations have made a commitment to donate the following items to
_____ for its “In Kind” match.

(Applicant Name)

Type of Work	Print Name (First and Last)	Address and Zip	Phone Number	Volunteer Hours	Estimated Value	Signature
Installation oversight	Luxe Pools		509-438-3690	?	?	Tyler Kafentzis

Proposed Safety Netting Project Description

Richland National Little League

For several years, our little league board has had ongoing conversations regarding various safety components associated with our facilities. We are required every year to submit a safety plan to little league international to ensure we are doing everything possible to keep our athletes and their families safe. More recently we have had growing concern regarding an area between 2 of our fields that batted baseballs frequently leave the field of play. This has presented several close calls with regards to the safety of our spectators watching games on these 2 fields, as well as in a general concession stand area. As a solution, we have a desire to hang netting, which would be suspended over top of this area from the clubhouse building, to the field one backstop and over the field 2 backstop so that people can watch games without fear or risk of being hit by an errant baseball travelling from the field they are watching or the field behind them. This would enhance the experience for families enjoying watching their children play baseball and protect our league and the city from potential liability associated with injuries. We plan to work with a reputable local business to install and maintain this netting.

Proposed Rendering Photo Examples:



Example Structure:





City of Richland Parks and Public Facilities Department

2022 Park Partnership Program Application

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Work Plan: List in chronological order, the specific steps you will take to complete this project. Next to each step identify who will be responsible for the activity and the estimated completion date.

Budget Plan: Complete each section of the budget plan and list each item needed to complete your project. Calculate the total cost for each section (include tax) and identify how each item will be covered (Cash, In-Kind, or City Mach).

Match Pledged: This form is provided to help solicit and gather match pledges. Applicant match can be pledged or secured at the time of application. Pledged means that the donor has made a verbal promise to provide the match item; secured means that the donor has signed the application's Match Pledged/Secured Form to confirm the commitment.



**City of Richland
Parks and Recreation Department**

**Park Partnership Program
Application**

Project Information

Name of Park: Tri-Cities Radio Control Modelers

Project Location in Park: Beardsley Road]
Richland, WA

Brief Description of Project:

1. Re-seed the field because of drought damage in 2021.
2. Replace existing 30 year old storage shed with a Connex container
3. Add additional flight stations
4. Build stations to charge electric batteries

(Attach narrative from the "Applicant Responsibilities Section")

Contact Information

Name (First and Last): Don Paddock

Organization Representing: Tri-Cities Radio Control Modelers

Contact Address: 2574 Magnolia Ct

City/State/ZIP: Richland, WA 99354

Home Phone: 509-620-0909

Work Phone: 509-628-0909

FAX: None

E-mail: Paddockdon@gmail.com

Project Cost

Amount from City (*maximum amt. \$8,000*): \$ 3,520.00

Cash from Applicant: \$ 3,520.00

"In-Kind" Amount (*Applicant and Other Sources*): \$ 1,255.76

Cash Other Sources: \$ 0

Total Project Cost: \$ 8,295.76

DUE DATE: Close of business Wednesday, March 1, 2022



City of Richland Parks and Public Facilities Department

Budget Plan

Budget Description: Please use this space to provide a brief description of the budget for your project.

Our club currently has over \$6,000 set aside for capital projects.
Club members have agreed to contribute their time to complete these projects.
We have used current prices from various suppliers to determine the cost of these projects.

Income Section (examples: cash on hand, business donations, individual donors, etc.):

Income – Confirmed: List sources of income that are confirmed at the time of application submission. This should include cash on hand that you are contributing to the project.

Income – Anticipated: List sources of income that are anticipated, but not confirmed at the time of application submission. This should include City match amount you are requesting.

Requested City Match Amount: List amount under "Income-Anticipated."

Item Description:	Income – Confirmed	Income - Anticipated
Re-Seed Field	\$270	0
Build Flight Stations	\$150	0
Build Charging Stations	\$100	0
Install Connex Container	\$3,000	0
		0
Requested City Match Amount		3,520
Total:	\$3,520	0

Expense Section:

Expense – Cash: List all project expenses that will be paid in cash. The total should equal the combined total of the Income Section.

In-Kind Amount: List the dollar value of any donated goods and services.

City Match Amount: List the portion of the line item that you plan to cover with your City match dollars. This amount should match the "Requested City Match Amount" listed above.

Item Description:	Expense – Cash	In-Kind Amount – Value of Donated Goods & Services	City Match Amount
Re-Seed the Field	\$270.00	\$285.40	\$270.00
Build Flight Stations	\$150.00	\$570.80	\$150.00
Build Charging Stations	\$100.00	\$285.40	\$100.00
Install Connex Container	\$3,000.00	\$114.16	\$3,000.00
Total:	\$3,520.00	\$1,255.76	\$3,520.00

Expense Description: Please use this space to provide any additional information you might feel is necessary.

Please see attached narrative description of the projects.



City of Richland
Parks and Public Facilities Department
Match Pledge / Secured Form

The following individuals, businesses, and organizations have made a commitment to donate the following items to
Tri-Cities Radio Control Modelers for its "In Kind" match.

(Applicant Name)

Type of Work	Print Name (First and Last)	Address and Zip	Phone Number	Volunteer Hours	Estimated Value	Signature
Labor	Don Paddock	2574 Magnolia Ct Richland 99354	509-628-0909	8	\$228.32	Don Paddock
Labor	Jim Anderson	2772 Grey Hawk Lp Richland 9354	509-554-2711	8	\$228.32	Jim Anderson
Labor	Bob Anderson	1107 Maple Pl Richland 99354	509-946-0126	8	\$228.32	Bob Anderson
Labor	Larry Fitch	5799 Norma St W Richland 99353	509-967-5095	7	\$199.78	Larry Fitch
Labor	Dave Holland	16 S. Bent Kennewick 99338	509-627-8354	7	\$199.78	Dave Holland
Labor	John Patton	2615 S Fillmore Kenn 99338	509-551-8768	6	\$171.24	John Patton

From: [Don Paddock](#)
To: [Jackson, Stacy](#)
Subject: Narrative
Date: Wednesday, March 2, 2022 2:24:56 PM

Let's try it this way:

City Of Richland
Parks and Public Facilities Department
2022 Park Partnership Program Application

The Tri-Cities Radio Control Modelers (TCRCM) is a club that is dedicated to the promotion and enjoyment of the hobby of flying radio controlled model airplanes. The club has been in existence since the 1960's and has enjoyed the partnership with the City of Richland for over thirty years. This partnership consists of the City of Richland providing a location for us to fly our model airplanes and for the club to properly maintain the site and to encourage and educate others in the hobby of RC model airplanes.

TCRCM is applying to the Parks and Public Facilities Department for financial assistance under the 2022 Parks Partnership Program. We have four distinct projects for which we are applying for assistance. These include:

1. Re-Seed the flying field
2. Purchase and install a Connex container to replace the existing storage building
3. Build additional flight stations
4. Build stations to charge the electric batteries used to power the airplanes

Following is additional information regarding each of the projects:

1. Re-Seed The Flying Field

In June of 2021 we recorded record hot temperatures at the flying site and at the same time the irrigation system failed to work properly. As a result, much of the grass at the field died. We are now in need of 100 pounds of grass seed at \$450 and six bags of peat moss at \$90 to re-seed the field so that we can effectively use the field this year. The project will involve spreading the seed and covering it with peat moss to insure the seeds stay in place and germinate properly. This work will be done in the month of March so the field will be ready when the flying season starts, generally in April. The club will provide the labor, estimated to be 10 man hours, to complete the work. The total cost will be \$825.40

The primary beneficiaries of the project will be the members and guests who come out to fly.

Other beneficiaries are modelers from all over the northwest who come to compete at at least two contests that are held annually at the field. These contests will attract as many as thirty pilots plus many spectators. The TCRCM field is known as one of the premier model airplane flying sites in the northwest because of both the excellent grass runway and the large, unobstructed area in which to fly the airplanes.

The club also hosts a Learn To Fly day in which we encourage persons who have an interest in flying radio controlled airplanes to come out and fly with our excellent crew of qualified flight instructors. They are also provided a barbecue lunch in addition to the opportunity to win various RC related products and airplanes in a raffle.

In years past the club has hosted a fun day for the clients who are served by The ARC of the Tri-Cities. These people are entertained with various types of flight demonstrations, an opportunity to fly with and Instructor, and a luncheon. Law enforcement and fire departments in the area have also taken part in this activity by bringing various pieces of equipment for the participants to inspect and learn about. We did not hold this event in 2020 or 2021 because of the virus situation. We will be contacting The ARC to see about getting this program on our respective schedules this year.

We will do this project in the month of March so that the field will be ready for the flying season which generally begins in April.

The only maintenance that will be required is the normal weekly mowing that is a part of the regular club routine. No other maintenance will be required.

2. Purchase and install a Connex container.

Approximately twenty-five years ago the club installed a 10x20 metal shed that is used to store the mower and other related lawn maintenance equipment. Over the years it has suffered from weather damage. In the winter of 2021-2022 a severe wind storm caused significant damage to the structure. We have been able to patch it up so that the equipment is still secure but more strong winds will soon make it unable to use.

We have been in contact with a supplier of the Connex style containers and have been told that we can obtain a container and have it delivered to our site and installed for a price of \$6,000. This container will be located on the concrete pad where the existing structure is

located. The club will provide four hours of labor to install this container. The total cost will be \$6,114.16.

We plan to have the container delivered and installed in June.

This project will benefit the club members directly because it will insure that our maintenance equipment will be adequately protected, thus protecting our investment in this equipment. Non-club members such as those from out of town who come to fly in contests held at the field will be secondary beneficiaries.

Once the container shed is installed there will not be any need for routine maintenance.

3. Build additional flight stations.

Our club membership has grown by over thirty members in the last two years. At the end of 2021 we had 75 members. Currently there are five stations where members can prepare their planes to fly. Other members have been using tables normally reserved for spectators and guests. We would like to build five additional flight stations to make it more convenient for our members to get their planes ready to fly. These will be portable with wheels so we can move them to mow the grass and also use them where it is most convenient.

The immediate beneficiaries of this project will be the members. The secondary beneficiaries will be spectators and guest who will be able to enjoy the tables located under a covered spectator area.

We have determined that the materials will cost \$300. Club members will donate 20 hours of labor to build these stations. The total cost will be \$870.80.

These stations will be built in April. No additional maintenance will be required once they are completed.

4. Build electric battery charging stations.

Up until about fifteen years ago most model airplanes were powered by internal combustion engines that use either gasoline or a nitro/methanol based fuel. Soon after the turn of the century battery and electric motor technology improved so that this type of propulsion system became practical for model airplanes. As a result, approximately two-thirds of the planes flown at our field are now electric powered. Even though most of us have multiple batteries for our planes, the normal flight time of less than ten minutes means that we need to recharge the batteries throughout the day.

We have determined that we can construct a bench-like structure that will attach to our existing spectator gazebo to enable us to charge our batteries at the field. The cost will be \$200 for lumber and wiring materials. The club will donate ten hours of labor to build this structure. The total cost will be \$485.40

The primary beneficiaries will be the club members and guests who come out to fly, including those from out of town who take part in the contests held at the field.

We plan to build this in May with a completion date of June .

Once this is completed there will not be any other maintenance required.

These projects will all be in keeping with the ambience of our location on Beardsley Rd.

Thank you for your consideration of these projects.

Donald Paddock, Vice President, TCRMC

Sent from my iPad



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/19/2022

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 2022-57, Authorizing a Business License Reserve Fund Grant to Visit Tri-Cities

Department:
Development Services

Ordinance/Resolution Number:
2022-57

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2022-57, authorizing the City Manager to sign and execute a Business License Reserve Funds funding agreement with Visit Tri-Cities for 2022 BLRF funds.

Summary:

Visit Tri-Cities is working with Washington State University Tri-Cities (WSU-TC) to develop and promote workforce certificate training programs that are intended to help create thriving businesses and career advancement opportunities for individual participants. These continuing education programs will aid in developing and retaining a well-trained community workforce. With the award of Business License Reserve Fund (BLRF) funding, Visit Tri-Cities will provide scholarships to City of Richland residents or for employees of Richland businesses to offset the cost of participation in a WSU-TC certificate program. More details on the program are included with the application attached to the council packet.

Scholarships will be awarded throughout 2022 and will be fully administered by December 31, 2022.

Staff recommends adoption of Resolution No. 2022-57.

Fiscal Impact:

The Business License Reserve Fund has a balance of \$10,000. Funding for this request will be paid from the balance.

Attachments:

1. Resolution No. 2022-57
2. Business License Reserve Program Application - Visit Tri-Cities

RESOLUTION NO. 2022-57

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AWARDING THE DISTRIBUTION OF FUNDS FROM THE
BUSINESS LICENSE RESERVE FUND.**

WHEREAS, pursuant to Richland Municipal Code (RMC) 5.04.385, City Council established a reserve funded through a portion of fees from business licenses that is used to promote business activities related to tourism, core development, general economic development, capital expenditures for community improvements, and the prevention of blight; and

WHEREAS, an additional \$10,000 is available for eligible projects in 2022; and

WHEREAS, an application for Business License Reserve funding was received from Visit Tri-Cities, in partnership with WSU Tri-Cities, for a new workforce certificate training program to benefit Richland businesses; and

WHEREAS, at its March 28, 2022 meeting, the Economic Development Committee (EDC) reviewed the application and recommended allocation of \$10,000 to Visit Tri-Cities to support the workforce certificate training program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a Business License Reserve Fund funding agreement with Visit Tri-Cities for the purpose stated herein.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 19th day of April, 2022.

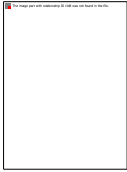
Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



Business License Reserve Program

Application

Eligible Applicant Agency

- | | |
|--|---|
| ☐ Tri-City Regional Chamber of Commerce | ☐ Downtown Business Improvement District |
| ☒ Tri-City Visitor and Convention Bureau | ☐ Uptown Business Improvement District |
| ☐ City of Richland Department | |

If a City Department, indicate which department, division, and committee.

Click or tap here to enter text.

Agency Address	7130 W. Grandridge Blvd., Kennewick, WA 99336	Agency Telephone	509.735.8486
Contact Person	Michael Novakovich	Contact Title	President & CEO
Contact Phone	509.947.0197	Contact Email	michael@visitttri-cities.com
Project Title	Workforce Development	Amount Requested	\$10,000

1) Please explain how your organization supports the enhancement of the local business community and the improvement of the environs of the City of Richland. Attach additional pages as necessary.

Visit Tri-Cities engages in marketing, public relations, and group business sales endeavors nationally and internationally to drive economic impact in our community through visitor spending. Pre-pandemic visitors spent half a billion dollars in our community. These dollars support local businesses in the City of Richland and throughout the Tri-Cities as visitors stay in our hotels, eat in our restaurants, shop in our retail establishments, take in our attractions, buy groceries, and pump gas. A healthy business climate in Richland, supported by visitor activities, can also help to attract new business, generating jobs and additional taxes. Thousands of jobs in the Tri-Cities are supported by tourism; Visit Tri-Cities activities aid in workforce development. Additionally, visitors generated \$54.8 million in state and local taxes pre-pandemic. Tax dollars can help cities pay for emergency service like police and fire as well as take care of infrastructure and other needs as appropriate.

2) Please provide a brief description of the proposed project, including a timetable for implementation. Attach additional pages as necessary

Visit Tri-Cities is working with WSU-TC to develop and promote workforce certificate training programs that are intended to help create thriving businesses and career advancement opportunities for individual participants. These continuing education programs will aid in developing and retaining a well-trained community workforce, recruitment, and retention of high-quality family-wage jobs, and executing programs that provide critical training that result in successful businesses in our community that contribute to a stable and sustainable economy. With the award of Business License Reserve Funds, Visit Tri-Cities will provide scholarships to City of Richland residents or for employees of Richland businesses to offset the cost of participation in a WSU-TC certificate program. Scholarships would be awarded throughout 2022 and would be fully administered by December 31st of 2022.

3) What business activities does the proposed project promote? Check all that apply.

- | | |
|---|--|
| ☐ Core Development | ☒ General Economic Development |
| ☒ Tourism | ☒ Prevention of Blight |
| ☐ Capital Expenditures for Community Improvement | |

3a) Please explain how your proposal carries out each business activity selected identified above. Attach additional pages as necessary.

Visit Tri-Cities would act as an administrator of scholarships to City of Richland residents or for employees of Richland businesses to take part in these programs. People from marginalized or underserved communities will be encouraged to apply for scholarships. The intent is to improve the business climate in the City of Richland and employment and career advancement opportunities for its residents. Overarching themes for courses include Professional Development (Wine Tasting Room Server Training, Foundations of Business, Customer Service, Entrepreneurships & Innovation, and others) and Business Acumen Courses (Financial Well-Being of the Organization, Digital Transformation, Business Costs, Managing Human Resources and more). Other Course themes include, Learning to Lead: Supervisory Skill Set Courses and Consultation Opportunities.

3b) If a City Department, please explain the program or capital expenditure and note whether other sources of revenue are being utilized.

Click or tap here to enter text.

4) How does this project support Richland's business community?

The following is an example of how this project and one of these programs would support Richland's business Community. The Customer Service Training program that is planned for development will be applicable to both public facing personnel and to business' internal customers. The benefits of which are multi-faceted. Currently, hospitality and tourism businesses are experiencing a workforce shortage. Even with the hiring of new personnel the industry is suffering from a lack of a trained workforce. This translates to a lost opportunity for increased economic activity at respective businesses. As an example, a well-trained hospitality workforce creates an immediate memorable experience that may lead to an additional room night, repeat visit or a recommendation to friends and family to visit the City of Richland through exceptional service. Relatedly, a well-trained workforce will make recommendations of activities, eateries and experiences visitors can enjoy, which translates to additional dollars being spent in our community that supports local businesses, jobs, and economic development activities. In other communities, first responders have gone through this type of training as they are often the first interaction visitors to our community have and it may be the difference between a repeat visit or an early departure. Other programs being offered provide specific benefits related to specific business disciplines with the ultimate goal of improving the Richland business community and individual professional development for Richland residents.

5) Is the project a collaboration with other agencies or organizations? Please provide the names of the other agencies and describe the relationship.

Yes. Washington State University Tri-Cities is developing the programs that Visit Tri-Cities will provide scholarship opportunities for. Visit Tri-Cities is also aiding in program development with WSU-TC.

6) Can the project be completed within the award year? Please explain.

Yes. As noted above scholarships would be awarded throughout 2022 and would be fully administered by December 31st of 2022.

Revenue (Attach additional pages as necessary)

Source	Amount
Click or tap here to enter text.	\$Click or tap here to enter text.
Click or tap here to enter text.	\$Click or tap here to enter text.
Click or tap here to enter text.	\$Click or tap here to enter text.
Click or tap here to enter text.	\$Click or tap here to enter text.
Click or tap here to enter text.	\$Click or tap here to enter text.

Click or tap here to enter text.	\$Click or tap here to enter text.
Total	\$Click or tap here to enter text.
Expenses (Attach additional pages as necessary)	
Source	Amount
Visit Tri-Cities Administration Fee: 15%	\$1500.00
Click or tap here to enter text.	\$Click or tap here to enter text.
Click or tap here to enter text.	\$Click or tap here to enter text.
Click or tap here to enter text.	\$Click or tap here to enter text.
Click or tap here to enter text.	\$Click or tap here to enter text.
Click or tap here to enter text.	\$Click or tap here to enter text.
Total	\$Click or tap here to enter text.

You may use additional pages if necessary to complete the application. Please attach any additional information about the project or your organization that you believe is relevant to this application.

APPLICATION CRITERIA
The Economic Development Committee annually determines criteria for the award of program funds. The committee utilizes these criteria to assist in determining whether applications make a good faith effort to reinforce annual goals for public/private redevelopment, economic development, and investment. Applicants shall make every effort for their project to support each criteria, but the Economic Development Committee may consider other factors if not all criteria are met.

 CRITERIA CONSIDERED
Physical
☒ The project retains, enhances, or has no negative effect on Richland's natural resources (rivers, trails, recreation areas, parks, natural open space)
☒ The project is accessible to or benefits all members of the public
☒ The project improves or does not otherwise inhibit access to any Richland business
☒ The project targets positive development of the Richland Central Business District and/or outlying nodal areas of commerce
☒ The project enhances existing plans, strategies, and development by the City of Richland
Programmatic Goals
☒ The project promotes social and cultural diversity
☒ The project enhances or has no negative impact on locally produced foods, wares, or agriculture
Relationship Building
☒ The project has the support of or otherwise does not negatively impact any Business Improvement District
☒ The project promotes collaboration between multiple regional entities
Legal
☒ The project does not violate any Richland Municipal Code
☒ The applicant clearly states the nature of the project and how it supports business activities for the purposes authorized herein.

By signing below, you are affirming that you:

- Have read the Business License Reserve Program Guidelines and Procedures document
- Are aware of the limitations of this program
- Certify that requested funds will only be used for purposes as described in this application and/or as approved by the City of Richland
- You understand that use of funds is subject to audit by the State of Washington
- Will submit, if approved for award, a detailed project schedule and updated budget within 30 days of receipt of a fully executed contract



Signature

Michael Novakovich

Printed Name

03/14/2022

Date

Application Submittal

Applications completed digitally:

- Applications that were completed digitally may be saved and sent via email to info@richlandbusiness.com
- Save your application with a different file name than the original
- Attach any accompanying documentation as a separate attachment, saved as a PDF or JPG

Applications completed handwritten:

- Applications that are handwritten may be sent via email, dropped off, or mailed
- If sent via email, please legibly scan your document as a PDF
- If dropped off, bring to 840 Northgate Drive in Richland
- If mailed, mail to:

Richland BEDO
 Attn: Marketing Specialist – Economic Development
 505 Swift Boulevard, MS-18
 Richland, WA 99352



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/19/2022

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 2022-58, Approving the Final Plat of White Bluffs – Phase 7

Department:

Development Services

Ordinance/Resolution Number:

2022-58

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 2022-58, authorizing the City Manager to sign the final plat of White Bluffs – Phase 7.

Summary:

The final plat of White Bluffs – Phase 7 proposes to divide 12.82 acres into 38 single-family residential lots and three (3) tracts. The site is bound by an irrigation canal to the north and by Interstate 182 (I-182) to the south. Phase 7 is the final phase, completing the White Bluffs residential subdivision. Since the Preliminary Plat of White Bluffs was originally approved in 2013, the Planning Division has issued two (2) administrative plat extensions on the basis of continuous site development activity.

Public infrastructure within Phase 7 has been constructed to the satisfaction of the Public Works Department. As conditioned and restated by way of final plat notation, traffic impacts are mitigated through the payment of traffic impact fees concurrent with building permit issuance for each home therein.

Final plat approval by the City Council authorizes the City Manager to sign the final plat, thereby allowing the developer to record the plat and begin selling lots.

Staff recommends adoption of Resolution No. 2022-58.

Fiscal Impact:

Final plat approval will foster the creation of 38 lots available for single-family residential construction. New homes will increase Richland's tax base by increasing the City's total assessed value.

Attachments:

1. Resolution No. 2022-58
2. Vicinity Map

RESOLUTION NO. 2022-58

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, APPROVING THE FINAL PLAT OF WHITE BLUFFS – PHASE 7 SUBJECT TO THE CONDITIONS OF APPROVAL OF TECHNICAL ADVISORY COMMITTEE REPORT NO. S2012-100 AND THE FINDINGS AND CONCLUSIONS OF THE RICHLAND CITY COUNCIL AS ADOPTED BY RESOLUTION NO. 16-13.

WHEREAS, on January 23, 2013, Richland Planning Commission held an open-record public hearing to consider the preliminary plat application of White Bluffs as submitted by RC of Washington, Inc.; and

WHEREAS, the Richland Planning Commission recommended to the Richland City Council that it conditionally approve the preliminary plat of White Bluffs; and

WHEREAS, on February 19, 2013, Richland City Council held a closed-record hearing to consider the proposed White Bluffs preliminary plat application and the recommendation of the Planning Commission. Council took action to approve the preliminary plat request; and

WHEREAS, Richland Municipal Code (RMC) 24.12.055(D) authorizes the subdivision administrator to grant extensions to preliminary plats; and

WHEREAS, on January 6, 2020, the Richland Planning Manager issued a letter approving a one (1) year preliminary plat approval extension for the White Bluffs subdivision; and

WHEREAS, on March 1, 2022, the Richland Planning Manager issued a letter extending the White Bluffs preliminary plat approval for an additional three (3) months; and

WHEREAS, RC of Washington, Inc. has applied for approval of White Bluffs – Phase 7, dividing 12.82 acres into 38 lots and three (3) tracts; and

WHEREAS, the public improvements required for the final plat of White Bluffs – Phase 7, consisting of 38 lots and three (3) tracts on 12.82 acres, have been constructed in accordance with the conditions of approval contained in Technical Advisory Committee Report No. S2012-100 dated January 17, 2013.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the final plat of White Bluffs – Phase 7, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved subject to the conditions of approval contained in Technical Advisory Committee Report No. S2012-100, attached hereto as **Exhibit B** and incorporated herein by this reference, together with the findings and conclusions of the Richland City Council as adopted by Resolution No. 16-13.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 19th day of April, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

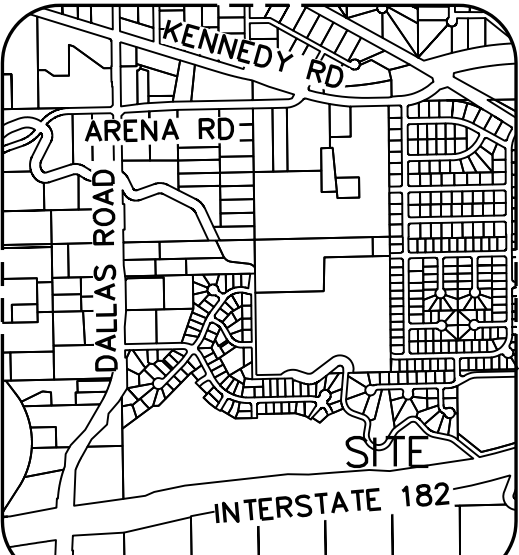
Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

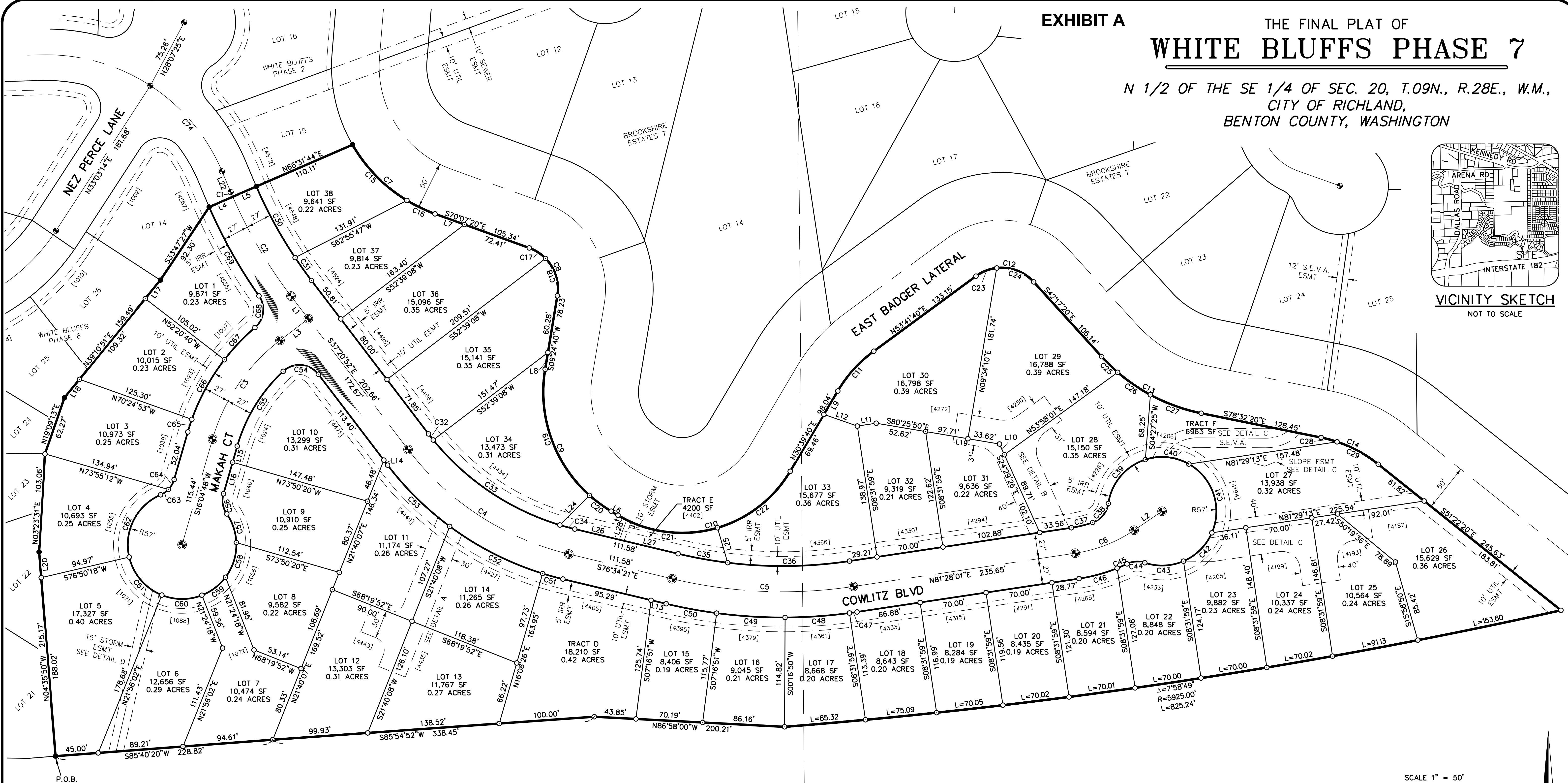
EXHIBIT A

THE FINAL PLAT OF
WHITE BLUFFS PHASE 7

N 1/2 OF THE SE 1/4 OF SEC. 20, T.09N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON



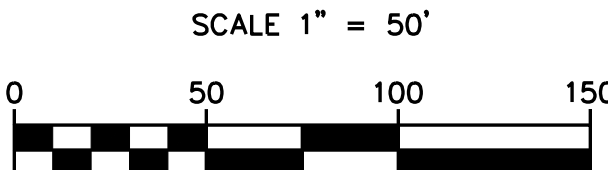
VICINITY SKETCH
NOT TO SCALE



1-182

LEGEND

- = SET 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "STRATTON DCI 46886"
- = FOUND 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STRATTON AAD 38021"
- = SET Cased BRASS CAP MARKED "46886"
- = FOUND AS INDICATED
- B.O.B. = BASIS OF BEARING
- (NS) = NOT FOUND OR SET
- = FOUND Cased BRASS CAP
- [] = ADDRESSES
- IRR = IRRIGATION
- UTIL = UTILITY
- ESMT = EASEMENT
- = FENCE
- = EASEMENT
- = PROPERTY BOUNDARY
- = CENTERLINE
- = VISION CLEARANCE TRIANGLES PER PLANS



BASIS OF BEARING
NAD 83
PER C.O.R. CONTROL FILE
PNTS 1731 AND 1738

EQUIPMENT USED
A THREE-SECOND TOTAL STATION
SPECTRA PRECISION RTK GPS

SURVEYOR'S CERTIFICATE:

I, DEREK C. INGALSBE, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "WHITE BLUFFS PHASE 7", AS SHOWN HEREON, IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN, AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

DEREK C. INGALSBE LS46886 DATE



INDEX

1/4	SEC	T.	R.
20	09N	28E	

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF
20 AT MINUTES PAST
M, AND RECORDED IN VOLUME OF
PLATS PAGE, AT THE REQUEST OF
DEREK C. INGALSBE, P.L.S.

BENTON COUNTY AUDITOR
DEPUTY FEE NO.

FINAL PLAT FOR
RANDY CROSBY

STRATTON SURVEYING & MAPPING P.C.
313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
FAX: (509) 735-6560
www.strattonsurvey.com

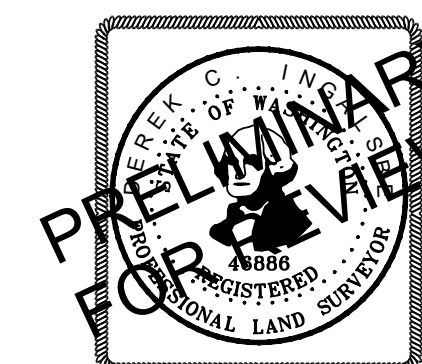
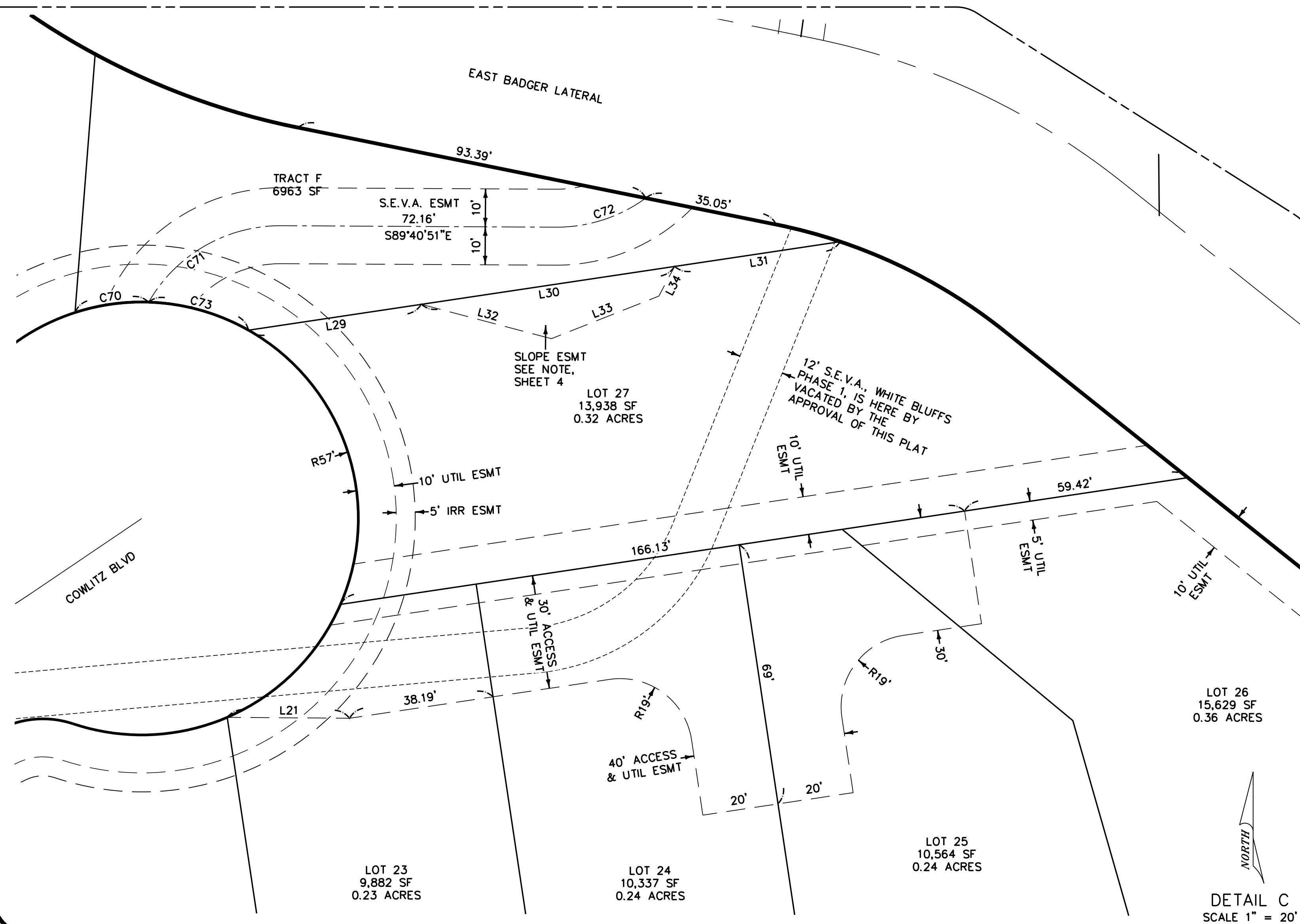
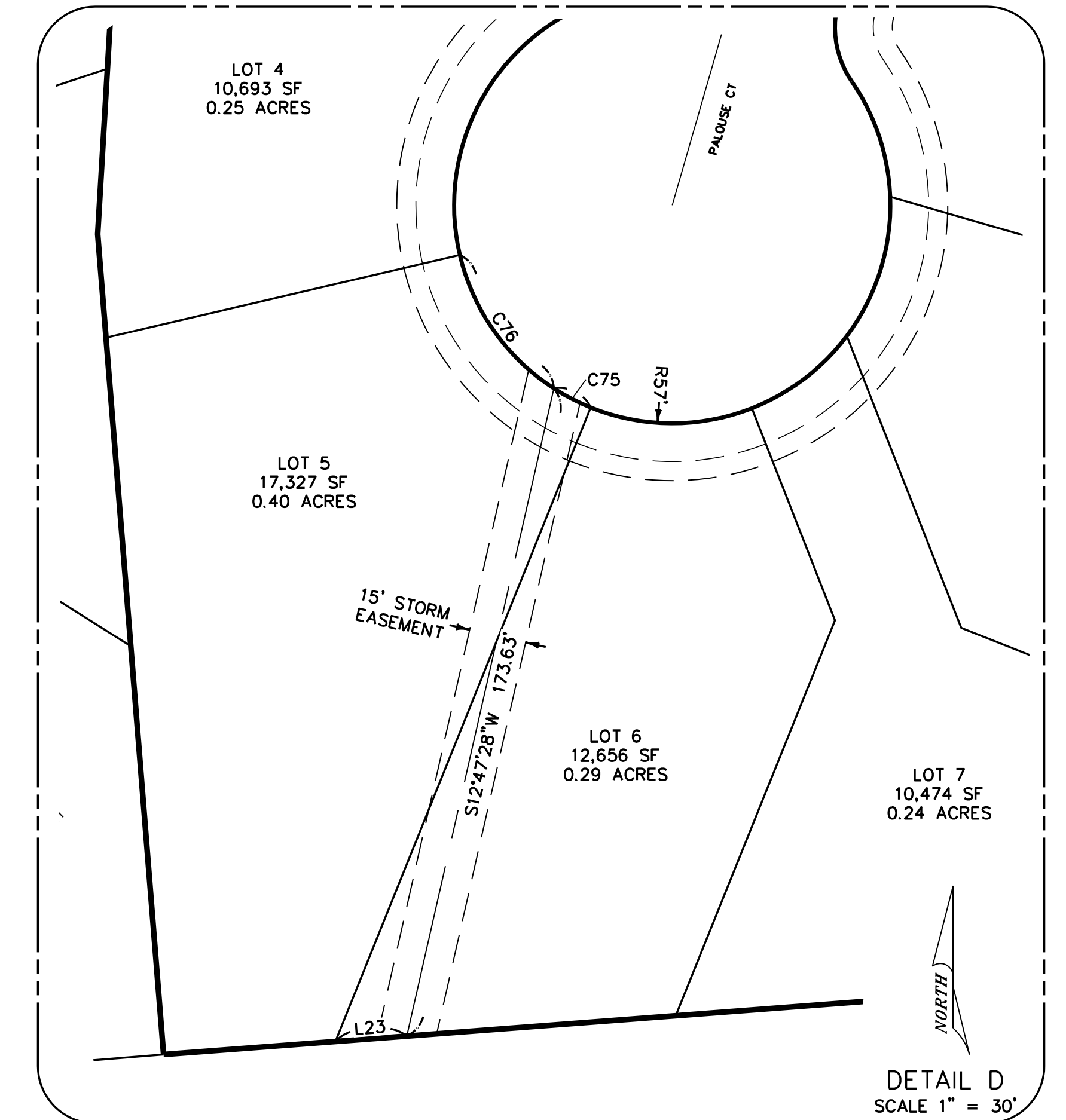
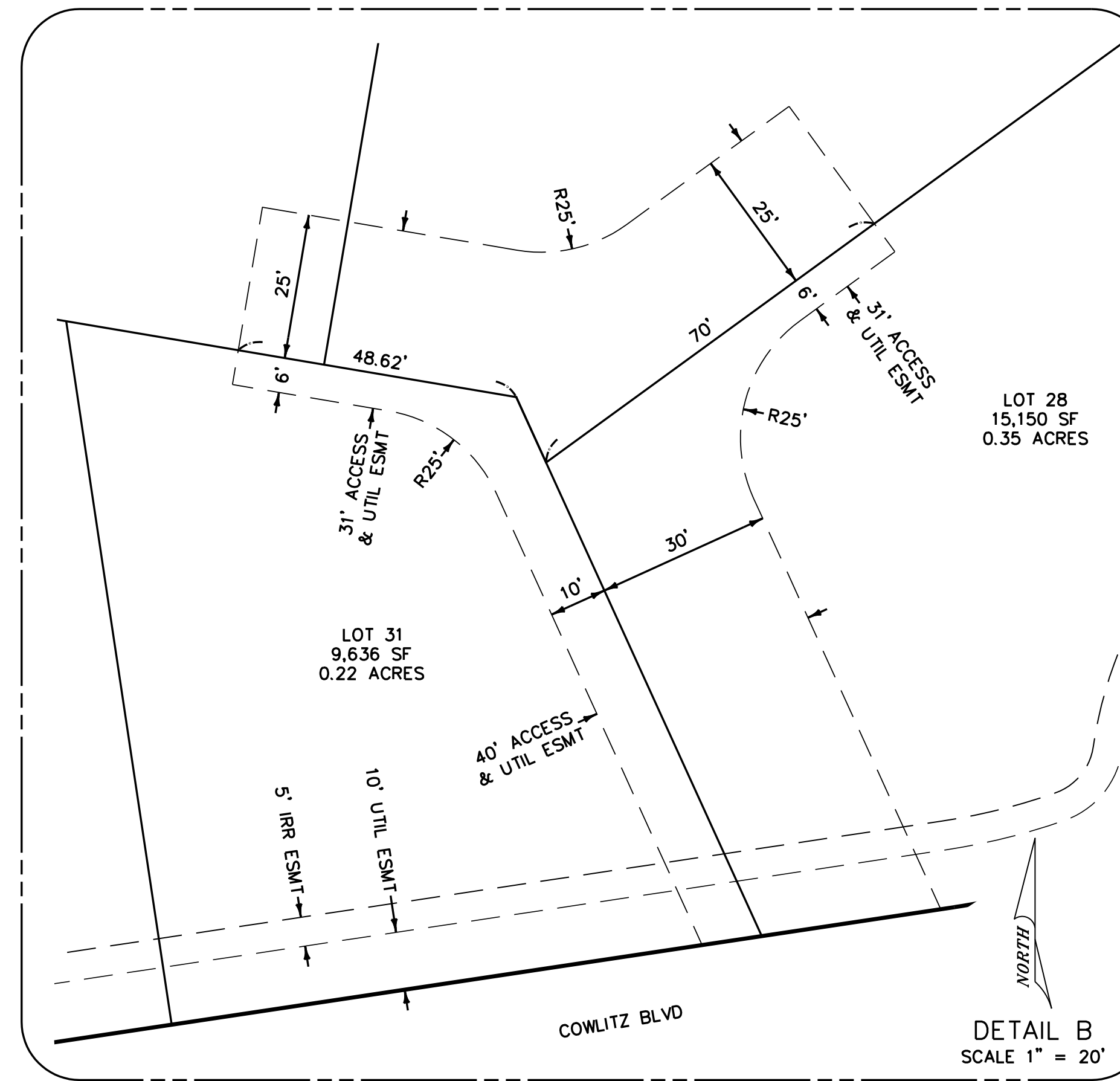
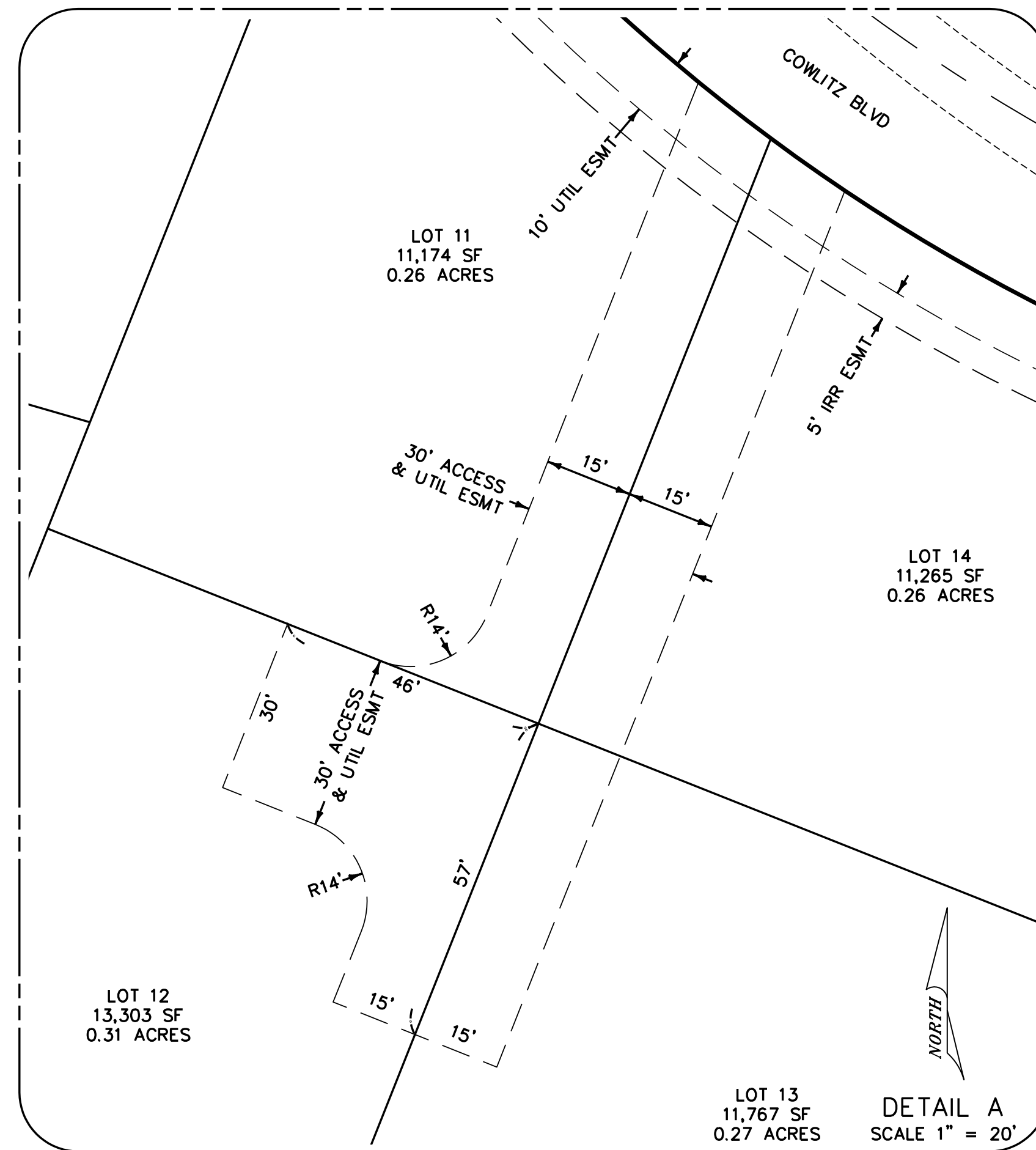
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DATE: 03/25/22 SH. 1 OF 4

DRAWN BY: DCI JOB # 3061

THE FINAL PLAT OF
WHITE BLUFFS PHASE 7

N 1/2 OF THE SE 1/4 OF SEC. 20, T.09N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ MINUTES PAST _____, M. AND RECORDED IN VOLUME _____ OF PLATS PAGE _____, AT THE REQUEST OF DEREK C. INGALSBE, P.L.S.

BENTON COUNTY AUDITOR
DEPUTY _____ FEE NO. _____

FINAL PLAT FOR RANDY CROSBY	
 STRATTON SURVEYING & MAPPING P.C.	
313 NORTH MORAIN STREET KENNEWICK, WA 99336 (509) 735-7364 FAX: (509) 735-6560 www.strattonsurvey.com	
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DATE: 03/25/22	SHT. 2 OF 4
DRAWN BY: DCI	JOB # 3061

THE FINAL PLAT OF
WHITE BLUFFS PHASE 7

N 1/2 OF THE SE 1/4 OF SEC. 20, T.09N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON

LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	29.99	S37°20'52"E	L21	32.20	S89°34'38"E
L2	35.49	N55°54'05"E	L22	23.54	N22°50'18"W
L3	37.43	S52°39'08"W	L23	18.72	N85°40'20"E
L4	27.00	N66°25'43"E	L24	44.06	S44°57'48"W
L5	27.00	N66°32'07"E	L25	38.15	S16°20'12"E
L6	8.40	N59°20'20"W	L26	48.13	S76°34'21"E
L7	32.93	S70°07'20"E	L27	63.45	S76°34'21"E
L8	17.95	N09°24'40"E	L28	22.10	N20°18'21"E
L9	28.58	N30°39'40"E	L29	46.01	N81°29'13"E
L10	12.38	S24°29'26"E	L30	67.41	N81°29'13"E
L11	19.98	N81°28'01"E	L31	44.06	N81°29'13"E
L12	37.22	S70°49'45"E	L32	35.41	S75°11'48"E
L13	16.29	N76°34'21"W	L33	30.41	N68°20'46"E
L14	6.55	N37°20'52"W	L34	8.85	N28°08'07"E
L15	17.48	S16°04'48"W			
L16	34.56	S16°04'48"W			
L17	25.07	N39°10'51"E			
L18	25.10	N39°10'51"E			
L19	78.71	S80°25'50"E			
L20	27.15	N04°35'52"W			

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	5.47	500.00	0°37'36"	S23°09'05"E	5.47
C2	121.15	500.00	13°52'59"	S30°24'23"E	120.86
C3	127.66	200.00	36°34'20"	S34°21'58"W	125.50
C4	205.38	300.00	39°13'29"	S56°57'37"E	201.39
C5	191.64	500.00	21°57'38"	S87°33'10"E	190.47
C6	66.93	150.00	25°33'56"	N68°41'03"E	66.38
C7	115.37	164.64	40°08'51"	S50°02'55"E	113.02
C8	63.21	45.53	79°32'00"	N30°21'20"W	58.25
C9	174.63	145.53	68°45'00"	S24°57'50"E	164.34
C10	207.23	131.93	90°00'00"	N75°39'40"E	186.58
C11	56.71	141.07	23°02'00"	S42°10'40"W	56.33
C12	66.77	45.53	84°01'00"	N84°17'50"W	60.95
C13	122.27	193.25	36°15'00"	S60°24'50"E	120.24
C14	66.89	141.07	27°10'00"	N64°57'20"W	66.26
C15	82.67	164.64	28°46'05"	S44°21'32"E	81.80
C16	32.70	164.64	11°22'46"	S64°25'57"E	32.65
C17	20.50	45.53	25°47'36"	N57°13'32"W	20.33
C18	42.71	45.53	53°44'24"	N17°27'32"W	41.16
C19	146.34	145.53	57°36'43"	S19°23'42"E	140.25
C20	28.29	145.53	11°08'17"	S53°46'12"E	28.25

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C21	108.22	131.93	46°59'51"	S82°50'16"E	105.21
C22	99.02	131.93	43°00'09"	N52°09'44"E	96.71
C23	23.67	45.53	29°47'19"	S68°35'19"W	23.41
C24	43.10	45.53	54°13'41"	N69°24'11"W	41.51
C25	23.49	193.25	6°57'50"	S45°46'15"E	23.47
C26	41.76	193.25	12°22'55"	S55°26'38"E	41.68
C27	57.01	193.25	16°54'14"	S70°05'13"E	56.81
C28	17.43	141.07	7°04'39"	N75°00'01"W	17.41
C29	49.46	141.07	20°05'21"	N61°25'01"W	49.21
C30	85.11	473.00	10°18'36"	S28°37'11"E	85.00
C31	29.50	473.00	3°34'23"	S35°33'41"E	29.49
C32	8.15	273.00	1°42'36"	S38°12'10"E	8.15
C33	162.51	273.00	34°06'26"	S56°06'42"E	160.12
C34	16.23	273.00	3°24'26"	S74°52'08"E	16.23
C35	52.93	473.00	6°24'42"	S79°46'42"E	52.90
C36	128.36	473.00	15°32'56"	N89°14'29"E	127.97
C37	23.04	123.00	10°43'51"	N76°06'06"E	23.00
C38	27.25	25.00	62°27'34"	N39°30'23"E	25.92
C39	63.45	57.00	63°46'53"	S40°10'02"W	60.23
C40	47.25	57.00	47°29'41"	N84°11'41"W	45.91

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C41	83.40	57.00	83°50'15"	N18°31'43"W	76.16
C42	43.13	57.00	43°21'18"	N45°04'03"E	42.11
C43	41.53	57.00	41°45'00"	N87°37'12"E	40.62
C44	19.27	25.00	44°09'11"	S86°25'07"W	18.79
C45	11.29	177.00	3°39'19"	N66°10'11"E	11.29
C46	41.61	177.00	13°28'11"	N74°43'56"E	41.52
C47	8.12	527.00	0°52'58"	N81°54'30"E	8.12
C48	67.83	527.00	7°22'27"	N86°02'13"E	67.78
C49	72.13	527.00	7°50'31"	S86°21'18"E	72.07
C50	53.91	527.00	5°51'41"	S79°30'12"E	53.89
C51	22.00	327.00	3°51'19"	S74°38'42"E	22.00
C52	109.94	327.00	19°15'47"	S63°05'09"E	109.42
C53	91.92	327.00	16°06'23"	S45°24'04"E	91.62
C54	41.74	25.00	95°38'59"	N85°10'21"W	37.05
C55	93.37	173.00	30°55'21"	S31°32'28"W	92.24
C56	22.10	25.00	50°38'36"	S09°14'30"E	21.38
C57	32.15	57.00	32°18'58"	N18°24'19"W	31.72
C58	38.88	57.00	39°05'07"	N17°17'43"E	38.13
C59	31.59	57.00	31°45'25"	N52°42'59"E	31.19
C60	43.12	57.00	43°20'21"	S89°44'08"E	42.09

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C61	54.62	57.00	54°54'15"	S40°36'50"E	52.55
C62	79.47	57.00	79°53'06"	S26°46'51"W	73.19
C63	9.93	25.00	22°45'53"	N55°20'27"E	9.87
C64	12.16	25.00	27°52'43"	N30°01'09"E	12.04
C65	13.89	227.00	3°30'19"	S17°49'57"W	13.89
C66	71.59	227.00	18°04'13"	S28°37'13"W	71.30
C67	46.67	227.00	11°46'43"	S43°32'41"W	46.58
C68	36.89	25.00	84°32'16"	N07°09'54"E	33.63
C69	107.00	527.00	11°38'01"	S29°17'13"E	106.82
C70	19.67	57.00	19°46'20"	S81°56'39"W	19.57
C71	42.27	40.00	60°32'33"	S60°02'53"W	40.33
C72	25.40	40.00	36°23'12"	N72°07'33"E	24.98
C73	27.58	57.00	27°43'21"	N74°18'31"W	27.31
C74	119.06	200.00	34°06'29"	N39°53'32"W	117.31
C75	10.87	57.00	10°55'19"	S62°36'18"E	10.85
C76	43.76	57.00	43°58'56"	S35°09'10"E	42.69



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ MINUTES PAST _____, M. AND RECORDED IN VOLUME _____ OF PLATS PAGE _____, AT THE REQUEST OF DEREK C. INGALSBE, P.L.S.

BENTON COUNTY AUDITOR _____ DEPUTY _____ FEE NO. _____

FINAL PLAT FOR
RANDY CROSBY

STRATTON SURVEYING
& MAPPING P.C.
313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
FAX: (509) 735-6560
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DATE: 03/25/22	SHT. 3 OF 4
DRAWN BY: DCI	JOB # 3061

THE FINAL PLAT OF
WHITE BLUFFS PHASE 7

N 1/2 OF THE SE 1/4 OF SEC. 20, T.09N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON

IRRIGATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT BUT THAT THIS PROPERTY IS NOT CLASSIFIED AS IRRIGABLE LAND AND IS NOT ENTITLED TO IRRIGATION WATER UNDER THE EXISTING OPERATING RULES AND REGULATIONS OF THIS DISTRICT. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS FINAL PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310.

KENNEWICK IRRIGATION DISTRICT _____ DATE _____

CITY REQUIRED NOTES

- ADDRESSES SHOWN IN [BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND. ZIP CODE: 99352
- PARK FEES AS REQUIRED BY RICHLAND MUNICIPAL CODE CHAPTER 22.12 AND TRAFFIC FEES AS REQUIRED BY RICHLAND MUNICIPAL CODE 12.03 SHALL BE PAID BY THE PROPERTY OWNER PRIOR TO THE TIME THAT A FINAL BUILDING INSPECTION IS PERFORMED BY THE CITY FOR ANY HOME ON ANY LOT WITHIN THIS SUBDIVISION.
- ALL LANDSCAPED AREAS WITHIN THE PLAT THAT ARE IN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN.
- ALL SIDEWALKS INSTALLED IN THE PLAT OF WHITE BLUFFS PHASE 7 THAT ARE ADJACENT TO CITY STREETS SHALL BE 5- FEET WIDE.
- CENTRALIZED DELIVERY UNITS (CBU/MAILBOX) TO BE INSTALLED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
- THIS PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT AND IN THE IMMEDIATE VICINITY OF IRRIGATION INFRASTRUCTURE. PLEASE REFER TO WWW.KID.ORG FOR FURTHER INFORMATION.
- THE PLAT OF WHITE BLUFFS PHASE 7 LIES WITHIN THE BOUNDARY OF THE SOUTH RICHLAND COLLECTOR STREET FINANCING PLAN (RMC 12.03). AS SUCH, EACH DWELLING PERMIT WITHIN THE PLAT SHALL THEREFORE BE SUBJECT TO THE FEES ADMINISTERED BY THE FINANCE PLAN FOR ANY PHASE SUBMITTED FOR APPROVAL.
- TRACT D IS A STORM DRAINAGE POND UNDER THE OWNERSHIP OF THE CITY OF RICHLAND. THE HOMEOWNERS CAN MAINTAIN THE LANDSCAPING WITHIN THE POND FOR AESTHETIC PURPOSES IF SO DESIRED. THE CITY'S STANDARDS FOR STORM POND MAINTENANCE CONSISTS OF SEMI-ANNUAL VEGETATION ABATEMENT AND SPECIFICALLY DOES NOT INCLUDE IRRIGATION, LANDSCAPING, OR OTHER AESTHETIC IMPROVEMENTS.
- MAINTENANCE OF THE PEDESTRIAN PATHWAY / TRAIL EASEMENT (TRACT F) SHALL BE THE RESPONSIBILITY OF THE HOA OR THE ADJACENT HOMEOWNERS.
- THE PRIVATE SHARED DRIVEWAYS WITHIN THIS PLAT ARE FIRE LANES AND PARKING IS RESTRICTED. THE REQUIRED 'NO PARKING' SIGNS SHALL BE INSTALLED BY THE DEVELOPER
- THE PRIVATE SHARED DRIVEWAYS ARE TO BE MAINTAINED BY THE HOMEOWNERS THAT BENEFIT FROM THEM. THE CITY OF RICHLAND ACCEPTS NO MAINTENANCE RESPONSIBILITY FOR THESE SHARED DRIVEWAYS.
- NO CHANGE OF SLOPE OR MODIFICATION OF THE STORM WATER INLET DITCH ON LOT 6 SHALL OCCUR WITHOUT PRIOR APPROVAL FROM THE CITY OF RICHLAND. PLEASE CONTACT THE PUBLIC WORKS DEPARTMENT WITH QUESTIONS.
- NO GRADING MAY BE PERFORMED OR ANY PERMANENT STRUCTURE BUILT WITHIN THE BUREAU OF RECLAMATION RIGHT-OF WAY WITHOUT AN APPROVED PERMIT FROM THE KENNEWICK IRRIGATION DISTRICT AND/OR UNITED STATE BUREAU OF RECLAMATION, WHEN APPLICABLE.
- THIS PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT AND IN THE IMMEDIATE VICINITY OF IRRIGATION INFRASTRUCTURE. PLEASE REFER TO WWW.KID.ORG FOR FURTHER INFORMATION.

APPROVALS

THE PLAT WHITE BLUFFS PHASE 7, IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF WASHINGTON. ANY EXISTING EASEMENTS LYING WITHIN THE BOUNDARIES OF THIS PLAT THAT ARE UNDER THE JURISDICTION OF THE CITY AND NOT SHOWN HEREON ARE HEREBY RELINQUISHED.

CITY ENGINEER, RICHLAND _____ DATE _____

CITY MANAGER, RICHLAND _____ DATE _____

CLERK, CITY OF RICHLAND _____ DATE _____

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ PARCEL NO. 120982020005004

TREASURER, BENTON COUNTY _____ DATE _____

ATTEST: _____ DATE _____
BENTON COUNTY ASSESSOR

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ MINUTES PAST _____, AND RECORDED IN VOLUME _____ OF PLATS PAGE _____, AT THE REQUEST OF DEREK C. INGALSBE, P.L.S.

BENTON COUNTY AUDITOR _____

DEPUTY _____ FEE NO. _____

DESCRIPTION

THAT PORTION OF TRACT E, WHITE BLUFFS PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 468, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21 OF THE PLAT OF WHITE BLUFFS PHASE 6, RECORDED IN VOLUME 15 OF PLATS AT PAGE 669, RECORDS OF SAID COUNTY THENCE THE FOLLOWING COURSES ALONG THE EASTERLY LINE OF SAID PLAT;
NORTH 04°35'50" WEST 215.17 FEET;
NORTH 03°23'31" EAST 103.06 FEET;
NORTH 19°09'13" EAST 62.27 FEET;
NORTH 39°10'51" EAST 159.49 FEET TO THE NORTHEAST CORNER OF LOT 32 OF SAID PLAT AND THE END OF SAID COURSES;
THENCE NORTH 33°47'27" EAST ALONG THE EASTERLY LINE OF LOT 14 OF THE PLAT OF WHITE BLUFFS PHASE 2, RECORDED IN VOLUME 15 OF PLATS AT PAGE 508, RECORDS OF SAID COUNTY;
THENCE NORTH 66°25'43" EAST ALONG THE SOUTHERLY LINE OF SAID PLAT 54.00 FEET TO THE SOUTHWEST CORNER OF LOT 15 OF SAID PLAT;
THENCE NORTH 66°31'44" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 110.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT;
THENCE THE FOLLOWING COURSES ALONG THE NORTHERLY LINE OF SAID TRACT E;
SOUTHEASTERLY ALONG A 164.64 FEET RADIUS CURVE TO THE LEFT THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°01'31" EAST, THENCE ALONG SAID CURVE 115.37 FEET THROUGH A DELTA ANGLE OF 40°08'51";
SOUTH 70°07'20" EAST 105.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 19°52'40" WEST 45.53 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 63.21 FEET THROUGH A DELTA ANGLE OF 79°32'00";
SOUTH 09°24'40" WEST 78.23 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 80°35'20" EAST 145.53 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 174.63 FEET THROUGH A DELTA ANGLE OF 68°45'00";
SOUTH 59°20'20" EAST 8.40 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 30°39'40" EAST 131.93 FEET; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID CURVE 207.23 FEET THROUGH DELTA ANGLE OF 90°00'00";
NORTH 30°39'40" EAST 98.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 59°20'20" EAST 141.07 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 56.17 FEET THROUGH A DELTA ANGLE OF 23°02'00";
NORTH 53°41'40" EAST 133.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 36°18'20" EAST 45.53 FEET, THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID CURVE 66.77 FEET THROUGH A DELTA ANGLE OF 84°01'00";
SOUTH 42°17'20" EAST 106.14 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 47°42'40" EAST 193.25 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 122.27 FEET THROUGH A DELTA ANGLE OF 36°15'00";
SOUTH 78°32'20" EAST 128.45 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 11°27'40" WEST 141.07 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 66.89 FEET THROUGH A DELTA ANGLE OF 27°10'00";
SOUTH 51°22'20" EAST 245.63 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT AND THE END OF SAID COURSES.
THENCE THE FOLLOWING COURSES ALONG THE SOUTHERLY LINE OF SAID TRACT;
SOUTHWESTERLY ALONG A 5925.00 FOOT RADIUS CURVE TO THE RIGHT THE RADIUS POINT OF SAID CURVE BEARS NORTH 12°31'23" WEST, THENCE 825.24 FEET THROUGH A DELTA ANGLE OF 07°58'49";
NORTH 86°58'00" WEST 200.21 FEET;
SOUTH 85°54'52" WEST 338.45 FEET;
SOUTH 85°40'20" WEST 228.82 FEET TO THE SAID POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

TRACT NOTES

TRACT D IS HEREBY DEDICATED TO THE CITY OF RICHLAND FOR A STORM WATER RETENTION FACILITY.
TRACTS E AND F WILL REMAIN UNDER THE OWNERSHIP OF THE H.O.A.

SLOPE EASEMENT NOTE

THE SLOPE EASEMENT BURDENING LOT 27 FOR THE BENEFIT OF TRACT F MAY BE RELINQUISHED OR REDUCED BY THE PLACEMENT OF AN APPROVED RETAINING WALL ON LOT 27.

		PLAT CLOSURE			
BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
N85°40'20"E	228.82	17.2675	0.0000	228.1675	0.0000
N85°54'52"E	338.45	24.1136	0.0000	337.5899	0.0000
S86°58'00"E	200.21	0.0000	10.5948	199.9295	0.0000
N81°28'01"E	824.57	122.3507	0.0000	815.4422	0.0000
N51°22'20"W	245.63	153.3367	0.0000	0.0000	191.8904
N64°57'20"W	66.26	28.0493	0.0000	0.0000	60.0302
N78°32'20"W	128.45	25.5235	0.0000	0.0000	125.8887
N60°24'50"W	120.24	59.3663	0.0000	0.0000	104.5624
N42°17'20"W	106.14	78.5183	0.0000	0.0000	71.4183
N84°17'50"W	60.95	6.0566	0.0000	0.0000	60.6483
S53°41'40"W	133.15	0.0000	78.8370	0.0000	107.3016
S42°10'40"W	56.33	0.0000	41.7442	0.0000	37.8218
S30°49'40"W	98.04	0.0000	84.1881	0.0000	50.2415
S75°39'40"W	186.58	0.0000	46.2080	0.0000	180.7676
N59°20'20"W	8.40	4.2837	0.0000	0.0000	7.2257
N24°57'50"W	164.34	148.9864	0.0000	0.0000	69.3591
N09°24'40"E	78.23	77.1771	0.0000	12.7919	0.0000
N30°21'20"W	58.25	50.2643	0.0000	0.0000	29.4375
N70°07'20"W	105.34	35.8173	0.0000	0.0000	99.0638
N50°02'55"W	113.02	72.5744	0.0000	0.0000	86.6399
S66°31'44"W	110.11	0.0000	43.8554	0.0000	100.9996
S66°25'43"W	54.00	0.0000	21.5942	0.0000	49.4944
S33°47'27"W	92.30	0.0000	76.7081	0.0000	51.3338
S39°10'51"W	159.49	0.0000	123.6297	0.0000	100.7609
S19°09'13"W	62.27	0.0000	58.8229	0.0000	20.4309
S03°23'31"W	103.06	0.0000	102.8795	0.0000	6.0976
S04°35'50"E	215.17	0.0000	214.4777	17.2460	0.0000
		903.6857	903.5396	1611.1671	1611.4139

DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON AND THAT I HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AND TRACTS AND THAT ALL STREETS, ROAD RIGHTS-OF-WAY, UTILITY EASEMENTS, SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC AND THAT THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME WHITE BLUFFS PHASE 7.

R.C. OF WASHINGTON, INC.

RANDALL E CROSBY _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RANDALL E CROSBY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF R.C. OF WASHINGTON, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES _____

NOTARY STAMP
BLACK INK ONLY

SURVEYOR NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY STRATTON SURVEYING AND MAPPING PC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD SEE SUBDIVISION GUARANTEE PREPARED BY _____ TITLE COMPANY, ORDER NUMBER _____ DATED ____/____/_____, OF WHICH WAS RELIED UPON TO PLOT SAID ITEMS.

2. STRATTON SURVEYING AND MAPPING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS, ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.



FINAL PLAT FOR RANDY CROSBY	
 STRATTON SURVEYING & MAPPING P.C. 313 NORTH MORAIN STREET KENNEWICK, WA 99336 (509) 735-7364 FAX: (509) 735-6560 www.strattonsurveying.com	
3061FP9.DWG	© 2022
DATE: 03/25/22	SHT. 4 OF 4
DRAWN BY: DCI	JOB # 3061

**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2012-100)
JANUARY 17, 2013**

APPLICANT: RC OF WASHINGTON, INC.

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE AN APPROXIMATELY 77-ACRE PARCEL INTO 220 RESIDENTIAL LOTS (WHITE BLUFFS).

LOCATION: GENERALLY WEST OF THE PLAT OF BROOKSHIRE ESTATES DIVISION 7, EAST OF DALLAS ROAD AND NORTH OF I-182.

ENGINEER: HARMS ENGINEERING, INC.

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

The Technical Advisory Committee conducted a review of the subject request and recommends that if the preliminary plat is approved, such approval be subject to the following conditions:

1. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, natural gas, and irrigation system shall be approved by the Richland Civil and Utility Engineering Division and shall be consistent with the requirements of the responsible departments or companies.
2. Prior to final plat approval all improvements required by Richland Municipal Code (RMC) Title 24 Plats and Subdivisions shall be installed and accepted by the City or the developer shall provide bonding or other sufficient security acceptable to the City ensuring their installation.
3. Unless alternative provisions are approved by the Fire and Emergency Services Department, a secondary emergency vehicle access (SEVA) meeting City of Richland standards shall be constructed that connects the existing improved SEVA in the southeasterly portion of the Brookshire Estates Division 7 subdivision to Dallas Road through the proposed subdivision concurrent with the first phase of development.

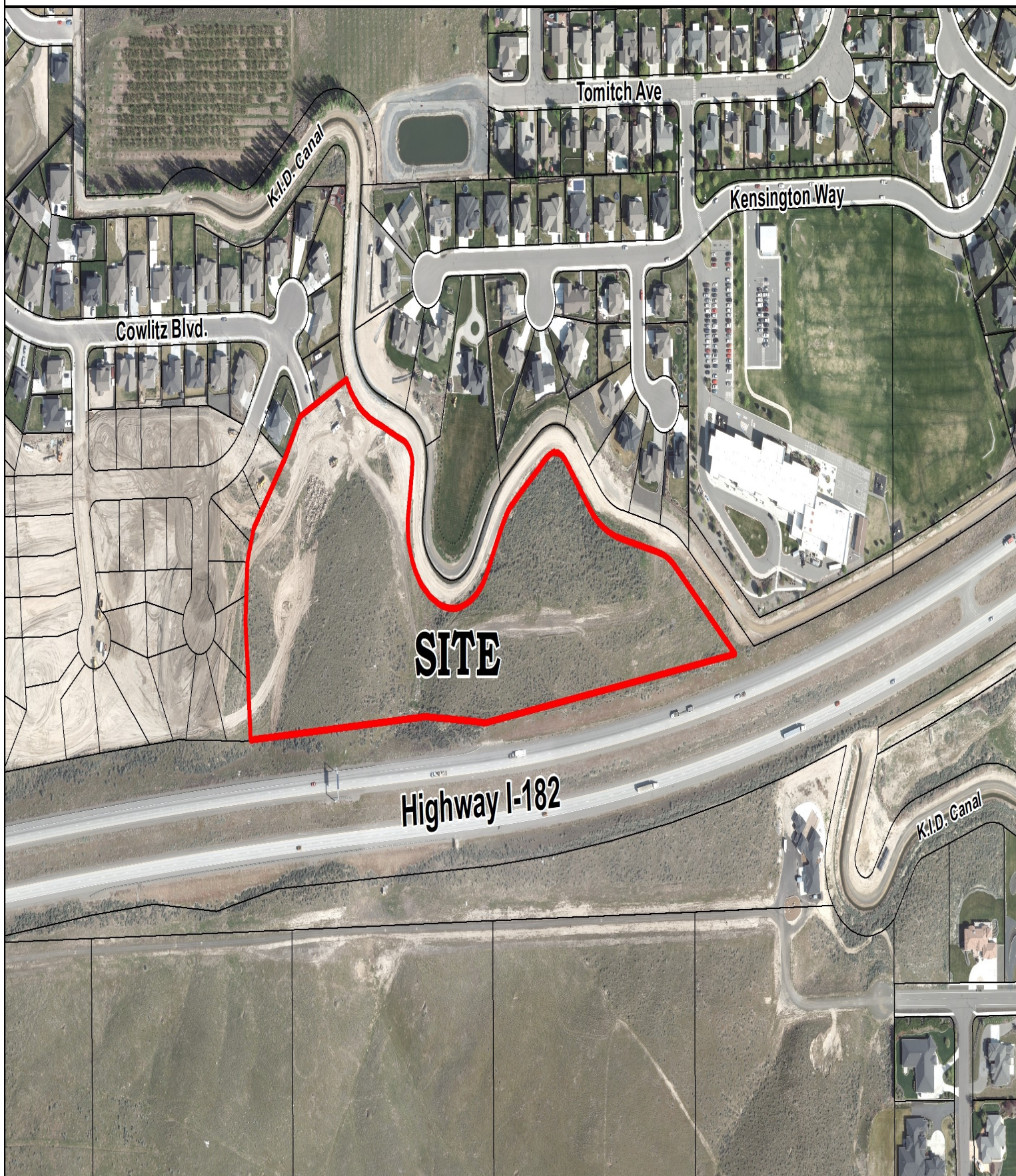
Any phase of development (e.g., Phase 4) with a single point of public street access and that exceeds 16 homes shall either have a Fire and Emergency Services Department approved SEVA installed or alternatively, homes within those areas may be approved if NFPA 13D Fire Sprinkler systems are installed. Final

plats with lots requiring approved fire sprinkler systems shall have notes on the face of the final plat clearly setting forth said requirements.

4. In order to provide looped electrical feeder circuit service to the proposed development, a temporary electrical line easement acceptable to the Richland Energy Services Department shall be provided from the eastern lot corner of Lot 12 Phase 9 into the first phase of the proposed development. Unneeded portions of said temporary easement can be relinquished as the phased development builds out proceeding from Dallas Road to the east.
5. The street names and addresses shall be finalized at time of final plat submittal and review. Street naming and addressing shall be in conformance to RMC Chapter 12.01.
6. Fees for parks shall be paid in accordance with the provisions of Richland Municipal Code (RMC) Chapter 22.12.
7. Final plats shall identify use and ownership of all proposed non-residential tracts.
8. Development is subject to the recommendations of the Geotechnical Site Investigation Report prepared by GN Northern, Inc., dated April 2011 as those recommendations may be modified and approved by GN Northern, Inc., and the City of Richland based on any supplemental geotechnical work and studies.
9. Approval is subject to compliance with the regulations of the Benton County Clean Air Authority pertaining to dust control during construction.
10. Preliminary plat approval is subject to all conditions of approval set forth in the attached memorandum from the Civil and Utility Engineering Division dated January 16, 2013.

Vicinity Map

Item: Final Plat of White Bluffs Phase 7
Applicant: RC of Washington
File #: FP2022-102





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/19/2022

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 2022-59, Approving the Final Plat of Siena Hills – Phase 2

Department:

Development Services

Ordinance/Resolution Number:

2022-59

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 2022-59, approving the final plat of Siena Hills – Phase 2.

Summary:

The preliminary plat of Siena Hills, approved by City Council in 2020, divides approximately 98 acres into 285 lots. Phase 2 of the Siena Hills subdivision will divide 12.42 acres into 49 residential lots and one tract. The Phase 2 site is located immediately north of, and is a continuation of, Siena Hills – Phase 1. Both phases share a single point of access, which is the intersection of Bermuda Road and Cortona Way.

Environmental impacts, including traffic impacts, were assessed during the preliminary plat review process. As conditioned and restated by way of final plat notation, traffic impacts are mitigated through payment of traffic impact fees concurrent with building permit issuance for each home in the plat.

The approval of the final plat by City Council will authorize the City Manager to sign the final plat, thereby allowing the developer to record the plat and begin selling residential lots.

Staff recommends adoption of Resolution No. 2022-59.

Fiscal Impact:

Final plat approval will foster the creation of 49 new lots available for residential construction. Construction on the new lots will increase the City's tax base by way of increasing the total assessed value, while also increasing demand for city services.

Attachments:

1. Resolution No. 2022-59
2. Vicinity Map

RESOLUTION NO. 2022-59

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON APPROVING THE FINAL PLAT OF SIENA HILLS – PHASE 2 SUBJECT TO THE CONDITIONS OF APPROVAL OF TECHNICAL ADVISORY COMMITTEE REPORT NO. S2019-101, RICHLAND HEARING EXAMINER’S REPORT NO. S2019-101, AND THE FINDINGS AND CONCLUSIONS OF THE RICHLAND CITY COUNCIL AS ADOPTED BY RESOLUTION NO. 107-20.

WHEREAS, on December 9, 2019, the Richland Hearing Examiner held an open-record public hearing to consider the preliminary plat application of Siena Hills as submitted by Siena Hills Development, LLC on behalf of Richland Properties, LLC (Greg Johnson); and

WHEREAS, the Richland Hearing Examiner recommended the Richland City Council conditionally approve the preliminary plat of Siena Hills; and

WHEREAS, on July 21, 2020, Richland City Council held a closed-record hearing to consider the proposed Siena Hills preliminary plat application and the recommendation of the Richland Hearing Examiner. Council took action to approve the preliminary plat request through the adoption of Resolution No. 107-20; and

WHEREAS, Siena Hills Development, LLC has applied for final plat approval of Siena Hills – Phase 2, dividing 12.42 acres into 49 lots and one (1) tract; and

WHEREAS, the public improvements required for the plat of Siena Hills – Phase 2, consisting of 49 lots and one (1) tract on 12.42 acres, have been constructed in accordance with the conditions of approval contained in the revised Technical Advisory Committee Report No. S2019-101 dated January 31, 2020, and the March 10, 2020 Richland Hearing Examiner’s Report No. S2019-101.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the final plat of Siena Hills – Phase 2, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved subject to the following:

1. The conditions of approval contained in revised Technical Advisory Committee Report No. S2019-101, attached hereto and incorporated herein as **Exhibit B**; and
2. The Richland Hearing Examiner’s March 10, 2020 Report No S2019-101, attached hereto and incorporated herein as **Exhibit C**; and
3. The findings and conclusions of the Richland City Council as adopted by Resolution No. 107-20.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 19th day of April, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

EXHIBIT A

FINAL PLAT OF SIENA HILLS PHASE 2

LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 34,
TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

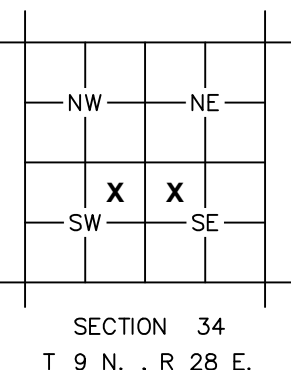
CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	RECORD LENGTH
C1	200.02'	34.28'	34.24'	S25°49'49"E	9°49'13"	(R12)
C2	200.02'	73.53'	73.12'	S10°23'21"E	21°03'44"	
C3	200.02'	107.81'	106.51'	S15°17'57"E	30°52'57"	
C4	227.02'	68.01'	67.76'	N12°55'14"W	17°09'55"	
C5	227.02'	17.75'	17.75'	N02°05'53"W	4°28'48"	
C6	173.02'	61.29'	60.97'	N10°00'23"W	20°17'48"	
C7	25.00'	39.27'	35.36'	S44°51'29"E	90°00'00"	
C8	25.00'	39.27'	35.36'	N45°08'31"E	90°00'00"	
C9	25.00'	39.27'	35.36'	N44°51'29"W	90°00'00"	
C10	25.00'	39.27'	35.36'	S45°08'31"W	90°00'00"	
C11	173.02'	55.22'	54.99'	S09°00'04"W	18°17'10"	
C12	173.02'	38.04'	37.96'	S24°26'32"E	12°35'47"	
C13	200.02'	107.81'	106.51'	S15°17'57"E	30°52'57"	
C14	227.02'	42.55'	42.49'	S05°13'37"E	10°44'17"	
C15	227.02'	63.83'	63.62'	S18°39'01"E	16°06'31"	
C16	227.02'	15.99'	15.99'	N28°43'21"W	4°02'10"	
C17	25.00'	39.27'	35.36'	S14°15'34"W	90°00'00"	(R11,R12,D2)
C18	25.00'	39.27'	35.36'	N75°44'26"W	90°00'00"	(R11,R12,D2)
C19	227.02'	11.50'	11.50'	S32°11'31"E	2°54'10"	
C20	227.02'	61.48'	61.30'	S41°24'07"E	15°31'02"	
C21	227.02'	69.29'	69.03'	S57°54'17"E	17°29'18"	
C22	227.02'	9.97'	9.97'	N67°54'25"W	2°30'59"	
C23	227.02'	68.36'	68.10'	S77°47'27"E	17°15'06"	
C24	227.02'	13.64'	13.63'	S85°08'15"E	3°26'28"	
C25	200.02'	206.38'	197.35'	N60°17'57"W	59°07'03"	
C26	173.02'	62.14'	61.80'	S79°34'10"E	20°34'38"	
C27	173.02'	116.38'	114.20'	S50°00'39"E	38°32'25"	

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD
L1	N64°11'20"E	54.21'	(R11,R12,D2)
L2	N59°15'34"E	54.01'	(R11,R12,D2)
L3	N30°44'26"W	3.26'	(R11,R12,D2)
L4	N69°49'19"W	10.00'	
L5	N69°49'19"W	6.06'	
L6	N89°32'25"W	19.47'	
L7	S00°30'58"W	8.00'	(R8,R11,R12,D1,D2)
L8	N89°51'29"W	22.00'	(R11,R12,D2)

LEGEND AND ABBREVIATIONS

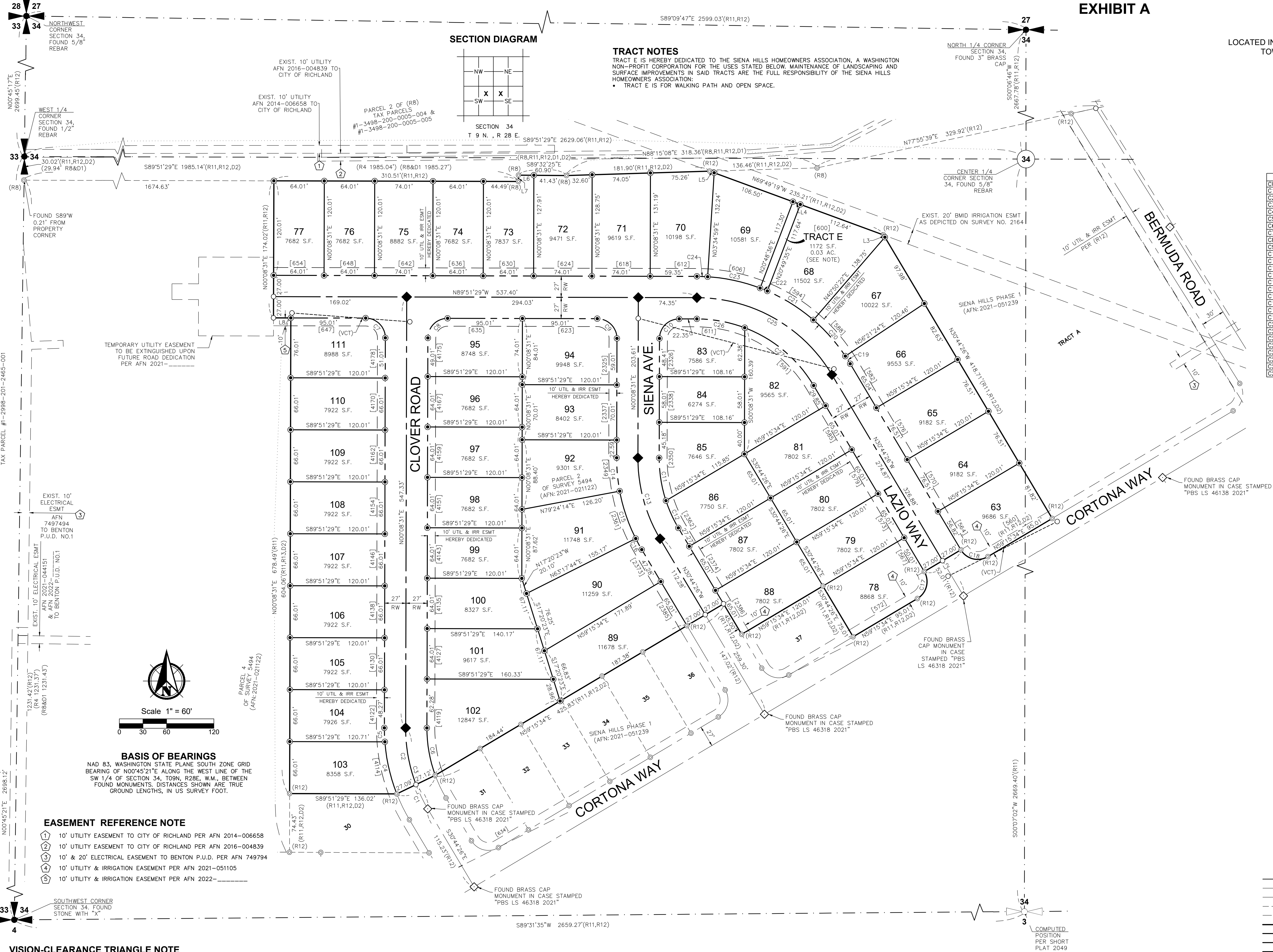
●	SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO 46318"
◆ (R#)	SET BRASS CAP IN MONUMENT CASE STAMPED "2022 PLS 46318"
⊕	FOUND 5/8" IRON REBAR W/ YPC OR OPC WITHIN 0.1' FROM CALCULATED PER (R3) THROUGH (R8), UNLESS NOTED OTHERWISE.
⊙	FOUND SURVEY MONUMENT AS NOTED
####	AUDITOR FILE NUMBER
BM	BADGER MOUNTAIN IRRIGATION DISTRICT
C# / L#	DENOTES CURVE / LINE DATA, SEE TABLE
C.O.R.	CITY OF RICHLAND
ESMT	EASEMENT
EXIST.	EXISTING
IRR	IRRIGATION
P.U.D.	PUBLIC UTILITY DISTRICT
P.U.E.	PUBLIC UTILITY EASEMENT
RPC	RED PLASTIC CAP
RW	DENOTES RIGHT OF WAY DEDICATED BY THIS PLAT
SEC.	SECTION
S.F. / AC.	SQUARE FEET / ACRES
UTIL.	UTILITY
(VOL. , PG.)	VOLUME, PAGE
W/	WITH
YPC	YELLOW PLASTIC CAP
(VCT)	VISION-CLEARANCE TRIANGLE, SEE DETAILS, SHEET 4
---	SECTION OF SECTION SUB-DIVISION LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING RIGHT-OF-WAY CENTERLINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING EASEMENT
---	PLAT BOUNDARY
---	RIGHT-OF-WAY CENTERLINE
---	RIGHT-OF-WAY DEDICATED HEREON
---	NEW LOT LINE
---	EASEMENT DEDICATED BY THIS PLAT
---	VISION-CLEARANCE TRIANGLE (VCT), SEE DETAILS, SHEET 2

SECTION DIAGRAM



TRACT NOTES

TRACT E IS HEREBY DEDICATED TO THE SIENA HILLS HOMEOWNERS ASSOCIATION, A WASHINGTON NON-PROFIT CORPORATION FOR THE USES STATED BELOW. MAINTENANCE OF LANDSCAPING AND SURFACE IMPROVEMENTS IN SAID TRACTS ARE THE FULL RESPONSIBILITY OF THE SIENA HILLS HOMEOWNERS ASSOCIATION:
• TRACT E IS FOR WALKING PATH AND OPEN SPACE.



BASIS OF BEARINGS
NAD 83, WASHINGTON STATE PLANE SOUTH ZONE GRID
BEARING OF N00°45'21"E ALONG THE WEST LINE OF THE
SW 1/4 OF SECTION 34, T09N, R28E, W.M., BETWEEN
FOUND MONUMENTS. DISTANCES SHOWN ARE TRUE
GROUND LENGTHS, IN US SURVEY FOOT.

EASEMENT REFERENCE NOTE

- 10' UTILITY EASEMENT TO CITY OF RICHLAND PER AFN 2014-006658
- 10' UTILITY EASEMENT TO CITY OF RICHLAND PER AFN 2016-004839
- 10' & 20' ELECTRICAL EASEMENT TO BENTON P.U.D. PER AFN 749794
- 10' UTILITY & IRRIGATION EASEMENT PER AFN 2021-051105
- 10' UTILITY & IRRIGATION EASEMENT PER AFN 2022-000000

VISION-CLEARANCE TRIANGLE NOTE
(VCT) SEE SHEET 2 FOR DETAIL OF VISION-CLEARANCE TRIANGLE ENCROACHMENT.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SIENA HILLS DEVELOPMENT, LLC. IN 2022.

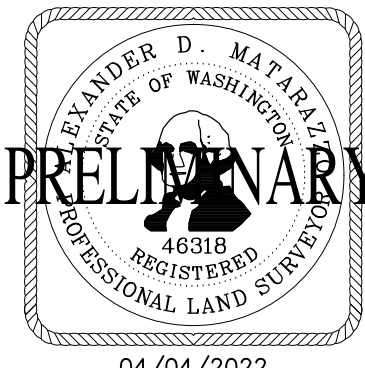
ALEXANDER D. MATARAZZO, PLS 46318

DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF 2022 AT M. IN VOLUME OF PLATS AT PAGE AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

COUNTY AUDITOR



04/04/2022

SURVEY / DEED REFERENCES

- (R1) BADGER RIDGE FARMS PARTNERSHIP SURVEY NO. 1147 (VOL. 1, PG. 1147, AFN 87-18653) BY ROGERS, RECORDED 12/03/1987
- (R2) BADGER MOUNTAIN IRRIGATION DISTRICT R.O.W. MAP, SURVEY NO. 2164 (VOL. 1, PG. 2164, AFN 96-12391) BY ROGERS, RECORDED 05/21/1996
- (R3) PLAT OF BADGER MOUNTAIN PLATEAU (VOL. 15, PG. 196, AFN 2003-005129) BY BAALMAN, RECORDED 02/03/2003
- (R4) BILL WILSON SEGREGATION SURVEY NO. 3894 (VOL. 1, PG. 3894, AFN 2008-015497) BY STRATTON, RECORDED 05/29/2008, CORRECTS SURVEY NO. 3884
- (R5) PLAT OF HIDDEN HILLS PHASE 1 (VOL. 15, PG. 402, AFN 2011-000948) BY MATARAZZO, RECORDED 01/10/2011
- (R6) PLAT OF HIDDEN HILLS PHASE 2 (VOL. 15, PG. 477, AFN 2014-002771) BY BAALMAN, RECORDED 02/04/2014
- (R7) PLAT OF HIDDEN HILLS PHASE 3 (VOL. 15, PG. 537, AFN 2016-015886) BY BAALMAN, RECORDED 06/07/2016
- (R8) BILL & HOLLY WILSON BOUNDARY LINE ADJUSTMENT SURVEY NO. 5031 (VOL. 1, PG. 5031, AFN 2018-018513) BY BAALMAN, RECORDED 06/26/2018, SUPERSEDES SURVEY NO. 4925
- (R9) BILL WILSON BOUNDARY SURVEY NO. 1743 (VOL. 1, PG. 1743, AFN 93-33841) BY BAALMAN, RECORDED 11/03/1993, AMENDS SURVEY NO. 1716
- (R10) PLAT OF WESTCLIFFE HEIGHTS PHASE 1B (VOL. 15, PG. 638, AFN 2019-012235) BY MATARAZZO, RECORDED 05/14/2019
- (R11) PARCEL EXEMPTION SURVEY NO. 5484 (AFN 2021-021122) BY MATARAZZO, RECORDED 05/03/2021
- (R12) PLAT OF SIENA HILLS PHASE 1 (VOL. 15, PG. 0728, AFN 2021-051239) BY MATARAZZO, RECORDED 11/09/2021
- (D1) STATUTORY WARRANTY DEED TO RICHLAND PROPERTIES, LLC. (AFN 2019-001554), RECORDED 01/18/2019
- (D2) EXEMPT LAND DIVISION AND QUIT CLAIM DEED TO RICHLAND PROPERTIES, LLC (AFN 2021-024644), RECORDED 05/24/2021
- (D3) QUIT CLAIM DEED TO SIENA HILLS DEVELOPMENT, LLC (AFN 2021-024645), RECORDED 05/24/2021

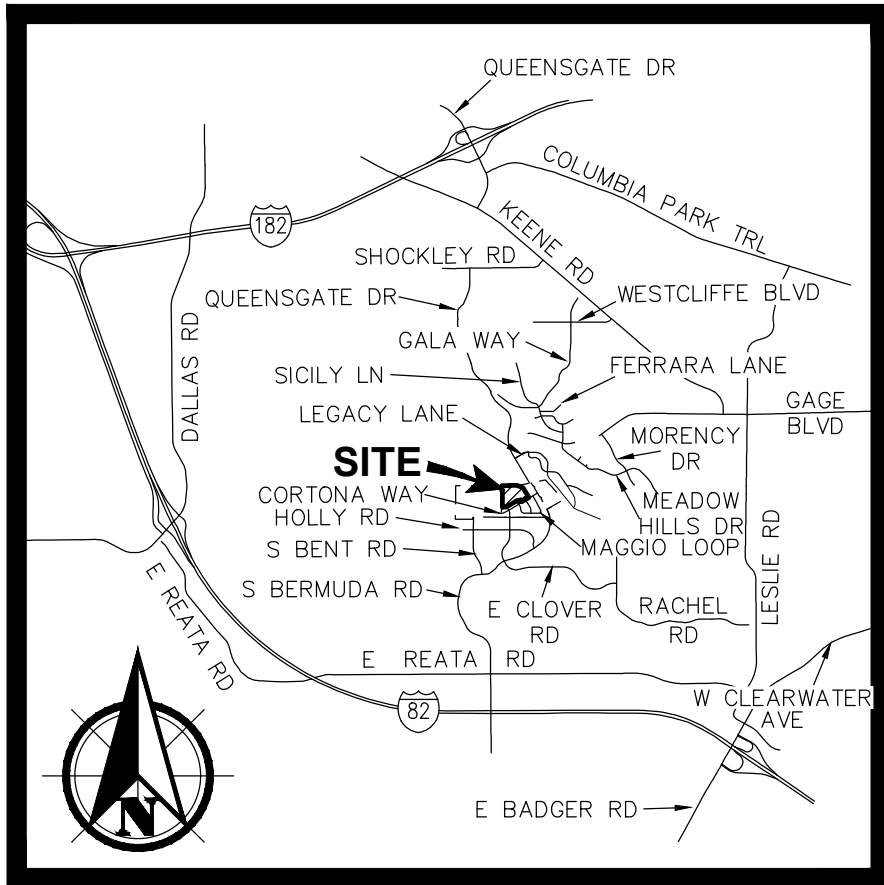


PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: SIENA HILLS DEVELOPMENT, LLC		PROJECT NO.: 66150.00	
SURVEYOR: ALEXANDER D. MATARAZZO		DATE: 04/04/2022	
CALC BY: ROP	DRAWN BY: DWW	SCALE: 1" = 60'	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET <u>1</u> OF <u>2</u>	

FINAL PLAT OF
SIENA HILLS PHASE 2

LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 34,
TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



VICINITY MAP
NOT TO SCALE

NARRATIVE

THIS PROJECT WAS PERFORMED AT THE REQUEST OF SIENA HILLS DEVELOPMENT, LLC., A WASHINGTON LIMITED LIABILITY COMPANY TO SUBDIVIDE THOSE LANDS KNOWN AS PARCEL 2 OF THE EXEMPT PARCEL SEGREGATION SURVEY, AS RECORDED IN BOOK 1 OF SURVEYS AT PAGE 5494 UNDER AUDITOR'S FILE NUMBER 2021-021122, RECORDS OF BENTON COUNTY, WASHINGTON.

THIS PROJECT IS BOUND ON THE EAST AND SOUTH BY THE PLAT OF SIENA HILLS PHASE 1 RECORDED IN VOLUME 15 OF PLATS AT PAGE 0728, UNDER AUDITOR'S FILE NUMBER 2021-051239, ON THE WEST BY PARCEL 4 OF SAID EXEMPT PARCEL SEGREGATION SURVEY, ON THE NORTH BY BILL & HOLLY WILSON BOUNDARY LINE ADJUSTMENT SURVEY NO. 5031 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5031, UNDER AUDITOR'S FILE NUMBER 2018-018513. ALL RECORDS LISTED ARE OF BENTON COUNTY, WASHINGTON.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING A TRIMBLE R8 GNSS GPS RECEIVER HAVING AN ACCURACY OF 1CM+2PPM TIMES MEASURED LENGTH WITH TIES TO CITY OF RICHLAND PROVIDED CONTROL POINTS BASED ON NAD83. THE MONUMENTS SHOWN HEREIN WERE VISITED AND TIED DURING OUR SURVEYS IN FEBRUARY 2019 THRU APRIL 2021.

SUBDIVISION GUARANTEE REFERENCE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN CHICAGO TITLE COMPANY GUARANTEE CERTIFICATE No. 62242103466, DATED: OCTOBER 22, 2021 AT 8:00 A.M. IN PREPARING THIS PLAT, PBS ENGINEERING AND ENVIRONMENTAL, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS PBS ENGINEERING AND ENVIRONMENTAL, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE PLAT AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMPANY GUARANTEE CERTIFICATE. PBS ENGINEERING AND ENVIRONMENTAL, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE PBS ENGINEERING AND ENVIRONMENTAL, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

LEGAL DESCRIPTION

PARCEL 2
(PER QUIT CLAIM DEED FILED UNDER AUDITOR'S FILE NUMBER 2021-024644 AS SHOWN ON RECORD OF SURVEY 5494 RECORDED IN BOOK 1 OF SURVEY'S AT PAGE 5494 UNDER AUDITOR'S FILE NUMBER 2021-021122 RECORDS OF BENTON COUNTY, WASHINGTON)

A PORTION OF THOSE LAND DESCRIBED IN DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2019-001554 AND SHOWN AS NEW PARCEL 1 ON SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5031 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-018513, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 09 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34, MARKED BY A 1/2 INCH REBAR, BEING NORTH 00°45'21" EAST A DISTANCE OF 2698.12 FEET FROM THE SOUTHWEST CORNER THEREOF, MARKED BY A STONE WITH "X"; THENCE SOUTH 00°45'21" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A DISTANCE 30.02 FEET TO THE NORTHWEST CORNER OF SAID NEW PARCEL 1, BEING COMMON WITH THE SOUTHWEST CORNER OF NEW PARCEL 2 OF SAID SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5031 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-018513; THENCE SOUTH 89°51'29" EAST ALONG THE COMMON BOUNDARY OF SAID NEW PARCELS 1 & 2 A DISTANCE OF 1,674.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID COMMON BOUNDARY THE FOLLOWING COURSES:
THENCE SOUTH 89°51'29" EAST A DISTANCE OF 310.51 FEET; THENCE NORTH 00°30'58" EAST A DISTANCE OF 8.00 FEET; THENCE SOUTH 89°32'25" EAST A DISTANCE OF 60.90 FEET; THENCE NORTH 88°15'08" EAST A DISTANCE OF 181.90 FEET; THENCE SOUTH 69°49'19" EAST LEAVING SAID COMMON BOUNDARY A DISTANCE OF 235.21 FEET; THENCE SOUTH 30°44'26" EAST A DISTANCE OF 418.71 FEET; THENCE SOUTH 59°15'34" WEST A DISTANCE OF 95.01 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 39.27 FEET, WITH A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 75°44'26" WEST, AND A CHORD LENGTH OF 35.36 FEET; THENCE SOUTH 59°15'34" WEST A DISTANCE OF 54.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 59°15'34" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 39.27 FEET, WITH A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 14°15'34" WEST, AND A CHORD LENGTH OF 35.36 FEET; THENCE SOUTH 59°15'34" WEST A DISTANCE OF 95.01 FEET; THENCE NORTH 30°44'26" WEST A DISTANCE OF 75.01 FEET; THENCE SOUTH 59°15'34" WEST A DISTANCE OF 120.01 FEET; THENCE NORTH 30°44'26" WEST A DISTANCE OF 45.00 FEET; THENCE SOUTH 59°15'34" WEST A DISTANCE OF 425.83 FEET; THENCE SOUTH 64°11'20" WEST A DISTANCE OF 54.21 FEET; THENCE NORTH 89°51'29" WEST A DISTANCE OF 136.02 FEET; THENCE NORTH 00°08'31" EAST A DISTANCE OF 604.06 FEET; THENCE NORTH 89°51'29" WEST A DISTANCE OF 22.00 FEET; THENCE NORTH 00°08'31" EAST A DISTANCE OF 174.02 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 541,078 SQUARE FEET, 12.42 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2022 A.D.
TAX PARCEL No. 1-3498-300-0001-008

BENTON COUNTY TREASURER _____ DATE _____

BENTON COUNTY ASSESSOR _____ DATE _____

APPROVALS

THE ANNEXED PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, COUNTY OF BENTON, STATE OF WASHINGTON.

CITY MANAGER _____ DATE _____

CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE BADGER MOUNTAIN IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310 AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20____ A.D.

FOR BADGER MOUNTAIN IRRIGATION DISTRICT _____ TITLE _____ DATE _____

DEDICATION

WE, SIENA HILLS DEVELOPMENT, LLC., A WASHINGTON LIMITED LIABILITY COMPANY HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON; AND WE, HOMESTREET BANK, HEREBY CERTIFY THAT I HAVE AN INTEREST IN THE TRACT OF LAND DESCRIBED HEREON; HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED SAID LAND TO BE SURVEYED AND THE LOTS CREATED AS SHOWN AND THAT THE STREET RIGHT-OF-WAY AND THE UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

FOR SIENA HILLS DEVELOPMENT LLC. _____ TITLE _____ DATE _____

FOR HOMESTREET BANK _____ TITLE _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____, HAS SIGNED THIS PLAT ON BEHALF OF SIENA HILLS DEVELOPMENT LLC., ON OATH STATED THAT _____ IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

NOTARY PUBLIC _____ DATE _____

MY APPOINTMENT EXPIRES _____

RESIDING _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____, HAS SIGNED THIS PLAT ON BEHALF OF HOMESTREET BANK, ON OATH STATED THAT _____ IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

NOTARY PUBLIC _____ DATE _____

MY APPOINTMENT EXPIRES _____

RESIDING _____

CITY REQUIRED NOTES

- DEVELOPMENT OF LOTS WITHIN THIS PLAT SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT FOR SIENA HILLS PREPARED BY PBS ENGINEERING (PROJECT NUMBER 66150.000, DATED JUNE 10, 2019)
- ALL LANDSCAPED AREAS WITHIN THE PLAT THAT ARE IN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN.
- ADDRESSES SHOWN IN [] "BRACKETS" ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND, ZIP CODE: 99352.
- THE PLAT OF SIENA HILLS, PHASE 2, LIES WITHIN THE BOUNDARY OF THE SOUTH RICHLAND COLLECTOR STREET FINANCING PLAN (RMC 12.03). AS SUCH, EACH DWELLING UNIT WITHIN THIS PLAT SHALL BE SUBJECT TO THE FEES ADMINISTERED BY THE FINANCE PLAN.
- THE HOMEOWNERS CAN MAINTAIN THE LANDSCAPING WITHIN THE STORM DRAINAGE PONDS FOR AESTHETIC PURPOSES IF SO DESIRED. THE CITY'S STANDARD FOR STORM POND MAINTENANCE CONSISTS OF SEMI-ANNUAL VEGETATION ABATEMENT AND SPECIFICALLY DOES NOT INCLUDE IRRIGATION, LANDSCAPING, OR OTHER AESTHETIC IMPROVEMENTS.
- PLACEMENT OF HOMES, FENCES AND ACCESSORY STRUCTURES, IS LIMITED BY VISION CLEARANCE TRIANGLE (VCT) LINES.
- ONLY SINGLE-FAMILY HOME CONSTRUCTION IS PERMITTED WITHIN SIENA HILLS PHASE 2.

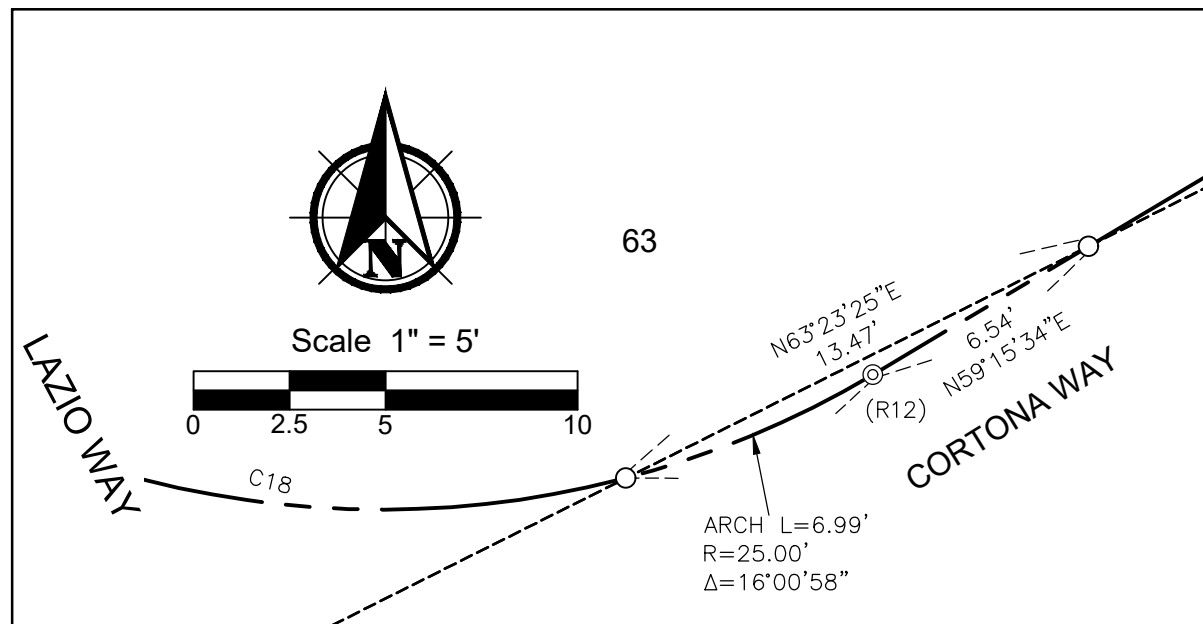
SURVEY / DEED REFERENCES

- (R1) BADGER RIDGE FARMS PARTNERSHIP SURVEY NO. 1147 (VOL. 1, PG. 1147, AFN 87-18653) BY ROGERS, RECORDED 12/03/1997
(R2) BADGER MOUNTAIN IRRIGATION DISTRICT R.O.W. MAP, SURVEY NO. 2164 (VOL. 1, PG. 2164, AFN 96-12391) BY ROGERS, RECORDED 05/21/1996
(R3) PLAT OF BADGER MOUNTAIN PLATEAU (VOL. 15, PG. 196, AFN 2003-005129) BY BAALMAN, RECORDED 02/03/2003
(R4) BILL WILSON SEGREGATION SURVEY NO. 3894 (VOL. 1, PG. 3894, AFN 2008-015497) BY STRATTON, RECORDED 05/29/2008, CORRECTS SURVEY NO. 3884
(R5) PLAT OF HIDDEN HILLS PHASE 1 (VOL. 15, PG. 402, AFN 2011-000948) BY MATARAZZO, RECORDED 01/10/2011
(R6) PLAT OF HIDDEN HILLS PHASE 2 (VOL. 15, PG. 477, AFN 2014-002771) BY BAALMAN, RECORDED 02/04/2014
(R7) PLAT OF HIDDEN HILLS PHASE 3 (VOL. 15, PG. 537, AFN 2016-015895) BY BAALMAN, RECORDED 06/07/2016
(R8) BILL & HOLLY WILSON BOUNDARY LINE ADJUSTMENT SURVEY NO. 5031 (VOL. 1, PG. 5031, AFN 2018-018513) BY BAALMAN, RECORDED 06/26/2018, SUPERSEDES SURVEY NO. 4925
(R9) BILL WILSON BOUNDARY SURVEY NO. 1743 (VOL. 1, PG. 1743, AFN 93-33841) BY BAALMAN, RECORDED 11/03/1993, AMENDS SURVEY NO. 1716
(R10) PLAT OF WESTCLIFFE HEIGHTS PHASE 1B (VOL. 15, PG. 638, AFN 2019-012235) BY MATARAZZO, RECORDED 05/14/2019
(R11) PARCEL EXEMPTION SURVEY NO. 5494 (AFN 2021-021122) BY MATARAZZO, RECORDED 05/03/2021
(R12) PLAT OF SIENA HILLS PHASE 1 (VOL. 15, PG. 0728, AFN 2021-051239) BY MATARAZZO, RECORDED 11/09/2021
(D1) STATUTORY WARRANTY DEED TO RICHLAND PROPERTIES, LLC. (AFN 2019-001554), RECORDED 01/18/2019
(D2) EXEMPT LAND DIVISION AND QUIT CLAIM DEED TO RICHLAND PROPERTIES, LLC (AFN 2021-024644), RECORDED 05/24/2021
(D3) QUIT CLAIM DEED TO SIENA HILLS DEVELOPMENT, LLC (AFN 2021-024645), RECORDED 05/24/2021

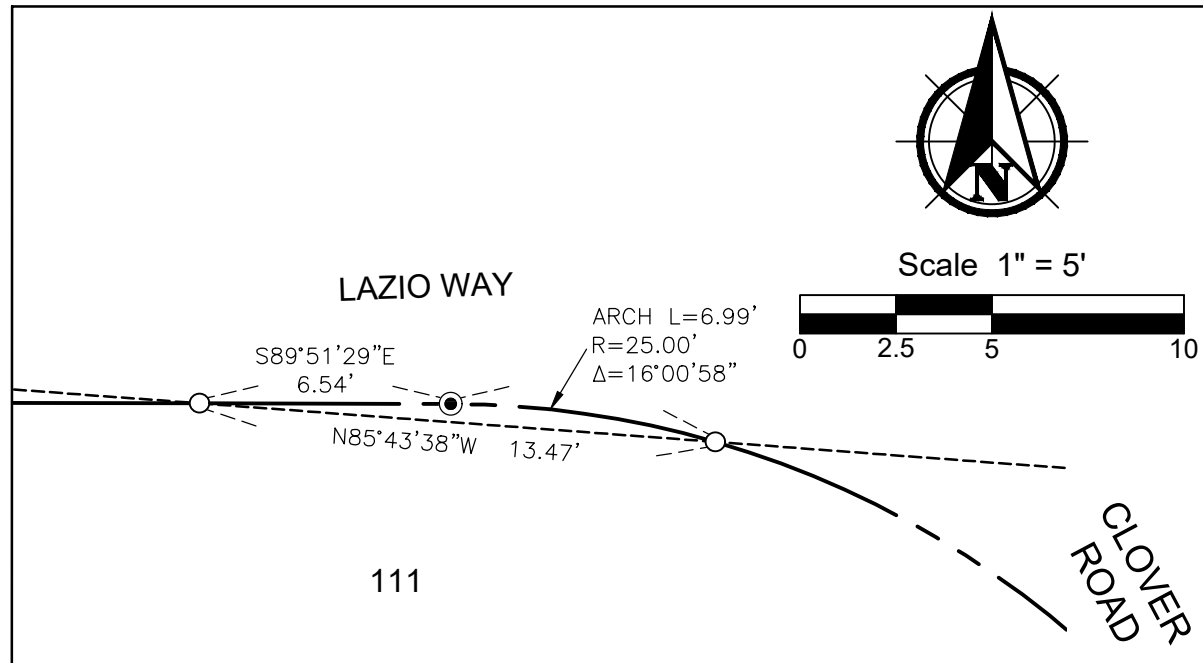
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2022 AT _____ M. IN VOLUME _____ OF PLATS AT PAGE _____ AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

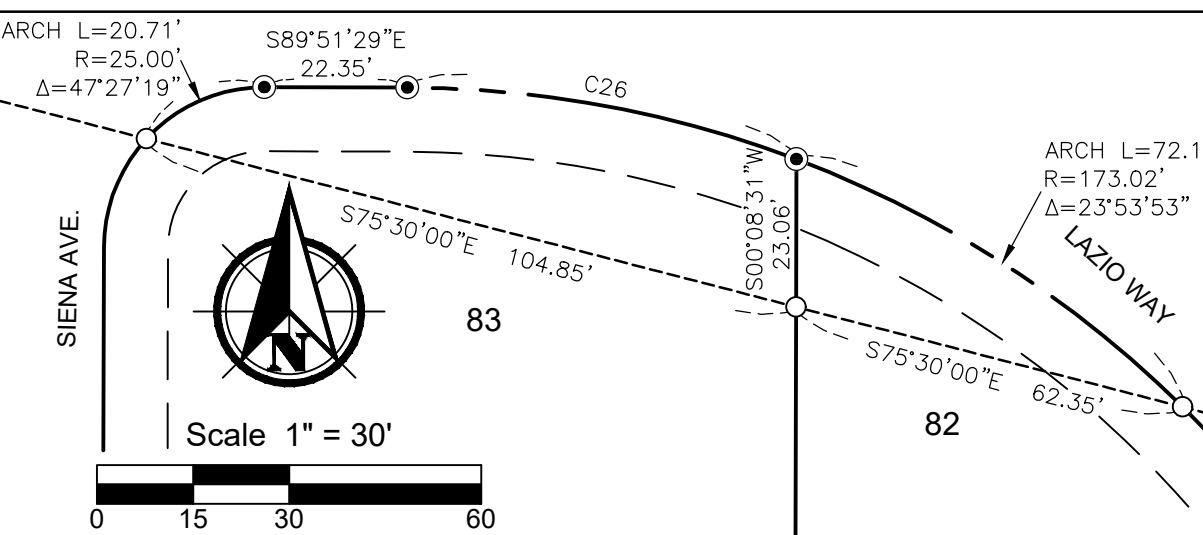
COUNTY AUDITOR _____



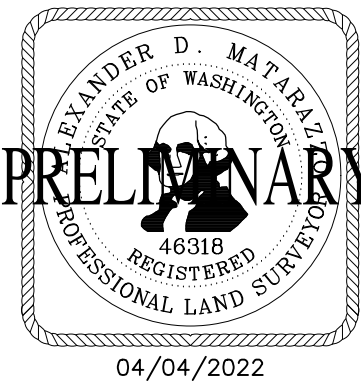
**VISION-CLEARANCE TRIANGLE ENCUMBRANCE DETAIL
INTERSECTION LAZIO WAY & CORTONA WAY - LOT 63
SCALE: 1" = 5'**



**VISION-CLEARANCE TRIANGLE ENCUMBRANCE DETAIL
INTERSECTION LAZIO WAY & CLOVER ROAD - LOT 111
SCALE: 1" = 5'**



**VISION-CLEARANCE TRIANGLE ENCUMBRANCE DETAIL
INTERSECTION SIENA AVE. & LAZIO WAY - LOTS 82 & 83
SCALE: 1" = 30'**



PRELIMINARY

04/04/2022



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: SIENA HILLS DEVELOPMENT, LLC		PROJECT NO.: 66150.00	
SURVEYOR: ALEXANDER D. MATARAZZO		DATE: 04/04/2022	
CALC BY: ROP	DRAWN BY: DWW	SCALE: N.T.S.	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET <u>2</u> OF <u>2</u>	

**CITY OF RICHLAND
PUBLIC WORKS ENGINEERING
DEVELOPMENT COMMENTS (REVISED COMMENTS)**

DATE: January 31, 2020

TO: SHANE O'NEILL, SENIOR PLANNER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
PETE ROGALSKY, PUBLIC WORKS DIRECTOR
JOHN DESKINS, TRAFFIC ENGINEER

PROJECT NAME: SIENNA HILLS (S2019-101)

PROJECT LOCATION: NORTH OF THE PLAT OF BADGER MOUNTAIN PLATEAU, WEST OF
WESTCLIFFE HEIGHTS

The Public Works Engineering Division has reviewed the preliminary plat received in this office on October 30, 2019 for the above referenced property and has the following conditions.

General Conditions:

1. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in full size (and electronic) format. Electronic copies of the construction plans are required prior to the pre-con meeting along with the multiple sets of paper drawings. When construction of the public infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's standard CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
2. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.
4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the approved plan submittal.

5. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for plat acceptance.
6. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.
7. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"=40'.
8. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
9. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: <http://www.call811.com/>
10. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer.* The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.
11. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

12. Public improvement design shall follow the following general format:
 - A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
 - B. Water lines shall be aligned on the south and east side of street centerlines.
 - C. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - D. Storm sewer shall be aligned on the south and east side of street centerlines.
 - E. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - F. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - G. Watermains larger than 8-inches in diameter shall be ductile iron.
 - H. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - I. All watermains outside areas zoned R1 shall be ductile iron.
 - J. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - K. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC or C900 PVC. The entire main from manhole to manhole shall be the same material.

- L. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
 - M. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - N. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
 - O. The minimum centerline radius for local streets shall be 100-feet.
 - P. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
 - Q. An overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
 - R. A detailed grading plan shall be included in the submitted plan set.
 - S. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
 - T. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - U. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - V. All cul-de-sacs shall have a minimum radius of 48-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
 - W. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
 - X. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - Y. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
 - Z. Construction plans shall reference all City of Richland standard details necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public.
 - AA. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
13. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
14. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVA only).
 - B. 2% cross-slope, maximum.
 - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - D. Be 20-feet in width.
 - E. Have radii that are accommodating with those needed for City Fire apparatus.

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

SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.

15. **SURVEY MONUMENT DESTRUCTION:**

All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

- A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (RCW 58.09.130).
- B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
- C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and file a permit with the DNR.

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

- 16. The Sienna Hills preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA). The developer of this proposed project shall receive "credits" for construction of Gage Blvd. and Bermuda Road as allowed under the City's South Richland Collector Street Financing Plan.
- 17. Bermuda Road shall be constructed full-width within the boundaries of the pre-plat in accordance with City standard detail ST-11 (Arterial Collector) at the same time that phase 1 is constructed. The Bermuda improvements shall include curb, gutter and sidewalk on both sides. A ten-foot public utility easement shall be provided adjacent to its right-of-way on the face of the final plat. The portion of Bermuda that is to the north and is outside of the boundaries of the preliminary-plat shall be constructed as a rural road section, in accordance with City standard detail ST-15.
- 18. Gage Blvd. shall be constructed full-width in accordance with City standard detail ST-10 (Minor Arterial) at the same time that phase 5 is constructed, or concurrent with any phase that will result in a total number of single family lots greater than 250. The Gage improvements shall include curb, gutter and sidewalk on both sides. A ten-foot public utility easement shall be provided adjacent to its right-of-way on the face of the final plat.
- 19. Due to the hilly nature of the preliminary plat and the surrounding properties, Gage Blvd. outside of the preliminary-plat shall be conceptually designed to the north up to its intersection with Queensgate. Gage shall also be conceptually designed 500-feet southwest of the Sienna Hills pre-

plat boundary. This conceptual design shall include both plan and profile design, including approximate boundaries of cut and fill areas using readily available topographic information.

20. The proposed street layout will create higher traffic volumes on C, B and F Street, Bent Road and on Clover Road. In an effort to curtail speeds through the development, the following intersections will require traffic calming treatments (such as traffic circles)
 - a. C Street & Clover Road
 - b. C Street & Bent Road
 - c. B Street & F Street

The specific calming treatments will be determined by the Public Works Director in consultation with the designing engineer. Adequate right-of-way shall be designed for at these locations and provided on the final plats. Landscaping designs can be proposed for the interior of these traffic circles, but all landscaping shall be maintained by the developer or the future HOA.

21. The maximum centerline grade for the proposed Gage Blvd. and Bermuda Road shall be no more than 8%.
22. A note will be shown on the face of the future final plats stating that Gage Blvd. and Bermuda Road are both classified as "Collector streets". Subsequently, no driveways accessing single family lots will be allowed directly onto them.
23. The Badger Mountain Subarea Plan indicates a pedestrian trail is required through this preliminary plat. A widened 8-foot wide sidewalk shall be constructed at the following locations:
 - The west side of Gage Blvd. to the plat boundary
 - The west side of Bermuda Road to the plat boundary
 - The south side of "C" Street from Bermuda Road to Bent Road, then the south side of "D" Street from Bent Road to "Storm Drain Tract 3", then across Storm Drain Tract 3 to Gage Blvd.

These sections of sidewalk shall be constructed by the developer concurrent with the phase that constructs the corresponding section of roadway.

24. There appear to be multiple access easements crossing the proposed preliminary plat which will be displaced by single family lots. The developer of the preliminary plat shall reconcile all access issues with all parties named in the easements prior to issuance of a right-of-way construction permit.
25. Sidewalks shall be installed along all public Right of Way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, HOA tracts, etc.).
26. Pedestrian ramps shall be designed to current City standard details and A.D.A. guidelines. Adequate Right-of-Way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City guidelines and A.D.A. guidelines. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profile shall be designed to accommodate this.
27. The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be

designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

28. The proposed intersections onto Bermuda and Gage are acceptable for this project, but any proposed changes to them will be subject to approval by the Public Works Director.
29. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. If the temporary turnaround is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

30. The proposed preliminary plat is located within the Tapteal 4 water pressure zone. The closest Tapteal 4 water main is located in Bermuda Road to the north. It shall be the responsibility of the developer to extend a water main to this property to serve domestic water at the time of plat construction. This water main shall be sized as 12-inch diameter in accordance with the City's Water System Plan.
31. In accordance with the City's Water System Plan, a portion of the "Tapteal 4 Zone Connection" water main is designed to run through this plat. The future water mains in C street, D street from Bent Road to A Street, A Street and Gage Boulevard shall be 12-inch in diameter. The 12-inch water main in Gage Boulevard shall be installed in the full length of the street. This water main shall be extended to the property to the west of the proposed preliminary plat.
32. In accordance with municipal code, domestic water mains shall be extended to the adjoining properties adjacent to the preliminary plat, provided they are in the correct pressure zone.
33. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
34. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

35. There are two sanitary sewer mains available to serve this development. Both options require the construction of off-site infrastructure and a sewer pump station. Those two choices are as follows:
 - Design this subdivision to flow by gravity to a planned sewer pump station located to the west within the Badger Mountain South master planned development. The plan for this sewer pump station is included in the City's General Sewer Plan. Since this planned sewer pump station does not yet exist the developer of this project must construct it along with the necessary off-site piping and have it accepted by the City for service prior to completion of the first phase.
 - Design a sewer pump station located within this development that discharges to an existing sewer pipe in Queensgate Drive to the north. Based on a 2017 and 2020 study of that pipe and this property's sewer service needs this sewer pump station and its piping shall be designed for a peak flow corresponding to 423 single family residences, 1 clubhouse and 120 units (multi-family), plus the capacity required for the commercially zoned property identified within this preliminary plat. This design criteria includes the undeveloped properties upslope of it. This option shall include a design feature allowing for the future bypass of this sewer pump station with a gravity pipeline to the southwest toward the Badger Mountain South master planned development. The feature shall include a planned pipeline route and adequate easements to enable implementation.

In accordance with municipal code the developer will be eligible for a latecomer agreement in either scenario. This agreement will help to recover a portion of the costs from future users of the sewer pump station and any necessary oversized pipelines.

36. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure shall be provided as approved by the Public Works Director.
37. In accordance with municipal code, sanitary sewer shall be extended to the appropriate adjoining properties adjacent to the preliminary plat.

Ground Water:

38. A master grading plan completed by a licensed engineer shall be submitted along with the first submission of construction plans. The grading plan and accompanying geotech report shall make provisions for the existing neighboring land owners and address any impacts that the proposed grading and/or groundwater impacts will have on them. It shall also include a means for managing groundwater or subsurface springs if any are encountered during grading or construction.

Storm Water:

39. This project requires coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
40. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.
41. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.
42. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal.

43. If any existing storm drainage or ground water seepage drains onto the proposed project, said drainage shall be considered an existing condition and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
44. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").
45. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.
46. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 48 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not perk within 48 hours.
47. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity. The storm drainage system for this development, both its conveyance and retention / infiltration components, shall be designed to effectively manage runoff from upstream properties that can be anticipated to convey stormwater onto this property because of a pre-development runoff condition, or as a result of flows discharged that are in excess of the design storm from the upstream property. Additionally, as this property is upslope of developed properties the stormwater system shall include provisions for possible discharge of runoff onto downslope properties from storms in excess of the design storm as described above. Those provisions may be required to include off-site downslope conveyance facilities and/or flowage easements allowing for the conveyance of stormwater to and across downslope properties.
48. The amount of post-development storm runoff from the proposed site shall not exceed the amount of pre-development runoff.
49. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat.
50. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.
51. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.
52. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures,

pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.

Final Platting / Project Acceptance Requirements:

53. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat of the project.
54. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.
55. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
56. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.
57. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
58. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.
59. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.
60. A one-foot "No access / screening easement" will be required along the Bermuda Road and Gage Blvd. Rights-of-Way where single family lots are adjacent. No single family driveways will be allowed directly onto either of those streets.
61. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
62. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
63. Any restricted parking areas shall be indicated on the final plats.

EXHIBIT C

Before Hearing Examiner
Gary N. McLean

BEFORE THE HEARING EXAMINER FOR THE CITY OF RICHLAND

Regarding the:

File No. S2019-101

Sienna Hills Preliminary Plat Application,

to subdivide a 98+ acre site into 285 lots,
with associated infrastructure improvements
including an extension of Queensgate Drive
from the north, new internal streets and
tracts for open space, infrastructure,
stormwater management, and future
development, submitted by the property
owner,

**FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

**SIENNA HILLS DEVELOPMENT, LLC ON
BEHALF OF RICHLAND PROPERTIES, LLC
(GREG JOHNSON),**

Applicant

I. SUMMARY OF RECOMMENDATION.

The applicant, Sienna Hills Development, LLC, acting on behalf of the property owner Richland Properties, LLC (Greg Johnson), can meet its burden of proof to demonstrate that its application to approve the Preliminary Plat of Sienna Hills merits approval, subject to conditions. This preliminary plat was reviewed in connection with a rezone application for the same area, assigned File No. Z2019-106. Accordingly, approval of this preliminary plat can only occur if the City Council first approves the connected Sienna Hills Rezone application for the affected property. As explained below, and in the separate Recommendation regarding the rezone, both the rezone and this preliminary plat applications should be approved because they are each in conformance with the Badger Mountain Subarea Plan and relevant City development regulations.

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II. BACKGROUND and APPLICABLE LAW.

This application for preliminary plat approval was filed and vested under City of Richland development regulations in effect in October of 2019. Amendments to the city's plat review process included in Ordinance No. 51-19 took effect on, and apply to applications filed after, November 11, 2019. (*Ord. No. 51-19, Sec. 11, and publication date noted on page 9, explaining effective date as the day following publication, which occurred on Nov. 10, 2019*). While the final decision-maker in the process changed, the substantive approval criteria remain unchanged. So, under applicable provisions of the Richland Municipal Code (RMC) in effect in October of 2019, this preliminary plat¹ application is first subject to review and approval by city staff with respect to the engineering elements of said plat, then the Hearing Examiner is responsible for conducting an open record public hearing followed by a recommendation to the City Council. A preliminary plat application is a Type III procedure. RMC 19.20.010(C)(1).

As explained in RMC 24.12.050(A), the hearing examiner shall consider any preliminary plat application and shall conduct an open record public hearing in accordance with Chapter 19.60 RMC. After the public hearing and review of materials in the record, the hearing examiner shall determine whether the preliminary plat is in accordance with the comprehensive plan and other applicable code requirements and shall either make a recommendation for approval or disapproval to the city council. The same provision of the city's code (RMC 24.12.050(A)) provides that any recommendation for approval of the preliminary plat shall not be given by the hearing examiner without the prior review and approval of the city manager or her designee with respect to the engineering elements of said plat including the following:

1. Adequacy of proposed street, alley, right-of-way, easement, lighting, fire protection, drainage, and utility provisions;
2. Adequacy and accuracy of land survey data;
3. The submittal by the applicant of a plan for the construction of a system of street lights within the area proposed for platting, including a timetable for installation; provided, that in no event shall such a plan be approved that provides for the dedication of such a system of lighting to the city later than the occupancy of any of the dwellings within the subdivision.

The City's decision criteria for preliminary plat approval are substantially similar to state subdivision mandates found in RCW 58.17.110(2)² and reads as follows:

¹ In this Recommendation and exhibits included in the Record, preliminary plat and preliminary subdivision mean the same thing, and use of one term should be read to apply to the other to the extent anyone views the terms to have distinct meanings, which for the purposes of this Recommendation, they do not.

² "A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. []" RCW 58.17.110(2).

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Richland Municipal Code 24.12.053 Preliminary plat – Required findings.

The hearing examiner shall not recommend approval of any preliminary plat application, unless the approval is accompanied by written findings that:

A. The preliminary plat conforms to the requirements of this title;

B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;

C. The public use and interest will be served by the platting of such subdivision and dedication; and

D. The application is consistent with the requirements of RMC 19.60.095 (addresses transportation concurrency considerations).

And RMC 19.60.095 mandates the following additional findings:

19.60.095 Required findings.

No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:

A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.

B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.

C. The development application is beneficial to the public health, safety and welfare and is in the public interest.

D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, “concurrent with development” means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

The burden of proof rests with the applicant, and any decision to approve or deny a preliminary plat must be supported by evidence that is substantial when viewed in light of the whole record. RCW 36.70C.130(1)(c); and RMC 19.60.060. The application must be supported by proof that it conforms to the applicable elements of the city’s development regulations, comprehensive plan and that any significant adverse environmental impacts have been adequately addressed. RMC 19.60.060.

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III. QUESTION PRESENTED.

Whether substantial evidence demonstrates that the applicant has satisfied its burden of proof to satisfy the criteria for preliminary plat approval?

Short Answer: Yes, subject to conditions.

IV. RECORD.

Exhibits entered into evidence as part of the record, and an audio recording of the public hearing, are maintained by the City of Richland, and may be examined or reviewed by contacting the City Clerk's Office. The Notices issued for this Sienna Hills Preliminary Plat application (File No. S2019-101) and the connected Sienna Hills Rezone application (File No. Z2019-106) were combined. (*See Ex. 2, notice materials included in Rezone application file; and Ex. 4, notice materials included in Preliminary Plat application file*). The criteria for approval of each application are different. Accordingly, the public hearing first sought to focus on the Rezone matter, followed by a separate hearing segment devoted to consideration of the Preliminary Plat application.

However, given the number of public comments made during the public hearing and the spill-over that many comments presented – talking about one matter while standing at the microphone during time devoted to the other matter – the Examiner finds and concludes that it is prudent to consider all public comments made during each portion of the public hearing together, rather than exclude someone's remarks because they chose to make them in the wrong part of the hearing held on the same night. This Recommendation of approval for the Preliminary Plat application, as well as the separate Recommendation of approval for the requested Rezone, are based on all comments and materials included in the record for both matters. Key aspects of the full hearing record are summarized below, noting that several comments overlapped and covered the same ground, and that none of the comments presented a legal or factual basis to deny the requested preliminary plat approval, subject to appropriate conditions.

Hearing Testimony: The following individuals presented testimony under oath at the duly noticed public hearing for the underlying application, held on December 9, 2019:

1. Mike Stevens, Planning Manager for the City of Richland;
2. Shane O'Neill, Senior Planner for the City of Richland;
3. Jason Mattox, applicant's project engineer and primary hearing representative;
4. Rebecca Clapperton, lives in home south of the Sienna Hills site, outside the Richland City limits;
5. John Becker, lives in home to the south of the Sienna Hills site, outside the Richland City limits;
6. Sean Flinders, lives in home on Clover, to the south of the Sienna Hills site, outside the Richland City limits;
7. Stacy Fveum, lives in home to the south of the Sienna Hills site, outside the Richland City limits;
8. Tony Waldo, lives in home on Clover, to the south of the Sienna Hills site, outside

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- the Richland City limits;
9. Joe Angingh, local resident
10. David Shelbourne, lives in home on Burmuda, south of the Sienna Hills site;
11. Brooks Bayne, local resident;

Exhibits: The Development Services Division Staff Report for the Sienna Hills Preliminary Plat, including a recommendation of approval, was provided to the Examiner in the week before the hearing. The Staff Report was revised shortly before the hearing, and several additional exhibits were transmitted to the Examiner after the public hearing. All references made in this Recommendation to the term Staff Report and REVISED Staff Report mean the REVISED Staff Report. The Examiner held the record open for submittal of written materials from the applicant and Staff in order to address several questions and subjects discussed at the public hearing. The list of exhibits accepted into the record includes the REVISED Staff Report, and the following materials:

1. Application materials, received on or about Sept. 6, 2019, apparently deemed complete for purposes of vesting and review on October 8, 2019 (See pg. 8 of Staff Report);
2. Preliminary Plat Map;
3. Site Photos;
4. Public Notice & Affidavits;
5. Comprehensive Plan Transportation Map T-11;
6. Environmental Checklist;
7. Determination of Non-Significance, issued on December 2, 2019;
8. Agency Comments;
9. Public Comments, includes all written comments received before and during the hearing;
10. Electrical Service Schematic;
11. WAC 246-272A-0210, re: minimum horizontal separations for aspects of onsite sewage systems;
12. Existing Easements;
13. Title Report;
14. PBS Soils Report;
15. Water System Plan;
16. Preliminary Plat Overall Plan;
17. Preliminary Off-Site Gage Blvd Improvements;
18. PBS Geotechnical Report;
19. Traffic Plan;
20. Sewer Basin Analysis;
21. Street Plan and Profile;
22. Queensgate Dedication Deed;
23. Traffic Impact Analysis Scoping Meeting Summary, dated Dec. 6, 2019, for Dec. 4th meeting between applicant's engineer and Benton County staff;
24. A. First version of proposed new condition 23;
B. Second version of proposed new condition 23, re: 8-foot wide sidewalk/pedestrian amenity running east-west through the plat;
25. Post-Hearing, Pedestrian Trail Exhibit, prepared by the applicant following request

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conveyed by Examiner through staff, depicting general alignment of east-west trail amenity below C Street running through the plat. Received by the Examiner on February 13, 2020;

26. Public Works Department's REVISED comments and recommended conditions of approval on public works and engineering topics, including without limitation sewer system conditions, dated and received by the Examiner on January 31, 2020; and
27. Copy of Badger Mountain Subarea Plan, part of the City's Comprehensive Plan addressing area that includes the Sienna Hills site. **NOTE: Page 19 of the Plan features Figure 1, the Badger Mountain Subarea – Land Use Plan map, which is the official city Comp. Plan land use map for the area;*

The Examiner has visited the road network and vicinity of the proposed plat on multiple occasions over the past few years in connection with other applications, and is fully advised on matters at issue herein, including without limitation adjacent developments and land uses, applicable law, application materials, and relevant comprehensive plan provisions. The official record closed last week, following communication with Staff to confirm that the requested plat can move forward in a manner consistent with the Recommendation of Approval for the Sienna Hills Rezone, addressed in a separate document issued for consideration by the City Council earlier this week, which would modify the requested rezone boundaries to be more consistent with the Badger Mountain Subarea Plan and city code provisions.

V. FINDINGS OF FACT.

Based upon the record, the undersigned Examiner issues the following Findings of Fact.

1. Any statements in previous or following sections of this document that are deemed findings are hereby adopted as such.
2. The REVISED Staff Report, the modified sewer system conditions and other revisions provided in the updated Public Works comments, all include a number of specific findings and conditions that establish how the underlying plat application, as conditioned, satisfies provisions of applicable law, is consistent with the city's Comprehensive Plan – particularly the Badger Mountain South Subarea Plan provisions that apply to the Sienna Hills site – and is designed or can be conditioned to comply with applicable development standards and guidelines. As explained below, and subject to limited modifications and conditions of approval, the Examiner concurs. Accordingly, the Examiner recommends approval of the Sienna Hills Preliminary Plat application.

Location.

3. The site of the proposed Sienna Hills Rezone and Preliminary Plat applications is a 98+ acre portion of the much larger Badger Mountain Subarea, an almost 2,000-acre area located south and east of the Badger Mountain Centennial Preserve and north of Interstate 82. (*Staff Report, vicinity map on page 2; Badger Mountain Subarea Plan, Introduction on page 1*). The proposed Sienna Hills Preliminary Plat is located on a single tax parcel, Benton County Assessor Parcel No. 134983000001005, which is west of the draw connecting Badger Mountain and Little Badger

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Mountain. The property was previously used as a fruit orchard that was recently removed in preparation for selling the property. (*Staff Report, page 6; Ex. 1, application form, property information*).

4. The Sienna Hills site was part of an almost 1,900-acre annexation into the City of Richland that took effect in 2010, through passage of Ordinance No. 41-10.

Application.

5A. The applicant proposes to subdivide the 98+ acre site with up to 285 (two hundred eighty-five) lots, with 12 tracts, in accord with applicable city development regulations and zoning standards for portions of the proposed plat that would be zoned R-1-10, R-2 and C-LB. As noted above, Staff confirmed that the proposed plat will be able to move forward if the connected Sienna Hills Rezone Recommendation is first approved by the City Council.

5B. This Recommendation now includes a condition of approval that would require development of an 8-foot wide pedestrian sidewalk/trail located just south of the main street, labeled "C" Street on the proposed plat map, which runs in an east-west direction through the Sienna Hills property, in an alignment that is substantially similar to and consistent with that depicted by the green line shown through the Sienna Hills site on the Badger Mountain Subarea Land Use Plan map. Development of such a wide sidewalk/trail through the Sienna Hills site would be fully consistent with the City's Comprehensive Plan policies and vision for the area. (*See Ex. 5 of the Rezone matter, at page 19, BMS Land Use Plan map, which includes "trails" in the Legend for Civic uses shown in green; and on page 30, Sec. 5.7 re: Badger Mountain Civic Uses*).

5C. As explained in the Sienna Hills Rezone Recommendation, which was reviewed in conjunction with this preliminary plat application, the Sienna Hills Preliminary Plat is designed to include street alignments that appear to be based on logical topographical and other site-specific conditions, particularly including an east-west roadway identified as "C-Street". The rezone recommendation would modify the proposed rezone boundaries to follow the C-Street alignment in this proposed plat, to the fullest extent possible, in keeping with guidelines that list the centerline of available streets as the first rule for placement of zoning district boundaries. (*See RMC 23.08.050(A), discussed above*).

5D. Consistent with the Rezone Recommendation, the small node of Commercial / C-LB zoning in the western part of this proposed plat should be moved to the northeast corner of the future intersection of C-Street (the east-west roadway) and Bent Road (the extension of a north-south roadway running through the proposed plat). This move is further supported by the placement of the wide-trail/walkway that will be required to run along the southern alignment of C-Street, meaning pedestrians or non-motorized forms of transportation could easily access the small C-LB site.

5E. The Examiner recognizes that the Final Plat may need to be revised in order to ensure that lots are properly sized and comply with other standards applicable to the zoning district boundaries explained in the Rezone Recommendation, but this is the case with any preliminary subdivision, where Final Plat site plans reflect changes in lot sizes and configurations based on engineering reviews

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1 or other subsequent analysis mandated by city codes. But, because the zoning boundaries addressed
2 in the Rezone Recommendation are largely based upon the C Street alignment proposed in this plat
3 application, many lots shown on Exhibit 2 (the proposed Sienna Hills Preliminary Plat site plan) are
4 larger than the minimum lot sizes ordinarily required for various areas, and the plat includes 12 rather
5 large tracts, it is unlikely that the final "lot-count" realized upon Final Plat approval will be
6 significantly less than 285. Recommended Conditions of Approval are included with this
7 Recommendation, repeating recommended zoning district boundaries included in the connected
8 Sienna Hills Rezone matter, directing modifications before Final Plat approval to lots sizes and
9 configurations that may be necessary to conform with zoning districts assigned to particular portions
10 of the proposed plat.

6 6. The new plat would be served by new internal streets and public utilities, most all of which
7 will require extensions and connections with existing infrastructure surrounding the site. Planned
8 access points into the proposed plat include: an extension of Queensgate Drive (sometimes called
9 Burmuda Road) from the north, which connects with newer neighborhoods in the City of Richland;
10 extensions/connections with Bent Road and Clover Road from the south boundary of the plat,
11 connecting with existing neighborhoods and developed properties to the south of the new plat in
unincorporated Benton County; and a new segment of Gage Boulevard that will be constructed, and
eventually connect with future developments in portions of the Badger Mountain Subarea located to
the west in the City of Richland. *(See proposed street layout in Preliminary Plat maps, included in
the Record as Ex. 2; See Conditions of Approval 16-29 re: Traffic and Streets).*

12 7. To avoid a situation where a new city neighborhood is only accessible via county streets
13 serving existing properties to the south of the Sienna Hills site, it should be expressly understood and
14 required that no portion or phase of the proposed plat can receive Final Plat approval until after the
Queensgate/Burmuda roadway extension is constructed to provide access into the Sienna Hills
Preliminary Plat from the north. *(See Condition of Approval No. H4).*

15 ***Key issues raised in written comments and public testimony.***

16 8. The Staff Report credibly summarizes public agency comments made regarding various
17 aspects of the proposed plat. None of the agency comments provided any factual or legal basis to
18 deny the requested plat approval. Where appropriate, conditions of approval have been included to
address the matter raised by a particular agency.

19 9. For instance, the County's Public Works staff requested a Traffic Impact Analysis (TIA) to
20 determine the level of impacts that would occur on the County's roads and intersections as a result of
the Sienna Hills plat development. Exhibit 23 is a memorandum generated by the applicant's engineer
21 memorializing the intersections to be studied and the scope of a TIA to be provided by the applicant.
22 The memo was not rebutted, as County officials offered no evidence or testimony at the public
hearing. Accordingly, conditions of approval have been included for this project, mandating a TIA
23 to address items detailed in Ex. 23, and delegating authority to the Public Works Director to require
the applicant to construct certain off-site improvements and/or implement other transportation related
24 measures needed to mitigate significant impacts that may be shown in the final Traffic Impact
Analysis. *(See Condition of Approval, No. 65).*

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10. Stormwater comments provided by County Public Works staff, the Benton Franklin Health District, the Kennewick Irrigation District, and the Department of Ecology are addressed in the Staff Report, and specific conditions of approval mandating compliance with applicable state and local stormwater system design and performance standards should be sufficient to ensure that the plat can be developed in a manner that does not result in significant stormwater impacts on the surrounding area, including without limitation adjacent septic systems and irrigation district infrastructure. *(See Conditions 39-52)*. As with virtually every plat of this size in the state of Washington, the development/construction process will be subject to compliance with NPDES stormwater permit requirements to control runoff, erosion, sedimentation and the like throughout the construction process. The applicant's engineer, Mr. Mattox, confirmed that the plat has been designed to provide 100% on-site retention of stormwater, with an emergency overflow option onto public right of way, to prevent impacts on downhill properties, mostly those located to the south of the Sienna Hills project.

11. Some comments, including those made by the applicant's engineer, focused on sewer system requirements that should apply to the new subdivision. Based on these comments and questions, staff and the applicant requested additional time after the public hearing to refine sewer infrastructure requirements and/or options to serve the area. Those items took quite some time and the final sewer system recommendations, supported by both staff and the applicant, are reflected in the Public Works' Department's revised comments, transmitted to the Examiner on the last day of January. *(See Ex. 26, Public Works' Revised comments, dated Jan. 31, 2020; Email from Mr. Stevens of same date, transmitting document to the Examiner, noting the applicant's review and agreement with such revisions; See Sanitary Sewer Conditions 35-37)*.

12. Comments made by surrounding residents, in writing and at the public hearing, raised questions about stormwater detention that is designed to be placed along the southern portions of the new plat. Again, the applicant's engineer, Mr. Mattox, credibly explained how the plat design and compliance with applicable stormwater permit requirements – which will entail a thorough technical engineering review and approval before any final plat approval can be granted – should be adequate to prevent adverse stormwater impacts on surrounding properties. *(See Stormwater Conditions 39-52)*.

13. Other comments by adjacent homeowners living to the south of the proposed plat sought to have the applicant provide a buffer of some sort between their lots to the south and the new plat. Some people suggested a "green belt" or "green space" between their homes and the Sienna Hills site. Others suggested an equestrian trail, or some other major trail corridor to serve as a buffer. Some comments asked for visual buffering along the southern boundary of the new plat.

14. One of the most explicit requests for a "visually consistent buffer" along the southern boundary of the proposed plat admits that the adjacent Hidden Hills Homeowner's Association (for the neighborhood located south of Sienna Hills) currently prohibits privacy fences, as support for their request that the Sienna Hills developer should be required to provide visual buffering of some sort. *(Ex. 9, collection of written public comments, Nov. 26, 2019 letter and 'analysis' from Ms. Clapperton, Mr. Cron and Ms. Rokyta, on page 10, requested condition no. 3)*. Such a request is not

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1 compelling, as it appears to be partly based on an alleged problem that might be addressed if the
2 Hidden Hills Homeowner's Association amended their private association covenants to allow
residents to build their own privacy fences if they do not wish to see into the Sienna Hills development
site.

3 15. In the end, the Examiner finds and concludes that comments from local residents were not
4 supported by sufficient factual evidence or any legal authority that would support a requirement for
5 the applicant to provide a buffer between the new subdivision and their existing lots. The Examiner
6 finds and concludes that the proposed plat design is consistent with the Badger Mountain Subarea
7 Plan, by using low-density residential (R-1-10) zoning standards for all lots located along the project's
8 southern boundary, where most people providing comments reside, which will itself serve as a buffer
9 of sorts between existing development to the south of the new plat and medium density (R-2) zoned
lots located in the upper portion of the new plat. As explained in the Staff Report, complex easements
for irrigation system infrastructure in the area already serve to restrict development in portions of the
southern portion of the new plat, and several stormwater tracts or utility easements are located in the
southern portion of the new plat, further separating and buffering residents to the south from the new
Sienna Hills subdivision.

10 16. Furthermore, it is worth noting that fencing, screening, buffering, and the like, are not
11 expressly mandated in City or state subdivision codes. Instead, fencing around ponds may be required
12 to enhance public safety; visual screening may be required where certain commercial or multifamily
13 uses abut single-family residential zoned properties; and vegetation screening may be required to
protect certain critical areas, and shoreline areas (*See for example RMC 26.20.040 captioned*
"Shoreline vegetation conservation"). Again, there is no code authority to support a request for visual
buffering in this matter.

14 17. None of the public testimony was supported by professional reports regarding stormwater,
15 soils, or other aspects of the proposed plat, to rebut or credibly challenge the professional reports
16 provided by the applicant's engineers and design experts. Staff credibly confirmed that all notice and
comment requirements associated with this application were fully satisfied. No one submitted timely
comments questioning or seeking to appeal the SEPA threshold determination issued for this project.

17 18. The pedestrian pathway/trail for the proposed plat will be located in an alignment that is
18 consistent with the Badger Mountain Subarea Plan, and will be better-able to serve new residents in
19 the Sienna Hills subdivision if it is retained along the C-Street alignment instead of along the southern
boundary for the new plat, as some public comments suggested.

20 ***Compliance with city development regulations achieves consistency with the Comprehensive Plan.***

21 19. RMC 24.04.020 explains that the purpose of the City's platting and subdivision codes is "*in*
22 *furtherance of the comprehensive plan of the city*" and that such regulations contained in the city's
23 platting and subdivision codes "*are necessary for the protection and preservation of the public health,*
24 *safety, morals and the general welfare, and are designed, among other things, to encourage the most*
appropriate use of land throughout the municipality; to lessen traffic congestion and accidents; to
secure safety from fire; to provide adequate light and air; to prevent overcrowding of land; to avoid

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1 *undue concentration of population; to promote the coordinated development of unbuilt areas; to*
2 *secure an appropriate allotment of land area in new developments for all the requirements of*
3 *community life; to conserve and restore natural beauty and other natural resources; and to facilitate*
4 *the adequate provision of transportation, water, sewerage and other public uses and requirements.”*
5 The effect of this provision boils down to this: compliance with the City’s Comprehensive Plan can
6 be established, or at least partially established, through compliance with the city’s platting and
7 subdivision regulations found in Title 24 of the Richland Municipal Code. In this matter, substantial
8 evidence in the record clearly establishes compliance by the proposed plat (as conditioned herein)
9 with the city’s land platting regulations that are applicable to this project, including policies and goals
10 explained in the Badger Mountain South Subarea Plan (like the trail generally running along the C
11 Street alignment through the project), thus implementing and complying with the City’s
12 Comprehensive Plan. *(See Staff Report, all Findings above).*

13 ***Proposed plat will provide public benefits.***

14 20. The applicant’s submittals established that multiple aspects of the new subdivision will
15 provide public benefits, including without limitation, new housing inventory and options fulfilling the
16 city’s goals and policies set forth in the Comprehensive Plan, construction of new roads, sidewalks,
17 an attractive street system to serve the new plat, a wide sidewalk/pedestrian pathway along the C-
18 Street alignment to provide connections with surrounding development envisioned in the Badger
19 Mountain Subarea, and other features that will serve to promote health benefits of a walkable,
20 pedestrian-friendly community.

21 ***Substantial evidence demonstrates the proposed project, as conditioned, satisfies approval criteria.***

22 21. The record contains substantial evidence to demonstrate that, as conditioned, the proposed
23 plat makes appropriate provisions for:

24 A. The public health, safety, and general welfare: *See Staff Report, particularly explanation on*
25 *pages 12 and 13; all Findings above.*

26 B. Open Spaces: *Staff Report, discussion on pages 12 and 13;*

C. Drainage Ways: *The project will be consistent with all applicable standards for stormwater*
system design, including without limitation the Department of Ecology Stormwater Management
Manual for Eastern Washington. In accordance with City development standards, storm water
drainage would have to be retained and managed on-site. The proposed plat design includes three
(3) tracts totaling 2.64-acres for storm water management. See proposed plat site plans,
recommended Storm Water Conditions 39-52.

D. Streets or roads, alleys, other public ways: *The proposed plat has been reviewed by the City for*
compliance with applicable street system design requirements, and has been deemed consistent with
all applicable city standards for city roads, streets, driveways, access, circulation, transportation
concurrency and the like. The planned extension of the Queensgate/Burmuda roadway section
to/from the north of the plat will provide access to the proposed subdivision, and must be constructed

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1 before any phase of the preliminary plat can receive final plat approval. The plat will also establish
2 connections to Bent Road and Clover Road. Streets located within the proposed plat will include
3 curbs, gutters and sidewalks built in conformance with City right-of-way development standards. The
4 extension of Queensgate Drive is part of the plat, furthering construction of the arterial roadway
5 network in the vicinity as identified in the City's Comprehensive Plan. Specific conditions area
6 included to require compliance with city street standards, and to implement mitigation measures that
7 may be based upon the Transportation report discussed above, subject to final review and approval
8 of the City's Public Works Director. See Conditions 16-29 and 65.

9 E. Transit stops: To the extent transit stops are or may be located nearby to serve residents of the
10 proposed plat, or Richland residents generally, the subdivision design, access and internal circulation
11 patterns, as conditioned, are appropriate to allow for pedestrians and vehicles to access arterials and
12 other routes that could direct users to existing or future transit stops and facilities. The proposed
13 plat is within the Ben Franklin Transit service area, though no bus service is currently provided for
14 the neighborhood. The transit agency was given lawful notice of the proposed plat and did not
15 provide any comments or feedback for consideration as part of the record in this matter. The nearest
16 bus service is now along Keene Road and Gage Blvd., approximately 3.5 miles to the east.

17 F. Potable water supplies: The new subdivision will receive its domestic water supply from the City
18 of Richland. Staff confirms that adequate capacity is available within the city's water supply system
19 to provide both domestic water and fire flow service to the new plat. An irrigation source and
20 distribution system, entirely separate from the City's domestic water system, will be provided for this
21 development. See recommended Domestic Water conditions, 30-34, and Condition 10 re: irrigation
22 water.

23 G. Sanitary systems: The City's sewer system has capacity to serve the proposed plat and will do
24 so. Connections and infrastructure improvements associated with sewer service for the new plat are
25 addressed in recommended Sanitary Sewer conditions (and options) that were the subject of post-
26 hearing discussions that resulted in a joint recommendation from the applicant and city staff on the
subject. See Ex. 26 and Conditions 35-37.

27 H. Parks and recreation, playgrounds, schools: The Staff Report and site plans show that the project
28 includes provisions for new open space, advancing the Badger Mountain Subarea Plan vision of
29 pedestrian connections, including trails/pathways. The Richland School District was given the
30 opportunity to comment. Following their review of the proposed preliminary plat the District
31 indicated they have no specific concerns or requirements relative to the plat. Two future schools are
32 planned within the Badger Mountain South area to the west of the Sienna Hills plat.

33 I. Planning features to assure safe walking conditions for students: The proposed plat includes
34 extensive walking paths and sidewalks that will adequately provide safe walking routes and
35 conditions for school children.

36 22. Except as modified in this Recommendation, all Findings, and statements of fact contained
in the REVISED Staff Report, are incorporated herein by reference as Findings of the undersigned

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hearing examiner.³

23. Based on all evidence, exhibits and testimony in the record, the undersigned Examiner specifically finds that the proposed plat, as conditioned below, makes appropriate provisions for the considerations detailed in applicable law, including without limitation RMC 24.12.050, .053, 19.60.095, and relevant provisions found in the Badger Mountain Subarea Plan, and that the public use and interest will be served by the proposed plat and associated dedications and improvements.

VI. CONCLUSIONS of LAW.

1. Based on the Findings provided above and in the REVISED Staff Report, the undersigned Examiner concludes that the proposed plat, as conditioned below, conforms to all applicable zoning and land use requirements and appropriately mitigates adverse environmental impacts. Upon reaching such findings and conclusions as noted above, the preliminary plat meets the standards necessary to obtain approval by the City.

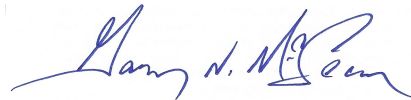
2. The proposed conditions of approval reflected in the Staff Report, as revised in the Public Works Comments submitted on January 31, 2020 (Exhibit 26), are reasonable, supported by the evidence, and capable of accomplishment.

3. Any Finding or other statements in previous or following sections of this document that are deemed Conclusions are hereby adopted as such.

VII. RECOMMENDATION.

Based upon the preceding Findings of Fact and Conclusions of Law, evidence presented through the course of the open record hearing, all materials contained in the contents of the record, and the Examiner's site visit, **the undersigned Examiner recommends that the City Council APPROVE the "Sienna Hills" Preliminary Plat application**, subject to the attached Conditions of Approval, as recommended by Staff and modified by the Examiner.

Recommendation issued: March 9, 2020.



Gary N. McLean
Hearing Examiner for the City of Richland

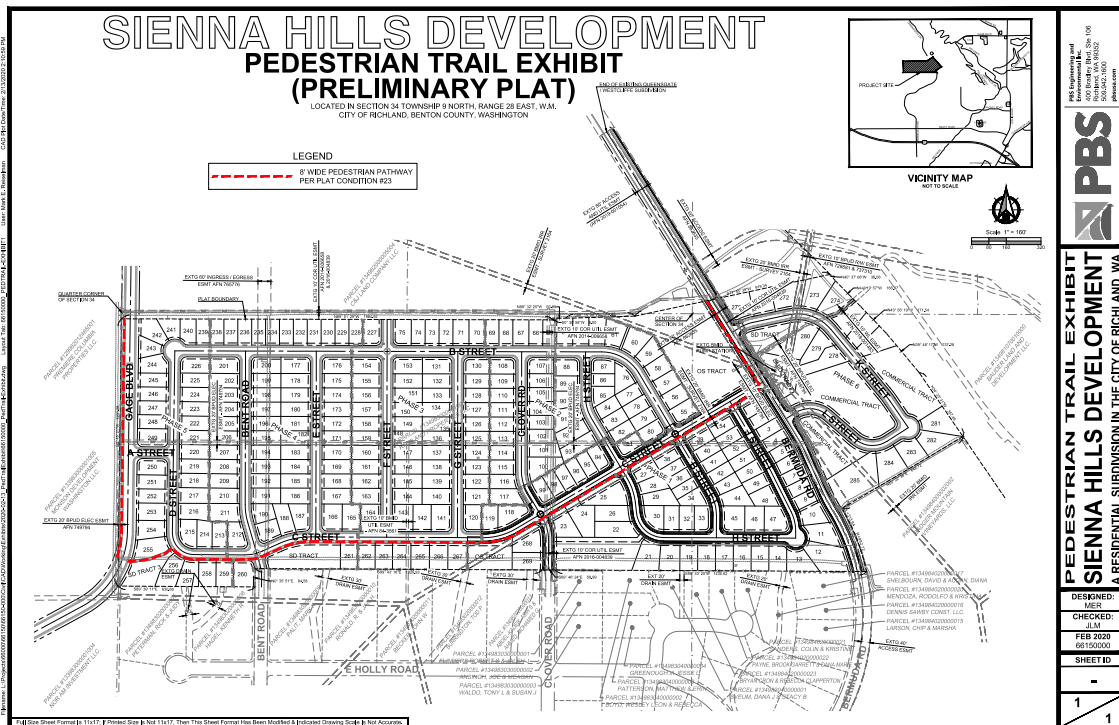
³ For purposes of brevity, only certain Findings from the Department's Recommendation are highlighted for discussion in this Recommendation, and others are summarized, but any mention or omission of particular findings should not be viewed to diminish their full meaning and effect, except as modified herein.

Conditions of Approval Sienna Hills Preliminary Plat File No. S2019-101

Conditions added by the Hearing Examiner.

H1. Intent and Purpose – It is the intent and purpose of these conditions to fully implement and apply zoning district standards using zoning district boundaries ultimately approved by the City Council for portions of the Sienna Hills area. These conditions are written to apply recommended boundaries reflected in the connected Sienna Hills Rezone matter, File No. Z2019-106. In the event the City Council chooses to apply different boundaries, some of the Conditions include in this preliminary plat recommendation may require modification. As modified by these Conditions of Approval, the Sienna Hills Preliminary Plat should be approved to authorize subdivision of the Sienna Hills site, located on Benton County Assessor Parcel No. 134983000001005, into no more than 285 lots and 12 tracts.

H2. Trail/Pedestrian Pathway Requirement – Consistent with, and to effectuate development of a “civic use,” i.e. a pedestrian trail alignment running through the rezone area, as addressed in the Badger Mountain Subarea Plan, this Preliminary Plat shall include dedication and development of a pedestrian pathway/trail/sidewalk at least 8-feet wide, generally running along the south-side of an east/west street alignment in the rezone area, between the property’s western boundary and Bermuda Road on the east. Construction of a trail substantially similar to that described in Condition No. 23 below as depicted on Exhibit 25, republished below, subject to review and approval by the Director as part of final engineering design review, shall satisfy this Condition of Approval.



Ex. 25, from Sienna Hills Preliminary Plat, File No. S2019-101

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1
2 **H3. Final Plat must be revised to ensure that lot sizes, configurations, and other standards are**
3 **consistent with those applicable to zoning districts assigned to portions of the Sienna Hills site, as reflected**
4 **in the Sienna Hills Rezone Recommendation, File No. Z2019-106.**

5 A. Lower Portion of Preliminary Plat, zoned R-1-10, low-density Single Family Residential –
6 Using the final centerline of the proposed C-Street alignment in the Sienna Hills Preliminary Plat,
7 shown in the image of Ex. 25 above, as reviewed and approved by the Director following final
8 engineering design review, property to the south of such line from Bermuda Road on the east to D
9 Street on the west, then continuing to the rezone-area's western boundary along the northern lot-line
10 for stormwater Tract 3, shall conform with standards applicable to the R-1-10 (Single Family
11 Residential) zoning district;

12 B. Except for the small Commercial node, the Upper Portion of Rezone Site Should be designed
13 to comply with R-2, Medium Density Residential, zoning district standards – Using the C-
14 Street/northern lot line for stormwater Tract 3 boundary described above, except for the small
15 Commercial area addressed below, property to the north of such line from Bermuda Road on the east
16 to the rezone-area's western boundary shall conform with standards applicable to the R-2 (Medium
17 Density Residential) zoning district;

18 C. Commercial Node – Using final centerlines of public streets constructed on the site as the
19 east, west, and southern boundary, and lot lines approved for any final plat phase addressing relevant
20 portions of the rezone-area as the northern boundary, property located between Bent Road on the west,
21 E Street on the east, C Street on the south, and final lot lines on the north, for an area at least 7.5 acres
22 (noting original proposal was for 7.83 acres of Commercial land area), shall conform with standards
23 applicable to the C-LB (Commercial, Limited Business) zoning district;

24 D. Area East of Bermuda Road Alignment – Using the final centerline of Bermuda Road as
25 depicted on the Sienna Hills Preliminary Plat map shown on Ex. 25 above, the area east of Bermuda
26 Road to the rezone area's eastern boundary shall conform with R-1-10 (Single Family Residential)
zoning standards on the northern and southern portions of such area, with C-LB (Commercial, Limited
Business) zoning standards applying to the central portion of such area, as depicted on page 4, Figure
2.1, of the Rezone Staff Report, the original rezone application map.

18 **H4. Queensgate/Burmuda Extension must be constructed before final plat approval of any phase of**
19 **the Sienna Hills Plat** – It is expressly understood and required that no portion or phase of the proposed plat can
20 receive Final Plat approval until after the Queensgate/Burmuda roadway extension to/from the north of the plat
21 is constructed and opened to provide access into the Sienna Hills Preliminary Plat from the north.

22 ***Conditions Derived from Staff Report and Public Works Comments.***

23 **General Conditions:**

- 24 1. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36"
25 hardcopy format and also electronically in .dwg format compatible with the City's standard CAD
26 software. Addendums are not allowed, all information shall be supplied in full size (and electronic)
format. Electronic copies of the construction plans are required prior to the pre-con meeting along

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with the multiple sets of paper drawings. When construction of the public infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's standard CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

2. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.
4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the approved plan submittal.
5. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for plat acceptance.
6. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.
7. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"=40'.
8. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
9. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: <http://www.call811.com/>
10. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Construction plans will not be accepted for review until*

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adequate and viable proof of an irrigation source is made available by the developer. The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

11. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

12. Public improvement design shall follow the following general format:
- A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
 - B. Water lines shall be aligned on the south and east side of street centerlines.
 - C. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - D. Storm sewer shall be aligned on the south and east side of street centerlines.
 - E. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - F. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - G. Watermains larger than 8-inches in diameter shall be ductile iron.
 - H. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - I. All watermains outside areas zoned R1 shall be ductile iron.
 - J. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - K. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC or C900 PVC. The entire main from manhole to manhole shall be the same material.
 - L. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
 - M. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - N. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
 - O. The minimum centerline radius for local streets shall be 100-feet.
 - P. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
 - Q. An overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
 - R. A detailed grading plan shall be included in the submitted plan set.
 - S. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
 - T. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - U. All public improvements shall comply with the State of Washington and City of Richland

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requirements, standards and codes.

- V. All cul-de-sacs shall have a minimum radius of 48-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
- W. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
- X. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
- Y. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
- Z. Construction plans shall reference all City of Richland standard details necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public.
- AA. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.

13. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.

14. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:

- A. 2-inches compacted gravel, minimum (temp. SEVA only).
- B. 2% cross-slope, maximum.
- C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
- D. Be 20-feet in width.
- E. Have radii that are accommodating with those needed for City Fire apparatus.

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

15. SURVEY MONUMENT DESTRUCTION:

- All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
-

A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work

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or other activity for the purpose of locating and referencing any known or existing survey monuments.” (RCW 58.09.130).

B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).

C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and the file a permit with the DNR.

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

16. The Sienna Hills preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA). The developer of this proposed project shall receive “credits” for construction of Gage Blvd. and Bermuda Road as allowed under the City’s South Richland Collector Street Financing Plan.

17. Bermuda Road shall be constructed full-width within the boundaries of the pre-plat in accordance with City standard detail ST-11 (Arterial Collector) at the same time that phase 1 is constructed. The Bermuda improvements shall include curb, gutter and sidewalk on both sides. A ten-foot public utility easement shall be provided adjacent to its right-of-way on the face of the final plat. The portion of Bermuda that is to the north and is outside of the boundaries of the preliminary-plat shall be constructed as a rural road section, in accordance with City standard detail ST-15.

18. Gage Blvd. shall be constructed full-width in accordance with City standard detail ST-10 (Minor Arterial) at the same time that phase 5 is constructed, or concurrent with any phase that will result in a total number of single family lots greater than 250. The Gage improvements shall include curb, gutter and sidewalk on both sides. A ten-foot public utility easement shall be provided adjacent to its right-of-way on the face of the final plat.

19. Due to the hilly nature of the preliminary plat and the surrounding properties, Gage Blvd. outside of the preliminary plat shall be conceptually designed to the north up to its intersection with Queensgate. Gage shall also be conceptually designed 500-feet southwest of the Sienna Hills pre-plat boundary. This conceptual design shall include both plan and profile design, including approximate boundaries of cut and fill areas using readily available topographic information.

20. The proposed street layout will create higher traffic volumes on C, B and F Street, Bent Road and on Clover Road. In an effort to curtail speeds through the development, the following intersections will require traffic calming treatments (such as traffic circles)

- a. C Street & Clover Road
- b. C Street & Bent Road
- c. B Street & F Street

The specific calming treatments will be determined by the Public Works Director in consultation with the

**FINDINGS OF FACT, CONCLUSIONS AND
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designing engineer. Adequate right-of-way shall be designed for at these locations and provided on the final plats. Landscaping designs can be proposed for the interior of these traffic circles, but all landscaping shall be maintained by the developer or the future HOA.

21. The maximum centerline grade for the proposed Gage Blvd. and Bermuda Road shall be no more than 8%.

22. A note will be shown on the face of the future final plats stating that Gage Blvd. and Bermuda Road are both classified as "Collector streets". Subsequently, no driveways accessing single family lots will be allowed directly onto them.

23. The Badger Mountain Subarea Plan indicates a pedestrian trail is required through this preliminary plat. A widened 8-foot wide sidewalk shall be constructed at the following locations:

- The west side of Gage Blvd. to the plat boundary
- The west side of Bermuda Road to the plat boundary
- The south side of "C" Street from Bermuda Road to Bent Road, then the south side of "D" Street from Bent Road to "Storm Drain Tract 3", then across Storm Drain Tract 3 to Gage Blvd.

These sections of sidewalk shall be constructed by the developer concurrent with the phase that constructs the corresponding section of roadway.

24. There appear to be multiple access easements crossing the proposed preliminary plat which will be displaced by single family lots. The developer of the preliminary plat shall reconcile all access issues with all parties named in the easements prior to issuance of a right-of-way construction permit.

25. Sidewalks shall be installed along all public Right of Way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, HOA tracts, etc.).

26. Pedestrian ramps shall be designed to current City standard details and A.D.A. guidelines. Adequate Right-of-Way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City guidelines and A.D.A. guidelines. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profile shall be designed to accommodate this.

27. The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

28. The proposed intersections onto Bermuda and Gage are acceptable for this project, but any proposed changes to them will be subject to approval by the Public Works Director.

29. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. If the temporary turnaround is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

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- 1 30. The proposed preliminary plat is located within the Tapteal 4 water pressure zone. The closest Tapteal
2 4 water main is located in Bermuda Road to the north. It shall be the responsibility of the developer
3 to extend a water main to this property to serve domestic water at the time of plat construction. This
4 water main shall be sized as 12-inch diameter in accordance with the City's Water System Plan.
- 5 31. In accordance with the City's Water System Plan, a portion of the "Tapteal 4 Zone Connection" water
6 main is designed to run through this plat. The future water mains in C street, D street from Bent Road
7 to A Street, A Street and Gage Boulevard shall be 12-inch in diameter. The 12-inch water main in
8 Gage Boulevard shall be installed in the full length of the street. This water main shall be extended to
9 the property to the west of the proposed preliminary plat.
- 10 32. In accordance with municipal code, domestic water mains shall be extended to the adjoining properties
11 adjacent to the preliminary plat, provided they are in the correct pressure zone.
- 12 33. The developer will be required to demonstrate that all phases are capable of delivering adequate fire
13 flows prior to construction plans being accepted for review. This may require looping of the watermain
14 from off-site locations, or oversizing of the main where needed.
- 15 34. The fire hydrant layout shall be approved by the City Fire Marshal.

16 **Sanitary Sewer:**

- 17 35. There are two sanitary sewer mains available to serve this development. Both options require the
18 construction of off-site infrastructure and a sewer pump station. Those two choices are as follows:
- 19 • Design this subdivision to flow by gravity to a planned sewer pump station located to the west within
20 the Badger Mountain South master planned development. The plan for this sewer pump station is
21 included in the City's General Sewer Plan. Since this planned sewer pump station does not yet exist
22 the developer of this project must construct it along with the necessary off-site piping and have it
23 accepted by the City for service prior to completion of the first phase.
 - 24 • Design a sewer pump station located within this development that discharges to an existing sewer pipe
25 in Queensgate Drive to the north. Based on a 2017 and 2020 study of that pipe and this property's
26 sewer service needs this sewer pump station and its piping shall be designed for a peak flow
corresponding to 423 single family residences, 1 clubhouse and 120 units (multi-family), plus the
capacity required for the commercially zoned property identified within this preliminary plat. This
design criteria includes the undeveloped properties upslope of it. This option shall include a design
feature allowing for the future bypass of this sewer pump station with a gravity pipeline to the
southwest toward the Badger Mountain South master planned development. The feature shall include
a planned pipeline route and adequate easements to enable implementation.

In accordance with municipal code the developer will be eligible for a latecomer agreement in either scenario.
This agreement will help to recover a portion of the costs from future users of the sewer pump station and any
necessary oversized pipelines.

36. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside
of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-
feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said
structure shall be provided as approved by the Public Works Director.
37. In accordance with municipal code, sanitary sewer shall be extended to the appropriate adjoining

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properties adjacent to the preliminary plat.

Ground Water:

38. A master grading plan completed by a licensed engineer shall be submitted along with the first submission of construction plans. The grading plan and accompanying geotech report shall make provisions for the existing neighboring landowners and address any impacts that the proposed grading and/or groundwater impacts will have on them. It shall also include a means for managing groundwater or subsurface springs if any are encountered during grading or construction.

Storm Water:

39. This project requires coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

40. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.

41. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.

42. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal.

43. If any existing storm drainage or ground water seepage drains onto the proposed project, said drainage shall be considered an existing condition and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.

44. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").

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- 1 45. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.
- 2 46. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 48 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not perk within 48 hours.
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- 4
- 5 47. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity. The storm drainage system for this development, both its conveyance and retention / infiltration components, shall be designed to effectively manage runoff from upstream properties that can be anticipated to convey stormwater onto this property because of a pre-development runoff condition, or as a result of flows discharged that are in excess of the design storm from the upstream property. Additionally, as this property is upslope of developed properties the stormwater system shall include provisions for possible discharge of runoff onto downslope properties from storms in excess of the design storm as described above. Those provisions may be required to include off-site downslope conveyance facilities and/or flowage easements allowing for the conveyance of stormwater to and across downslope properties.
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- 11 48. The amount of post-development storm runoff from the proposed site shall not exceed the amount of pre-development runoff.
- 12 49. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat.
- 13 50. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.
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- 16 51. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.
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- 20 52. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.
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- 22

23 **Final Platting / Project Acceptance Requirements:**

- 24 53. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works

25 **FINDINGS OF FACT, CONCLUSIONS AND**
26 **RECOMMENDATION RE: SIENNA HILLS**
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document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat of the project.

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

55. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.

56. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.

57. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

58. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.

59. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.

60. A one-foot "No access / screening easement" will be required along the Bermuda Road and Gage Blvd. Rights-of-Way where single family lots are adjacent. No single-family driveways will be allowed directly onto either of those streets.

61. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

62. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

63. Any restricted parking areas shall be indicated on the final plats.

Energy Services Condition

64. Subsequent final plat surveys shall provide ten-foot (10') public utility easements adjacent to all lots and tracts adjoining public roadways.

Planning Conditions

65. The applicant must complete a Transportation Impact Analysis (TIA) covering the scope and addressing items detailed in Exhibit No. 23, the Traffic Impact Analysis Scoping Meeting Summary, dated Dec. 6, 2019, for the Dec. 4th meeting between applicant's engineer and Benton County staff.

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The final TIA shall be subject to review and approval by the City's Public Works Director, who shall have full authority and discretion to require the applicant to construct certain off-site improvements and/or implement other transportation related measures needed to mitigate significant impacts that may be identified in the final TIA. Mitigation measures agreed to be necessary by both the County and the City of Richland shall be deemed conditions of approval for this preliminary plat and are incorporated herein by this reference. Written confirmation of any specific mitigation measures imposed as a result of the TIA shall occur in writing and shall be provided to the Planning Division to maintain in the official file for this matter and distribution to parties of record, which may be achieved by posting such requirements on the City's publicly available website information for this preliminary plat development.

66. Based on known cultural resources on or near the work site, an archaeological monitor must be present for all ground disturbing activities. Consistent with guidance provided by the State's Department of Archaeology & Historic Preservation the monitor must be a professional archaeologist who meets the Secretary of the Interior's standards for prehistoric archaeology. This condition can be satisfied if the applicant uses the services of a qualified monitor from the Confederated Tribes of the Umatilla Indian Reservation ("CTUIR") to provide on-site observation of ground-disturbing work associated with this project and document any archaeological resources observed during such monitoring.

67. An 8-foot-wide sidewalk shall extend from the southwest corner of the plat (SD Tract 3), along the south side of "C Street" connecting to Bermuda Road. The sidewalk shall extend from "C Street" through "SD Tract 3" and connect to the west property line of the parent parcel. Undeveloped areas on either side of said sidewalk shall be treated with live vegetation and/or decorative rock. In the event that language from this condition and Condition Nos. H2 and/or 23 addressing the same 8-foot wide sidewalk/pathway through the new plat are read in conflict with one another, the Planning Manager shall have full discretion and authority to issue a written determination resolving such conflicts and interpreting such condition(s).

Building Conditions

68. Grading shall be permitted by the City and performed in accordance with the Geotechnical Engineering report by PBS and with Appendix J [IBC 2015]. Any specific geotechnical requirements regarding foundations and/or site slopes shall be noted on the plat along with reference to the geotechnical investigation report.

69. Site grading permitting shall be contingent upon a geotechnical report providing specific soil load-bearing capacities and lot-specific recommendations as necessary.

70. Street designations shall be as set forth in RMC 12.01.060. Prior to submitting for the final plat, please submit three (3) street name options for each the following street segments: A Street, B Street, C Street, D Street, E Street, F Street, G Street, H Street, J Street, K Street, and L Street.

71. Addressing brackets [] are needed on all lots and tracts in subsequent final plat submittals.

72. Prior to submitting for the final plat, provide which lots, if any, will allow construction of multi-family (duplex) dwellings. Addressing will be generated accordingly.

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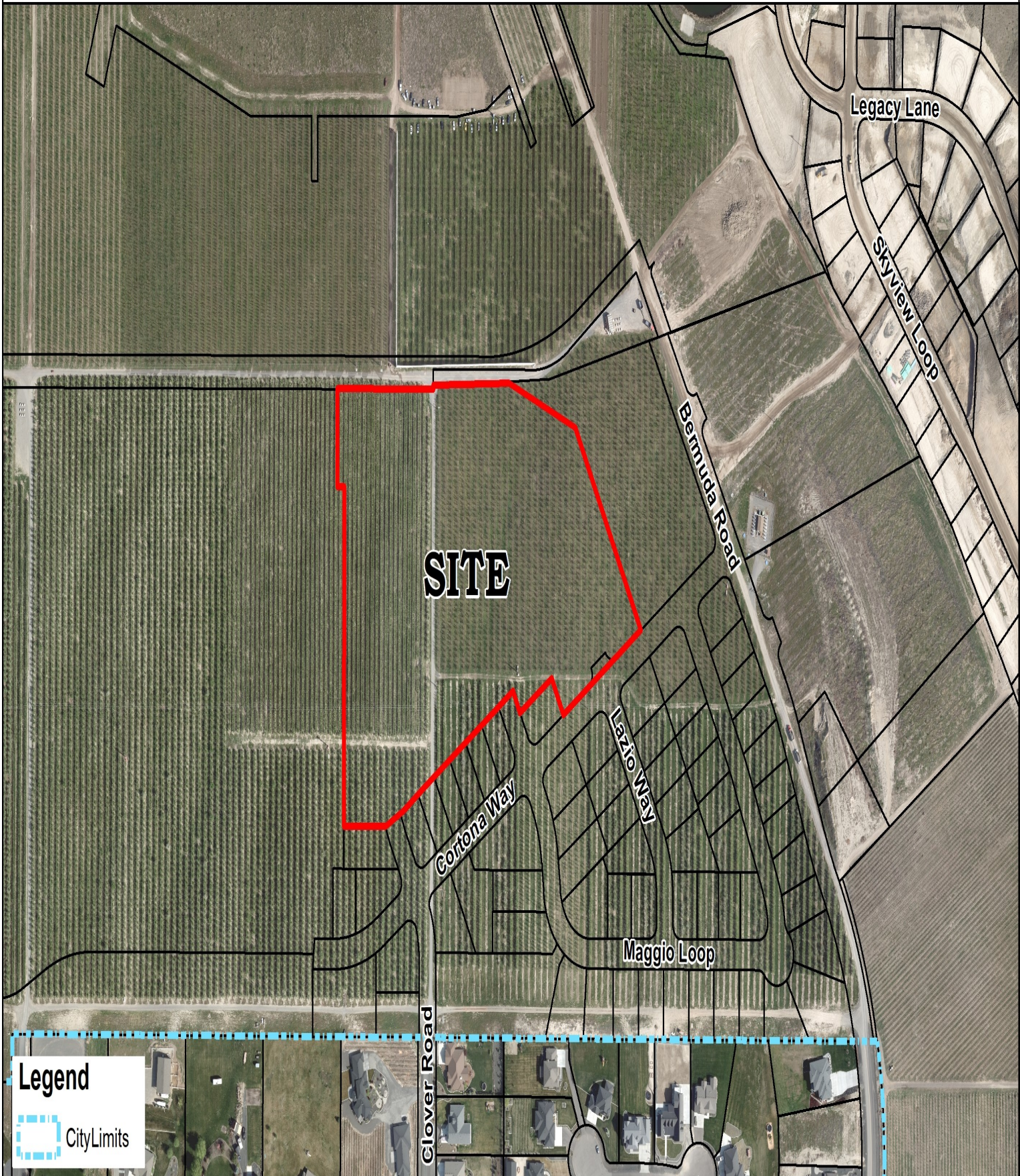
Vicinity Map

Item: Final Plat of Siena Hills Phase 2

Applicant: Siena Hills Development (Taylor Merrill)

File #: FP2022-104

N



Legend





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/19/2022

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 2022-60, Declaring Real Property Located at 350 Thayer Surplus to the City's Needs

Department:
Development Services

Ordinance/Resolution Number:
2022-60

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2022-60, authorizing the surplus of certain real property located at 350 Thayer Drive and authorizing staff to market the property for sale through the negotiation process pursuant to RMC 3.06.040(B).

Summary:

The City owns a vacant parcel of land containing 14,468 square feet (0.33 acres) located at 350 Thayer Drive, just south of the Duportail roundabout. The property is currently zoned Residential R-1-12 and has been owned by the City of Richland since it was incorporated as a first class city in 1958. The subject property is located adjacent to and south of the New Heights Church, and is located just north and adjacent to the Congregation Beth Shalom. Lawless Park is located immediately east of the subject property.

Senior staff reviewed the property holding and determined that it is no longer needed for municipal purposes, rendering it eligible for surplus by council action.

The Planning Commission reviewed the proposed surplus action at its March 23, 2022 meeting. After taking public testimony through a duly advertised public hearing, the Planning Commission favorably recommended approval of the proposed surplus action.

The Economic Development Committee (EDC) reviewed the proposed surplus action at its March 28, 2022 meeting and favorably recommended approval. Further, the EDC recommended that the property be marketed for sale through the negotiation process pursuant to RMC 3.06.040(B). The EDC considered the options of marketing the property for sale or lease through the sealed bid process and/or giving special consideration to the abutting landowners. Neither approach to sale of the property is recommended by the EDC.

Assuming the surplus action is approved, the anticipated sale of the property to a prospective developer will be brought to the Richland City Council for consideration at a future date.

The purchase price will be based on an appraisal of the property.

Staff recommends adoption of Resolution No. 2022-60.

Fiscal Impact: None.

Attachments:

- I. Resolution No. 2022-60

RESOLUTION NO. 2022-60

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
DECLARING CERTAIN REAL PROPERTY LOCATED AT 350
THAYER DRIVE SURPLUS TO THE CITY'S NEEDS AND
AVAILABLE FOR SALE.**

WHEREAS, the City of Richland owns 14,468 square feet of property located at 350 Thayer Drive south of the Duportail Street roundabout; and

WHEREAS, the property is currently zoned Residential R-1-12 and has been owned by the City since its incorporation in 1958; and

WHEREAS, pursuant to Richland Municipal Code (RMC) 3.06.030, Richland City Council is authorized to declare property surplus and direct its disposition; and

WHEREAS, after review and consideration, no municipal need has been identified for this property; and

WHEREAS, in accordance with RMC 3.06.030, the Richland Planning Commission held a duly advertised public hearing on March 23, 2022 to take testimony on the proposed surplus action. No public comment was offered. At the close of the public hearing, the Planning Commission favorably recommended surplus of the property; and

WHEREAS, at its March 28, 2022 meeting, the Economic Development Committee (EDC) favorably recommended surplus of the property; and

WHEREAS, the EDC further recommended that the property be marketed for sale and sold through a negotiation process as a result of city-initiated advertising pursuant to RMC 3.06.040(B).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that certain real property located at 350 Thayer Drive and depicted on the attached **Exhibit A** is no longer needed for municipal purposes and is therefore surplus to the City's needs.

BE IT FURTHER RESOLVED that staff is directed to prepare, market and negotiate the sale of the property identified on **Exhibit A**.

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

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ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 19th day of April, 2022.

Michael Alvarez, Mayor

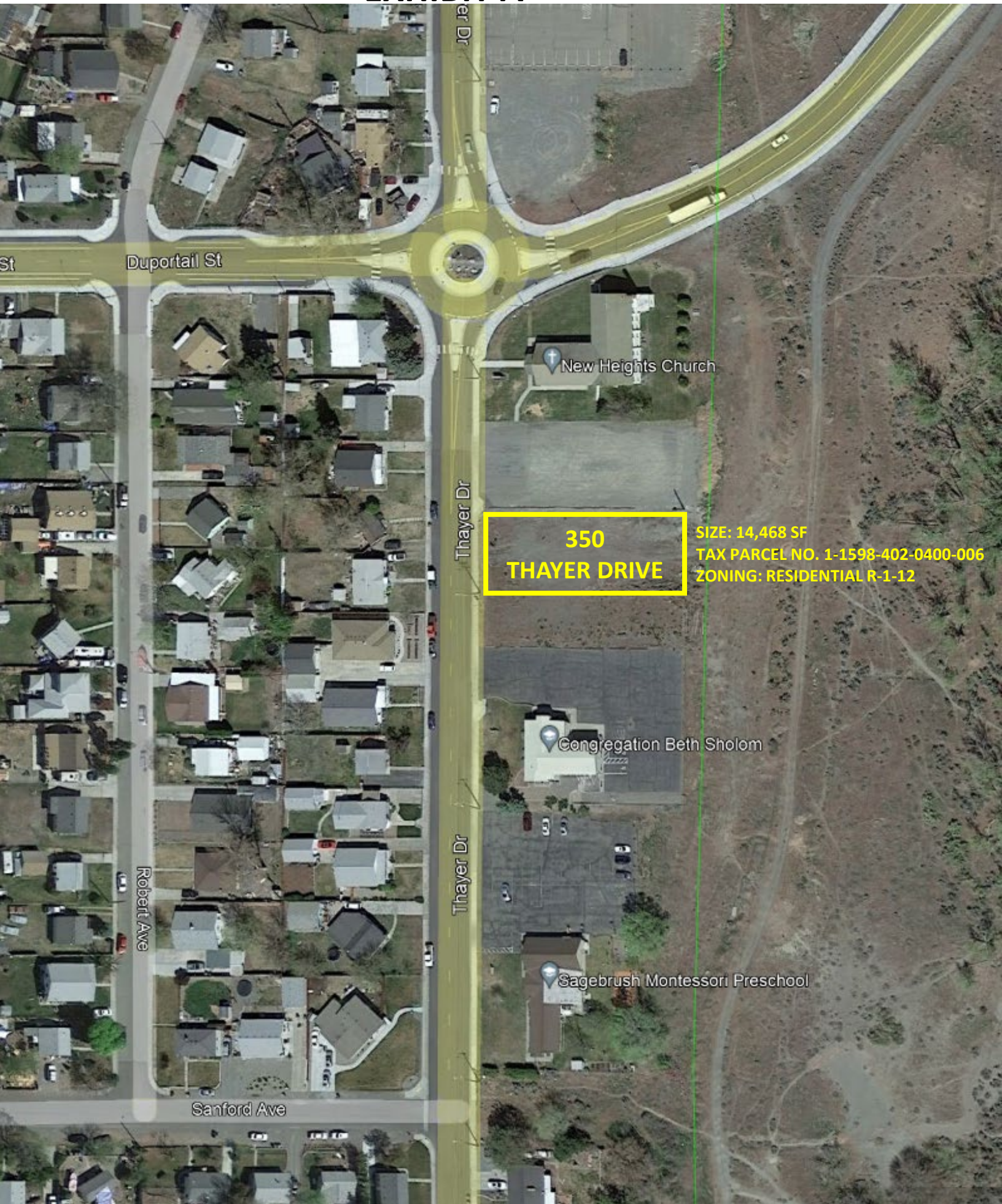
Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

EXHIBIT A



**350
THAYER DRIVE**

SIZE: 14,468 SF
TAX PARCEL NO. 1-1598-402-0400-006
ZONING: RESIDENTIAL R-1-12



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/19/2022

Agenda Category: Items - Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Appointment to the Code Enforcement Board: Tamara Wright-Chavez

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Appoint Tamara Wright-Chavez to Position No. 3 on the Richland Code Enforcement Board.

Summary:

Position No. 3 on the Code Enforcement Board expired March 31, 2022.

The Code Enforcement Board (CEB) interviewed Tamara Wright-Chavez on April 12, 2022 and is recommending her appointment to fill the vacant position. The term for this position is two (2) years, effective April 20, 2022 through March 31, 2024.

The candidate's application packet is on file in the City Clerk's Office.

Fiscal Impact: None.

Attachments:

- I. Code Enforcement Board Recommendation for Appointment Memo



POLICE SERVICES DEPARTMENT

MEMORANDUM

To: Richland City Council

From: Code Enforcement Board Interview Panel

Date: April 13, 2022

Re: Code Enforcement Board Vacancy Interviews

One application packets was received as a result of advertising for the vacant Code Enforcement Board position.

On April 12, 2022, Lieutenant David Neher and Sergeant/Liaison Shawn Swanson interviewed candidate Tamara Wright-Chavez. Also present for the interview was Council Liaison Richardson. Interview procedures were followed and no conflict of interest was identified.

Based on this interview, we recommend Ms. Wright-Chavez be appointed to fill Position No. 3 which is being vacated by Derendra Bialy.

The term for the Code Enforcement Board Position No. 3 is two years, effective April 20, 2022 through March 31, 2024.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/19/2022

Agenda Category: Expenditures - Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Expenditures from March 1, 2022 to March 31, 2022 for \$35,251,534.49 including Travel Check Nos. 20085-20107, Accounts Payable Check Nos. 298393-299230, Accounts Payable Wire Nos. 8961-9003, Payroll Wires & ACH Nos. 12608-12673, Payroll Direct Deposit & Check Nos. 190373-192005 and Pension Check Nos. 6110-6138.

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from March 1, 2022 to March 31, 2022 in the amount of \$35,251,534.49

Summary:

Breakdown of Expenditures:

Travel Checks	20085-20107	\$18,163.05
Accounts Payable Checks	298393-299230	\$6,244,077.57
Accounts Payable Wires	8961-9003	\$21,838,796.42
Payroll Wires & ACH	12608-12673	\$3,330,365.39
Payroll Direct Deposit & Checks	190373-192005	\$3,792,397.96
Pension Checks	6110-6138	\$27,734.10
TOTAL		\$35,251,534.49

Fiscal Impact:

Total Disbursements: \$35,251,534.49

Attachments:

1. Expenditure Summary
2. Travel Checks
3. Accounts Payable Checks
4. Accounts Payable Wires
5. Payroll Wires & ACH
6. Payroll Direct Deposit & Checks
7. Pension Checks

Expenditure Summary - 3/1/2022 - 3/31/2022

AP-EXP-SUMMARY-001

Expenditure Breakdown Summary

	REPORT	START CHECK	END CHECK	CHECK COUNT	CHECK TOTALS	VOID AMT
Travel Checks	(AP-TRVLCHKS-001)	20085	20107	23	\$18,163.05	\$0.00
Accounts Payable Checks	(AP-CHKHIST-DETAIL-001)	298393	299230	838	\$6,244,077.57	\$0.00
Accounts Payable Wires	(AP-WIRENOS-001)	8961	9003	43	\$21,838,796.42	\$0.00
Payroll Wires & ACH	(PR-WIRESACH-001)	12608	12673	64	\$3,330,365.39	\$0.00
Payroll Direct Deposit & Checks	(PR-CHKHIST-DETAIL-001)	190373	192005	1633	\$3,792,397.96	\$0.00
Pension Checks	(PR-CHKHIST-DETAIL-002)	6110	6138	29	\$27,734.10	\$0.00

\$35,251,534.49

AP Travel Checks - MUNIS 3/1/2022 - 3/31/2022

Travel Check Summary Information

CHECK DATE	START CHECK	END CHECK	CHECK KNT	CHECK TOTALS	VOID AMT
03/02/2022	20085	20089	5	\$5,424.31	\$0.00
03/09/2022	20090	20091	2	\$1,353.63	\$0.00
03/16/2022	20092	20101	10	\$8,251.78	\$0.00
03/23/2022	20102	20106	5	\$2,459.32	\$0.00
03/30/2022	20107	20107	1	\$674.01	\$0.00
			23	\$18,163.05	\$0.00

Travel Check Detail Information

CHECK DATE	START CHECK	VOID	PAYEE	CHECK AMT	CHK COMMENT	VOID AMT	VOID COMMENT
03/02/2022	20085		MICHAEL ALVAREZ	\$750.20	22-057 ECA CONF AT WM SYMPOSIA	\$0.00	
03/02/2022	20086		CHRISTOPHER MASON	\$839.33	22-017 ADV CHILD ABUSE & DEATH	\$0.00	
03/02/2022	20087		JEFF MUAI	\$1460.16	22-049 UNDERCOVER CONCEPTS & T	\$0.00	
03/02/2022	20088		THERESA RICHARDSON	\$914.46	22-058 ECA CONF AT WM SYMPOSIA	\$0.00	
03/02/2022	20089		JARIN WHITBY	\$1460.16	22-048 UNDERCOVER CONCEPTS & T	\$0.00	
03/09/2022	20090		JONATHAN HOLEN	\$196.00	22-041 COBAT FIRST AID	\$0.00	
03/09/2022	20091		KENNA LADENDORF	\$1157.63	22-037 BASIC CRIME PREVENTION	\$0.00	
03/16/2022	20092		ESTHER MARIA CLICK	\$778.98	22-050 RESUSCITATION ACADEMY	\$0.00	
03/16/2022	20093		JOE DEROUSIE	\$1193.50	22-070 CENTER FOR PUBLIC SAFET	\$0.00	
03/16/2022	20094		CAMERON FANCHER	\$851.45	22-056 SPECIALIST INTERVIEW CO	\$0.00	
03/16/2022	20095		JAMES HEMPSTEAD	\$584.92	22-066 RESUSCITATION ACADEMY	\$0.00	
03/16/2022	20096		JOSH JORDON	\$1062.15	22-068 FIRE INSPECTOR CERT EXA	\$0.00	
03/16/2022	20097		CHRISTOPHER MASON	\$851.45	22-055 SPECIALIST INTERVIEW CO	\$0.00	
03/16/2022	20098		UKIAH PETERSEN	\$640.50	22-071 SWAT CNT COURSE	\$0.00	
03/16/2022	20099		JOSHUA SMITH	\$584.92	22-067 RESUSCITATION ACADEMY	\$0.00	
03/16/2022	20100		JOHN TALLENT	\$581.76	22-027 BAT REFRESHER & EXAM	\$0.00	
03/16/2022	20101		MICHAEL VAN BEEK	\$1122.15	22-069 FIRE INSPECTOR I	\$0.00	
03/23/2022	20102		ANDREY AVETISYAN	\$324.96	22-040 2022 ENGEERING EXCELLEN	\$0.00	
03/23/2022	20103		GAIL EVERETT	\$374.00	22-059 GOVERNMENT SOCIAL MEDIA	\$0.00	
03/23/2022	20104		JAKOB GUNN	\$382.78	22-084 HANDS ON METER SCHOOL	\$0.00	
03/23/2022	20105		TYLER JENNINGS	\$994.80	22-035 ICC COMMITTEE ACTION HE	\$0.00	
03/23/2022	20106		OMAR VALLE GUZMAN	\$382.78	22-083 HANDS-ON METER SCHOOL	\$0.00	
03/30/2022	20107		SAMUEL GRANT	\$674.01	22-064 BERLA IVE TRAINING	\$0.00	
				\$18163.05		\$0.00	

Accounts Payable Checks

3/1/2022 - 3/31/2022

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
03/01/2022	298393	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	030122PP	MEDICARE PREMIUM/BADGLEY
03/01/2022	298394	P	10160	LAURIE VERN BATES JR	\$135.50	0	030122PP	MEDICARE PREMIUM/BATES
03/01/2022	298395	P	10855	BEDEN, LARRY	\$191.70	0	030122PP	MEDICARE PREMIUM/BEDEN
03/01/2022	298396	P	10169	DALE A BRUNSON	\$148.10	0	030122PP	MEDICARE PREMIUM/BRUNSON
03/01/2022	298397	P	10170	RANDY H CARPER	\$669.10	0	030122PP	MEDICARE PREMIUM/CARPER
03/01/2022	298398	P	10167	MIKE CASE	\$185.70	0	030122PP	MEDICARE PREMIUM/CASE
03/01/2022	298399	P	10029	MICHAEL CLEAVENGER	\$170.10	0	030122PP	MEDICARE PREMIUM/CLEAVENGER
03/01/2022	298400	P	10028	WILL J CLEAVENGER	\$170.10	0	030122PP	MEDICARE PREMIUM/CLEAVENGER
03/01/2022	298401	P	10038	LARRY COUCH	\$170.10	0	030122PP	MEDICARE PREMIUM/COUCH
03/01/2022	298402	P	10166	JAMES J DEMYER	\$170.10	0	030122PP	MEDICARE PREMIUM/DEMYER
03/01/2022	298403	P	10048	DOUGLAS D DRIVER	\$170.10	0	030122PP	MEDICARE PREMIUM/DRIVER
03/01/2022	298404	P	10165	JOHN M GANLEY	\$170.10	0	030122PP	MEDICARE PREMIUM/GANLEY
03/01/2022	298405	P	12445	JAMES GREG GILL	\$170.10	0	030122PP	MEDICARE PREMIUM/GILL
03/01/2022	298406	P	31042	JAMES B GOULD	\$144.60	0	030122PP	MEDICARE PREMIUM/GOULD
03/01/2022	298407	P	10251	HIGGINS, FRED C	\$156.70	0	030122PP	MEDICARE PREMIUM/HIGGINS
03/01/2022	298408	P	10271	SCOTT K LARSON	\$170.10	0	030122PP	MEDICARE PREMIUM/LARSON
03/01/2022	298409	P	10156	DAVID L LEWIS	\$129.10	0	030122PP	MEDICARE PREMIUM/LEWIS
03/01/2022	298410	P	10164	ROBERT MOORE	\$170.10	0	030122PP	MEDICARE PREMIUM/MOORE
03/01/2022	298411	P	31512	JERALD S MORRELL	\$148.50	0	030122PP	MEDICARE PREMIUM/MORRELL
03/01/2022	298412	P	10117	DAVID W SPARKS	\$191.70	0	030122PP	MEDICARE PREMIUM/SPARKS
03/01/2022	298413	P	10119	WILLIAM TANNER	\$149.80	0	030122PP	MEDICARE PREMIUM/TANNER
03/01/2022	298414	P	10332	RANDAL L TAYLOR	\$170.10	0	030122PP	MEDICARE PREMIUM/TAYLOR
03/01/2022	298415	P	10163	GERALD D THOMAS	\$170.10	0	030122PP	MEDICARE PREMIUM/THOMAS
03/01/2022	298416	P	10800	ROY TURNER	\$170.10	0	030122PP	MEDICARE PREMIUM/TURNER
03/01/2022	298417	P	10151	GERALD ZIMMERMAN	\$191.70	0	030122PP	MEDICARE PREMIUM/ZIMMERMAN
03/01/2022	298418	P	10004	MARSHALL R BAKER	\$144.60	0	030122FP	MEDICARE PREMIUM/BAKER
03/01/2022	298419	P	10005	RON BEARDEMPHL	\$213.30	0	030122FP	MEDICARE PREMIUM/BEARDEMPHL
03/01/2022	298420	P	10180	CANFIELD, HARRY R	\$144.60	0	030122FP	MEDICARE PREMIUM/CANFIELD
03/01/2022	298421	P	10023	HENRY CARRICK	\$134.00	0	030122FP	MEDICARE PREMIUM/CARRICK
03/01/2022	298422	P	10040	DANNY DOWNS	\$148.50	0	030122FP	MEDICARE PREMIUM/DOWNS
03/01/2022	298423	P	10704	HAROLD JONES	\$213.30	0	030122FP	MEDICARE PREMIUM/JONES
03/01/2022	298424	P	10185	ROGER P LAHTI	\$117.50	0	030122FP	MEDICARE PREMIUM/LAHTI
03/01/2022	298425	P	10085	JAMES P MULROY	\$170.10	0	030122FP	MEDICARE PREMIUM/MULROY

Accounts Payable Checks

3/1/2022 - 3/31/2022

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
03/01/2022	298426	P	10086	DAVID MURRAY	\$136.10	0	030122FP	MEDICARE PREMIUM/MURRAY
03/01/2022	298427	P	10087	MYERS, EDWARD A	\$170.10	0	030122FP	MEDICARE PREMIUM/MYERS
03/01/2022	298428	P	10820	OWEN, MICHAEL	\$167.30	0	030122FP	MEDICARE PREMIUM/OWEN
03/01/2022	298429	P	10533	POLLARD, JAMES	\$135.50	0	030122FP	MEDICARE PREMIUM/POLLARD
03/01/2022	298430	P	10109	RODGERS, GARY H	\$168.30	0	030122FP	MEDICARE PREMIUM/RODGERS
03/01/2022	298431	P	10111	LARRY RONEY	\$155.10	0	030122FP	MEDICARE PREMIUM/RONEY
03/01/2022	298432	P	10116	DONALD SIEMENS	\$170.10	0	030122FP	MEDICARE PREMIUM/SIEMENS
03/01/2022	298433	P	12440	MARK STRATTON	\$170.10	0	030122FP	MEDICARE PREMIUM/STRATTON
03/01/2022	298434	P	10142	WEST, ROYAL	\$116.00	0	030122FP	MEDICARE PREMIUM/WEST
03/01/2022	298435	P	10148	CRAIG E WILLIAMSON	\$116.50	0	030122FP	MEDICARE PREMIUM/WILLIAMSON
03/02/2022	298436	P	10838	GRIGG ENTERPRISES INC	\$94.44	0	0302221	LITHIUM BATTERY FOR MAGTEC TEM
03/02/2022	298437	P	10583	GREG WALDEN	\$321.83	0	0302221	GRASS VOLLEYBALL T-SHIRTS
03/02/2022	298438	P	11079	AUTOZONE STORES LLC	\$255.84	0	0302221	HUB ASSEMBLY VEH#2415 WO#6478
03/02/2022	298439	P	10780	BASIN SOD INC	\$331.50	0	0302221	FENCING - JEFFERSON BACKSTOP,
03/02/2022	298440	P	10009	COUNTY OF BENTON	\$10.00	0	0302221	EXCISE TAX FOR BLA
03/02/2022	298441	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$98.00	0	0302221	TESTING - TKN, NITRA/NITRI, TT
03/02/2022	298442	P	11769	BERRY DUNN MCNEIL & PARKER, LLC	\$6,460.00	0	0302221	Amendment 1 - Contract #340-20
03/02/2022	298443	P	31446	CASCADE ENGINEERING INC.	\$40,610.54	0	0302221	96 CARTS GREEN AND GREY
03/02/2022	298444	P	10240	CENTRAL HOSE & FITTINGS INC	\$66.35	0	0302221	SEAL O RINGS FOR SHOPS
03/02/2022	298445	P	30116	CHRISTENSEN, INC.	\$572.66	0	0302221	DEF BULK AT SHOPS
03/02/2022	298446	P	10261	CITY OF RICHLAND	\$15,058.78	0	0302221	ST SWEEPINGS/DROP BOX HAULING
03/02/2022	298447	P	11516	COLEMAN OIL COMPANY	\$25,401.89	0	0302221	DYED DIESEL FUEL FOR INFLUENT
03/02/2022	298448	P	11907	SYCURE CORP	\$830.00	0	0302221	100 MBPS FULL DUPLEX INTERNET
03/02/2022	298449	P	10470	COMMERCIAL TIRE INC	\$1,379.30	0	0302221	FLAT REPAIR VEH#3351 WO#64849
03/02/2022	298450	P	12270	COMPUNET, INC	\$2,830.79	0	0302221	WASTEWATER GATE INTERCOM INSTA
03/02/2022	298451	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$3,470.19	0	0302221	LED BULBS (6) FOR WWTF OPS BLD
03/02/2022	298452	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$1,706.69	0	0302221	PARKWAY - LIGHTS
03/02/2022	298453	P	11526	CORWIN OF PASCO LLC	\$611.36	0	0302221	ENG COVER VEH#2504 WO#64894
03/02/2022	298454	P	31686	DKS ASSOCIATES	\$8,643.75	0	0302221	2022 Local Road Safety Plan 40
03/02/2022	298455	P	11142	ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC	\$1,096.86	0	0302221	ESRI add-on software licensing
03/02/2022	298456	P	11044	EWING IRRIGATION PRODUCTS INC	\$51.92	0	0302221	ECON DEVELOP - COL PT ISLANDS
03/02/2022	298457	P	31170	HIS DIME, LLC	\$62.93	0	0302221	DECALS VEH#7178 WO#64924
03/02/2022	298458	P	10508	FASTENAL COMPANY	\$354.18	0	0302221	BOLTS FOR LIGHT FIXTURE RPR -

Accounts Payable Checks

3/1/2022 - 3/31/2022

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
03/02/2022	298459	P	12450	FIRST AMERICAN TITLE INSURANCE COMPANY	\$749,194.58	0	0302221	CENTER PARWAY NORTH ROW @ MCCO
03/02/2022	298460	P	10203	W.W. GRAINGER, INC	\$1,236.73	0	0302221	GRAINGER ITEMS
03/02/2022	298461	P	30113	GRANICUS, LLC	\$25,320.69	0	0302221	GRANICUS GOVACCESS SUBSCRIPTIO
03/02/2022	298462	P	31750	TROMMELO CO INC	\$5,000.00	0	0302221	RPD Recruitment Tool 51-22
03/02/2022	298463	P	10219	LES SCHWAB TIRE CENTERS OF WASHINGTON INC	\$195.46	0	0302221	VEH ALIGNMENT VEH#2403
03/02/2022	298464	P	11199	LIBERTY LAWN & SAW SHOP	\$373.98	0	0302221	CARURETOR,GASKETS VEH#6618 WO#
03/02/2022	298465	P	11619	LIFE CHURCH 7	\$2,523.00	0	0302221	LIGHTING REBATE - 1110 STEVENS
03/02/2022	298466	P	10463	LUDLUM MEASUREMENTS INC	\$528.88	0	0302221	CALIBRATE LUDLUM 12 INSTRUMENT
03/02/2022	298467	P	11950	MAGNET FORENSICS USA, INC	\$9,209.28	0	0302221	SMS MAGNET AXIOM/MAGNET OUTRID
03/02/2022	298468	P	11473	PATTI L MASON	\$303.80	0	0302221	FEBRUARY 2022 CLASSES
03/02/2022	298469	P	10578	MIDWEST TAPE	\$4,546.44	0	0302221	JANUARY 2022 HOOPLA
03/02/2022	298470	P	11358	JO ANN MILLER	\$339.50	0	0302221	FEBRUARY CLASSES
03/02/2022	298471	P	10358	MOON SECURITY SERVICES INC	\$288.76	0	0302221	MOON SECURITY RECURRING CHARGE
03/02/2022	298472	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$1,181.11	0	0302221	HYD FILTERS VEH#3345 WO#64783
03/02/2022	298473	P	10981	OIL RE-REFINING CO	\$575.80	0	0302221	Recycling Flash Point -Landfil
03/02/2022	298474	P	10357	OXARC INC	\$9.01	0	0302221	CYLINDER RENTAL JAN 2022 - WWT
03/02/2022	298475	P	31206	CI - PW LLC	\$150.44	0	0302221	WWTF H/C DISP RENT 5 GAL H2O
03/02/2022	298476	P	999002	PERMIT REFUND	\$250.00	0	0302221	Refund overpayment - 1007 Leth
03/02/2022	298477	P	31210	LEPS-PSS, PLLC	\$1,230.00	0	0302221	POST-COE PSYCH EVAL: WELKER, L
03/02/2022	298478	P	31641	RAILROAD TOOLS AND SOLUTIONS LLC	\$3,656.00	0	0302221	RAILROAD TOOLS
03/02/2022	298479	P	11012	RH2 ENGINEERING INC	\$1,738.50	0	0302221	2022 Water System Hydraulic Mo
03/02/2022	298480	P	10649	SNAP ON INCORPORATED	\$1,221.42	0	0302221	TORQUE WRENCHES FOR SHOPS
03/02/2022	298481	P	10536	SPRAGUE PEST SOLUTIONS	\$411.63	0	0302221	(M) COMMERCIAL GENERAL PEST WW
03/02/2022	298482	P	10122	TRAFFIC SAFETY SUPPLY CO INC	\$8,851.44	0	0302221	SIGN SHOP SUPPLIES
03/02/2022	298483	P	12305	FINE FAMILY, LLC	\$15,094.31	0	0302221	ONE NEW MAXX-D T6X-14K CHANNEL
03/02/2022	298484	P	11971	TRUE NORTH EQUIPMENT INC.	\$69.13	0	0302221	LOCKINGLEVER FOR WW/SW CAMERA
03/02/2022	298485	P	10129	TWIN CITY METALS INC	\$244.35	0	0302221	METAL FOR WWTF SHOP STOCK
03/02/2022	298486	P	10145	WESCO DISTRIBUTION INC	\$761.15	0	0302221	LINEMEN TOOLS
03/02/2022	298487	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$461.90	0	0302221	PM SERVICE VEH#7162 WO#64890
03/02/2022	298488	P	10194	XEROX CORPORATION	\$224.41	0	0302221	7HB-469027 FEBRUARY 2022 BASE
03/04/2022	298489	P	11230	NAT'L INSTITUTE FOR AUTOMOTIVE SERVICE EXCELLENCE	\$145.52	0	0304221	ASE TESTING FOR B.WATTS
03/04/2022	298490	P	999000	AUREF - Utility Customer Refunds	\$18.27	0	0304221	650 GEORGE WASHINGTON WAY Apt

Accounts Payable Checks

3/1/2022 - 3/31/2022

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
03/04/2022	298491	P	999000	AUREF - Utility Customer Refunds	\$82.56	0	0304221	850 AARON DR 89
03/04/2022	298492	P	999000	AUREF - Utility Customer Refunds	\$18.31	0	0304221	1322 STEVENS DR
03/04/2022	298493	P	999000	AUREF - Utility Customer Refunds	\$69.90	0	0304221	451 WESTCLIFFE BLVD Bldg 7
03/04/2022	298494	P	999000	AUREF - Utility Customer Refunds	\$19.79	0	0304221	2550 DUPORTAIL ST O189
03/04/2022	298495	P	999000	AUREF - Utility Customer Refunds	\$15.53	0	0304221	358 BREAKWATER CT
03/04/2022	298496	P	999000	AUREF - Utility Customer Refunds	\$67.92	0	0304221	358 BREAKWATER CT
03/04/2022	298497	P	999000	AUREF - Utility Customer Refunds	\$0.20	0	0304221	255 THYME CIR
03/04/2022	298498	P	999000	AUREF - Utility Customer Refunds	\$178.90	0	0304221	1529 COLUMBIA PARK TRL Apt 109
03/04/2022	298499	P	999000	AUREF - Utility Customer Refunds	\$187.41	0	0304221	209 ATKINS AVE
03/04/2022	298500	P	999000	AUREF - Utility Customer Refunds	\$320.15	0	0304221	1901 WILLIAMS BLVD
03/04/2022	298501	P	999000	AUREF - Utility Customer Refunds	\$121.10	0	0304221	2100 BELLERIVE DR N155
03/04/2022	298502	P	999000	AUREF - Utility Customer Refunds	\$81.86	0	0304221	1106 POMPARNO CT
03/04/2022	298503	P	999000	AUREF - Utility Customer Refunds	\$126.13	0	0304221	1605 MEADOW HILLS DR
03/04/2022	298504	P	999000	AUREF - Utility Customer Refunds	\$25.04	0	0304221	1478 LARKSPUR DR
03/04/2022	298505	P	999000	AUREF - Utility Customer Refunds	\$0.24	0	0304221	1624 HOWELL AVE
03/04/2022	298506	P	999000	AUREF - Utility Customer Refunds	\$16.89	0	0304221	1770 LESLIE RD 303
03/04/2022	298507	P	10009	COUNTY OF BENTON	\$199.45	0	0304221	NOXIOUS WEED ASSESSMENT
03/04/2022	298508	P	12229	CANON FINANCIAL SERVICES, INC	\$295.61	0	0304221	CANON-IRC5550I-XLG04987 - FEBR
03/04/2022	298509	P	30045	CHARTER COMMUNICATIONS HOLDINGS, LLC	\$227.97	0	0304221	INTERNET ULTRA STATIC IP THROU
03/04/2022	298510	P	31442	MITCHELL CRAWFORD	\$363.87	0	0304221	TRIP NO 22-045 - NW LINE JATC
03/04/2022	298511	P	10453	DELTA HEATING & COOLING INC	\$3,400.00	0	0304221	HP REBATE X2 - 102 SOMERSET
03/04/2022	298512	P	30368	CAMERON FANCHER	\$55.00	0	0304221	22-044 FANCHER AUTOPSY OBSERVA
03/04/2022	298513	P	10315	FERGUSON US HOLDINGS INC	\$24.40	0	0304221	SHOPS 300 - PLUMBING PARTS
03/04/2022	298514	P	31395	JACOBS ENGINEERING GROUP INC.	\$1,294.81	0	0304221	SR240/AARON INTERCHANGE IMPROV
03/04/2022	298515	P	10384	M CAMPBELL & COMPANY INC	\$1,500.00	0	0304221	HP REBATE - 78 WHITTEN
03/04/2022	298516	P	10472	OCLC INC	\$1,071.57	0	0304221	CATALOGING METADATA ILL FEB 20
03/04/2022	298517	P	11561	ON SCENE MEDICAL SERVICES, P.C.	\$817.00	0	0304221	PRE EMP PHYS/DOT/CDL PHYSICALS
03/04/2022	298518	P	10862	PARAMETRIX INC	\$21,363.35	0	0304221	HORN RAPIDS LANDFILL CLOSURE P
03/04/2022	298519	P	10232	PERFECTION GLASS INC	\$1,450.74	0	0304221	WINDOW REBATE - 113 ENTERPRISE
03/04/2022	298520	P	999002	PERMIT REFUND	\$41.80	0	0304221	Refund - Spink - 1873 Buckskin
03/04/2022	298521	P	11012	RH2 ENGINEERING INC	\$22,497.03	0	0304221	WWTF DIGESTER IMPROVEMENTS - 3
03/04/2022	298522	P	10410	SHANNON & WILSON INC	\$4,748.00	0	0304221	WETLAND MONITORING 221-19
03/04/2022	298523	P	10655	TOTEM PACIFIC CORP	\$6,889.22	0	0304221	31.68 TONS OF ROAD SALT

Accounts Payable Checks

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
03/04/2022	298524	P	10642	SIRJMR INC	\$93.51	0	0304221	COOLER RENTAL AND COFFEE
03/04/2022	298525	P	10861	TRICOMP INC	\$1,020.00	0	0304221	FEBRUARY ADVERTISING
03/04/2022	298526	P	12160	TYLER TECHNOLOGIES, INC	\$4,900.00	0	0304221	1/C charges 1-18 to 1/20 and P
03/04/2022	298527	P	10778	WASHINGTON ASPHALT PAVEMENT ASSOCIATION	\$65.00	0	0304221	2022 WAPA Conference AAvetisya
03/04/2022	298528	P	10140	WASHINGTON STATE PATROL	\$759.75	0	0304221	BACKGROUND CHECKS FOR JAN 2022
03/04/2022	298529	P	10414	WILDLANDS INC	\$14,238.10	0	0304221	LOGAN-HAGEN ROAD PROJECT 168-1
03/04/2022	298530	P	30137	WSP USA INC	\$749.86	0	0304221	DUPORTAIL BRIDGE PHASE 1 CONST
03/09/2022	298531	P	11063	A & E TOWING LLC	\$384.44	0	0309221	TOW TO CORWIN #5046 WO#65008
03/09/2022	298532	P	10838	GRIGG ENTERPRISES INC	\$113.16	0	0309221	FENCING - JEFFERSON BACKSTOP
03/09/2022	298533	P	11481	ALLIED ENVELOPE	\$3,248.45	0	0309221	ENVELOPES-#10 WINDOW
03/09/2022	298534	P	10644	ANIXTER INC	\$2,335.12	0	0309221	CLEANERS, ROPE, TAPE, TIES, MI
03/09/2022	298535	P	10317	APOLLO SHEET METAL INC	\$2,860.80	0	0309221	HVAC MAINTENANCE
03/09/2022	298536	P	10547	ARBAUGH & ASSOCIATES INC	\$3,000.00	0	0309221	CONTRACT FEES JANUARY 2022
03/09/2022	298537	P	31678	AT&T CORP	\$76.42	0	0309221	FAX LINES 01/22-02/21/22
03/09/2022	298538	P	12002	AXON ENTERPRISE, INC	\$2,250.19	0	0309221	Additional Body cam mounts + T
03/09/2022	298539	P	10275	BADGER METER INC.	\$2,769.30	0	0309221	BADGER METERS & REGISTERS
03/09/2022	298540	P	11017	BASIN EXPRESS LLC	\$15.00	0	0309221	FREIGHT VEH#3315 WO#65009
03/09/2022	298541	P	10207	BENTON COUNTY AUDITOR	\$21.00	0	0309221	Images
03/09/2022	298542	P	10713	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	\$200.00	0	0309221	INSPECTION - 334 N. UNION ST
03/09/2022	298543	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$3,500.00	0	0309221	2022 Municipal Solid Waste Ren
03/09/2022	298544	P	10008	BENTON PUD	\$606.39	0	0309221	BADGER/SILLUSI UTILITIES 01/26
03/09/2022	298545	P	11207	MATTHEW KINCAID	\$3,360.00	0	0309221	Leadership Coaching Program -
03/09/2022	298546	P	10019	BRUTZMAN'S OFFICE SOLUTIONS	\$8,395.66	0	0309221	OFFICE FURNITURE
03/09/2022	298547	P	31525	CADD MICROSYSTEMS INC	\$2,200.00	0	0309221	BLUEBEAM Revu Studio Prime - C
03/09/2022	298548	P	31446	CASCADE ENGINEERING INC.	\$40,610.54	0	0309221	96 CARTS GREEN AND GREY
03/09/2022	298549	P	10026	CASCADE NATURAL GAS CORP	\$1,161.77	0	0309221	NATURAL GAS USAGE 1/19-2/14/22
03/09/2022	298550	P	11112	CENTURYLINK COMMUNICATIONS LLC	\$111.17	0	0309221	LONG DISTANCE 02/06-03/05/22
03/09/2022	298551	P	10732	CHERVENELL CONSTRUCTION COMPANY	\$700.05	0	0309221	HYDRANT METER REFUND #304
03/09/2022	298552	P	10072	CITY OF KENNEWICK	\$3,885.95	0	0309221	Steptoe/Gage Intersection Impv
03/09/2022	298553	P	10055	CITY OF PASCO	\$815.00	0	0309221	1/3 COST OF NEW ANIMAL SHELTER
03/09/2022	298554	P	10261	CITY OF RICHLAND	\$3,015.00	0	0309221	COMP. PLAN AMEND - CITY VIEW P
03/09/2022	298555	P	10261	CITY OF RICHLAND	\$540.00	0	0309221	HP & WINDOW REBATE

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03/09/2022	298556	P	11516	COLEMAN OIL COMPANY	\$22,765.28	0	0309221	DYED DIESEL FOR LANDFILL
03/09/2022	298557	P	10470	COMMERCIAL TIRE INC	\$9,191.31	0	0309221	TIRES VEH#4177 WO#64881
03/09/2022	298558	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$1,958.29	0	0309221	CLEANERS, ROPE, TAPE, TIES, MI
03/09/2022	298559	P	11444	CORPORATE TRANSLATION SERVICES	\$560.54	0	0309221	TRANSLATION SERVICES 01/01-01/
03/09/2022	298560	P	12139	CULBERT CONSTRUCTION	\$750.00	0	0309221	HYDRANT METER REFUND #334
03/09/2022	298561	P	11445	DAY MANAGEMENT CORPORATION	\$608.16	0	0309221	DEPOT REPAIR - SILLUSI
03/09/2022	298562	P	10177	DEPARTMENT OF LABOR & INDUSTRIES	\$450.00	0	0309221	MAG LICENSES
03/09/2022	298563	P	11394	DEVRIES BUSINESS RECORDS MANAGEMENT INC	\$10.77	0	0309221	SHREDDING SERVICES
03/09/2022	298564	P	31491	KORY ELLISON	\$8,474.66	0	0309221	SWIFT/SR 240 INTERSECTION IMPR
03/09/2022	298565	P	11044	EWING IRRIGATION PRODUCTS INC	\$144.03	0	0309221	GALA PARK - IRRIGATION PARTS
03/09/2022	298566	P	31170	HIS DIME, LLC	\$108.23	0	0309221	DECALS VEH#6554 WO#64954
03/09/2022	298567	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$212.85	0	0309221	FAX LINES 02/19-03/18/22
03/09/2022	298568	P	11010	GARDA CL NORTHWEST INC	\$843.74	0	0309221	ARMORED CAR SERVICES FEBRUARY
03/09/2022	298569	P	10050	GENERAL PACIFIC INC	\$93,318.68	0	0309221	SECONDARY WIRE
03/09/2022	298570	P	31758	STEVEN GHAN	\$600.00	0	0309221	HPWH REBATE - 300 CL PT DR H-1
03/09/2022	298571	P	10637	GOODMAN & MEHLENBACHER ENTERPRISES INC	\$691.50	0	0309221	HYDRANT METER REFUND #331
03/09/2022	298572	P	30113	GRANICUS, LLC	\$2,160.00	0	0309221	WEB DESIGN & IMPLEMENTATION-BR
03/09/2022	298573	P	31030	GROENEVELD LUBRICATION SOLUTIONS INC.	\$265.04	0	0309221	CONNECTORS VEH#3337 WO#64747
03/09/2022	298574	P	30058	INFOSEND, INC.	\$17,793.05	0	0309221	InfoSend - Utility Statement S
03/09/2022	298575	P	11330	IWORQ SYSTEMS	\$4,369.00	0	0309221	CODE ENFORCEMENT SOFTWARE PACK
03/09/2022	298576	P	10290	JIM'S PACIFIC GARAGES INC	\$90.92	0	0309221	ROUND BACK UP LIGHTS VEH#5038
03/09/2022	298577	P	10197	KDL HARDWARE SUPPLY INC	\$3,285.63	0	0309221	E8_E9 MISC
03/09/2022	298578	P	10432	LANGUAGE LINE SERVICES INC	\$20.87	0	0309221	LANGUAGE LINE SERVICE FEBRUARY
03/09/2022	298579	P	11332	LEADSONLINE LLC	\$5,636.16	0	0309221	LEADS ONLINE POWERPLUS PACKAGE
03/09/2022	298580	P	10624	MACKAY SPOSITO INC	\$2,989.00	0	0309221	Wayfinding Signage & Gateway P
03/09/2022	298581	P	11064	MASCOTT EQUIPMENT CO INC	\$839.07	0	0309221	REPLACED PIT TANK HOSES LANDFI
03/09/2022	298582	P	11456	GARY N MCLEAN	\$7,466.25	0	0309221	HEARING EXAMINER SERVICES
03/09/2022	298583	P	30908	MEDICAL BILLING AND CONSULTING LLC	\$1,100.00	0	0309221	FEB 2022 FIREFIGHTERS SEC MONT
03/09/2022	298584	P	31633	MERCURY ASSOCIATES INC	\$6,383.00	0	0309221	Diagnostic Fleet Assessment Co
03/09/2022	298585	P	11358	JO ANN MILLER	\$316.40	0	0309221	JANUARY CLASSES
03/09/2022	298586	P	10358	MOON SECURITY SERVICES INC	\$70.48	0	0309221	RANGE ALARM MONITORING MARCH 2
03/09/2022	298587	P	31295	MORENO & NELSON CONSTRUCTION	\$9,725.06	0	0309221	2020 RRFB - CDBG - 208-20

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03/09/2022	298588	P	30272	CLEAN CONCEPTS GROUP, INC	\$105.68	0	0309221	FITTING FOR WASH BAY
03/09/2022	298589	P	11132	WALLA WATER INC	\$629.88	0	0309221	City-wide Overhead Door Repair
03/09/2022	298590	P	11026	POCKETINET COMMUNICATIONS INC	\$770.00	0	0309221	INTERNET SERVICES 03/01-03/31/
03/09/2022	298591	P	10074	PORT OF BENTON	\$11,267.00	0	0309221	COMMERCIAL LIGHTING REBATE - 1
03/09/2022	298592	P	10879	PREMIER LANDSCAPING & DESIGN	\$2,169.35	0	0309221	GP Pool Maintenance Contract #
03/09/2022	298593	P	31221	ALLEY ENTERPRISES INC.	\$26.01	0	0309221	SIGNATURE STAMP CLARY
03/09/2022	298594	P	31757	PROVIDENCE GROUP LIMITED	\$2,520.00	0	0309221	COMMERCIAL LIGHTING REBATE - 1
03/09/2022	298595	P	10989	RECREATION AND CONSERVATION OFFICE	\$18,043.98	0	0309221	LEE BOULEVARD DOCK BUYOUT RCO
03/09/2022	298596	P	31669	CAMI S REINKE	\$12,100.00	0	0309221	RMS/CAD INTEGRATION ASSISTANCE
03/09/2022	298597	P	12318	RINGOLD EMBROIDERY	\$109.79	0	0309221	POLOS & EMBROIDERY
03/09/2022	298598	P	10280	SHERWIN WILLIAMS CO	\$53.78	0	0309221	VANDALISM - BADGER OVERLOOK -
03/09/2022	298599	P	12003	SHI INTERNATIONAL CORP	\$2,740.30	0	0309221	ADOBE ACROBAT PRO DC RENEWAL
03/09/2022	298600	P	11629	TRUCKPRO HOLDING CORPORATION	\$561.51	0	0309221	GREASE CAPS, PLUGS VEH#4169 WO
03/09/2022	298601	P	10536	SPRAGUE PEST SOLUTIONS	\$99.33	0	0309221	PEST CONTROL SVCS - MARCH
03/09/2022	298602	P	10961	TACOMA SCREW PRODUCTS INC	\$207.85	0	0309221	LOCK NUTS VEH#3332 WO#64608
03/09/2022	298603	P	11341	THE FAB SHOP LLC	\$487.16	0	0309221	GROUND ROLLER VEH#6590 WO#6493
03/09/2022	298604	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$80.19	0	0309221	M&D TIRES VEH#2444 WO#64929
03/09/2022	298605	P	10027	THE PAPE' GROUP	\$375.15	0	0309221	INSTALL GUARD VEH#7165 WO#6498
03/09/2022	298606	P	10395	TOTAL ENERGY MANAGEMENT INC	\$317.11	0	0309221	City-wide HVAC Repair Services
03/09/2022	298607	P	11406	SOLUTIONS INC	\$190.06	0	0309221	RECORDS SEARCH FEBRUARY 2022
03/09/2022	298608	P	10907	TRI CITY REGIONAL CHAMBER OF COMMERCE	\$90.00	0	0309221	LUNCHEON-STATE OF THE PORTS
03/09/2022	298609	P	10512	US BANK N A	\$380.00	0	0309221	JANUARY 2022 POOLED INVESTMENT
03/09/2022	298610	P	11395	INLAND NW FRANCHISING INC	\$775.00	0	0309221	JANITORIAL SERVICES 03/01-03/3
03/09/2022	298611	P	10427	WA STATE DEPARTMENT OF HEALTH	\$32,088.75	0	0309221	2022 Water System Permit
03/09/2022	298612	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$294.76	0	0309221	FITTINGS VEH#7144 WO#64893
03/11/2022	298613	P	10439	PYC LLC	\$373.77	0	0311221	LAUNDRY SERVICE DEC 2021
03/11/2022	298614	P	10838	GRIGG ENTERPRISES INC	\$184.26	0	0311221	SIMPLE GRN CLNR AND RAINX GLAS
03/11/2022	298615	P	10347	AIREFCO INC	\$56.03	0	0311221	Landfill Air Compressor Filter
03/11/2022	298616	P	31205	ARAMARK UNIFORM & CAREER APPAREL GROUP, INC	\$565.70	0	0311221	LINEN CHARGES FOR FEBRUARY
03/11/2022	298617	P	999000	AUREF - Utility Customer Refunds	\$17.61	0	0311221	2555 DUPORTAIL ST I271
03/11/2022	298618	P	999000	AUREF - Utility Customer Refunds	\$145.87	0	0311221	650 GEORGE WASHINGTON WAY Apt
03/11/2022	298619	P	999000	AUREF - Utility Customer Refunds	\$136.77	0	0311221	1878 FOWLER ST 19
03/11/2022	298620	P	999000	AUREF - Utility Customer Refunds	\$351.47	0	0311221	712 COAST ST

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03/11/2022	298621	P	999000	AUREF - Utility Customer Refunds	\$130.90	0	0311221	650 GEORGE WASHINGTON WAY Apt
03/11/2022	298622	P	999000	AUREF - Utility Customer Refunds	\$53.85	0	0311221	1529 COLUMBIA PARK TRL Apt 229
03/11/2022	298623	P	999000	AUREF - Utility Customer Refunds	\$46.97	0	0311221	1250 ADAIR DR
03/11/2022	298624	P	999000	AUREF - Utility Customer Refunds	\$118.10	0	0311221	1950 BELLERIVE DR 233
03/11/2022	298625	P	999000	AUREF - Utility Customer Refunds	\$316.97	0	0311221	2421 MICHAEL AVE
03/11/2022	298626	P	999000	AUREF - Utility Customer Refunds	\$303.66	0	0311221	1698 BRITTLEBUSH LN
03/11/2022	298627	P	999000	AUREF - Utility Customer Refunds	\$144.52	0	0311221	2513 DUPORTAIL ST Apt 312
03/11/2022	298628	P	999000	AUREF - Utility Customer Refunds	\$319.53	0	0311221	3003 QUEENSGATE DR Apt 369
03/11/2022	298629	P	999000	AUREF - Utility Customer Refunds	\$38.15	0	0311221	2550 DUPORTAIL ST B111
03/11/2022	298630	P	999000	AUREF - Utility Customer Refunds	\$66.27	0	0311221	1621 GEORGE WASHINGTON WAY C20
03/11/2022	298631	P	999000	AUREF - Utility Customer Refunds	\$6.90	0	0311221	1305 STEVENS DR
03/11/2022	298632	P	999000	AUREF - Utility Customer Refunds	\$148.49	0	0311221	575 COLUMBIA POINT DR Apt 321
03/11/2022	298633	P	999000	AUREF - Utility Customer Refunds	\$76.48	0	0311221	2555 DUPORTAIL ST H262
03/11/2022	298634	P	999000	AUREF - Utility Customer Refunds	\$129.30	0	0311221	2550 DUPORTAIL ST O286
03/11/2022	298635	P	999000	AUREF - Utility Customer Refunds	\$40.00	0	0311221	157 KEENE RD
03/11/2022	298636	P	999000	AUREF - Utility Customer Refunds	\$96.47	0	0311221	2021 MAHAN AVE I8
03/11/2022	298637	P	999000	AUREF - Utility Customer Refunds	\$8.70	0	0311221	2513 DUPORTAIL ST Apt 151
03/11/2022	298638	P	999000	AUREF - Utility Customer Refunds	\$56.51	0	0311221	200 WALDRON ST 20
03/11/2022	298639	P	999000	AUREF - Utility Customer Refunds	\$34.50	0	0311221	451 WESTCLIFFE BLVD Apt C122
03/11/2022	298640	P	999000	AUREF - Utility Customer Refunds	\$175.79	0	0311221	2100 BELLERIVE DR J132
03/11/2022	298641	P	999000	AUREF - Utility Customer Refunds	\$4.68	0	0311221	69 JADWIN AVE 46
03/11/2022	298642	P	999000	AUREF - Utility Customer Refunds	\$187.12	0	0311221	2405 DOVER ST
03/11/2022	298643	P	999000	AUREF - Utility Customer Refunds	\$71.55	0	0311221	2100 BELLERIVE DR AA16
03/11/2022	298644	P	999000	AUREF - Utility Customer Refunds	\$111.88	0	0311221	250 GAGE BLVD 1045
03/11/2022	298645	P	999000	AUREF - Utility Customer Refunds	\$179.31	0	0311221	411 SNYDER ST
03/11/2022	298646	P	999000	AUREF - Utility Customer Refunds	\$153.92	0	0311221	575 COLUMBIA POINT DR Apt 320
03/11/2022	298647	P	999000	AUREF - Utility Customer Refunds	\$25.89	0	0311221	3003 QUEENSGATE DR Apt 133
03/11/2022	298648	P	999000	AUREF - Utility Customer Refunds	\$128.21	0	0311221	3175 QUAIL RIDGE LOOP
03/11/2022	298649	P	999000	AUREF - Utility Customer Refunds	\$155.59	0	0311221	3162 QUAIL RIDGE LOOP
03/11/2022	298650	P	999000	AUREF - Utility Customer Refunds	\$147.66	0	0311221	2772 KETCH RD
03/11/2022	298651	P	999000	AUREF - Utility Customer Refunds	\$52.87	0	0311221	2513 DUPORTAIL ST Apt 334
03/11/2022	298652	P	999000	AUREF - Utility Customer Refunds	\$845.63	0	0311221	1858 SOMERS LN
03/11/2022	298653	P	999000	AUREF - Utility Customer Refunds	\$400.78	0	0311221	555 SUMMERVIEW LN

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03/11/2022	298654	P	999000	AUREF - Utility Customer Refunds	\$82.75	0	0311221	2500 GEORGE WASHINGTON WAY 134
03/11/2022	298655	P	999000	AUREF - Utility Customer Refunds	\$87.15	0	0311221	2513 DUPORTAIL ST Apt 256
03/11/2022	298656	P	999000	AUREF - Utility Customer Refunds	\$2.52	0	0311221	1323 TUNIS AVE
03/11/2022	298657	P	999000	AUREF - Utility Customer Refunds	\$64.24	0	0311221	207 ATKINS AVE
03/11/2022	298658	P	999000	AUREF - Utility Customer Refunds	\$100.01	0	0311221	2665 KINGSGATE WAY Apt B313
03/11/2022	298659	P	999000	AUREF - Utility Customer Refunds	\$41.30	0	0311221	2895 PAULING AVE Apt 253
03/11/2022	298660	P	999000	AUREF - Utility Customer Refunds	\$198.19	0	0311221	1775 COLUMBIA PARK TRL 120
03/11/2022	298661	P	999000	AUREF - Utility Customer Refunds	\$13.88	0	0311221	2555 DUPORTAIL ST B315
03/11/2022	298662	P	999000	AUREF - Utility Customer Refunds	\$124.51	0	0311221	3003 QUEENSGATE DR Apt 275
03/11/2022	298663	P	999000	AUREF - Utility Customer Refunds	\$201.34	0	0311221	2894 SALK AVE Apt 167
03/11/2022	298664	P	999000	AUREF - Utility Customer Refunds	\$112.46	0	0311221	2513 DUPORTAIL ST Apt 307
03/11/2022	298665	P	999000	AUREF - Utility Customer Refunds	\$161.35	0	0311221	1517 GOETHALS DR
03/11/2022	298666	P	999000	AUREF - Utility Customer Refunds	\$159.91	0	0311221	1850 STEVENS DR 208
03/11/2022	298667	P	999000	AUREF - Utility Customer Refunds	\$156.71	0	0311221	2894 SALK AVE Apt 324
03/11/2022	298668	P	10275	BADGER METER INC.	\$29,580.40	0	0311221	PARTS FOR TORBETT-MCPHERSON PR
03/11/2022	298669	P	11076	BELL BROWN & RIO PLLC	\$25,639.82	0	0311221	PROSECUTION SERVICES-MARCH 202
03/11/2022	298670	P	10009	COUNTY OF BENTON	\$39,094.59	0	0311221	BENTON COUNTY OFFICE OF PUBLIC
03/11/2022	298671	P	10009	COUNTY OF BENTON	\$40.57	0	0311221	2022 MOSQUITO/NOXIOUS WEED ASS
03/11/2022	298672	P	11769	BERRY DUNN MCNEIL & PARKER, LLC	\$7,220.00	0	0311221	Amendment 1 - Contract #340-20
03/11/2022	298673	P	30351	MICHAEL BORING	\$18.81	0	0311221	MONTHLY B.O. MEETING
03/11/2022	298674	P	10019	BRUTZMAN'S OFFICE SOLUTIONS	\$609.67	0	0311221	HAWORTH OFFICE CHAIR - SABIN
03/11/2022	298675	P	11005	DANA CAMARENA	\$2,047.50	0	0311221	FEBRUARY 2022 CLASSES
03/11/2022	298676	P	11685	CARDINAL HEALTH 130, LLC	\$491.86	0	0311221	EPINEPHRINE
03/11/2022	298677	P	11398	CARPENTER DRILLING LLC	\$27,350.40	0	0311221	CHIEF JOSEPH MIDDLE SCHOOL IRR
03/11/2022	298678	P	10841	CASELLE INC	\$169.33	0	0311221	CONTRACT SUPPORT AND MAINTENAN
03/11/2022	298679	P	10240	CENTRAL HOSE & FITTINGS INC	\$84.45	0	0311221	HOSE ASSY VEH#7159 WO#64908
03/11/2022	298680	P	10250	CH2O INC	\$1,551.93	0	0311221	6438 HYDRONIC LOOP TRTMENT (4
03/11/2022	298681	P	10597	CHARTER COMMUNICATIONS	\$166.51	0	0311221	CABLE SERVICES 03/01-03/29/22
03/11/2022	298682	P	30116	CHRISTENSEN, INC.	\$408.70	0	0311221	C STOCK OIL & GREASE
03/11/2022	298683	P	10261	CITY OF RICHLAND	\$3,748.00	0	0311221	UTILITIES 02/01-03/03/22
03/11/2022	298684	P	10261	CITY OF RICHLAND	\$7,410.79	0	0311221	LANDFILL CHARGES - JANUARY
03/11/2022	298685	P	10261	CITY OF RICHLAND	\$230.00	0	0311221	BLA - 2950 TWIN BRIDGES RD.
03/11/2022	298686	P	10261	CITY OF RICHLAND	\$393.96	0	0311221	22-052 EDWARDS CANDIDATE BACKG

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
03/11/2022	298687	P	10261	CITY OF RICHLAND	\$3,800.00	0	0311221	DHP REBATE - 308 ROSSELL
03/11/2022	298688	P	10877	CLAYTON WARD COMPANY	\$31,069.79	0	0311221	FEB 22 Drop Box Recycling
03/11/2022	298689	P	10429	CODE PUBLISHING INC	\$860.13	0	0311221	MUNICIPAL CODE - WEB UPDATE
03/11/2022	298690	P	11907	SYCURE CORP	\$300.00	0	0311221	100 MBPS FULL DUPLEX INTERNET
03/11/2022	298691	P	10032	COLUMBIA GRAIN & FEED INC	\$9.86	0	0311221	TOOL FOR SW POND MAINTENANCE
03/11/2022	298692	P	10470	COMMERCIAL TIRE INC	\$15,456.53	0	0311221	FLAT REPAIR VEH#3341 WO#65021
03/11/2022	298693	P	31360	COMMONSTREET CONSULTING LLC	\$5,987.62	0	0311221	CENTER PARKWAY NORTH-GAGE TO T
03/11/2022	298694	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$917.38	0	0311221	SHIOPS 100 - LIGHT RECYCLE BOX
03/11/2022	298695	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$953.89	0	0311221	LED LMP & PHOTO CONTROL - WW B
03/11/2022	298696	P	11526	CORWIN OF PASCO LLC	\$2,934.88	0	0311221	FILTERS VEH#3357 WO#64905
03/11/2022	298697	P	10858	CROWN PAPER & JANITORIAL SUPPLY INC	\$10,314.77	0	0311221	JANITORIAL PAPER PRODUCTS
03/11/2022	298698	P	10365	DAVID EVANS & ASSOCIATES INC	\$719.24	0	0311221	Center Parkway North-Railroad
03/11/2022	298699	P	11445	DAY MANAGEMENT CORPORATION	\$1,156.59	0	0311221	DEPOT REPAIRS AT BCES - PARTS
03/11/2022	298700	P	10452	DAYCO INCORPORATED	\$4,968.45	0	0311221	DHP LOAN - 308 ROSSELL
03/11/2022	298701	P	31562	KATHY DEE	\$220.50	0	0311221	FEBRUARY 2022
03/11/2022	298702	P	10139	DEPARTMENT OF ECOLOGY	\$12,301.87	0	0311221	Biosolids Annual Permit Fee 20
03/11/2022	298703	P	10801	DOMESTIC VIOLENCE SVCS OF BNTN & FRNKLN COUNTIES	\$888.50	0	0311221	DOMESTIC VIOLENCE ADVOCACY SER
03/11/2022	298704	P	30207	ERIC J EDWARDS	\$86.02	0	0311221	22-052 EDWARDS CANDIDATE BACKG
03/11/2022	298705	P	30219	MIKE ENNIS	\$136.00	0	0311221	REIMB MIKE ENNIS CDL RENEWAL
03/11/2022	298706	P	31170	HIS DIME, LLC	\$27.14	0	0311221	DECALS FOR SHOPS
03/11/2022	298707	P	10508	FASTENAL COMPANY	\$415.99	0	0311221	SAFTEY GASSES-RUIZ
03/11/2022	298708	P	10268	FEDERAL EXPRESS CORP	\$63.82	0	0311221	First American Title CO
03/11/2022	298709	P	10276	FEDERAL SIGNAL CORPORATION	\$388.40	0	0311221	SHROUD KIT, BRACKET VEH#2495 W
03/11/2022	298710	P	11266	FETROW, KIM	\$244.35	0	0311221	PROFESSIONAL HEADSHOT - J. JON
03/11/2022	298711	P	30874	BRENT THOMAS	\$108.60	0	0311221	HORN RAPIDS - STORAGE UNIT - M
03/11/2022	298712	P	10184	FISHER SCIENTIFIC CO	\$4,349.60	0	0311221	WHSE C STOCK - SAFETY
03/11/2022	298713	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$627.44	0	0311221	TELEPHONE CHARGES 02-19-22 TO
03/11/2022	298714	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$73.59	0	0311221	PHONE LINES 03/04-04/03/22
03/11/2022	298715	P	10220	FRONTIER FENCE INC	\$30.36	0	0311221	FENCING - JEFFERSON BACKSTOP -
03/11/2022	298716	P	10425	GENSCO INC	\$40.97	0	0311221	SHOPS 300 - HVAC PARTS
03/11/2022	298717	P	11410	GENUINE AUTO GLASS OF TRI CITIES	\$2,877.90	0	0311221	WINDSHIELD REPLACEMENT VEH#505
03/11/2022	298718	P	10203	W.W. GRAINGER, INC	\$2,572.51	0	0311221	PLEATED AIR FILTER

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
03/11/2022	298719	P	10203	W.W. GRAINGER, INC	\$3,935.94	0	0311221	CUT OFF WHEELS
03/11/2022	298720	P	10046	HD FOWLER CO	\$2,122.26	0	0311221	STAINLESS STEEL SPOOLS FOR DI
03/11/2022	298721	P	11813	HERC RENTALS INC	\$3,869.58	0	0311221	RENTAL MINI-EXCVTR - SW POND M
03/11/2022	298722	P	12200	HUGHES FIRE EQUIPMENT, INC	\$628.11	0	0311221	OIL LEVEL SENSOR VEH#5056 WO#
03/11/2022	298723	P	31660	KELLEY CONNECT CO	\$704.82	0	0311221	XEROX C7025 FAX KIT ITEM# 497K
03/11/2022	298724	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$153.11	0	0311221	VALVE & CPLING FOR OPS WATER D
03/11/2022	298725	P	11667	KENWORTH SALES COMPANY	\$403.85	0	0311221	CORDS VEH#3363 WO#64967
03/11/2022	298726	P	11110	PUD NO. 1 OF KLUCKITAT COUNTY	\$320.32	0	0311221	GOLGOTHA UTILITIES 01/31-02/28
03/11/2022	298727	P	10432	LANGUAGE LINE SERVICES INC	\$574.05	0	0311221	TRANSLATION SERVICES 02/01-02/
03/11/2022	298728	P	11199	LIBERTY LAWN & SAW SHOP	\$419.84	0	0311221	STARTER FOR GENERATOR VEH#3304
03/11/2022	298729	P	10262	LIFE ASSIST INC	\$4,423.41	0	0311221	SODIUM CHLORIDE IV SOLUTION, T
03/11/2022	298730	P	31741	DAWN MACDONALD	\$556.50	0	0311221	JANUARY AND FEBRUARY CLASSES 2
03/11/2022	298731	P	31689	MCCULLOUGH HILL LEARY P.S.	\$4,380.50	0	0311221	91359-CITY OF RICHLAND-COLUMBI
03/11/2022	298732	P	10093	MCCURLEY INTEGRITY DEALERSHIPS, LLC	\$624.37	0	0311221	INSULATOR VEH#1205 WO#64897
03/11/2022	298733	P	10316	MCDONALD & ASSOCIATES INC	\$488.70	0	0311221	STOCK - TOPSOIL
03/11/2022	298734	P	30799	MEDLINE INDUSTRIES INC.	\$1,227.05	0	0311221	EXAM GLOVES, ADULT CUFFS W/O T
03/11/2022	298735	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	\$895.00	0	0311221	SKATE PARK - PORT-A-POTTY RENT
03/11/2022	298736	P	11835	MILLER PAINT COMPANY INC	\$483.05	0	0311221	PAINT - LIBRARY INTERIOR
03/11/2022	298737	P	10358	MOON SECURITY SERVICES INC	\$619.27	0	0311221	STATION 72 - FIRE MONITORING -
03/11/2022	298738	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$6,134.74	0	0311221	CONNECTOR VEH#4118 WO#64793
03/11/2022	298739	P	10813	OFFICERS INC	\$500.00	0	0311221	NASRO SCHOOL SAFETY CONF REGIS
03/11/2022	298740	P	10686	NATIONAL ASSOCIATION OF TELECOMMUNICATIONS	\$875.00	0	0311221	2022 NATOA ANNUAL MEMBERSHIP D
03/11/2022	298741	P	31264	NORTHBANK CIVIL AND MARINE INC	\$98,443.11	0	0311221	COLUMBIA RIVER INTAKE SCREEN
03/11/2022	298742	P	31160	NORTHWEST AGRICULTURAL CONSULTANTS, INC.	\$130.00	0	0311221	Hains Storm Internal Design
03/11/2022	298743	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$41.34	0	0311221	GASKET VEH#3351 WO#64840
03/11/2022	298744	P	31490	NW TEL LLC	\$916.63	0	0311221	FIBER BUILD- 2574 ROBERTSON DR
03/11/2022	298745	P	11561	ON SCENE MEDICAL SERVICES, P.C.	\$157.00	0	0311221	JUBB - MEDIC SCHOOL VACCINES
03/11/2022	298746	P	10981	OIL RE-REFINING CO	\$186.90	0	0311221	Used oil Haul date 2/25/22
03/11/2022	298747	P	11132	WALLA WATER INC	\$354.31	0	0311221	LIBRARY - ADJUSTED ROLLING GRI
03/11/2022	298748	P	10357	OXARC INC	\$564.78	0	0311221	CYLINDER NITROGEN
03/11/2022	298749	P	11838	PACWEST MACHINERY LLC	\$1,919.01	0	0311221	2021 Ecoverse Trommel
03/11/2022	298750	P	31206	CI - PW LLC	\$153.49	0	0311221	WWTF 5 GAL H2O (4 BOTTLES)

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03/11/2022	298751	P	10232	PERFECTION GLASS INC	\$3,131.21	0	0311221	WINDOW LOAN - 2189 CASCADE
03/11/2022	298752	P	999002	PERMIT REFUND	\$47.84	0	0311221	629 Birch Ave - cancelled - Re
03/11/2022	298753	P	10052	PITNEY BOWES INC	\$4,628.92	0	0311221	Lease 02/22/2022
03/11/2022	298754	P	12238	REXEL USA, INC	\$620.63	0	0311221	FLOODLITE KIT
03/11/2022	298755	P	11258	PRATER ELECTRIC INC	\$19,321.40	0	0311221	WWTF STANDBY GENERATOR REPLACE
03/11/2022	298756	P	10102	PASCO RANCH AND HOME INC	\$130.31	0	0311221	JORDON - BOOTS
03/11/2022	298757	P	10047	R.D. OFFUTT COMPANY	\$573.44	0	0311221	FILTERS VEH#7159 WO#64680
03/11/2022	298758	P	999001	REC REFUND	\$150.00	0	0311221	DAMAGE DEPOSIT REFUND
03/11/2022	298759	P	999001	REC REFUND	\$154.00	0	0311221	DAMAGE DEPOSIT REFUND
03/11/2022	298760	P	999001	REC REFUND	\$154.00	0	0311221	DAMAGE DEPOSIT REFUND
03/11/2022	298761	P	999001	REC REFUND	\$576.50	0	0311221	RENTAL FEE AND DEPOSIT REFUND
03/11/2022	298762	P	999001	REC REFUND	\$154.00	0	0311221	DAMAGE DEPOSIT REFUND
03/11/2022	298763	P	10647	RIVER CITY TOWING INC	\$1,042.83	0	0311221	TOW CHARGE
03/11/2022	298764	P	11273	ROUTEWARE INC	\$5,072.72	0	0311221	Quarter 2 Support -2022
03/11/2022	298765	P	30023	TAIFEI SCOTT	\$387.80	0	0311221	FEBRUARY CLASSES
03/11/2022	298766	P	10280	SHERWIN WILLIAMS CO	\$231.65	0	0311221	RANGER - GRAFFITI REMOVAL PAIN
03/11/2022	298767	P	11629	TRUCKPRO HOLDING CORPORATION	\$171.46	0	0311221	PIPE MOUNT JACK VEH#4114 WO#6
03/11/2022	298768	P	10440	SOLID WASTE SYSTEMS INC	\$154.43	0	0311221	ROTARY SENSOR VEH#3336 WO#6474
03/11/2022	298769	P	10536	SPRAGUE PEST SOLUTIONS	\$901.66	0	0311221	Pest Control Collections
03/11/2022	298770	P	11493	PICARD CORPORATION	\$2,864.13	0	0311221	BULK SALT FOR WWTF DEL 02-17-2
03/11/2022	298771	P	10393	STONEWAY ELECTRIC SUPPLY	\$3,308.08	0	0311221	FENCING -JEFFERSON BACKSTOP -
03/11/2022	298772	P	10530	SUMMIT LAW GROUP PLLC	\$175.00	0	0311221	IAFF INTEREST ARBITRATION RE P
03/11/2022	298773	P	10961	TACOMA SCREW PRODUCTS INC	\$41.91	0	0311221	CAP SCREWS, LTHR GLOVES - WWTF
03/11/2022	298774	P	31749	TAYLORD SYSTEMS LLC	\$57,858.85	0	0311221	FD TRAINING PROP
03/11/2022	298775	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$200.74	0	0311221	FLAT REPAIR VEH#3320 WO#649202
03/11/2022	298776	P	11108	THE PERSONAL TOUCH CLEANING INC	\$24,900.85	0	0311221	SHOPS 100 - JANITORIAL - FEBRU
03/11/2022	298777	P	10481	WEST PUBLISHING CORPORATION	\$2,421.99	0	0311221	ONLINE/SOFTWARE SUBSCRIPTION C
03/11/2022	298778	P	30738	SHAUNA TILMAN-KNIGHT	\$48.89	0	0311221	KENDALL STERILE ALCOHOL PREP W
03/11/2022	298779	P	12414	TOTAL OFFICE CONCEPTS INC	\$662.44	0	0311221	FIRE STATION 75 - WHITE BOARD
03/11/2022	298780	P	10122	TRAFFIC SAFETY SUPPLY CO INC	\$2,335.41	0	0311221	ROLL UP SIGNS, STAND, CONES
03/11/2022	298781	P	10126	TRI CITIES BATTERY & AUTO REPAIR	\$48.59	0	0311221	BATTERIES (2) FOR WW PRIMARY B
03/11/2022	298782	P	10335	TRI CITY DEVELOPMENT COUNCIL	\$21,648.05	0	0311221	Q3 21 HANFORD COMMUNITY REIMB
03/11/2022	298783	P	10794	UNITED RENTALS INC	\$5,429.05	0	0311221	CHIPPER RENTAL, SW POND MAINT:

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
03/11/2022	298784	P	11131	SANDRA R NINEMIRE	\$892.96	0	0311221	UNIFORM LAUNDRY SERVICES
03/11/2022	298785	P	10106	US LINEN & UNIFORM	\$326.32	0	0311221	SHOP UNIFORMS WEEK 2/2/22
03/11/2022	298786	P	10202	NORTHWEST ONE CALL SUBSURFACE WARNING SYSTEM	\$469.56	0	0311221	Locate Services Feb 2022
03/11/2022	298787	P	10860	VERIZON COMMUNICATIONS INC	\$17,508.76	0	0311221	NASPO FEBRUARY WIRELESS
03/11/2022	298788	P	10212	WAGNER SMITH EQUIPMENT CO	\$247.61	0	0311221	FEBRUARY HOT ARM RENTAL
03/11/2022	298789	P	10140	WASHINGTON STATE PATROL	\$874.50	0	0311221	BACKGROUND CHECKS FEBRUARY 202
03/11/2022	298790	P	10815	WATER SOLUTIONS INC	\$67.33	0	0311221	WATER FILTRATION 03/07-04/06/2
03/11/2022	298791	P	10321	WESTERN INTEGRATED TECHNOLOGIES INC	\$2,827.54	0	0311221	OIL FILTER PAF 10MFP240SA10QB
03/11/2022	298792	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$1,757.87	0	0311221	TROUBLE SHOOT COOLANT ALARM VE
03/11/2022	298793	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$347,369.73	0	0311221	INSTRUMENT/GAUGE REPAIR VEH#3
03/11/2022	298794	P	10147	WILBUR-ELLIS HOLDINGS II, INC	\$2,212.22	0	0311221	MILESTONE, PORTFOLIO
03/11/2022	298795	P	10150	WOOD'S NURSERY INC	\$450.92	0	0311221	ECON DEVELOP - COL PT ISLAND P
03/11/2022	298796	P	10194	XEROX CORPORATION	\$1,783.42	0	0311221	COPIER CHARGES FOR OFFICE
03/11/2022	298797	P	11338	XIOLOGIX LLC	\$19,362.79	0	0311221	XIOLOGIX SERVER REPLACEMENTS Q
03/11/2022	298798	P	12483	ZOLL MEDICAL SUPPLY	\$5,279.98	0	0311221	CPR STAT PADZ, MASIMO PEDIATRI
03/16/2022	298799	P	11057	A DIFFERENT SHADE	\$865.55	0	0316221	Window Tinting at City Shops F
03/16/2022	298800	P	31318	A WORKSAFE SERVICE INC	\$325.00	0	0316221	DOT/PRE-EMP DRUG TESTING: (2)
03/16/2022	298801	P	10000	KBL, INC.	\$38.77	0	0316221	Engineering Copies - Bond Torb
03/16/2022	298802	P	10838	GRIGG ENTERPRISES INC	\$806.38	0	0316221	RILIE - 20V DEWALT SANDER, VAN
03/16/2022	298803	P	31437	ADEPT TESTING OCCUPATIONAL MEDICINE LLC	\$660.00	0	0316221	PRE-EMP PHYSICALS: HERNANDEZ,
03/16/2022	298804	P	31714	AGRI-SERVICE, LLC	\$1,286.69	0	0316221	TRACK REPLACEMENT VEH#7104 WO#
03/16/2022	298805	P	10644	ANIXTER INC	\$6,053.37	0	0316221	SWITCH & DEADENDS
03/16/2022	298806	P	30307	AT&T MOBILITY	\$330.90	0	0316221	CELL PHONE CHARGE 1/27/22 - 2/
03/16/2022	298807	P	10607	BADGER MOUNTAIN IRRIGATION DISTRICT	\$3,565.45	0	0316221	2022 IRRIGATION ASSMT-WATER WE
03/16/2022	298808	P	10518	BEAVER BARK & ROCK	\$437.05	0	0316221	FENCING - JEFFERSON BACKSTOP -
03/16/2022	298809	P	31291	BENTLEY SYSTEMS INCORPORATED	\$2,231.73	0	0316221	SPIDACALC SOFTWARE 02/01/22-01
03/16/2022	298810	P	11769	BERRY DUNN MCNEIL & PARKER, LLC	\$2,470.00	0	0316221	Amendment 1 - Contract #340-20
03/16/2022	298811	P	11365	BIG WEST EQUIPMENT	\$2,406.28	0	0316221	VALVES VEH#7149 WO#64451
03/16/2022	298812	P	11272	BOYD'S TREE SERVICE LLC	\$15,891.50	0	0316221	TREE PRUNING & VEGETATION MANA
03/16/2022	298813	P	10832	BRUCE INC	\$700.00	0	0316221	HP REBATE - 219 ORCHARD
03/16/2022	298814	P	31226	CALIPER MANAGEMENT INC. A PSI BUSINESS	\$368.00	0	0316221	PERSONALITY PROFILE - SENIOR P
03/16/2022	298815	P	10240	CENTRAL HOSE & FITTINGS INC	\$159.45	0	0316221	RELEASE TOOLS FOR SHOP
03/16/2022	298816	P	10847	CERIUM NETWORKS INC	\$38,576.78	0	0316221	SMARTNET RENEWAL

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03/16/2022	298817	P	30116	CHRISTENSEN, INC.	\$5,645.22	0	0316221	OIL FOR SHOPS, WASHER FLUID
03/16/2022	298818	P	10072	CITY OF KENNEWICK	\$677.75	0	0316221	CRAIG LITRELL BACKGROUND INVE
03/16/2022	298819	P	11312	COEUR D'ALENE SERVICE STATION EQUIPMENT INC	\$374.96	0	0316221	NOZZLE REPAIR AT FUEL STATION
03/16/2022	298820	P	11516	COLEMAN OIL COMPANY	\$20,827.76	0	0316221	RAZ GREASE FOR SHOP STOCK
03/16/2022	298821	P	11907	SYCURE CORP	\$830.00	0	0316221	100 MBPS FULL DUPLEX INTERNET
03/16/2022	298822	P	11062	COLUMBIA SNAKE RIVER IRRIGATORS ASSN	\$2,000.00	0	0316221	2022 MEMBERSHIP DUES
03/16/2022	298823	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$546.04	0	0316221	VFD DRIVE FANS (2) FOR INFLUEN
03/16/2022	298824	P	10453	DELTA HEATING & COOLING INC	\$1,300.00	0	0316221	HP REBATE - 1727 BIRCH
03/16/2022	298825	P	31664	DJ'S ELECTRICAL INC	\$70,460.43	0	0316221	384-21 - ELECTRICAL OVERHEAD D
03/16/2022	298826	P	11169	EFFICIENCY SOLUTIONS LLC	\$3,049.50	0	0316221	C244-17 LOAD FORECAST AND INTE
03/16/2022	298827	P	11115	ELECTRIC POWER SYSTEMS INC	\$12,595.23	0	0316221	CONTRACT #28-20; Gateway Subst
03/16/2022	298828	P	11044	EWING IRRIGATION PRODUCTS INC	\$2,318.26	0	0316221	IRR - CLAYBELL BACKSTOP - IRR
03/16/2022	298829	P	10044	FARMERS EXCHANGE	\$729.24	0	0316221	SMALL EQUIP REPAIR - PARTS
03/16/2022	298830	P	31170	HIS DIME, LLC	\$174.95	0	0316221	DECALS VEH#3372 WO#65011
03/16/2022	298831	P	10508	FASTENAL COMPANY	\$768.49	0	0316221	FENCING - JEFFERSON BACKSTOP
03/16/2022	298832	P	10268	FEDERAL EXPRESS CORP	\$38.23	0	0316221	SAMPLE SHIPPING FPO ALS RECV 0
03/16/2022	298833	P	10268	FEDERAL EXPRESS CORP	\$30.75	0	0316221	Trojan Payment& Performance
03/16/2022	298834	P	10276	FEDERAL SIGNAL CORPORATION	\$3,278.12	0	0316221	SIREN/SPEAKER FOR #2533 UPFIT
03/16/2022	298835	P	10315	FERGUSON US HOLDINGS INC	\$76.56	0	0316221	FITTINGS FOR WWTF SHOP STOCK
03/16/2022	298836	P	10184	FISHER SCIENTIFIC CO	\$3,323.10	0	0316221	BOTTLES (2) LARGE WM HPE 1/2GA
03/16/2022	298837	P	31766	DARYL D FLEENOR	\$50.00	0	0316221	CENTER PARKWAY NORTH-ROW RELOD
03/16/2022	298838	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$5,521.15	0	0316221	TELEPHONE CHARGE 2/19/22-3/18/
03/16/2022	298839	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$2,127.88	0	0316221	PHONE LINES 03/10-04/09/22
03/16/2022	298840	P	10220	FRONTIER FENCE INC	\$5,983.86	0	0316221	City-wide Fence Repair Service
03/16/2022	298841	P	11410	GENUINE AUTO GLASS OF TRI CITIES	\$396.73	0	0316221	WINDSHIELD VEH#2349 WO#65022
03/16/2022	298842	P	11988	HOLIDAYGOO INC	\$274.76	0	0316221	EGGS FOR MR BUNNY
03/16/2022	298843	P	31209	WALTEK II, INCORPORATED	\$1,442.50	0	0316221	Windmill Road Soil Testing
03/16/2022	298844	P	10496	ITRON INC	\$236,710.60	0	0316221	C69-20 AMI INSTALLATION & DEPL
03/16/2022	298845	P	10406	JUB ENGINEERS INC	\$2,450.03	0	0316221	CONSULTANT WORK ON 1ST ST-389-
03/16/2022	298846	P	31532	JOHN H CALLOW	\$1,136.30	0	0316221	TECHNICAL ASSISTANT CONSULTANT
03/16/2022	298847	P	31181	LJ KIT BLOCKER INC	\$363.65	0	0316221	PULLEY AND BELT FOR RAS HANDLI
03/16/2022	298848	P	11667	KENWORTH SALES COMPANY	\$3,158.58	0	0316221	TRANS FILTER VEH#3342 WO#64944

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
03/16/2022	298849	P	10219	LES SCHWAB TIRE CENTERS OF WASHINGTON INC	\$178.06	0	0316221	TPMS SENSORS VEH#2388 WO#65001
03/16/2022	298850	P	11199	LIBERTY LAWN & SAW SHOP	\$445.21	0	0316221	HOSE VEH#4000 WO#64860
03/16/2022	298851	P	10298	LN CURTIS & SONS	\$2,347.71	0	0316221	Armor - Gilbert
03/16/2022	298852	P	31760	LOURDES HOSPITAL LLC	\$160.00	0	0316221	PRE-EMP PHYSICAL: J MURRAY
03/16/2022	298853	P	10384	M CAMPBELL & COMPANY INC	\$2,100.00	0	0316221	HP REBATE X2 - 511 SHAW
03/16/2022	298854	P	30892	MAGNUM POWER LLC	\$312,431.62	0	0316221	215-21 GATEWAY SUBSTATION CONS
03/16/2022	298855	P	30892	MAGNUM POWER LLC	\$74,382.67	0	0316221	218-21 - OVERHEAD POLE AND CON
03/16/2022	298856	P	11331	DOUGLAS D FEARING	\$300.00	0	0316221	PRE-EMP POLYGRAPH: RUBY
03/16/2022	298857	P	31767	STACI MOOERS	\$1.00	0	0316221	REFUND P010162-012022
03/16/2022	298858	P	31505	SPORTSENGINE INC	\$55.50	0	0316221	BACKGROUND CHECKS: CUSTOMER SE
03/16/2022	298859	P	31756	NORTH STAR CLINIC LLC	\$220.00	0	0316221	PRE-EMP BACKGROUND: J BEADLE
03/16/2022	298860	P	10091	NORTHWEST PUBLIC POWER ASSOCIATION	\$30,000.00	0	0316221	NWPPA 2022 DUES
03/16/2022	298861	P	10651	NORTHWEST PLAYGROUND EQUIPMENT INC	\$1,579.24	0	0316221	Musical Plaza Replacement Part
03/16/2022	298862	P	10357	OXARC INC	\$161.14	0	0316221	FACILITIES - CYLINDER RENTAL -
03/16/2022	298863	P	31663	PALOUSE POWER LLC	\$94,476.72	0	0316221	383-21 - 2021 BORING, TRENCHIN
03/16/2022	298864	P	31206	CI - PW LLC	\$132.84	0	0316221	BOTTLED WATER-POWER OPS
03/16/2022	298865	P	12238	REXEL USA, INC	\$441.82	0	0316221	SHOPS CAR WASH - ELECTRICAL PA
03/16/2022	298866	P	30055	POWER CITY ELECTRIC INC	\$4,572.75	0	0316221	STEVENS BANK 2 RELAY & BANK 3
03/16/2022	298867	P	31515	PRO-PIPE INC	\$114,959.30	0	0316221	2021 LARGE DIAMETER SEWER CLEA
03/16/2022	298868	P	10047	R.D. OFFUTT COMPANY	\$313.13	0	0316221	MIRROR VEH#7159 WO#65026
03/16/2022	298869	P	11136	RICHARD SCHURFELD	\$258.00	0	0316221	PORTAL SERVICE LOCATES FEBRUAR
03/16/2022	298870	P	10939	RETAIL LOCKBOX INC	\$2,654.36	0	0316221	UB PAYMENT PROCESSING FEBRUARY
03/16/2022	298871	P	10239	CLEARWATER TECH LLC	\$946.92	0	0316221	Maintenance Shops Plumbing Ser
03/16/2022	298872	P	10488	SAN DIEGO POLICE EQUIPMENT CO	\$12,593.64	0	0316221	Training ammunition 2021
03/16/2022	298873	P	10311	SEA WESTERN INC	\$3,011.35	0	0316221	FD FEMALE UNIFORM PANTS
03/16/2022	298874	P	12255	SERVATRON, INC	\$961.46	0	0316221	DOCKING STATION VEH#2495 WO#64
03/16/2022	298875	P	11563	SMARSH, INC.	\$3,042.15	0	0316221	SMARSH ANNUAL RENEWAL, CONTRAC
03/16/2022	298876	P	10961	TACOMA SCREW PRODUCTS INC	\$13.60	0	0316221	CONNECTORS VEH#2495 WO#64539
03/16/2022	298877	P	11341	THE FAB SHOP LLC	\$172.85	0	0316221	STEEL RODS VEH#6641 WO#65098
03/16/2022	298878	P	10442	TITAN TRUCK EQUIPMENT	\$30.14	0	0316221	DOOR LATCH GASKET VEH#2510 WO#
03/16/2022	298879	P	31640	BRENT L HOUSE	\$1,970.00	0	0316221	COVID-19 TESTING - EMS EMPLOYE
03/16/2022	298880	P	11771	TOTAL COLLISION AND INJURY CARE LLC	\$260.00	0	0316221	DOT PHYS: D FOUGHT
03/16/2022	298881	P	30962	TOTAL QUALITY AIR LLC	\$1,400.00	0	0316221	HP REBATE - 24 PROTON LANE

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03/16/2022	298882	P	10187	TRANS UNION LLC	\$86.76	0	0316221	CREDIT REPORT FEE - FEBRUARY
03/16/2022	298883	P	10128	THE MCCLATCHY COMPANY	\$1,189.30	0	0316221	ITB 22-008 POWER TRANSFORMER N
03/16/2022	298884	P	11282	TRITECH FORENSICS INC	\$297.00	0	0316221	Sexual Assault evidence kits
03/16/2022	298885	P	31326	E SOURCE COMPANIES LLC	\$22,305.00	0	0316221	C95-19 SMART GRID PROGRAM MANA
03/16/2022	298886	P	11015	WEBCHECK INC	\$818.84	0	0316221	WEBCHECK SERVICE FEBRUARY 2022
03/16/2022	298887	P	11140	WEIDMANN DIAGNOSTIC SOLUTIONS INC	\$275.00	0	0316221	SAMPLE TRANSFORMER STEVENS BAN
03/16/2022	298888	P	11190	WESTERN CASCADE CONTAINER LLC	\$3,174.57	0	0316221	LINKAGE,BUSHINGS,UPPER ARM VEH
03/16/2022	298889	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$367.69	0	0316221	WHEEL VEH#3336 WO#65012
03/16/2022	298890	P	10147	WILBUR-ELLIS HOLDINGS II, INC	\$4,058.38	0	0316221	AQUANEAT, R-11, FOUNDATION, DI
03/16/2022	298891	P	10194	XEROX CORPORATION	\$325.63	0	0316221	8TB-337985 FEBRUARY 2022
03/18/2022	298892	P	11355	DANIELLE B & CRAIG K EMORY	\$2,997.20	0	0318221	MANSFIELD & LESLIE CROSSING IM
03/18/2022	298893	P	11384	3SI SECURITY SYSTEMS INC	\$495.22	0	0318221	TRACKING SERVICE 12 MONTH X2
03/18/2022	298894	P	999000	AUREF - Utility Customer Refunds	\$3,995.10	0	0318221	451 WESTCLIFFE BLVD
03/18/2022	298895	P	999000	AUREF - Utility Customer Refunds	\$1,267.97	0	0318221	451 WESTCLIFFE BLVD Bldg A
03/18/2022	298896	P	999000	AUREF - Utility Customer Refunds	\$1,356.46	0	0318221	451 WESTCLIFFE BLVD Bldg B
03/18/2022	298897	P	999000	AUREF - Utility Customer Refunds	\$1,286.97	0	0318221	451 WESTCLIFFE BLVD Bldg C
03/18/2022	298898	P	999000	AUREF - Utility Customer Refunds	\$1,360.80	0	0318221	451 WESTCLIFFE BLVD Bldg D
03/18/2022	298899	P	999000	AUREF - Utility Customer Refunds	\$1,437.12	0	0318221	451 WESTCLIFFE BLVD Bldg E
03/18/2022	298900	P	999000	AUREF - Utility Customer Refunds	\$1,278.14	0	0318221	451 WESTCLIFFE BLVD Bldg F
03/18/2022	298901	P	999000	AUREF - Utility Customer Refunds	\$1,294.85	0	0318221	451 WESTCLIFFE BLVD Bldg G
03/18/2022	298902	P	999000	AUREF - Utility Customer Refunds	\$1,078.37	0	0318221	451 WESTCLIFFE BLVD Bldg H
03/18/2022	298903	P	999000	AUREF - Utility Customer Refunds	\$77.13	0	0318221	451 WESTCLIFFE BLVD Bldg 7
03/18/2022	298904	P	999000	AUREF - Utility Customer Refunds	\$46.87	0	0318221	2665 KINGSGATE WAY Apt C126
03/18/2022	298905	P	999000	AUREF - Utility Customer Refunds	\$31.43	0	0318221	143 CANTERBURY RD
03/18/2022	298906	P	999000	AUREF - Utility Customer Refunds	\$113.73	0	0318221	358 BREAKWATER CT
03/18/2022	298907	P	999000	AUREF - Utility Customer Refunds	\$231.82	0	0318221	2500 GEORGE WASHINGTON WAY 205
03/18/2022	298908	P	999000	AUREF - Utility Customer Refunds	\$116.59	0	0318221	709 SMITH AVE
03/18/2022	298909	P	999000	AUREF - Utility Customer Refunds	\$118.38	0	0318221	2665 KINGSGATE WAY Apt B312
03/18/2022	298910	P	999000	AUREF - Utility Customer Refunds	\$117.18	0	0318221	2105 DOVER ST
03/18/2022	298911	P	999000	AUREF - Utility Customer Refunds	\$178.82	0	0318221	1409 WRIGHT AVE
03/18/2022	298912	P	999000	AUREF - Utility Customer Refunds	\$49.33	0	0318221	3003 QUEENSGATE DR Apt 109
03/18/2022	298913	P	999000	AUREF - Utility Customer Refunds	\$350.01	0	0318221	451 WESTCLIFFE BLVD Apt D229
03/18/2022	298914	P	999000	AUREF - Utility Customer Refunds	\$138.33	0	0318221	650 GEORGE WASHINGTON WAY Apt

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03/18/2022	298915	P	999000	AUREF - Utility Customer Refunds	\$187.96	0	0318221	2211 MORENCY DR
03/18/2022	298916	P	999000	AUREF - Utility Customer Refunds	\$193.98	0	0318221	1780 PIKE AVE Apt G103
03/18/2022	298917	P	999000	AUREF - Utility Customer Refunds	\$20.00	0	0318221	1324 TOTTEN AVE
03/18/2022	298918	P	999000	AUREF - Utility Customer Refunds	\$1,562.26	0	0318221	4199 HIGHVIEW ST
03/18/2022	298919	P	999000	AUREF - Utility Customer Refunds	\$175.07	0	0318221	2811 COPPERSTONE ST
03/18/2022	298920	P	999000	AUREF - Utility Customer Refunds	\$20.67	0	0318221	1628 WOODBURY ST
03/18/2022	298921	P	999000	AUREF - Utility Customer Refunds	\$167.29	0	0318221	4150 TAMI ST
03/18/2022	298922	P	999000	AUREF - Utility Customer Refunds	\$47.61	0	0318221	2550 DUPORTAIL ST P195
03/18/2022	298923	P	999000	AUREF - Utility Customer Refunds	\$22.28	0	0318221	2929 WOODLAND PL
03/18/2022	298924	P	999000	AUREF - Utility Customer Refunds	\$14.08	0	0318221	3167 QUAIL RIDGE LOOP
03/18/2022	298925	P	999000	AUREF - Utility Customer Refunds	\$141.12	0	0318221	1529 COLUMBIA PARK TRL Apt 111
03/18/2022	298926	P	999000	AUREF - Utility Customer Refunds	\$72.99	0	0318221	1013 GILLESPIE ST
03/18/2022	298927	P	999000	AUREF - Utility Customer Refunds	\$190.00	0	0318221	1310 THAYER DR
03/18/2022	298928	P	999000	AUREF - Utility Customer Refunds	\$113.84	0	0318221	3003 QUEENSGATE DR Apt 237
03/18/2022	298929	P	999000	AUREF - Utility Customer Refunds	\$66.98	0	0318221	1406 HOFFMAN ST
03/18/2022	298930	P	999000	AUREF - Utility Customer Refunds	\$9.55	0	0318221	558 JORDAN LN
03/18/2022	298931	P	999000	AUREF - Utility Customer Refunds	\$643.69	0	0318221	4706 VILLAGE VIEW ST
03/18/2022	298932	P	999000	AUREF - Utility Customer Refunds	\$285.87	0	0318221	2856 KINGSGATE WAY
03/18/2022	298933	P	999000	AUREF - Utility Customer Refunds	\$117.33	0	0318221	2665 KINGSGATE WAY Apt D337
03/18/2022	298934	P	10367	BANK OF AMERICA	\$2,714.93	0	0318221	BANK ANALYSIS FEES
03/18/2022	298935	P	10207	BENTON COUNTY AUDITOR	\$18.00	0	0318221	Images
03/18/2022	298936	P	10009	COUNTY OF BENTON	\$423.43	0	0318221	CRIME VICTIMS BCDC FEBRUARY 22
03/18/2022	298937	P	30353	BOSHART, THOMAS	\$1,071.01	0	0318221	LSAW Conference Reimbursement
03/18/2022	298938	P	10026	CASCADE NATURAL GAS CORP	\$20.79	0	0318221	NATURAL GAS FOR GENERATOR SUND
03/18/2022	298939	P	10250	CH2O INC	\$64.49	0	0318221	BOILER TESTING WWTF - FEB '22
03/18/2022	298940	P	10597	CHARTER COMMUNICATIONS	\$99.98	0	0318221	BUSINESS INTERNET PLUS MAR 202
03/18/2022	298941	P	10261	CITY OF RICHLAND	\$127,390.87	0	0318221	CITY UTILITY BILLS/FEB 2022
03/18/2022	298942	P	10261	CITY OF RICHLAND	\$30.00	0	0318221	BOXES FROM RANGE WITH PACKING
03/18/2022	298943	P	10261	CITY OF RICHLAND	\$110.00	0	0318221	PARK ST - ZONING-SHORELINE EXE
03/18/2022	298944	P	10261	CITY OF RICHLAND	\$2,888.04	0	0318221	22-009 LADENDORF FBI LEEDA MED
03/18/2022	298945	P	11516	COLEMAN OIL COMPANY	\$9,590.78	0	0318221	LANDFILL DYED,CLEAR FUEL
03/18/2022	298946	P	10542	FIANDER & ASSOCIATES LLC	\$157.47	0	0318221	RCC - FITNESS EQUIP PM'D
03/18/2022	298947	P	10135	CI SUPPORT LLC	\$218.19	0	0318221	ONSITE AND OFFSITE DESTRUCTION

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03/18/2022	298948	P	10470	COMMERCIAL TIRE INC	\$4,157.88	0	0318221	FLAT REPAIR VEH#3363 WO#65119
03/18/2022	298949	P	31360	COMMONSTREET CONSULTING LLC	\$7,500.70	0	0318221	CENTER PARKWAY NORTH-GAGE TO T
03/18/2022	298950	P	11526	CORWIN OF PASCO LLC	\$956.46	0	0318221	CARGO NET VEH#2529 WO#65105
03/18/2022	298951	P	999008	CPL REFUND	\$10.00	0	0318221	CPL REPLACEMENT REFUND
03/18/2022	298952	P	999008	CPL REFUND	\$17.25	0	0318221	REFUND FOR INCORRECT CPL CHARG
03/18/2022	298953	P	30165	DANA CULLEN	\$136.00	0	0318221	REIMBURSEMENT FOR CDL LICENSE
03/18/2022	298954	P	10342	BENTON FRANKLIN COUNTIES	\$4,377.47	0	0318221	4TH QUARTER 2021 LIQUOR TAXES
03/18/2022	298955	P	31557	BELEN DIAZ	\$43.12	0	0318221	Feb 2022 Mileage Diaz
03/18/2022	298956	P	31686	DKS ASSOCIATES	\$14,767.50	0	0318221	2022 Local Road Safety Plan 40
03/18/2022	298957	P	11762	ENTERPRISE HOLDINGS INC	\$94.15	0	0318221	22-052 EDWARDS RA#950131757
03/18/2022	298958	P	10508	FASTENAL COMPANY	\$376.95	0	0318221	MCMURRAY GARDEN - SCREWS
03/18/2022	298959	P	10184	FISHER SCIENTIFIC CO	\$1,085.79	0	0318221	WHSE C STOCK - SAFETY
03/18/2022	298960	P	31444	CODY M WAREHAM	\$225.89	0	0318221	UNLOCK VEH FOR SEARCH WARRANT
03/18/2022	298961	P	31764	FIBER MARKETING INTERNATIONAL INC	\$1,640.85	0	0318221	SMALL EQUIP REPAIR - SPPED FEE
03/18/2022	298962	P	10220	FRONTIER FENCE INC	\$269.00	0	0318221	Emergency Fence Repair - Dog P
03/18/2022	298963	P	30383	FRONTLINE PUBLIC SAFETY SOLUTIONS	\$1,732.50	0	0318221	TRAINING TRACKER SOFTWARE RENE
03/18/2022	298964	P	11585	GALLS, LLC	\$181.49	0	0318221	TIE BAR/NAMEBAR/LT BAR
03/18/2022	298965	P	11010	GARDA CL NORTHWEST INC	\$871.66	0	0318221	ARMORED CAR SERVICES MARCH 202
03/18/2022	298966	P	11438	HEALTHCARE ACTUARIES LLC	\$6,875.00	0	0318221	2021 Actuarial Report (GASB73&
03/18/2022	298967	P	11843	IRON MOUNTAIN INC	\$205.20	0	0318221	SHRED SERVICE THRU 2/22/22
03/18/2022	298968	P	10449	KING COUNTY DIRECTORS ASN PURCHASING DEPT	\$4,629.57	0	0318221	Fire Station 71 Roof Restorati
03/18/2022	298969	P	31378	SOUTHWEST ANSWERING SERVICE INC	\$143.61	0	0318221	Answering Service Usage-Feb 20
03/18/2022	298970	P	10219	LES SCHWAB TIRE CENTERS OF WASHINGTON INC	\$108.59	0	0318221	ALIGNMENT VEH#2445 WO#65137
03/18/2022	298971	P	11652	MENKE JACKSON BEYER LLP	\$2,244.66	0	0318221	ACCT. #067-PACIFIC PARTNERS RE
03/18/2022	298972	P	11835	MILLER PAINT COMPANY INC	\$400.51	0	0318221	LACROSSE - FIELD PAINT
03/18/2022	298973	P	10358	MOON SECURITY SERVICES INC	\$447.92	0	0318221	STATION 72 - INSTALL FIRE COMM
03/18/2022	298974	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$1,752.52	0	0318221	BLOW GUNS VEH#3343 WO#65104
03/18/2022	298975	P	30088	NCR PAYMENT SOLUTIONS CORPORATION	\$8,479.49	0	0318221	MERCHANT SERVICE CHARGES FEBRU
03/18/2022	298976	P	10862	PARAMETRIX INC	\$10,234.50	0	0318221	2021 ENVIRONMENTAL MONITORING,
03/18/2022	298977	P	31221	ALLEY ENTERPRISES INC.	\$26.34	0	0318221	CLARY SIGNATURE STAMP
03/18/2022	298978	P	31515	PRO-PIPE INC	\$6,955.50	0	0318221	2021 LARGE DIAMETER SEWER CLEA
03/18/2022	298979	P	31556	TINA RITCHIE	\$27.44	0	0318221	2/22 Mileage-TRitchie

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03/18/2022	298980	P	10647	RIVER CITY TOWING INC	\$48.87	0	0318221	TOW CHARGE
03/18/2022	298981	P	12448	ROGERS SURVEYING INC PS	\$1,975.00	0	0318221	BOUNDRY LINE ADJUSTMENT FALCON
03/18/2022	298982	P	10961	TACOMA SCREW PRODUCTS INC	\$48.64	0	0318221	SHOPS 300- PLUMBING PARTS
03/18/2022	298983	P	10485	TESSCO INCORPORATED	\$464.16	0	0318221	RADIO SHOP INVENTORY
03/18/2022	298984	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$323.37	0	0318221	TIRE CHANGE VEH#2477 WO#64930
03/18/2022	298985	P	10642	SIRJMR INC	\$150.93	0	0318221	COFFEE DELIVERY AND COOLER REN
03/18/2022	298986	P	10907	TRI CITY REGIONAL CHAMBER OF COMMERCE	\$5,408.00	0	0318221	2022 DIRECTOR LEVEL TCRCC DUES
03/18/2022	298987	P	10866	TRITECH SOFTWARE SYSTEMS	\$3,909.60	0	0318221	TRITECH ANNUAL SUBSCRIPTION FE
03/18/2022	298988	P	10512	US BANK N A	\$387.00	0	0318221	FEBRUARY 2022 POOLED INVESTMEN
03/18/2022	298989	P	11222	US DEPARTMENT OF HUD	\$401.17	0	0318221	2021 CDBG INT GRANT #B-21-MC-5
03/18/2022	298990	P	10106	US LINEN & UNIFORM	\$78.18	0	0318221	TOWEL DELIVERY
03/18/2022	298991	P	11802	TRI CITIES VISITOR & CONVENTION BUREAU	\$68,666.25	0	0318221	VISIT TRI-CITIES CONTRACT DUES
03/18/2022	298992	P	10173	WASHINGTON STATE TREASURER	\$20,264.55	0	0318221	21/22 FINES & FORFEITURES BC
03/18/2022	298993	P	31462	WELLABLE LLC	\$525.00	0	0318221	COR WELLNESS - Wellable Conten
03/18/2022	298994	P	31769	WASHINGTON STATE ASSOCIATION OF	\$235.00	0	0318221	REGISTRATION 2022 SPRING CONF.
03/18/2022	298995	P	10194	XEROX CORPORATION	\$436.64	0	0318221	8TB-338163 base charge/reading
03/21/2022	298996	P	10167	MIKE CASE	\$592.56	0	032122PP	NON COVERED RX
03/21/2022	298997	P	10028	WILL J CLEAVENGER	\$130.82	0	032122PP	NON COVERED RX
03/21/2022	298998	P	10119	WILLIAM TANNER	\$174.00	0	032122PP	NON COVERED RX
03/21/2022	298999	P	10309	WA STATE LEOFF EDUCATION ASSOCIATION	\$485.00	0	032122PP	WSLEA 2022 CONFERENCE - JENNIF
03/21/2022	299000	P	10309	WA STATE LEOFF EDUCATION ASSOCIATION	\$485.00	0	032122PP	WSLEA 2022 CONFERENCE - LARRY
03/21/2022	299001	P	10309	WA STATE LEOFF EDUCATION ASSOCIATION	\$485.00	0	032122PP	WSLEA 2022 CONFERENCE - EDWARD
03/21/2022	299002	P	10309	WA STATE LEOFF EDUCATION ASSOCIATION	\$485.00	0	032122PP	WSLEA 2022 CONFERENCE - ROBERT
03/21/2022	299003	P	10309	WA STATE LEOFF EDUCATION ASSOCIATION	\$485.00	0	032122PP	WSLEA 2022 CONFERENCE - KRISTI
03/23/2022	299004	P	31231	ABM INDUSTRIES INC	\$18,433.03	0	0323221	MULTIPLE FACILITIES JANITORIAL
03/23/2022	299005	P	10838	GRIGG ENTERPRISES INC	\$358.01	0	0323221	STATION 75 - PAINT SUPPLIES
03/23/2022	299006	P	11197	LUCAS M MILLER	\$1,170.00	0	0323221	Annual RR Crossing Inspection
03/23/2022	299007	P	11492	ALS GROUP USA CORP	\$1,631.00	0	0323221	WWTF INFLUENT/EFFLUENT SAMPLIN
03/23/2022	299008	P	10157	AMERIGAS	\$464.11	0	0323221	PROPANE FOR MONTANA L/S GENERA
03/23/2022	299009	P	10644	ANIXTER INC	\$491.63	0	0323221	SLEEVES
03/23/2022	299010	P	10537	APOLLO INC	\$182,900.61	0	0323221	TORBETT-MCPHERSON WATER MAIN R
03/23/2022	299011	P	10547	ARBAUGH & ASSOCIATES INC	\$3,000.00	0	0323221	CONTRACT FEES FEBRUARY 2022
03/23/2022	299012	P	30309	TRISH AUCHMOODY	\$746.08	0	0323221	22-065 AUCHMOODY COMMUNITY RIS

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CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
03/23/2022	299013	P	10780	BASIN SOD INC	\$385.80	0	0323221	IRR - CLAYBELL - FIELD RENO PR
03/23/2022	299014	P	30328	BLANDINA RENEE VALENZUELA	\$750.00	0	0323221	FY2021 SAFER PREPARATION - 12
03/23/2022	299015	P	10518	BEAVER BARK & ROCK	\$396.34	0	0323221	GATES - SHOPS 100 GATE PROJECT
03/23/2022	299016	P	11778	DSD CAPITAL LLC	\$81.00	0	0323221	Outhouse for Landfill Feb 22
03/23/2022	299017	P	10546	BOUND TREE MEDICAL LLC	\$168.80	0	0323221	FASPLINT VACUUM MEDIUM 10EA/CS
03/23/2022	299018	P	11272	BOYD'S TREE SERVICE LLC	\$6,810.64	0	0323221	TREE PRUNING & VEGETATION MANA
03/23/2022	299019	P	11685	CARDINAL HEALTH 130, LLC	\$481.08	0	0323221	IPRATROP, ASPIRIN
03/23/2022	299020	P	10026	CASCADE NATURAL GAS CORP	\$24.11	0	0323221	NATURAL GAS FOR GENERATOR COLU
03/23/2022	299021	P	10943	CASCADE RECREATION INC	\$2,944.15	0	0323221	PLAYGROUNDS - HOWARD AMON - SL
03/23/2022	299022	P	10261	CITY OF RICHLAND	\$41,828.15	0	0323221	ARPA Funds
03/23/2022	299023	P	11516	COLEMAN OIL COMPANY	\$25,404.17	0	0323221	WEEKLY CARD LOCK FUEL 3/14-3/2
03/23/2022	299024	P	10542	FIANDER & ASSOCIATES LLC	\$3,678.08	0	0323221	FD CARDIO & FITNESS EQUIPMENT
03/23/2022	299025	P	10135	CI SUPPORT LLC	\$43.64	0	0323221	ONSITE 64 GALLON RECURRING SHR
03/23/2022	299026	P	12270	COMPUNET, INC	\$1,113.00	0	0323221	GENETEC ADVANTAGE RENEWAL
03/23/2022	299027	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$1,260.06	0	0323221	SHOPS 300 - LAMPS
03/23/2022	299028	P	11881	TARGETSOLUTIONS LEARNING, LLC	\$404.19	0	0323221	TSCRPRO VECTOR SCHEDULING PRO
03/23/2022	299029	P	10365	DAVID EVANS & ASSOCIATES INC	\$7,918.39	0	0323221	Center Parkway North-Railroad
03/23/2022	299030	P	31730	DYNAMIC LAUNDRY SYSTEMS INC	\$358.38	0	0323221	WASHING MACHINE MAINTENANCE
03/23/2022	299031	P	11044	EWING IRRIGATION PRODUCTS INC	\$796.90	0	0323221	COLUMBIA PLAYFIELD - CLAY
03/23/2022	299032	P	10315	FERGUSON US HOLDINGS INC	\$109.54	0	0323221	SHOPS 100 - PLUMBING PARTS
03/23/2022	299033	P	10289	FIELD INSTRUMENTS & CONTROLS INC	\$220.25	0	0323221	WARRICK TILT TYPE FLOAT SWITCH
03/23/2022	299034	P	30374	ANDREW C FLORENCE	\$637.96	0	0323221	22-093 FLORENCE WEST COAST REG
03/23/2022	299035	P	31421	GARY A TUCCI	\$17,639.54	0	0323221	HRSST JAN 2022 SOLAR GENERATIO
03/23/2022	299036	P	11155	GEOENGINEERS INC	\$4,556.00	0	0323221	CHIEF JOSEPH MIDDLE SCHOOL IRR
03/23/2022	299037	P	10203	W.W. GRAINGER, INC	\$2,095.26	0	0323221	HAND CRANK HOSE REEL
03/23/2022	299038	P	10203	W.W. GRAINGER, INC	\$122.76	0	0323221	GRAINGER MARKING PAINT
03/23/2022	299039	P	31398	H.W. LOCHNER INC	\$3,387.67	0	0323221	SOUTH GWW INTERSECTION IMPROVE
03/23/2022	299040	P	31395	JACOBS ENGINEERING GROUP INC.	\$7,611.92	0	0323221	SR240/AARON INTERCHANGE IMPROV
03/23/2022	299041	P	31459	KPFF INC	\$9,314.60	0	0323221	ISLAND VIEW TO VISTA FIELD TRA
03/23/2022	299042	P	10432	LANGUAGE LINE SERVICES INC	\$400.06	0	0323221	TRANSLATION SERVICES 02/01-02/
03/23/2022	299043	P	10262	LIFE ASSIST INC	\$432.90	0	0323221	BLOOD GLUCOSE TEST STRIPS, SAL
03/23/2022	299044	P	10298	LN CURTIS & SONS	\$2,523.37	0	0323221	FD STRUCTURE HELMETS/GLOVE SUS
03/23/2022	299045	P	10463	LUDLUM MEASUREMENTS INC	\$633.14	0	0323221	CALIBRATE LUDLUM 12 INSTRUMENT

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03/23/2022	299046	P	10624	MACKAY SPOSITO INC	\$310.00	0	0323221	Wayfinding Signage & Gateway P
03/23/2022	299047	P	31486	MARSH MUNDORF PRATT SULLIVAN & MCKENZIE	\$490.00	0	0323221	NET BILLING AGMT ACQUISITION R
03/23/2022	299048	P	11331	DOUGLAS D FEARING	\$300.00	0	0323221	PRE-EMP POLYGRAPH: PADILLA
03/23/2022	299049	P	11214	MIDWEST LABORATORIES INC	\$58.10	0	0323221	SHIPPING CHARGES & SUPPLIES FO
03/23/2022	299050	P	10358	MOON SECURITY SERVICES INC	\$115.06	0	0323221	BASIC FIRE, TOTAL CONNECT, COM
03/23/2022	299051	P	10371	MOTOROLA SOLUTIONS INC	\$797,495.49	0	0323221	MOTOROLA MAINTENANCE RENEWAL
03/23/2022	299052	P	10153	NORTH COAST ELECTRIC COMPANY	\$1,820.72	0	0323221	GATEWAY SUB PARTS
03/23/2022	299053	P	10972	LAKEYLAND INC	\$237.16	0	0323221	ADVANCED INSPECTION PANT, COAT
03/23/2022	299054	P	11863	OGDEN MURPHY WALLACE, PLLC	\$812.50	0	0323221	PROFESSIONAL SERVICES RENDERED
03/23/2022	299055	P	10357	OXARC INC	\$8.20	0	0323221	CYLINDER RENTAL FEB 2022 - WWT
03/23/2022	299056	P	999002	PERMIT REFUND	\$1,751.20	0	0323221	Sienna Hills Dev - 797 Bermuda
03/23/2022	299057	P	12238	REXEL USA, INC	\$60.40	0	0323221	RCC - ELECTRICAL PARTS
03/23/2022	299058	P	10879	PREMIER LANDSCAPING & DESIGN	\$13,866.05	0	0323221	PROUT POOL - CAL-HYPO TABS
03/23/2022	299059	P	31417	PULSEPOINT FOUNDATION	\$2,500.00	0	0323221	PULSEPOINT ANNUAL LIC FEE
03/23/2022	299060	P	10102	PASCO RANCH AND HOME INC	\$390.91	0	0323221	HAN - BOOTS - SEE CREDIT MEMO
03/23/2022	299061	P	11012	RH2 ENGINEERING INC	\$4,722.44	0	0323221	WWTF DIGESTER IMPROVEMENTS - 3
03/23/2022	299062	P	10769	RULE STEEL TANKS INC	\$52,926.00	0	0323221	FRONT LOADERS
03/23/2022	299063	P	10311	SEA WESTERN INC	\$13,119.40	0	0323221	GOGGLES WITH ATTACHMENT SYSTEM
03/23/2022	299064	P	11019	SOLARWINDS INC	\$1,114.24	0	0323221	SOLARWINDS MAINTENANCE RENEWAL
03/23/2022	299065	P	10536	SPRAGUE PEST SOLUTIONS	\$411.63	0	0323221	(M) COMMERCIAL GENERAL PEST WW
03/23/2022	299066	P	11195	STRATEGIC GOVERNMENT RESOURCES INC	\$7,230.29	0	0323221	SGR Management Training Januar
03/23/2022	299067	P	10530	SUMMIT LAW GROUP PLLC	\$630.00	0	0323221	IAFF INTEREST ARBITRATION RE P
03/23/2022	299068	P	31640	BRENT L HOUSE	\$910.00	0	0323221	COVID-19 TESTING - EMS EMPLOYE
03/23/2022	299069	P	11468	US BANK ST PAUL	\$4,800.00	0	0323221	FISCAL AGENT FEES (JUL 1, 2021
03/23/2022	299070	P	10860	VERIZON COMMUNICATIONS INC	\$180.15	0	0323221	FEBRUARY LIFEPAKES
03/23/2022	299071	P	31196	VINCENT BROTHERS LLP	\$212,846.20	0	0323221	WWTP DIGESTER FACILITY IMPROVE
03/23/2022	299072	P	10145	WESCO DISTRIBUTION INC	\$1,441.90	0	0323221	LINEMEN TOOLS
03/23/2022	299073	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$12,706.20	0	0323221	EMER GEN RENTAL INFLU PLUS XTR
03/23/2022	299074	P	10147	WILBUR-ELLIS HOLDINGS II, INC	\$1,290.49	0	0323221	BANNER MAXX
03/23/2022	299075	P	10194	XEROX CORPORATION	\$373.54	0	0323221	COPIER LEASE 2/22 C8045H/8TB-3
03/23/2022	299076	P	12483	ZOLL MEDICAL SUPPLY	\$5,624.18	0	0323221	CPR STAT-PADZ,6 ECG ELECTRODES
03/25/2022	299077	P	10838	GRIGG ENTERPRISES INC	\$711.34	0	0325221	LED BULBS FOR MCMURRAY L/S LIG
03/25/2022	299078	P	31437	ADEPT TESTING OCCUPATIONAL MEDICINE LLC	\$660.00	0	0325221	PRE-EMP PHYSICALS: PALMER, DAN

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03/25/2022	299079	P	12417	AHBL, INC	\$932.50	0	0325221	LAND USE PLANNING CONSULTANT
03/25/2022	299080	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$374.92	0	0325221	29.99 ROCK - 5/8 TOP COURSE P9
03/25/2022	299081	P	999000	AUREF - Utility Customer Refunds	\$1,038.08	0	0325221	1407 MARSHALL AVE
03/25/2022	299082	P	999000	AUREF - Utility Customer Refunds	\$174.03	0	0325221	1456 GENEVA ST
03/25/2022	299083	P	999000	AUREF - Utility Customer Refunds	\$278.87	0	0325221	2550 DUPORTAIL ST I254
03/25/2022	299084	P	999000	AUREF - Utility Customer Refunds	\$53.56	0	0325221	1914 LASSEN AVE
03/25/2022	299085	P	999000	AUREF - Utility Customer Refunds	\$482.18	0	0325221	ACCT #96342004 - NANCY AQUINO
03/25/2022	299086	P	999000	AUREF - Utility Customer Refunds	\$56.17	0	0325221	533 LAKEROSE LOOP
03/25/2022	299087	P	999000	AUREF - Utility Customer Refunds	\$94.71	0	0325221	1216 WILLARD AVE
03/25/2022	299088	P	999000	AUREF - Utility Customer Refunds	\$217.39	0	0325221	604 NASTACIA ST
03/25/2022	299089	P	999000	AUREF - Utility Customer Refunds	\$9.20	0	0325221	2481 WOODS DR
03/25/2022	299090	P	999000	AUREF - Utility Customer Refunds	\$286.67	0	0325221	2322 ENTERPRISE DR
03/25/2022	299091	P	999000	AUREF - Utility Customer Refunds	\$44.77	0	0325221	1529 COLUMBIA PARK TRL Apt 126
03/25/2022	299092	P	999000	AUREF - Utility Customer Refunds	\$4.05	0	0325221	747 HANFORD ST
03/25/2022	299093	P	999000	AUREF - Utility Customer Refunds	\$42.72	0	0325221	3150 QUAIL RIDGE LOOP
03/25/2022	299094	P	999000	AUREF - Utility Customer Refunds	\$182.48	0	0325221	1315 BUENA CT
03/25/2022	299095	P	999000	AUREF - Utility Customer Refunds	\$148.73	0	0325221	2894 SALK AVE Apt 221
03/25/2022	299096	P	999000	AUREF - Utility Customer Refunds	\$889.78	0	0325221	626 MEADOWS DR E
03/25/2022	299097	P	11079	AUTOZONE STORES LLC	\$415.54	0	0325221	STRUTS,SHOCKS VEH#2388 WO#6500
03/25/2022	299098	P	10518	BEAVER BARK & ROCK	\$603.79	0	0325221	FILL DIRT FOR HOLE DUG AT HAIN
03/25/2022	299099	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$3,353.00	0	0325221	TESTING - TTL PHOSPH, TKN, NIT
03/25/2022	299100	P	10008	BENTON PUD	\$1,383.76	0	0325221	C-SC157A PRE-NOTIFICATION SERV
03/25/2022	299101	P	11365	BIG WEST EQUIPMENT	\$2,852.46	0	0325221	BEARING, HEAD PULLEY,SHAFT VEH
03/25/2022	299102	P	11398	CARPENTER DRILLING LLC	\$22,792.00	0	0325221	CHIEF JOSEPH MIDDLE SCHOOL IRR
03/25/2022	299103	P	10240	CENTRAL HOSE & FITTINGS INC	\$262.41	0	0325221	FITTING FOR REPAIR OF DIGESTER
03/25/2022	299104	P	11075	CHINOOK HEATING & AIR INC	\$12,163.20	0	0325221	HP LOAN - 1454 AMON
03/25/2022	299105	P	10261	CITY OF RICHLAND	\$18,439.13	0	0325221	DROP BOX HAULING WWTF FEB '22
03/25/2022	299106	P	10261	CITY OF RICHLAND	\$158.00	0	0325221	22-032 MILLER BASIC TACTICAL M
03/25/2022	299107	P	10031	COLUMBIA BASIN COLLEGE	\$500.00	0	0325221	HUMANITIES OF WASHINGTON LECTU
03/25/2022	299108	P	12151	CORE & MAIN LP	\$2,355.80	0	0325221	2- CLOW GATE VALVE EPOXY COATE
03/25/2022	299109	P	11486	COYOTE RIDGE CORRECTIONS CENTER	\$355.64	0	0325221	Clean Up Crew Feb22
03/25/2022	299110	P	31751	ASHLI DORMAIER	\$23.48	0	0325221	PERSONAL REIMB: WINCO FOODS -
03/25/2022	299111	P	31323	JENNIFER ELLERTSON	\$33.95	0	0325221	CANDY FOR BINGO AT RCC

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03/25/2022	299112	P	10146	ENERGY NORTHWEST	\$2,500.00	0	0325221	WATER SAMPLING ANALYSIS
03/25/2022	299113	P	12487	FARO TECHNOLOGIES INC	\$2,302.36	0	0325221	FARO ZONE 3D ADV MAINT RECOVER
03/25/2022	299114	P	10508	FASTENAL COMPANY	\$26.67	0	0325221	CARBON STEEL VEH#7150 WO#64900
03/25/2022	299115	P	10315	FERGUSON US HOLDINGS INC	\$805.52	0	0325221	DIGESTER SAMPLER LINE PARTS (E
03/25/2022	299116	P	10220	FRONTIER FENCE INC	\$381.00	0	0325221	FENCE REPAIR #453-21
03/25/2022	299117	P	10050	GENERAL PACIFIC INC	\$3,063.95	0	0325221	1 PHASE TRANSFORMERS
03/25/2022	299118	P	11410	GENUINE AUTO GLASS OF TRI CITIES	\$603.22	0	0325221	WINDSHIELD VEH#2439 WO#65094
03/25/2022	299119	P	10046	HD FOWLER CO	\$530.60	0	0325221	Compost Parts
03/25/2022	299120	P	11813	HERC RENTALS INC	\$154.81	0	0325221	17.8 GALLON OF LIQUID PROPANE
03/25/2022	299121	P	10290	JIM'S PACIFIC GARAGES INC	\$38.44	0	0325221	GLADHAND SEALS VEH#3279 WO#650
03/25/2022	299122	P	31623	KELLER ASSOCIATES INC	\$32,992.50	0	0325221	SODIUM HYPOCHLORITE FACILITIES
03/25/2022	299123	P	11667	KENWORTH SALES COMPANY	\$237.27	0	0325221	AIR FILTER VEH#5047 WO#64749
03/25/2022	299124	P	10219	LES SCHWAB TIRE CENTERS OF WASHINGTON INC	\$430.04	0	0325221	ALIGNMENT VEH#2388 WO#65001
03/25/2022	299125	P	10262	LIFE ASSIST INC	\$2,278.59	0	0325221	SODIUM CHLORIDE 0.9%, HOSPIRA,
03/25/2022	299126	P	10298	LN CURTIS & SONS	\$1,285.82	0	0325221	HYPRESS COPRESSOR SERVICE
03/25/2022	299127	P	10093	MCCURLEY INTEGRITY DEALERSHIPS, LLC	\$138.41	0	0325221	GASKET, SEAL VEH#3304 WO#64920
03/25/2022	299128	P	30799	MEDLINE INDUSTRIES INC.	\$563.20	0	0325221	NITRILE EXAM GLOVE
03/25/2022	299129	P	10578	MIDWEST TAPE	\$3,991.81	0	0325221	HOOPLA - FEBRUARY 2022
03/25/2022	299130	P	11163	MIWALL CORPORATION	\$2,769.30	0	0325221	SWAT Sniper Ammo 2022
03/25/2022	299131	P	10083	MONARCH MACHINE & TOOL CO INC	\$1,157.26	0	0325221	WELDING VEH#5036 WO#65037
03/25/2022	299132	P	10358	MOON SECURITY SERVICES INC	\$293.35	0	0325221	WWTF BURGLARY & FIRE MONITORIN
03/25/2022	299133	P	10981	OIL RE-REFINING CO	\$750.00	0	0325221	Used oil Recycle/Haul 3/4/22
03/25/2022	299134	P	10357	OXARC INC	\$180.45	0	0325221	FIRE EXTNGSHR BRCKTS FOR MOBIL
03/25/2022	299135	P	31206	CI - PW LLC	\$55.35	0	0325221	2/2022 LANDFILL
03/25/2022	299136	P	12238	REXEL USA, INC	\$49.76	0	0325221	JEFFERSON - ELECTRICAL PARTS
03/25/2022	299137	P	31210	LEPS-PSS, PLLC	\$2,875.00	0	0325221	POST COE PSYCH EVAL/SAR/SID
03/25/2022	299138	P	11012	RH2 ENGINEERING INC	\$25,567.00	0	0325221	WWTP STANDBY GENERATOR REPLCMT
03/25/2022	299139	P	11629	TRUCKPRO HOLDING CORPORATION	\$247.10	0	0325221	TRUCK STEPS,HANDLE VEH#2502 WO
03/25/2022	299140	P	31699	SUN LIFE ASSURANCE COMPANY OF CANADA	\$18,059.68	0	0325221	March 2022 Policy 947737-001
03/25/2022	299141	P	10961	TACOMA SCREW PRODUCTS INC	\$57.36	0	0325221	TAPE,CLAMPS VEH#4000 WO#64860
03/25/2022	299142	P	10246	TEREX UTILITIES, INC	\$738.53	0	0325221	VALVE ASSY - SEE CREDIT INVOIC
03/25/2022	299143	P	10027	THE PAPE' GROUP	\$4,361.65	0	0325221	SENSOR INSTALLATION VEH#7165 W
03/25/2022	299144	P	10442	TITAN TRUCK EQUIPMENT	\$1,266.19	0	0325221	TOOL BOXES VEH#2493 WO#64857

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03/25/2022	299145	P	12053	TRI-CITIES HISPANIC CHAMBER OF COMMERCE	\$200.00	0	0325221	2022 MEMBERSHIP
03/25/2022	299146	P	31775	CORRIN VEIGA	\$300.00	0	0325221	EV CHARGER REBATE - 4848 COWLI
03/25/2022	299147	P	11190	WESTERN CASCADE CONTAINER LLC	\$525.16	0	0325221	TARP VEH#3342 WO#65110
03/25/2022	299148	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$465.89	0	0325221	ELECTRICAL REPAIR VEH#7162 WO#
03/25/2022	299149	P	10267	WSF, LLC	\$1,248.60	0	0325221	CAMERA VEH#3315 WO#65009
03/25/2022	299150	P	30939	DOBBS HEAVY DUTY HOLDINGS LLC	\$1,721.26	0	0325221	BRAKE DRUMS VEH#3341 WO#64548
03/25/2022	299151	P	10194	XEROX CORPORATION	\$2,413.40	0	0325221	7HB-469027 MARCH 2022 BASE CHA
03/30/2022	299152	P	10838	GRIGG ENTERPRISES INC	\$95.93	0	0330221	BUCKETS, CLEANERS FOR NEW TV T
03/30/2022	299153	P	31632	ADCOMM ENGINEERING LLC	\$27,909.50	0	0330221	RED MOUNTAIN SITE ENGINEERING
03/30/2022	299154	P	11492	ALS GROUP USA CORP	\$600.00	0	0330221	COR WWTF BIO-SOLIDS 2-16-22 SA
03/30/2022	299155	P	10598	AMERICAN CASTING & MANUFACTURING CORP	\$6,255.36	0	0330221	WAREHOUSE STOCK
03/30/2022	299156	P	10705	INTERSTATE CONCRETE & ASPHALT COMPANY	\$976.12	0	0330221	48.05 TON ROCK - 5/8 TOP COUR
03/30/2022	299157	P	10644	ANIXTER INC	\$797.39	0	0330221	METER MISC
03/30/2022	299158	P	10670	ARROW CONSTRUCTION SUPPLY INC	\$2,120.96	0	0330221	2100 CRAFTCO339 BAGS MASTIC ONE
03/30/2022	299159	P	10301	BAVCO	\$512.05	0	0330221	BACKFLOW REPAIR PARTS
03/30/2022	299160	P	10008	BENTON PUD	\$80.48	0	0330221	(9) WYE LIGHTS-BADGER REPEATER
03/30/2022	299161	P	10020	BUILDERS HARDWARE & SUPPLY CO INC	\$511.26	0	0330221	CITY HALL - ECON DEVELOP NEW O
03/30/2022	299162	P	10026	CASCADE NATURAL GAS CORP	\$18,391.29	0	0330221	LIBRARY - GAS BILL - MARCH
03/30/2022	299163	P	11112	CENTURYLINK COMMUNICATIONS LLC	\$111.17	0	0330221	LONG DISTANCE 03/06-04/05/22
03/30/2022	299164	P	30045	CHARTER COMMUNICATIONS HOLDINGS, LLC	\$227.97	0	0330221	INTERNET ULTRA BUS WIFI STATIC
03/30/2022	299165	P	30116	CHRISTENSEN, INC.	\$550.17	0	0330221	DEF AT SHOPS
03/30/2022	299166	P	10055	CITY OF PASCO	\$117,429.46	0	0330221	ANIMAL SHELTERING SERVICE NOV
03/30/2022	299167	P	10261	CITY OF RICHLAND	\$1,052.62	0	0330221	#1901 Drop Box Disp/Hauling
03/30/2022	299168	P	10261	CITY OF RICHLAND	\$8,882.03	0	0330221	22-017 MASON ADV CHILD ABUSE &
03/30/2022	299169	P	11516	COLEMAN OIL COMPANY	\$24,325.15	0	0330221	CHV REGAL R&O ISO 46, 1/5 5 GA
03/30/2022	299170	P	10458	COLUMBIA BASIN DIVE RESCUE	\$6,500.00	0	0330221	AGENCY SUPPORT SPLIT 50% FIRE/
03/30/2022	299171	P	31676	COLUMBIA BASIN STRIPING LLC	\$3,188.72	0	0330221	City Hall Striping, CONTRACT #
03/30/2022	299172	P	10470	COMMERCIAL TIRE INC	\$3,635.41	0	0330221	TIRE ROTATION VEH#2418 WO#6518
03/30/2022	299173	P	12270	COMPUNET, INC	\$487.10	0	0330221	WASTEWATER GATE INTERCOM INSTA
03/30/2022	299174	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$185.16	0	0330221	WTP LAMPS
03/30/2022	299175	P	11526	CORWIN OF PASCO LLC	\$1,670.71	0	0330221	BRAKES, ROTORS VEH#3331 WO#6516
03/30/2022	299176	P	31777	MARISOL DIAZ	\$46.00	0	0330221	22-081 DIAZ DISPOSAL/INCINERAT
03/30/2022	299177	P	30193	DOUG DOSS	\$21.00	0	0330221	22-080 DOSS DISPOSAL/INCINERAT

Accounts Payable Checks

3/1/2022 - 3/31/2022

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
03/30/2022	299178	P	11115	ELECTRIC POWER SYSTEMS INC	\$9,019.50	0	0330221	CONTRACT #28-20; Gateway Subst
03/30/2022	299179	P	30897	ENVISIO SOLUTIONS IN	\$2,500.00	0	0330221	ENVISIO ANALYTIC IMPLEMENTATIO
03/30/2022	299180	P	10315	FERGUSON US HOLDINGS INC	\$985.93	0	0330221	BALL VALVES FOR WWTF DIGESTER
03/30/2022	299181	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$212.85	0	0330221	FAX LINES 03/19-04/18/22
03/30/2022	299182	P	10369	G & R AG PRODUCTS INC	\$301.93	0	0330221	SPRAY EQUIP - NOZZLES
03/30/2022	299183	P	10050	GENERAL PACIFIC INC	\$2,620.94	0	0330221	CONNECTOR E4
03/30/2022	299184	P	30404	HEIDI GLASEN	\$21.00	0	0330221	22-082 GLASEN DISPOSAL/INCINER
03/30/2022	299185	P	10203	W.W. GRAINGER, INC	\$178.28	0	0330221	GRAINGER MARKING PAINT
03/30/2022	299186	P	10046	HD FOWLER CO	\$313.83	0	0330221	SKATE PARK - PLUMBING PARTS
03/30/2022	299187	P	11813	HERC RENTALS INC	\$920.93	0	0330221	Portable Generator Rental
03/30/2022	299188	P	30547	JONATHAN HOLEN	\$142.36	0	0330221	22-041 HOLEN COMBAT FIRST AID
03/30/2022	299189	P	31778	VINCENT HUPF	\$25.00	0	0330221	POLAR PLUNGE REGISTRATION
03/30/2022	299190	P	10182	KELLER SUPPLY COMPANY	\$45.04	0	0330221	SHOPS 300 CARWASH - THERMOSTAT
03/30/2022	299191	P	31378	SOUTHWEST ANSWERING SERVICE INC	\$839.47	0	0330221	AFTER HOURS EMERGENCY CALLS 20
03/30/2022	299192	P	30740	BRANDON KOE	\$84.00	0	0330221	22-094 KOE DEP CALATA FUNERAL
03/30/2022	299193	P	31711	KENNA LADENDORF	\$82.59	0	0330221	22-037 LADENDORF BASIC CRIME P
03/30/2022	299194	P	10298	LN CURTIS & SONS	\$67.43	0	0330221	DELUXE LEATHER CUSHION, HEADBA
03/30/2022	299195	P	30892	MAGNUM POWER LLC	\$215,477.64	0	0330221	15-22 REATA RD-LESLIE SUB FEED
03/30/2022	299196	P	31779	KENNETH MARTIN	\$25.00	0	0330221	POLAR PLUNGE REGISTRATION
03/30/2022	299197	P	30789	CHRISTOPHER MASON	\$47.33	0	0330221	22-055 MASON SPECIALIST INTERV
03/30/2022	299198	P	11576	MERCER (US) INC	\$10,416.67	0	0330221	2022 Benefits Consulting & Bro
03/30/2022	299199	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	\$1,383.00	0	0330221	SKATE PARK - PORT-A-POTTY RENT
03/30/2022	299200	P	31116	BAS INC	\$444.77	0	0330221	800 TOW TAGS
03/30/2022	299201	P	11147	MODERN MACHINERY CO INC	\$52,000.00	0	0330221	EQUIPMENT REPAIR VEH#7143 WO#6
03/30/2022	299202	P	10358	MOON SECURITY SERVICES INC	\$665.46	0	0330221	STATION 74 - FIRE MONITORING -
03/30/2022	299203	P	31674	P&F AUTOMOTIVE WAREHOUSE INC	\$155.78	0	0330221	GAS STRUTS VEH#3327 WO#65226
03/30/2022	299204	P	10981	OIL RE-REFINING CO	\$516.60	0	0330221	Recycling FlashPt/Solvents
03/30/2022	299205	P	10357	OXARC INC	\$190.09	0	0330221	Nitrogen
03/30/2022	299206	P	31206	CI - PW LLC	\$9.76	0	0330221	POWEROPS DISPENSER RENTAL
03/30/2022	299207	P	11026	POCKETINET COMMUNICATIONS INC	\$770.00	0	0330221	INTERNET SERVICES 04/01-04/30/
03/30/2022	299208	P	30465	JOHN RABY	\$245.01	0	0330221	22-095 RABY DEP CALATA FUNERAL
03/30/2022	299209	P	12318	RINGOLD EMBROIDERY	\$110.72	0	0330221	COR LOGO SWEATERS

Accounts Payable Checks

3/1/2022 - 3/31/2022

CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
03/30/2022	299210	P	10647	RIVER CITY TOWING INC	\$167.24	0	0330221	TOW CHARGE FOR PRIORITY CALL I
03/30/2022	299211	P	11347	SANDY'S TROPHIES INC	\$62.93	0	0330221	PLATES/ENGRAVING
03/30/2022	299212	P	11098	SCHINDLER ELEVATOR CORPORATION	\$129.62	0	0330221	MARCH CHAIR LIFT INSPECTION
03/30/2022	299213	P	10270	SIEFKEN & SONS CONSTRUCTION INC	\$78,824.37	0	0330221	Claybell Pickleball Courts Rep
03/30/2022	299214	P	10617	SIEMENS INDUSTRY INC	\$2,725.86	0	0330221	ULTRASONIC LEVEL CONTROLLER FO
03/30/2022	299215	P	11785	SOLENIS LLC	\$12,758.00	0	0330221	POLYMER FOR BFPS
03/30/2022	299216	P	30027	SEATTLE SEWING SOLUTIONS INC	\$90.68	0	0330221	TASER TO FINISHED REPAIR HOLE
03/30/2022	299217	P	10536	SPRAGUE PEST SOLUTIONS	\$139.10	0	0330221	Pest Control Solid Waste Nov 2
03/30/2022	299218	P	10894	STRYKER SALES CORPORATION	\$5,381.30	0	0330221	STRYKER COT REPAIR AND MAINTEN
03/30/2022	299219	P	31735	BUNKER TRI CITIES LLC	\$527.47	0	0330221	Command Leather Belts
03/30/2022	299220	P	31051	THE GOODYEAR TIRE & RUBBER COMPANY	\$3,987.49	0	0330221	MNT & DSMNT TIRES VEH#2442 WO#
03/30/2022	299221	P	10120	THERMAL SUPPLY INC	\$56.49	0	0330221	FENCING - JEFFERSON BACKSTOP
03/30/2022	299222	P	10126	TRI CITIES BATTERY & AUTO REPAIR	\$48.59	0	0330221	BATTERIES WTP MAIN RADIO
03/30/2022	299223	P	11175	TYNDALE ENTERPRISES INC	\$3,445.36	0	0330221	2022 FR CLOTHING PER SEATTLE C
03/30/2022	299224	P	10106	US LINEN & UNIFORM	\$26.06	0	0330221	TOWEL DELIVERY
03/30/2022	299225	P	10132	HD SUPPLY FACILITIES MAINTENANCE LTD	\$5,957.95	0	0330221	SPILL CONTAINMENT SCALE FREIGH
03/30/2022	299226	P	10140	WASHINGTON STATE PATROL	\$3,000.00	0	0330221	ACCESS USER FEE - 1ST QTR
03/30/2022	299227	P	10145	WESCO DISTRIBUTION INC	\$13,189.47	0	0330221	POWER OPS CT
03/30/2022	299228	P	30852	JARIN WHITBY	\$369.98	0	0330221	22-046 WHITBY INVESTIGATION TE
03/30/2022	299229	P	10314	WHITNEY EQUIPMENT COMPANY INC	\$4,210.43	0	0330221	VALVES (2), CHECK 6IN HDL MCMU
03/30/2022	299230	P	10194	XEROX CORPORATION	\$324.64	0	0330221	3UA-295969 12-21-21 TO 1-21-22
					\$6,244,077.57	\$0.00		

Accounts Payable Wires 3/1/2022 - 3/31/2022

DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	WIRE ACH
03/02/2022	8961	100,075.97	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 2/21-2/27/22	W
03/01/2022	8962	9,399.75	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA deduction on 02/28/2022	W
03/02/2022	8963	2,967.30	PAYMENT PROCESSING INC	Landfill Merchant Services Fee	W
03/02/2022	8964	66.14	BANK OF AMERICA	Library Merchant Service Fees	W
03/03/2022	8965	104.00	BANK OF AMERICA	Deposit Supplies	W
03/04/2022	8966	1,725.00	WASHINGTON STATE TREASURER	STATE SHARE OF CPL	W
03/04/2022	8967	10,000.00	CHICAGO TITLE CO OF WASHINGTON	LAND REPURCHASE-515 G WAY (EAR	W
03/08/2022	8968	383.25	A.W. REHN & ASSOCIATES INC	February 2022 Admin	W
03/08/2022	8969	222,409.41	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 2/28-3/6/22	W
03/08/2022	8970	12,000.00	CORVEL ENTERPRISE COMP INC	Annual Administration Fee	W
03/08/2022	8971	23,830.00	CORVEL ENTERPRISE COMP INC	February 2022 Admin Fee	W
03/08/2022	8972	7,500.00	CORVEL ENTERPRISE COMP INC	One Time Implementation Fee	W
03/08/2022	8973	6,661.83	CORVEL ENTERPRISE COMP INC	February 2022 Claims	W
03/08/2022	8974	5,280.50	4MYBENEFITS, INC	Communication Package Fees 10/	W
03/08/2022	8975	2,904.60	4MYBENEFITS, INC	March 2022 Fees	W
03/08/2022	8976	3,201.13	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA DEDUCTION ON 03/07/2022	W
03/09/2022	8977	1,400,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	W
03/10/2022	8978	162,564.00	NW INTERGOVERNMENTAL ENERGY SUPPLY	TRANSALTA PURCHASE FY 2022 MAY	W
03/10/2022	8979	586,009.00	BONNEVILLE POWER ADMINISTRATION	DECEMBER 2021-PAT02-10089	W
03/11/2022	8980	111,270.78	RICHLAND GOLF MANAGEMENT CORPORATION	CPGC OP REIMB - 02/22	W
03/15/2022	8981	205,192.80	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 3/7-3/13/22	W
03/18/2022	8982	2,297,411.04	ITRON INC	C69-20 AMI INSTALLATION & DEPL	W
03/15/2022	8983	2,257.71	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA deduction on 03/14/22	W
03/25/2022	8984	124,709.38	BANK OF AMERICA	FEBRUARY 2022 PCARD 4715290006	W
03/17/2022	8985	3,903,383.00	BONNEVILLE POWER ADMINISTRATION	JANUARY 22-PAT01-10089	W
03/22/2022	8986	197,545.75	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 3/14-3/20/22	W
03/22/2022	8987	640.20	PLANSOURCE BENEFITS ADMINISTRATION, INC	March Admin Fees	W
03/25/2022	8988	124,100.36	LAW ENFORCEMENT OFFICERS AND FIREFIGHTERS	April 2022 Premium	W
03/18/2022	8989	35,599.15	PAYMENTUS CORPORATION	MERCHANT SERVICES FEES	W

Accounts Payable Wires 3/1/2022 - 3/31/2022

DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	WIRE ACH
03/21/2022	8990	1,926,275.56	US BANK N A	GO #49474FF70 - 1.40% (12/01/2	W
03/25/2022	8991	397,855.88	WA STATE DEPARTMENT OF REVENUE	COMBINED EXCISE TAX-FEBRUARY 2	W
03/22/2022	8992	4,049.95	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA deduction on 03-21-2022	W
03/25/2022	8993	733.08	MAGELLAN HEALTHCARE INC	March 2022 EAP Premium	W
03/25/2022	8994	66,146.85	QBE INSURANCE CORPORATION	March 2022 Stop Loss Premium	W
03/25/2022	8995	19,124.64	CIGNA HEALTH AND LIFE INSURANCE COMPANY	March 2022 Admin Fees	W
03/29/2022	8996	38,782.91	CORVEL ENTERPRISE COMP INC	March 2022 Prefund	W
03/29/2022	8997	160,201.84	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 3/21/22-3/27/22	W
03/25/2022	8998	8,928.57	VISION SERVICE PLAN (WA)	MONTHLY INVOICE	W
03/28/2022	8999	2,000,000.00	WELLS FARGO	FHLB #3130ARDR9 - 1.75% (09/28	W
03/29/2022	9000	3,674,347.00	BONNEVILLE POWER ADMINISTRATION	FEB22-PAT01-10089	W
03/29/2022	9001	5,774.76	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA Deduction on 03-28-2022	W
03/29/2022	9002	1,000,000.00	US BANK N A	FHLB #3130ARCB5-2.375% (03/27)	W
03/30/2022	9003	2,977,383.33	WELLS FARGO	FHLMC #3134GXER1-0.20% (12/01/	W
TOTAL WIRE		\$21,838,796.42			

Payroll Wires and ACH 3/1/2022 thru 3/31/2022

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT
03/03/2022	12608	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$387.99
03/03/2022	12609	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$302,874.99
03/03/2022	12610	10348	INTERNATIONAL CITY MANAGEMENT ASSOCIATION	\$217,527.19
03/03/2022	12611	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$12,050.75
03/03/2022	12612	10573	A.W. REHN & ASSOCIATES INC	\$25,875.00
03/03/2022	12613	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$7,561.17
03/03/2022	12614	10696	UNITED STATES TREASURY	\$409,053.66
03/03/2022	12615	10698	RICHLAND POLICE GUILD	\$7,970.00
03/03/2022	12616	10699	IUOE LOCAL #280	\$6,965.25
03/03/2022	12617	10700	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS	\$3,878.04
03/03/2022	12618	10701	SOUTHEAST WASHINGTON TELECOMMUNICATORS GUILD	\$941.38
03/03/2022	12619	10702	DIVISION OF CHILD SUPPORT	\$4,156.11
03/03/2022	12620	10736	CITY OF RICHLAND	\$5,529.87
03/03/2022	12621	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$958.36
03/03/2022	12622	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$109,777.40
03/03/2022	12623	10784	CITY OF RICHLAND UNEMPLOYMENT	\$3,013.38
03/03/2022	12624	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$26,753.39
03/03/2022	12625	10786	CITY OF RICHLAND CIGNA DISABILITY	\$2,959.03
03/03/2022	12626	10787	CITY OF RICHLAND CIGNA LIFE	\$4,737.67
03/03/2022	12627	10788	CITY OF RICHLAND CIGNA OPTIONAL AD	\$1,977.50
03/03/2022	12628	10789	CITY OF RICHLAND CIGNA BASIC AD&D	\$1,014.15
03/03/2022	12629	10790	CITY OF RICHLAND CIGNA DEPENDENT L	\$157.20
03/03/2022	12630	10791	CITY OF RICHLAND ER POST RETIREMENT	\$63,072.00
03/03/2022	12631	10792	CITY OF RICHLAND ER MEDICAL INS PR	\$24,528.00
03/03/2022	12632	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$37,244.12
03/03/2022	12633	53342	PROVIDENT LIFE	\$5,565.64
			EFFECTIVE DATE TOTAL	\$1,286,529.24
03/17/2022	12634	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$362.99
03/17/2022	12635	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$288,172.33
03/17/2022	12636	10348	INTERNATIONAL CITY MANAGEMENT ASSOCIATION	\$193,919.10
03/17/2022	12637	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$11,291.02

Payroll Wires and ACH 3/1/2022 thru 3/31/2022

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT
03/17/2022	12638	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$7,561.17
03/17/2022	12639	10696	UNITED STATES TREASURY	\$377,449.90
03/17/2022	12640	10699	IUOE LOCAL #280	\$70.25
03/17/2022	12641	10701	SOUTHEAST WASHINGTON TELECOMMUNICATORS GUILD	\$903.25
03/17/2022	12642	10702	DIVISION OF CHILD SUPPORT	\$4,156.11
03/17/2022	12643	10736	CITY OF RICHLAND	\$5,425.70
03/17/2022	12644	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$958.36
03/17/2022	12645	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$110,204.54
03/17/2022	12646	10784	CITY OF RICHLAND UNEMPLOYMENT	\$2,823.30
03/17/2022	12647	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$34,185.88
03/17/2022	12648	10786	CITY OF RICHLAND CIGNA DISABILITY	\$2,966.23
03/17/2022	12649	10787	CITY OF RICHLAND CIGNA LIFE	\$16.17
03/17/2022	12650	10788	CITY OF RICHLAND CIGNA OPTIONAL AD	\$50.40
03/17/2022	12651	10789	CITY OF RICHLAND CIGNA BASIC AD&D	\$3.46
03/17/2022	12652	10790	CITY OF RICHLAND CIGNA DEPENDENT L	\$0.80
03/17/2022	12653	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$36,891.55
03/17/2022	12654	31408	AMERICAN FAMILY LIFE ASSURANCE COMPANY OF COLUMBUS	\$4,627.19
03/17/2022	12655	31409	NATIONWIDE	\$764.84
03/17/2022	12656	31410	ARAG	\$644.25
03/17/2022	12657	31411	ALLSTATE	\$697.00
03/17/2022	12658	53342	PROVIDENT LIFE	\$5,593.41
			EFFECTIVE DATE TOTAL	\$1,089,739.20
03/31/2022	12659	10696	UNITED STATES TREASURY	\$1,091.70
			EFFECTIVE DATE TOTAL	\$1,091.70
03/31/2022	12660	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$362.99
03/31/2022	12661	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$290,010.72
03/31/2022	12662	10348	INTERNATIONAL CITY MANAGEMENT ASSOCIATION	\$191,967.34
03/31/2022	12663	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$11,224.18
03/31/2022	12664	10696	UNITED STATES TREASURY	\$388,016.84
03/31/2022	12665	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$416.67
03/31/2022	12666	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$749.26

Payroll Wires and ACH 3/1/2022 thru 3/31/2022

Effective Date	WIRE/ACH	VENDOR	PAYEE	AMOUNT
03/31/2022	12667	10784	CITY OF RICHLAND UNEMPLOYMENT	\$2,792.25
03/31/2022	12668	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$30,264.04
03/31/2022	12669	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$37,088.16
03/31/2022	12670	31408	AMERICAN FAMILY LIFE ASSURANCE COMPANY OF COLUMBUS	\$33.62
03/31/2022	12671	31409	NATIONWIDE	\$43.43
03/31/2022	12672	31410	ARAG	\$23.25
03/31/2022	12673	31411	ALLSTATE	\$12.50
		EFFECTIVE DATE TOTAL		\$953,005.25
Total		WIRE TOTAL FOR SELECTED TIME PERIOD		\$3,330,365.39

Payroll Direct Deposits / Checks 3/1/2022 - 3/31/2022

CHECK TYPE	CHECK DATE	CHECKNBR	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2022-03-03	3/3/2022	190373	0		\$2201.85	0
PAYROLL - 2022-03-03	3/3/2022	190374	0		\$1091.85	0
PAYROLL - 2022-03-03	3/3/2022	190375	0		\$2387.92	0
PAYROLL - 2022-03-03	3/3/2022	190376	0		\$1528.41	0
PAYROLL - 2022-03-03	3/3/2022	190377	0		\$1986.48	0
PAYROLL - 2022-03-03	3/3/2022	190378	0		\$3535.19	0
PAYROLL - 2022-03-03	3/3/2022	190379	0		\$2372.93	0
PAYROLL - 2022-03-03	3/3/2022	190380	0		\$1503.42	0
PAYROLL - 2022-03-03	3/3/2022	190381	0		\$2308.61	0
PAYROLL - 2022-03-03	3/3/2022	190382	0		\$2458.36	0
PAYROLL - 2022-03-03	3/3/2022	190383	0		\$1361.57	0
PAYROLL - 2022-03-03	3/3/2022	190384	0		\$4151.26	0
PAYROLL - 2022-03-03	3/3/2022	190385	0		\$10484.07	0
PAYROLL - 2022-03-03	3/3/2022	190386	0		\$15209.73	0
PAYROLL - 2022-03-03	3/3/2022	190387	0		\$1816.65	0
PAYROLL - 2022-03-03	3/3/2022	190388	0		\$1839.30	0
PAYROLL - 2022-03-03	3/3/2022	190389	0		\$1257.91	0
PAYROLL - 2022-03-03	3/3/2022	190390	0		\$1886.46	0
PAYROLL - 2022-03-03	3/3/2022	190391	0		\$1885.21	0
PAYROLL - 2022-03-03	3/3/2022	190392	0		\$1543.10	0
PAYROLL - 2022-03-03	3/3/2022	190393	0		\$2620.23	0
PAYROLL - 2022-03-03	3/3/2022	190394	0		\$1179.09	0
PAYROLL - 2022-03-03	3/3/2022	190395	0		\$1584.50	0
PAYROLL - 2022-03-03	3/3/2022	190396	0		\$1721.14	0
PAYROLL - 2022-03-03	3/3/2022	190397	0		\$1658.81	0
PAYROLL - 2022-03-03	3/3/2022	190398	0		\$1521.90	0
PAYROLL - 2022-03-03	3/3/2022	190399	0		\$1352.66	0
PAYROLL - 2022-03-03	3/3/2022	190400	0		\$1931.28	0
PAYROLL - 2022-03-03	3/3/2022	190401	0		\$1758.43	0

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CHECK TYPE	CHECK DATE	CHECKNBR	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2022-03-03	3/3/2022	190402	0		\$1730.84	0
PAYROLL - 2022-03-03	3/3/2022	190403	0		\$1677.71	0
PAYROLL - 2022-03-03	3/3/2022	190404	0		\$1576.86	0
PAYROLL - 2022-03-03	3/3/2022	190405	0		\$1233.44	0
PAYROLL - 2022-03-03	3/3/2022	190406	0		\$1608.06	0
PAYROLL - 2022-03-03	3/3/2022	190407	0		\$1606.57	0
PAYROLL - 2022-03-03	3/3/2022	190408	0		\$1849.19	0
PAYROLL - 2022-03-03	3/3/2022	190409	0		\$2325.43	0
PAYROLL - 2022-03-03	3/3/2022	190410	0		\$1979.08	0
PAYROLL - 2022-03-03	3/3/2022	190411	0		\$1497.02	0
PAYROLL - 2022-03-03	3/3/2022	190412	0		\$2127.76	0
PAYROLL - 2022-03-03	3/3/2022	190413	0		\$3983.71	0
PAYROLL - 2022-03-03	3/3/2022	190414	0		\$2506.95	0
PAYROLL - 2022-03-03	3/3/2022	190415	0		\$2409.74	0
PAYROLL - 2022-03-03	3/3/2022	190416	0		\$4389.69	0
PAYROLL - 2022-03-03	3/3/2022	190417	0		\$1507.11	0
PAYROLL - 2022-03-03	3/3/2022	190418	0		\$1391.06	0
PAYROLL - 2022-03-03	3/3/2022	190419	0		\$1940.39	0
PAYROLL - 2022-03-03	3/3/2022	190420	0		\$1447.87	0
PAYROLL - 2022-03-03	3/3/2022	190421	0		\$1480.60	0
PAYROLL - 2022-03-03	3/3/2022	190422	0		\$2613.30	0
PAYROLL - 2022-03-03	3/3/2022	190423	0		\$1583.19	0
PAYROLL - 2022-03-03	3/3/2022	190424	0		\$2423.81	0
PAYROLL - 2022-03-03	3/3/2022	190425	0		\$1428.99	0
PAYROLL - 2022-03-03	3/3/2022	190426	0		\$1400.75	0
PAYROLL - 2022-03-03	3/3/2022	190427	0		\$1598.94	0
PAYROLL - 2022-03-03	3/3/2022	190428	0		\$2063.76	0
PAYROLL - 2022-03-03	3/3/2022	190429	0		\$2078.10	0
PAYROLL - 2022-03-03	3/3/2022	190430	0		\$1899.58	0

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PAYROLL - 2022-03-03	3/3/2022	190431	0		\$1918.32	0
PAYROLL - 2022-03-03	3/3/2022	190432	0		\$9019.96	0
PAYROLL - 2022-03-03	3/3/2022	190433	0		\$2543.11	0
PAYROLL - 2022-03-03	3/3/2022	190434	0		\$1570.88	0
PAYROLL - 2022-03-03	3/3/2022	190435	0		\$1522.59	0
PAYROLL - 2022-03-03	3/3/2022	190436	0		\$2005.05	0
PAYROLL - 2022-03-03	3/3/2022	190437	0		\$1429.23	0
PAYROLL - 2022-03-03	3/3/2022	190438	0		\$1594.94	0
PAYROLL - 2022-03-03	3/3/2022	190439	0		\$1691.13	0
PAYROLL - 2022-03-03	3/3/2022	190440	0		\$1711.75	0
PAYROLL - 2022-03-03	3/3/2022	190441	0		\$1571.74	0
PAYROLL - 2022-03-03	3/3/2022	190442	0		\$1692.91	0
PAYROLL - 2022-03-03	3/3/2022	190443	0		\$1910.56	0
PAYROLL - 2022-03-03	3/3/2022	190444	0		\$1470.75	0
PAYROLL - 2022-03-03	3/3/2022	190445	0		\$1881.67	0
PAYROLL - 2022-03-03	3/3/2022	190446	0		\$1947.20	0
PAYROLL - 2022-03-03	3/3/2022	190447	0		\$87.61	0
PAYROLL - 2022-03-03	3/3/2022	190448	0		\$3170.82	0
PAYROLL - 2022-03-03	3/3/2022	190449	0		\$796.24	0
PAYROLL - 2022-03-03	3/3/2022	190450	0		\$1862.69	0
PAYROLL - 2022-03-03	3/3/2022	190451	0		\$662.26	0
PAYROLL - 2022-03-03	3/3/2022	190452	0		\$1762.96	0
PAYROLL - 2022-03-03	3/3/2022	190453	0		\$579.88	0
PAYROLL - 2022-03-03	3/3/2022	190454	0		\$225.08	0
PAYROLL - 2022-03-03	3/3/2022	190455	0		\$701.17	0
PAYROLL - 2022-03-03	3/3/2022	190456	0		\$1435.31	0
PAYROLL - 2022-03-03	3/3/2022	190457	0		\$1442.13	0
PAYROLL - 2022-03-03	3/3/2022	190458	0		\$489.72	0
PAYROLL - 2022-03-03	3/3/2022	190459	0		\$165.49	0

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PAYROLL - 2022-03-03	3/3/2022	190460	0		\$119.16	0
PAYROLL - 2022-03-03	3/3/2022	190461	0		\$2213.39	0
PAYROLL - 2022-03-03	3/3/2022	190462	0		\$1845.49	0
PAYROLL - 2022-03-03	3/3/2022	190463	0		\$2291.45	0
PAYROLL - 2022-03-03	3/3/2022	190464	0		\$1552.96	0
PAYROLL - 2022-03-03	3/3/2022	190465	0		\$185.36	0
PAYROLL - 2022-03-03	3/3/2022	190466	0		\$1639.65	0
PAYROLL - 2022-03-03	3/3/2022	190467	0		\$86.06	0
PAYROLL - 2022-03-03	3/3/2022	190468	0		\$1496.61	0
PAYROLL - 2022-03-03	3/3/2022	190469	0		\$132.40	0
PAYROLL - 2022-03-03	3/3/2022	190470	0		\$132.40	0
PAYROLL - 2022-03-03	3/3/2022	190471	0		\$4000.11	0
PAYROLL - 2022-03-03	3/3/2022	190472	0		\$165.49	0
PAYROLL - 2022-03-03	3/3/2022	190473	0		\$784.67	0
PAYROLL - 2022-03-03	3/3/2022	190474	0		\$635.77	0
PAYROLL - 2022-03-03	3/3/2022	190475	0		\$218.46	0
PAYROLL - 2022-03-03	3/3/2022	190476	0		\$218.46	0
PAYROLL - 2022-03-03	3/3/2022	190477	0		\$746.28	0
PAYROLL - 2022-03-03	3/3/2022	190478	0		\$2348.63	0
PAYROLL - 2022-03-03	3/3/2022	190479	0		\$2733.26	0
PAYROLL - 2022-03-03	3/3/2022	190480	0		\$1708.56	0
PAYROLL - 2022-03-03	3/3/2022	190481	0		\$1881.01	0
PAYROLL - 2022-03-03	3/3/2022	190482	0		\$1869.75	0
PAYROLL - 2022-03-03	3/3/2022	190483	0		\$1894.12	0
PAYROLL - 2022-03-03	3/3/2022	190484	0		\$2110.28	0
PAYROLL - 2022-03-03	3/3/2022	190485	0		\$3035.12	0
PAYROLL - 2022-03-03	3/3/2022	190486	0		\$1726.63	0
PAYROLL - 2022-03-03	3/3/2022	190487	0		\$2372.78	0
PAYROLL - 2022-03-03	3/3/2022	190488	0		\$1702.60	0

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PAYROLL - 2022-03-03	3/3/2022	190489	0		\$2720.24	0
PAYROLL - 2022-03-03	3/3/2022	190490	0		\$1806.18	0
PAYROLL - 2022-03-03	3/3/2022	190491	0		\$2594.24	0
PAYROLL - 2022-03-03	3/3/2022	190492	0		\$1625.84	0
PAYROLL - 2022-03-03	3/3/2022	190493	0		\$2074.62	0
PAYROLL - 2022-03-03	3/3/2022	190494	0		\$1876.69	0
PAYROLL - 2022-03-03	3/3/2022	190495	0		\$2179.97	0
PAYROLL - 2022-03-03	3/3/2022	190496	0		\$2011.10	0
PAYROLL - 2022-03-03	3/3/2022	190497	0		\$1957.80	0
PAYROLL - 2022-03-03	3/3/2022	190498	0		\$2039.00	0
PAYROLL - 2022-03-03	3/3/2022	190499	0		\$1637.86	0
PAYROLL - 2022-03-03	3/3/2022	190500	0		\$1953.77	0
PAYROLL - 2022-03-03	3/3/2022	190501	0		\$1798.65	0
PAYROLL - 2022-03-03	3/3/2022	190502	0		\$1446.50	0
PAYROLL - 2022-03-03	3/3/2022	190503	0		\$2421.28	0
PAYROLL - 2022-03-03	3/3/2022	190504	0		\$1561.20	0
PAYROLL - 2022-03-03	3/3/2022	190505	0		\$1824.99	0
PAYROLL - 2022-03-03	3/3/2022	190506	0		\$1866.53	0
PAYROLL - 2022-03-03	3/3/2022	190507	0		\$2431.44	0
PAYROLL - 2022-03-03	3/3/2022	190508	0		\$3311.36	0
PAYROLL - 2022-03-03	3/3/2022	190509	0		\$1960.32	0
PAYROLL - 2022-03-03	3/3/2022	190510	0		\$3739.22	0
PAYROLL - 2022-03-03	3/3/2022	190511	0		\$3204.88	0
PAYROLL - 2022-03-03	3/3/2022	190512	0		\$3150.16	0
PAYROLL - 2022-03-03	3/3/2022	190513	0		\$3974.57	0
PAYROLL - 2022-03-03	3/3/2022	190514	0		\$4485.72	0
PAYROLL - 2022-03-03	3/3/2022	190515	0		\$3608.25	0
PAYROLL - 2022-03-03	3/3/2022	190516	0		\$3622.66	0
PAYROLL - 2022-03-03	3/3/2022	190517	0		\$5169.33	0

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PAYROLL - 2022-03-03	3/3/2022	190518	0		\$5167.70	0
PAYROLL - 2022-03-03	3/3/2022	190519	0		\$3301.63	0
PAYROLL - 2022-03-03	3/3/2022	190520	0		\$2699.71	0
PAYROLL - 2022-03-03	3/3/2022	190521	0		\$2155.56	0
PAYROLL - 2022-03-03	3/3/2022	190522	0		\$2339.93	0
PAYROLL - 2022-03-03	3/3/2022	190523	0		\$2801.89	0
PAYROLL - 2022-03-03	3/3/2022	190524	0		\$5188.47	0
PAYROLL - 2022-03-03	3/3/2022	190525	0		\$2956.42	0
PAYROLL - 2022-03-03	3/3/2022	190526	0		\$1986.07	0
PAYROLL - 2022-03-03	3/3/2022	190527	0		\$3843.30	0
PAYROLL - 2022-03-03	3/3/2022	190528	0		\$4216.87	0
PAYROLL - 2022-03-03	3/3/2022	190529	0		\$3987.74	0
PAYROLL - 2022-03-03	3/3/2022	190530	0		\$3559.90	0
PAYROLL - 2022-03-03	3/3/2022	190531	0		\$4495.54	0
PAYROLL - 2022-03-03	3/3/2022	190532	0		\$3873.19	0
PAYROLL - 2022-03-03	3/3/2022	190533	0		\$3087.80	0
PAYROLL - 2022-03-03	3/3/2022	190534	0		\$3220.00	0
PAYROLL - 2022-03-03	3/3/2022	190535	0		\$2703.55	0
PAYROLL - 2022-03-03	3/3/2022	190536	0		\$4703.61	0
PAYROLL - 2022-03-03	3/3/2022	190537	0		\$3166.65	0
PAYROLL - 2022-03-03	3/3/2022	190538	0		\$3474.25	0
PAYROLL - 2022-03-03	3/3/2022	190539	0		\$2178.47	0
PAYROLL - 2022-03-03	3/3/2022	190540	0		\$2303.13	0
PAYROLL - 2022-03-03	3/3/2022	190541	0		\$3535.92	0
PAYROLL - 2022-03-03	3/3/2022	190542	0		\$3818.49	0
PAYROLL - 2022-03-03	3/3/2022	190543	0		\$7065.95	0
PAYROLL - 2022-03-03	3/3/2022	190544	0		\$3560.03	0
PAYROLL - 2022-03-03	3/3/2022	190545	0		\$3265.65	0
PAYROLL - 2022-03-03	3/3/2022	190546	0		\$2270.91	0

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PAYROLL - 2022-03-03	3/3/2022	190547	0		\$3678.05	0
PAYROLL - 2022-03-03	3/3/2022	190548	0		\$2132.44	0
PAYROLL - 2022-03-03	3/3/2022	190549	0		\$4127.93	0
PAYROLL - 2022-03-03	3/3/2022	190550	0		\$2742.05	0
PAYROLL - 2022-03-03	3/3/2022	190551	0		\$3375.77	0
PAYROLL - 2022-03-03	3/3/2022	190552	0		\$2704.79	0
PAYROLL - 2022-03-03	3/3/2022	190553	0		\$4363.97	0
PAYROLL - 2022-03-03	3/3/2022	190554	0		\$1524.90	0
PAYROLL - 2022-03-03	3/3/2022	190555	0		\$2294.56	0
PAYROLL - 2022-03-03	3/3/2022	190556	0		\$3595.17	0
PAYROLL - 2022-03-03	3/3/2022	190557	0		\$2618.03	0
PAYROLL - 2022-03-03	3/3/2022	190558	0		\$3597.96	0
PAYROLL - 2022-03-03	3/3/2022	190559	0		\$2908.72	0
PAYROLL - 2022-03-03	3/3/2022	190560	0		\$2871.25	0
PAYROLL - 2022-03-03	3/3/2022	190561	0		\$3521.64	0
PAYROLL - 2022-03-03	3/3/2022	190562	0		\$2984.31	0
PAYROLL - 2022-03-03	3/3/2022	190563	0		\$3762.93	0
PAYROLL - 2022-03-03	3/3/2022	190564	0		\$2750.95	0
PAYROLL - 2022-03-03	3/3/2022	190565	0		\$3154.29	0
PAYROLL - 2022-03-03	3/3/2022	190566	0		\$5707.51	0
PAYROLL - 2022-03-03	3/3/2022	190567	0		\$2848.38	0
PAYROLL - 2022-03-03	3/3/2022	190568	0		\$3276.45	0
PAYROLL - 2022-03-03	3/3/2022	190569	0		\$1923.93	0
PAYROLL - 2022-03-03	3/3/2022	190570	0		\$3709.04	0
PAYROLL - 2022-03-03	3/3/2022	190571	0		\$2583.64	0
PAYROLL - 2022-03-03	3/3/2022	190572	0		\$4402.66	0
PAYROLL - 2022-03-03	3/3/2022	190573	0		\$3143.13	0
PAYROLL - 2022-03-03	3/3/2022	190574	0		\$3584.27	0
PAYROLL - 2022-03-03	3/3/2022	190575	0		\$1231.71	0

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PAYROLL - 2022-03-03	3/3/2022	190576	0		\$2296.60	0
PAYROLL - 2022-03-03	3/3/2022	190577	0		\$4462.20	0
PAYROLL - 2022-03-03	3/3/2022	190578	0		\$3433.30	0
PAYROLL - 2022-03-03	3/3/2022	190579	0		\$2870.72	0
PAYROLL - 2022-03-03	3/3/2022	190580	0		\$2909.54	0
PAYROLL - 2022-03-03	3/3/2022	190581	0		\$3562.11	0
PAYROLL - 2022-03-03	3/3/2022	190582	0		\$2581.93	0
PAYROLL - 2022-03-03	3/3/2022	190583	0		\$6033.36	0
PAYROLL - 2022-03-03	3/3/2022	190584	0		\$4402.38	0
PAYROLL - 2022-03-03	3/3/2022	190585	0		\$1541.55	0
PAYROLL - 2022-03-03	3/3/2022	190586	0		\$1851.69	0
PAYROLL - 2022-03-03	3/3/2022	190587	0		\$4388.62	0
PAYROLL - 2022-03-03	3/3/2022	190588	0		\$1723.24	0
PAYROLL - 2022-03-03	3/3/2022	190589	0		\$2862.98	0
PAYROLL - 2022-03-03	3/3/2022	190590	0		\$1128.34	0
PAYROLL - 2022-03-03	3/3/2022	190591	0		\$2045.44	0
PAYROLL - 2022-03-03	3/3/2022	190592	0		\$3923.66	0
PAYROLL - 2022-03-03	3/3/2022	190593	0		\$4007.19	0
PAYROLL - 2022-03-03	3/3/2022	190594	0		\$2255.14	0
PAYROLL - 2022-03-03	3/3/2022	190595	0		\$2130.24	0
PAYROLL - 2022-03-03	3/3/2022	190596	0		\$2528.88	0
PAYROLL - 2022-03-03	3/3/2022	190597	0		\$1764.20	0
PAYROLL - 2022-03-03	3/3/2022	190598	0		\$3100.84	0
PAYROLL - 2022-03-03	3/3/2022	190599	0		\$6366.20	0
PAYROLL - 2022-03-03	3/3/2022	190600	0		\$3600.79	0
PAYROLL - 2022-03-03	3/3/2022	190601	0		\$3560.58	0
PAYROLL - 2022-03-03	3/3/2022	190602	0		\$3969.94	0
PAYROLL - 2022-03-03	3/3/2022	190603	0		\$2987.94	0
PAYROLL - 2022-03-03	3/3/2022	190604	0		\$5071.51	0

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PAYROLL - 2022-03-03	3/3/2022	190605	0		\$1545.80	0
PAYROLL - 2022-03-03	3/3/2022	190606	0		\$1859.58	0
PAYROLL - 2022-03-03	3/3/2022	190607	0		\$2720.48	0
PAYROLL - 2022-03-03	3/3/2022	190608	0		\$1881.69	0
PAYROLL - 2022-03-03	3/3/2022	190609	0		\$1579.26	0
PAYROLL - 2022-03-03	3/3/2022	190610	0		\$3302.68	0
PAYROLL - 2022-03-03	3/3/2022	190611	0		\$2659.37	0
PAYROLL - 2022-03-03	3/3/2022	190612	0		\$2780.90	0
PAYROLL - 2022-03-03	3/3/2022	190613	0		\$3772.26	0
PAYROLL - 2022-03-03	3/3/2022	190614	0		\$5663.85	0
PAYROLL - 2022-03-03	3/3/2022	190615	0		\$3336.52	0
PAYROLL - 2022-03-03	3/3/2022	190616	0		\$2481.04	0
PAYROLL - 2022-03-03	3/3/2022	190617	0		\$5667.85	0
PAYROLL - 2022-03-03	3/3/2022	190618	0		\$1748.70	0
PAYROLL - 2022-03-03	3/3/2022	190619	0		\$6077.26	0
PAYROLL - 2022-03-03	3/3/2022	190620	0		\$3138.19	0
PAYROLL - 2022-03-03	3/3/2022	190621	0		\$1465.42	0
PAYROLL - 2022-03-03	3/3/2022	190622	0		\$1628.87	0
PAYROLL - 2022-03-03	3/3/2022	190623	0		\$3123.89	0
PAYROLL - 2022-03-03	3/3/2022	190624	0		\$3486.53	0
PAYROLL - 2022-03-03	3/3/2022	190625	0		\$5172.08	0
PAYROLL - 2022-03-03	3/3/2022	190626	0		\$1398.21	0
PAYROLL - 2022-03-03	3/3/2022	190627	0		\$2695.57	0
PAYROLL - 2022-03-03	3/3/2022	190628	0		\$2885.87	0
PAYROLL - 2022-03-03	3/3/2022	190629	0		\$3117.66	0
PAYROLL - 2022-03-03	3/3/2022	190630	0		\$2286.84	0
PAYROLL - 2022-03-03	3/3/2022	190631	0		\$1552.55	0
PAYROLL - 2022-03-03	3/3/2022	190632	0		\$5166.86	0
PAYROLL - 2022-03-03	3/3/2022	190633	0		\$3499.86	0

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PAYROLL - 2022-03-03	3/3/2022	190634	0		\$2791.02	0
PAYROLL - 2022-03-03	3/3/2022	190635	0		\$2240.68	0
PAYROLL - 2022-03-03	3/3/2022	190636	0		\$3522.24	0
PAYROLL - 2022-03-03	3/3/2022	190637	0		\$4700.54	0
PAYROLL - 2022-03-03	3/3/2022	190638	0		\$2927.42	0
PAYROLL - 2022-03-03	3/3/2022	190639	0		\$1462.98	0
PAYROLL - 2022-03-03	3/3/2022	190640	0		\$2311.61	0
PAYROLL - 2022-03-03	3/3/2022	190641	0		\$4316.23	0
PAYROLL - 2022-03-03	3/3/2022	190642	0		\$3153.99	0
PAYROLL - 2022-03-03	3/3/2022	190643	0		\$2862.10	0
PAYROLL - 2022-03-03	3/3/2022	190644	0		\$3304.68	0
PAYROLL - 2022-03-03	3/3/2022	190645	0		\$2978.41	0
PAYROLL - 2022-03-03	3/3/2022	190646	0		\$3287.84	0
PAYROLL - 2022-03-03	3/3/2022	190647	0		\$3597.10	0
PAYROLL - 2022-03-03	3/3/2022	190648	0		\$4253.40	0
PAYROLL - 2022-03-03	3/3/2022	190649	0		\$5016.06	0
PAYROLL - 2022-03-03	3/3/2022	190650	0		\$2834.80	0
PAYROLL - 2022-03-03	3/3/2022	190651	0		\$1367.38	0
PAYROLL - 2022-03-03	3/3/2022	190652	0		\$3134.73	0
PAYROLL - 2022-03-03	3/3/2022	190653	0		\$3396.22	0
PAYROLL - 2022-03-03	3/3/2022	190654	0		\$3555.07	0
PAYROLL - 2022-03-03	3/3/2022	190655	0		\$3359.28	0
PAYROLL - 2022-03-03	3/3/2022	190656	0		\$1433.57	0
PAYROLL - 2022-03-03	3/3/2022	190657	0		\$3897.21	0
PAYROLL - 2022-03-03	3/3/2022	190658	0		\$1285.35	0
PAYROLL - 2022-03-03	3/3/2022	190659	0		\$4315.82	0
PAYROLL - 2022-03-03	3/3/2022	190660	0		\$4201.00	0
PAYROLL - 2022-03-03	3/3/2022	190661	0		\$2195.78	0
PAYROLL - 2022-03-03	3/3/2022	190662	0		\$2418.16	0

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PAYROLL - 2022-03-03	3/3/2022	190663	0		\$1519.63	0
PAYROLL - 2022-03-03	3/3/2022	190664	0		\$2038.40	0
PAYROLL - 2022-03-03	3/3/2022	190665	0		\$3479.30	0
PAYROLL - 2022-03-03	3/3/2022	190666	0		\$1765.50	0
PAYROLL - 2022-03-03	3/3/2022	190667	0		\$2859.54	0
PAYROLL - 2022-03-03	3/3/2022	190668	0		\$2000.61	0
PAYROLL - 2022-03-03	3/3/2022	190669	0		\$3198.36	0
PAYROLL - 2022-03-03	3/3/2022	190670	0		\$2214.27	0
PAYROLL - 2022-03-03	3/3/2022	190671	0		\$2974.07	0
PAYROLL - 2022-03-03	3/3/2022	190672	0		\$3446.61	0
PAYROLL - 2022-03-03	3/3/2022	190673	0		\$3395.84	0
PAYROLL - 2022-03-03	3/3/2022	190674	0		\$2662.89	0
PAYROLL - 2022-03-03	3/3/2022	190675	0		\$1837.46	0
PAYROLL - 2022-03-03	3/3/2022	190676	0		\$2698.53	0
PAYROLL - 2022-03-03	3/3/2022	190677	0		\$2781.56	0
PAYROLL - 2022-03-03	3/3/2022	190678	0		\$2421.65	0
PAYROLL - 2022-03-03	3/3/2022	190679	0		\$4305.38	0
PAYROLL - 2022-03-03	3/3/2022	190680	0		\$2351.96	0
PAYROLL - 2022-03-03	3/3/2022	190681	0		\$2066.03	0
PAYROLL - 2022-03-03	3/3/2022	190682	0		\$2338.41	0
PAYROLL - 2022-03-03	3/3/2022	190683	0		\$3194.99	0
PAYROLL - 2022-03-03	3/3/2022	190684	0		\$1433.17	0
PAYROLL - 2022-03-03	3/3/2022	190685	0		\$2035.60	0
PAYROLL - 2022-03-03	3/3/2022	190686	0		\$4646.58	0
PAYROLL - 2022-03-03	3/3/2022	190687	0		\$2952.71	0
PAYROLL - 2022-03-03	3/3/2022	190688	0		\$1871.60	0
PAYROLL - 2022-03-03	3/3/2022	190689	0		\$2434.07	0
PAYROLL - 2022-03-03	3/3/2022	190690	0		\$1174.59	0
PAYROLL - 2022-03-03	3/3/2022	190691	0		\$2068.35	0

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PAYROLL - 2022-03-03	3/3/2022	190692	0		\$1791.08	0
PAYROLL - 2022-03-03	3/3/2022	190693	0		\$1352.35	0
PAYROLL - 2022-03-03	3/3/2022	190694	0		\$2484.13	0
PAYROLL - 2022-03-03	3/3/2022	190695	0		\$4561.55	0
PAYROLL - 2022-03-03	3/3/2022	190696	0		\$2579.62	0
PAYROLL - 2022-03-03	3/3/2022	190697	0		\$3169.82	0
PAYROLL - 2022-03-03	3/3/2022	190698	0		\$1425.15	0
PAYROLL - 2022-03-03	3/3/2022	190699	0		\$2872.36	0
PAYROLL - 2022-03-03	3/3/2022	190700	0		\$2592.52	0
PAYROLL - 2022-03-03	3/3/2022	190701	0		\$3097.72	0
PAYROLL - 2022-03-03	3/3/2022	190702	0		\$2570.92	0
PAYROLL - 2022-03-03	3/3/2022	190703	0		\$3488.11	0
PAYROLL - 2022-03-03	3/3/2022	190704	0		\$2209.84	0
PAYROLL - 2022-03-03	3/3/2022	190705	0		\$2893.89	0
PAYROLL - 2022-03-03	3/3/2022	190706	0		\$3551.75	0
PAYROLL - 2022-03-03	3/3/2022	190707	0		\$1651.96	0
PAYROLL - 2022-03-03	3/3/2022	190708	0		\$3163.88	0
PAYROLL - 2022-03-03	3/3/2022	190709	0		\$2664.41	0
PAYROLL - 2022-03-03	3/3/2022	190710	0		\$3724.81	0
PAYROLL - 2022-03-03	3/3/2022	190711	0		\$3432.37	0
PAYROLL - 2022-03-03	3/3/2022	190712	0		\$3349.99	0
PAYROLL - 2022-03-03	3/3/2022	190713	0		\$2651.16	0
PAYROLL - 2022-03-03	3/3/2022	190714	0		\$2550.54	0
PAYROLL - 2022-03-03	3/3/2022	190715	0		\$2139.95	0
PAYROLL - 2022-03-03	3/3/2022	190716	0		\$2781.58	0
PAYROLL - 2022-03-03	3/3/2022	190717	0		\$2285.25	0
PAYROLL - 2022-03-03	3/3/2022	190718	0		\$2868.21	0
PAYROLL - 2022-03-03	3/3/2022	190719	0		\$279.68	0
PAYROLL - 2022-03-03	3/3/2022	190720	0		\$1585.13	0

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PAYROLL - 2022-03-03	3/3/2022	190721	0		\$2247.93	0
PAYROLL - 2022-03-03	3/3/2022	190722	0		\$2200.48	0
PAYROLL - 2022-03-03	3/3/2022	190723	0		\$2277.57	0
PAYROLL - 2022-03-03	3/3/2022	190724	0		\$3496.87	0
PAYROLL - 2022-03-03	3/3/2022	190725	0		\$765.44	0
PAYROLL - 2022-03-03	3/3/2022	190726	0		\$1716.39	0
PAYROLL - 2022-03-03	3/3/2022	190727	0		\$1827.08	0
PAYROLL - 2022-03-03	3/3/2022	190728	0		\$2641.74	0
PAYROLL - 2022-03-03	3/3/2022	190729	0		\$1749.98	0
PAYROLL - 2022-03-03	3/3/2022	190730	0		\$1947.48	0
PAYROLL - 2022-03-03	3/3/2022	190731	0		\$4652.87	0
PAYROLL - 2022-03-03	3/3/2022	190732	0		\$1342.04	0
PAYROLL - 2022-03-03	3/3/2022	190733	0		\$1703.62	0
PAYROLL - 2022-03-03	3/3/2022	190734	0		\$2142.81	0
PAYROLL - 2022-03-03	3/3/2022	190735	0		\$2822.91	0
PAYROLL - 2022-03-03	3/3/2022	190736	0		\$1720.59	0
PAYROLL - 2022-03-03	3/3/2022	190737	0		\$1624.49	0
PAYROLL - 2022-03-03	3/3/2022	190738	0		\$1551.87	0
PAYROLL - 2022-03-03	3/3/2022	190739	0		\$2415.60	0
PAYROLL - 2022-03-03	3/3/2022	190740	0		\$2049.87	0
PAYROLL - 2022-03-03	3/3/2022	190741	0		\$1948.86	0
PAYROLL - 2022-03-03	3/3/2022	190742	0		\$1298.43	0
PAYROLL - 2022-03-03	3/3/2022	190743	0		\$2476.66	0
PAYROLL - 2022-03-03	3/3/2022	190744	0		\$1419.43	0
PAYROLL - 2022-03-03	3/3/2022	190745	0		\$770.36	0
PAYROLL - 2022-03-03	3/3/2022	190746	0		\$2018.01	0
PAYROLL - 2022-03-03	3/3/2022	190747	0		\$1967.25	0
PAYROLL - 2022-03-03	3/3/2022	190748	0		\$2250.19	0
PAYROLL - 2022-03-03	3/3/2022	190749	0		\$1973.05	0

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PAYROLL - 2022-03-03	3/3/2022	190750	0		\$1993.07	0
PAYROLL - 2022-03-03	3/3/2022	190751	0		\$1513.07	0
PAYROLL - 2022-03-03	3/3/2022	190752	0		\$2229.59	0
PAYROLL - 2022-03-03	3/3/2022	190753	0		\$1329.11	0
PAYROLL - 2022-03-03	3/3/2022	190754	0		\$2789.13	0
PAYROLL - 2022-03-03	3/3/2022	190755	0		\$1724.29	0
PAYROLL - 2022-03-03	3/3/2022	190756	0		\$1775.37	0
PAYROLL - 2022-03-03	3/3/2022	190757	0		\$1791.19	0
PAYROLL - 2022-03-03	3/3/2022	190758	0		\$1674.09	0
PAYROLL - 2022-03-03	3/3/2022	190759	0		\$1927.47	0
PAYROLL - 2022-03-03	3/3/2022	190760	0		\$1722.06	0
PAYROLL - 2022-03-03	3/3/2022	190761	0		\$1708.60	0
PAYROLL - 2022-03-03	3/3/2022	190762	0		\$2099.28	0
PAYROLL - 2022-03-03	3/3/2022	190763	0		\$2663.91	0
PAYROLL - 2022-03-03	3/3/2022	190764	0		\$2025.94	0
PAYROLL - 2022-03-03	3/3/2022	190765	0		\$2151.83	0
PAYROLL - 2022-03-03	3/3/2022	190766	0		\$1857.68	0
PAYROLL - 2022-03-03	3/3/2022	190767	0		\$1091.85	0
PAYROLL - 2022-03-03	3/3/2022	190768	0		\$1918.53	0
PAYROLL - 2022-03-03	3/3/2022	190769	0		\$1932.96	0
PAYROLL - 2022-03-03	3/3/2022	190770	0		\$1869.94	0
PAYROLL - 2022-03-03	3/3/2022	190771	0		\$1577.51	0
PAYROLL - 2022-03-03	3/3/2022	190772	0		\$2083.61	0
PAYROLL - 2022-03-03	3/3/2022	190773	0		\$1938.89	0
PAYROLL - 2022-03-03	3/3/2022	190774	0		\$1984.11	0
PAYROLL - 2022-03-03	3/3/2022	190775	0		\$1135.58	0
PAYROLL - 2022-03-03	3/3/2022	190776	0		\$1458.16	0
PAYROLL - 2022-03-03	3/3/2022	190777	0		\$2010.29	0
PAYROLL - 2022-03-03	3/3/2022	190778	0		\$722.07	0

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PAYROLL - 2022-03-03	3/3/2022	190779	0		\$2083.32	0
PAYROLL - 2022-03-03	3/3/2022	190780	0		\$1966.53	0
PAYROLL - 2022-03-03	3/3/2022	190781	0		\$2053.38	0
PAYROLL - 2022-03-03	3/3/2022	190782	0		\$2018.62	0
PAYROLL - 2022-03-03	3/3/2022	190783	0		\$17.71	0
PAYROLL - 2022-03-03	3/3/2022	190784	0		\$1755.05	0
PAYROLL - 2022-03-03	3/3/2022	190785	0		\$2026.70	0
PAYROLL - 2022-03-03	3/3/2022	190786	0		\$982.72	0
PAYROLL - 2022-03-03	3/3/2022	190787	0		\$1387.89	0
PAYROLL - 2022-03-03	3/3/2022	190788	0		\$1898.99	0
PAYROLL - 2022-03-03	3/3/2022	190789	0		\$2579.22	0
PAYROLL - 2022-03-03	3/3/2022	190790	0		\$1717.24	0
PAYROLL - 2022-03-03	3/3/2022	190791	0		\$1434.44	0
PAYROLL - 2022-03-03	3/3/2022	190792	0		\$1528.66	0
PAYROLL - 2022-03-03	3/3/2022	190793	0		\$2203.08	0
PAYROLL - 2022-03-03	3/3/2022	190794	0		\$1836.33	0
PAYROLL - 2022-03-03	3/3/2022	190795	0		\$2126.12	0
PAYROLL - 2022-03-03	3/3/2022	190796	0		\$4262.55	0
PAYROLL - 2022-03-03	3/3/2022	190797	0		\$2278.41	0
PAYROLL - 2022-03-03	3/3/2022	190798	0		\$2195.08	0
PAYROLL - 2022-03-03	3/3/2022	190799	0		\$1951.71	0
PAYROLL - 2022-03-03	3/3/2022	190800	0		\$2669.94	0
PAYROLL - 2022-03-03	3/3/2022	190801	0		\$1514.29	0
PAYROLL - 2022-03-03	3/3/2022	190802	0		\$1883.67	0
PAYROLL - 2022-03-03	3/3/2022	190803	0		\$2773.27	0
PAYROLL - 2022-03-03	3/3/2022	190804	0		\$2296.76	0
PAYROLL - 2022-03-03	3/3/2022	190805	0		\$3790.89	0
PAYROLL - 2022-03-03	3/3/2022	190806	0		\$1575.70	0
PAYROLL - 2022-03-03	3/3/2022	190807	0		\$2276.61	0

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PAYROLL - 2022-03-03	3/3/2022	190808	0		\$2071.80	0
PAYROLL - 2022-03-03	3/3/2022	190809	0		\$2857.25	0
PAYROLL - 2022-03-03	3/3/2022	190810	0		\$803.97	0
PAYROLL - 2022-03-03	3/3/2022	190811	0		\$1487.91	0
PAYROLL - 2022-03-03	3/3/2022	190812	0		\$1738.31	0
PAYROLL - 2022-03-03	3/3/2022	190813	0		\$2276.27	0
PAYROLL - 2022-03-03	3/3/2022	190814	0		\$3242.92	0
PAYROLL - 2022-03-03	3/3/2022	190815	0		\$2142.78	0
PAYROLL - 2022-03-03	3/3/2022	190816	0		\$1940.10	0
PAYROLL - 2022-03-03	3/3/2022	190817	0		\$2147.08	0
PAYROLL - 2022-03-03	3/3/2022	190818	0		\$1922.52	0
PAYROLL - 2022-03-03	3/3/2022	190819	0		\$1652.01	0
PAYROLL - 2022-03-03	3/3/2022	190820	0		\$1920.41	0
PAYROLL - 2022-03-03	3/3/2022	190821	0		\$1745.86	0
PAYROLL - 2022-03-03	3/3/2022	190822	0		\$1536.53	0
PAYROLL - 2022-03-03	3/3/2022	190823	0		\$1407.80	0
PAYROLL - 2022-03-03	3/3/2022	190824	0		\$2655.29	0
PAYROLL - 2022-03-03	3/3/2022	190825	0		\$1711.24	0
PAYROLL - 2022-03-03	3/3/2022	190826	0		\$2933.32	0
PAYROLL - 2022-03-03	3/3/2022	190827	0		\$2288.22	0
PAYROLL - 2022-03-03	3/3/2022	190828	0		\$1173.54	0
PAYROLL - 2022-03-03	3/3/2022	190829	0		\$1789.62	0
PAYROLL - 2022-03-03	3/3/2022	190830	0		\$3520.29	0
PAYROLL - 2022-03-03	3/3/2022	190831	0		\$3123.69	0
PAYROLL - 2022-03-03	3/3/2022	190832	0		\$3124.45	0
PAYROLL - 2022-03-03	3/3/2022	190833	0		\$2277.55	0
PAYROLL - 2022-03-03	3/3/2022	190834	0		\$2636.65	0
PAYROLL - 2022-03-03	3/3/2022	190835	0		\$730.41	0
PAYROLL - 2022-03-03	3/3/2022	190836	0		\$1667.54	0

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CHECK TYPE	CHECK DATE	CHECKNBR	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2022-03-03	3/3/2022	190837	0		\$2372.42	0
PAYROLL - 2022-03-03	3/3/2022	190838	0		\$1823.11	0
PAYROLL - 2022-03-03	3/3/2022	190839	0		\$1397.37	0
PAYROLL - 2022-03-03	3/3/2022	190840	0		\$2861.21	0
PAYROLL - 2022-03-03	3/3/2022	190841	0		\$1405.23	0
PAYROLL - 2022-03-03	3/3/2022	190842	0		\$3026.39	0
PAYROLL - 2022-03-03	3/3/2022	190843	0		\$3981.13	0
PAYROLL - 2022-03-03	3/3/2022	190844	0		\$2974.42	0
PAYROLL - 2022-03-03	3/3/2022	190845	0		\$3523.85	0
PAYROLL - 2022-03-03	3/3/2022	190846	0		\$1436.80	0
PAYROLL - 2022-03-03	3/3/2022	190847	0		\$2602.77	0
PAYROLL - 2022-03-03	3/3/2022	190848	0		\$3677.48	0
PAYROLL - 2022-03-03	3/3/2022	190849	0		\$1592.42	0
PAYROLL - 2022-03-03	3/3/2022	190850	0		\$2744.21	0
PAYROLL - 2022-03-03	3/3/2022	190851	0		\$1794.94	0
PAYROLL - 2022-03-03	3/3/2022	190852	0		\$3035.75	0
PAYROLL - 2022-03-03	3/3/2022	190853	0		\$2633.18	0
PAYROLL - 2022-03-03	3/3/2022	190854	0		\$3891.23	0
PAYROLL - 2022-03-03	3/3/2022	190855	0		\$1720.11	0
PAYROLL - 2022-03-03	3/3/2022	190856	0		\$1717.91	0
PAYROLL - 2022-03-03	3/3/2022	190857	0		\$2298.80	0
PAYROLL - 2022-03-03	3/3/2022	190858	0		\$2742.47	0
PAYROLL - 2022-03-03	3/3/2022	190859	0		\$4894.24	0
PAYROLL - 2022-03-03	3/3/2022	190860	0		\$841.94	0
PAYROLL - 2022-03-03	3/3/2022	190861	0		\$2159.42	0
PAYROLL - 2022-03-03	3/3/2022	190862	0		\$2274.89	0
PAYROLL - 2022-03-03	3/3/2022	190863	0		\$3096.63	0
PAYROLL - 2022-03-03	3/3/2022	190864	0		\$1429.98	0
PAYROLL - 2022-03-03	3/3/2022	190865	0		\$2241.59	0

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CHECK TYPE	CHECK DATE	CHECKNBR	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2022-03-03	3/3/2022	190866	0		\$2933.84	0
PAYROLL - 2022-03-03	3/3/2022	190867	0		\$1423.53	0
PAYROLL - 2022-03-03	3/3/2022	190868	0		\$620.07	0
PAYROLL - 2022-03-03	3/3/2022	190869	0		\$1790.69	0
PAYROLL - 2022-03-03	3/3/2022	190870	0		\$1820.99	0
PAYROLL - 2022-03-03	3/3/2022	190871	0		\$1284.54	0
PAYROLL - 2022-03-03	3/3/2022	190872	0		\$1594.64	0
PAYROLL - 2022-03-03	3/3/2022	190873	0		\$1583.07	0
PAYROLL - 2022-03-03	3/3/2022	190874	0		\$1761.03	0
PAYROLL - 2022-03-03	3/3/2022	190875	0		\$1902.98	0
PAYROLL - 2022-03-03	3/3/2022	190876	0		\$2758.06	0
PAYROLL - 2022-03-03	3/3/2022	190877	0		\$1803.10	0
PAYROLL - 2022-03-03	3/3/2022	190878	0		\$1998.40	0
PAYROLL - 2022-03-03	3/3/2022	190879	0		\$1100.53	0
PAYROLL - 2022-03-03	3/3/2022	190880	0		\$121.67	0
PAYROLL - 2022-03-03	3/3/2022	190881	0		\$1766.92	0
PAYROLL - 2022-03-03	3/3/2022	190882	0		\$953.14	0
PAYROLL - 2022-03-03	3/3/2022	190883	0		\$66.10	0
PAYROLL - 2022-03-03	3/3/2022	190884	0		\$874.68	0
PAYROLL - 2022-03-03	3/3/2022	190885	0		\$462.92	0
PAYROLL - 2022-03-03	3/3/2022	190886	0		\$807.52	0
PAYROLL - 2022-03-03	3/3/2022	190887	0		\$83.81	0
PAYROLL - 2022-03-03	3/3/2022	190888	0		\$576.49	0
PAYROLL - 2022-03-03	3/3/2022	190889	0		\$1748.19	0
PAYROLL - 2022-03-03	3/3/2022	190890	0		\$703.71	0
PAYROLL - 2022-03-03	3/3/2022	190891	0		\$992.56	0
PAYROLL - 2022-03-03	3/3/2022	190892	0		\$1674.10	0
PAYROLL - 2022-03-03	3/3/2022	190893	0		\$2536.24	0
PAYROLL - 2022-03-03	3/3/2022	190894	0		\$1177.38	0

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PAYROLL - 2022-03-03	3/3/2022	190895	0		\$782.53	0
PAYROLL - 2022-03-03	3/3/2022	190896	0		\$1693.52	0
PAYROLL - 2022-03-03	3/3/2022	190897	0		\$1117.63	0
PAYROLL - 2022-03-03	3/3/2022	190898	0		\$1920.00	0
PAYROLL - 2022-03-03	3/3/2022	190899	0		\$1007.52	0
PAYROLL - 2022-03-03	3/3/2022	190900	0		\$801.28	0
PAYROLL - 2022-03-03	3/3/2022	190901	0		\$1494.57	0
PAYROLL - 2022-03-03	3/3/2022	190902	0		\$564.97	0
PAYROLL - 2022-03-03	3/3/2022	190903	0		\$271.25	0
PAYROLL - 2022-03-03	3/3/2022	190904	0		\$605.98	0
PAYROLL - 2022-03-03	3/3/2022	190905	0		\$1572.27	0
PAYROLL - 2022-03-03	3/3/2022	190906	0		\$236.73	0
PAYROLL - 2022-03-03	3/3/2022	190907	0		\$920.97	0
PAYROLL - 2022-03-03	3/3/2022	190908	0		\$421.72	0
PAYROLL - 2022-03-03	3/3/2022	190909	0		\$197.77	0
PAYROLL - 2022-03-03	3/3/2022	190910	0		\$236.00	0
PAYROLL - 2022-03-03	3/3/2022	190911	0		\$32.00	0
PAYROLL - 2022-03-03	3/3/2022	190912	0		\$6188.31	0
PAYROLL - 2022-03-03	TOTALS:				\$1,275,932.89	0
PAYROLL - 2022-03-17	3/17/2022	190913	0		\$2212.12	0
PAYROLL - 2022-03-17	3/17/2022	190914	0		\$1006.96	0
PAYROLL - 2022-03-17	3/17/2022	190915	0		\$2310.22	0
PAYROLL - 2022-03-17	3/17/2022	190916	0		\$1496.44	0
PAYROLL - 2022-03-17	3/17/2022	190917	0		\$1986.39	0
PAYROLL - 2022-03-17	3/17/2022	190918	0		\$3270.53	0
PAYROLL - 2022-03-17	3/17/2022	190919	0		\$2304.20	0
PAYROLL - 2022-03-17	3/17/2022	190920	0		\$1483.59	0
PAYROLL - 2022-03-17	3/17/2022	190921	0		\$2071.51	0
PAYROLL - 2022-03-17	3/17/2022	190922	0		\$2450.54	0

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PAYROLL - 2022-03-17	3/17/2022	190923	0		\$1362.68	0
PAYROLL - 2022-03-17	3/17/2022	190924	0		\$3833.34	0
PAYROLL - 2022-03-17	3/17/2022	190925	0		\$5435.28	0
PAYROLL - 2022-03-17	3/17/2022	190926	0		\$1778.90	0
PAYROLL - 2022-03-17	3/17/2022	190927	0		\$1892.80	0
PAYROLL - 2022-03-17	3/17/2022	190928	0		\$1234.32	0
PAYROLL - 2022-03-17	3/17/2022	190929	0		\$1980.40	0
PAYROLL - 2022-03-17	3/17/2022	190930	0		\$541.29	0
PAYROLL - 2022-03-17	3/17/2022	190931	0		\$1978.10	0
PAYROLL - 2022-03-17	3/17/2022	190932	0		\$1609.29	0
PAYROLL - 2022-03-17	3/17/2022	190933	0		\$2621.80	0
PAYROLL - 2022-03-17	3/17/2022	190934	0		\$1225.52	0
PAYROLL - 2022-03-17	3/17/2022	190935	0		\$1670.05	0
PAYROLL - 2022-03-17	3/17/2022	190936	0		\$1810.51	0
PAYROLL - 2022-03-17	3/17/2022	190937	0		\$1672.83	0
PAYROLL - 2022-03-17	3/17/2022	190938	0		\$1571.84	0
PAYROLL - 2022-03-17	3/17/2022	190939	0		\$1405.07	0
PAYROLL - 2022-03-17	3/17/2022	190940	0		\$1929.73	0
PAYROLL - 2022-03-17	3/17/2022	190941	0		\$1929.06	0
PAYROLL - 2022-03-17	3/17/2022	190942	0		\$1791.92	0
PAYROLL - 2022-03-17	3/17/2022	190943	0		\$1742.52	0
PAYROLL - 2022-03-17	3/17/2022	190944	0		\$1670.07	0
PAYROLL - 2022-03-17	3/17/2022	190945	0		\$1290.43	0
PAYROLL - 2022-03-17	3/17/2022	190946	0		\$1667.09	0
PAYROLL - 2022-03-17	3/17/2022	190947	0		\$1673.95	0
PAYROLL - 2022-03-17	3/17/2022	190948	0		\$1944.44	0
PAYROLL - 2022-03-17	3/17/2022	190949	0		\$2308.45	0
PAYROLL - 2022-03-17	3/17/2022	190950	0		\$2065.24	0
PAYROLL - 2022-03-17	3/17/2022	190951	0		\$1425.62	0

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CHECK TYPE	CHECK DATE	CHECKNBR	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2022-03-17	3/17/2022	190952	0		\$2120.53	0
PAYROLL - 2022-03-17	3/17/2022	190953	0		\$3658.46	0
PAYROLL - 2022-03-17	3/17/2022	190954	0		\$2449.37	0
PAYROLL - 2022-03-17	3/17/2022	190955	0		\$2399.40	0
PAYROLL - 2022-03-17	3/17/2022	190956	0		\$4083.85	0
PAYROLL - 2022-03-17	3/17/2022	190957	0		\$1507.92	0
PAYROLL - 2022-03-17	3/17/2022	190958	0		\$1258.73	0
PAYROLL - 2022-03-17	3/17/2022	190959	0		\$1962.99	0
PAYROLL - 2022-03-17	3/17/2022	190960	0		\$1429.73	0
PAYROLL - 2022-03-17	3/17/2022	190961	0		\$1704.89	0
PAYROLL - 2022-03-17	3/17/2022	190962	0		\$2610.11	0
PAYROLL - 2022-03-17	3/17/2022	190963	0		\$1563.43	0
PAYROLL - 2022-03-17	3/17/2022	190964	0		\$4777.72	0
PAYROLL - 2022-03-17	3/17/2022	190965	0		\$1429.94	0
PAYROLL - 2022-03-17	3/17/2022	190966	0		\$1392.44	0
PAYROLL - 2022-03-17	3/17/2022	190967	0		\$1602.69	0
PAYROLL - 2022-03-17	3/17/2022	190968	0		\$2038.28	0
PAYROLL - 2022-03-17	3/17/2022	190969	0		\$2068.58	0
PAYROLL - 2022-03-17	3/17/2022	190970	0		\$1891.14	0
PAYROLL - 2022-03-17	3/17/2022	190971	0		\$1960.39	0
PAYROLL - 2022-03-17	3/17/2022	190972	0		\$2496.52	0
PAYROLL - 2022-03-17	3/17/2022	190973	0		\$1566.90	0
PAYROLL - 2022-03-17	3/17/2022	190974	0		\$1515.75	0
PAYROLL - 2022-03-17	3/17/2022	190975	0		\$2010.78	0
PAYROLL - 2022-03-17	3/17/2022	190976	0		\$1473.47	0
PAYROLL - 2022-03-17	3/17/2022	190977	0		\$1602.78	0
PAYROLL - 2022-03-17	3/17/2022	190978	0		\$1809.48	0
PAYROLL - 2022-03-17	3/17/2022	190979	0		\$1791.61	0
PAYROLL - 2022-03-17	3/17/2022	190980	0		\$1534.08	0

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PAYROLL - 2022-03-17	3/17/2022	190981	0		\$1723.16	0
PAYROLL - 2022-03-17	3/17/2022	190982	0		\$1886.35	0
PAYROLL - 2022-03-17	3/17/2022	190983	0		\$1464.12	0
PAYROLL - 2022-03-17	3/17/2022	190984	0		\$1877.57	0
PAYROLL - 2022-03-17	3/17/2022	190985	0		\$1921.94	0
PAYROLL - 2022-03-17	3/17/2022	190986	0		\$47.89	0
PAYROLL - 2022-03-17	3/17/2022	190987	0		\$2868.76	0
PAYROLL - 2022-03-17	3/17/2022	190988	0		\$725.66	0
PAYROLL - 2022-03-17	3/17/2022	190989	0		\$1812.25	0
PAYROLL - 2022-03-17	3/17/2022	190990	0		\$641.35	0
PAYROLL - 2022-03-17	3/17/2022	190991	0		\$1730.58	0
PAYROLL - 2022-03-17	3/17/2022	190992	0		\$818.39	0
PAYROLL - 2022-03-17	3/17/2022	190993	0		\$86.06	0
PAYROLL - 2022-03-17	3/17/2022	190994	0		\$503.81	0
PAYROLL - 2022-03-17	3/17/2022	190995	0		\$1436.77	0
PAYROLL - 2022-03-17	3/17/2022	190996	0		\$1305.00	0
PAYROLL - 2022-03-17	3/17/2022	190997	0		\$1119.35	0
PAYROLL - 2022-03-17	3/17/2022	190998	0		\$125.79	0
PAYROLL - 2022-03-17	3/17/2022	190999	0		\$72.82	0
PAYROLL - 2022-03-17	3/17/2022	191000	0		\$2204.42	0
PAYROLL - 2022-03-17	3/17/2022	191001	0		\$1847.43	0
PAYROLL - 2022-03-17	3/17/2022	191002	0		\$2419.14	0
PAYROLL - 2022-03-17	3/17/2022	191003	0		\$66.21	0
PAYROLL - 2022-03-17	3/17/2022	191004	0		\$1555.93	0
PAYROLL - 2022-03-17	3/17/2022	191005	0		\$69.52	0
PAYROLL - 2022-03-17	3/17/2022	191006	0		\$1639.65	0
PAYROLL - 2022-03-17	3/17/2022	191007	0		\$46.35	0
PAYROLL - 2022-03-17	3/17/2022	191008	0		\$185.35	0
PAYROLL - 2022-03-17	3/17/2022	191009	0		\$1500.12	0

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PAYROLL - 2022-03-17	3/17/2022	191010	0		\$59.58	0
PAYROLL - 2022-03-17	3/17/2022	191011	0		\$79.45	0
PAYROLL - 2022-03-17	3/17/2022	191012	0		\$7756.12	0
PAYROLL - 2022-03-17	3/17/2022	191013	0		\$125.79	0
PAYROLL - 2022-03-17	3/17/2022	191014	0		\$697.22	0
PAYROLL - 2022-03-17	3/17/2022	191015	0		\$634.45	0
PAYROLL - 2022-03-17	3/17/2022	191016	0		\$72.82	0
PAYROLL - 2022-03-17	3/17/2022	191017	0		\$72.82	0
PAYROLL - 2022-03-17	3/17/2022	191018	0		\$721.34	0
PAYROLL - 2022-03-17	3/17/2022	191019	0		\$2345.37	0
PAYROLL - 2022-03-17	3/17/2022	191020	0		\$2737.89	0
PAYROLL - 2022-03-17	3/17/2022	191021	0		\$1677.87	0
PAYROLL - 2022-03-17	3/17/2022	191022	0		\$1936.58	0
PAYROLL - 2022-03-17	3/17/2022	191023	0		\$1950.75	0
PAYROLL - 2022-03-17	3/17/2022	191024	0		\$1990.78	0
PAYROLL - 2022-03-17	3/17/2022	191025	0		\$2202.87	0
PAYROLL - 2022-03-17	3/17/2022	191026	0		\$3021.38	0
PAYROLL - 2022-03-17	3/17/2022	191027	0		\$1635.36	0
PAYROLL - 2022-03-17	3/17/2022	191028	0		\$1839.65	0
PAYROLL - 2022-03-17	3/17/2022	191029	0		\$1688.26	0
PAYROLL - 2022-03-17	3/17/2022	191030	0		\$2091.92	0
PAYROLL - 2022-03-17	3/17/2022	191031	0		\$1890.72	0
PAYROLL - 2022-03-17	3/17/2022	191032	0		\$2305.87	0
PAYROLL - 2022-03-17	3/17/2022	191033	0		\$1689.53	0
PAYROLL - 2022-03-17	3/17/2022	191034	0		\$1949.18	0
PAYROLL - 2022-03-17	3/17/2022	191035	0		\$2003.98	0
PAYROLL - 2022-03-17	3/17/2022	191036	0		\$1975.84	0
PAYROLL - 2022-03-17	3/17/2022	191037	0		\$2283.08	0
PAYROLL - 2022-03-17	3/17/2022	191038	0		\$1940.65	0

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PAYROLL - 2022-03-17	3/17/2022	191039	0		\$2024.00	0
PAYROLL - 2022-03-17	3/17/2022	191040	0		\$1607.08	0
PAYROLL - 2022-03-17	3/17/2022	191041	0		\$2084.13	0
PAYROLL - 2022-03-17	3/17/2022	191042	0		\$1592.62	0
PAYROLL - 2022-03-17	3/17/2022	191043	0		\$1498.02	0
PAYROLL - 2022-03-17	3/17/2022	191044	0		\$1860.30	0
PAYROLL - 2022-03-17	3/17/2022	191045	0		\$1539.96	0
PAYROLL - 2022-03-17	3/17/2022	191046	0		\$2974.93	0
PAYROLL - 2022-03-17	3/17/2022	191047	0		\$1954.75	0
PAYROLL - 2022-03-17	3/17/2022	191048	0		\$3026.29	0
PAYROLL - 2022-03-17	3/17/2022	191049	0		\$1895.46	0
PAYROLL - 2022-03-17	3/17/2022	191050	0		\$1946.64	0
PAYROLL - 2022-03-17	3/17/2022	191051	0		\$3732.41	0
PAYROLL - 2022-03-17	3/17/2022	191052	0		\$2666.99	0
PAYROLL - 2022-03-17	3/17/2022	191053	0		\$1755.50	0
PAYROLL - 2022-03-17	3/17/2022	191054	0		\$2681.63	0
PAYROLL - 2022-03-17	3/17/2022	191055	0		\$3047.91	0
PAYROLL - 2022-03-17	3/17/2022	191056	0		\$3055.22	0
PAYROLL - 2022-03-17	3/17/2022	191057	0		\$3375.23	0
PAYROLL - 2022-03-17	3/17/2022	191058	0		\$3035.63	0
PAYROLL - 2022-03-17	3/17/2022	191059	0		\$5003.45	0
PAYROLL - 2022-03-17	3/17/2022	191060	0		\$3624.62	0
PAYROLL - 2022-03-17	3/17/2022	191061	0		\$2358.92	0
PAYROLL - 2022-03-17	3/17/2022	191062	0		\$1771.80	0
PAYROLL - 2022-03-17	3/17/2022	191063	0		\$2438.77	0
PAYROLL - 2022-03-17	3/17/2022	191064	0		\$2363.00	0
PAYROLL - 2022-03-17	3/17/2022	191065	0		\$3951.29	0
PAYROLL - 2022-03-17	3/17/2022	191066	0		\$2547.54	0
PAYROLL - 2022-03-17	3/17/2022	191067	0		\$1722.54	0

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PAYROLL - 2022-03-17	3/17/2022	191068	0		\$2352.62	0
PAYROLL - 2022-03-17	3/17/2022	191069	0		\$2747.63	0
PAYROLL - 2022-03-17	3/17/2022	191070	0		\$3558.93	0
PAYROLL - 2022-03-17	3/17/2022	191071	0		\$3750.80	0
PAYROLL - 2022-03-17	3/17/2022	191072	0		\$3080.56	0
PAYROLL - 2022-03-17	3/17/2022	191073	0		\$2466.13	0
PAYROLL - 2022-03-17	3/17/2022	191074	0		\$2816.72	0
PAYROLL - 2022-03-17	3/17/2022	191075	0		\$2057.87	0
PAYROLL - 2022-03-17	3/17/2022	191076	0		\$2177.39	0
PAYROLL - 2022-03-17	3/17/2022	191077	0		\$4384.84	0
PAYROLL - 2022-03-17	3/17/2022	191078	0		\$1625.13	0
PAYROLL - 2022-03-17	3/17/2022	191079	0		\$2808.69	0
PAYROLL - 2022-03-17	3/17/2022	191080	0		\$1621.08	0
PAYROLL - 2022-03-17	3/17/2022	191081	0		\$2103.21	0
PAYROLL - 2022-03-17	3/17/2022	191082	0		\$3435.06	0
PAYROLL - 2022-03-17	3/17/2022	191083	0		\$4389.49	0
PAYROLL - 2022-03-17	3/17/2022	191084	0		\$6509.81	0
PAYROLL - 2022-03-17	3/17/2022	191085	0		\$3452.86	0
PAYROLL - 2022-03-17	3/17/2022	191086	0		\$3266.48	0
PAYROLL - 2022-03-17	3/17/2022	191087	0		\$1902.06	0
PAYROLL - 2022-03-17	3/17/2022	191088	0		\$2697.69	0
PAYROLL - 2022-03-17	3/17/2022	191089	0		\$1695.86	0
PAYROLL - 2022-03-17	3/17/2022	191090	0		\$3643.74	0
PAYROLL - 2022-03-17	3/17/2022	191091	0		\$2243.85	0
PAYROLL - 2022-03-17	3/17/2022	191092	0		\$2048.76	0
PAYROLL - 2022-03-17	3/17/2022	191093	0		\$2225.78	0
PAYROLL - 2022-03-17	3/17/2022	191094	0		\$3265.92	0
PAYROLL - 2022-03-17	3/17/2022	191095	0		\$1511.55	0
PAYROLL - 2022-03-17	3/17/2022	191096	0		\$2406.11	0

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PAYROLL - 2022-03-17	3/17/2022	191097	0		\$2264.97	0
PAYROLL - 2022-03-17	3/17/2022	191098	0		\$3163.09	0
PAYROLL - 2022-03-17	3/17/2022	191099	0		\$2318.51	0
PAYROLL - 2022-03-17	3/17/2022	191100	0		\$2136.32	0
PAYROLL - 2022-03-17	3/17/2022	191101	0		\$3453.28	0
PAYROLL - 2022-03-17	3/17/2022	191102	0		\$4171.45	0
PAYROLL - 2022-03-17	3/17/2022	191103	0		\$2673.01	0
PAYROLL - 2022-03-17	3/17/2022	191104	0		\$4713.53	0
PAYROLL - 2022-03-17	3/17/2022	191105	0		\$3685.80	0
PAYROLL - 2022-03-17	3/17/2022	191106	0		\$2365.55	0
PAYROLL - 2022-03-17	3/17/2022	191107	0		\$5839.08	0
PAYROLL - 2022-03-17	3/17/2022	191108	0		\$2205.03	0
PAYROLL - 2022-03-17	3/17/2022	191109	0		\$4291.74	0
PAYROLL - 2022-03-17	3/17/2022	191110	0		\$1654.68	0
PAYROLL - 2022-03-17	3/17/2022	191111	0		\$3510.71	0
PAYROLL - 2022-03-17	3/17/2022	191112	0		\$2194.89	0
PAYROLL - 2022-03-17	3/17/2022	191113	0		\$3748.89	0
PAYROLL - 2022-03-17	3/17/2022	191114	0		\$3091.04	0
PAYROLL - 2022-03-17	3/17/2022	191115	0		\$4046.04	0
PAYROLL - 2022-03-17	3/17/2022	191116	0		\$1211.10	0
PAYROLL - 2022-03-17	3/17/2022	191117	0		\$2256.11	0
PAYROLL - 2022-03-17	3/17/2022	191118	0		\$4830.07	0
PAYROLL - 2022-03-17	3/17/2022	191119	0		\$2042.31	0
PAYROLL - 2022-03-17	3/17/2022	191120	0		\$4008.00	0
PAYROLL - 2022-03-17	3/17/2022	191121	0		\$2632.57	0
PAYROLL - 2022-03-17	3/17/2022	191122	0		\$2463.41	0
PAYROLL - 2022-03-17	3/17/2022	191123	0		\$1385.42	0
PAYROLL - 2022-03-17	3/17/2022	191124	0		\$6518.18	0
PAYROLL - 2022-03-17	3/17/2022	191125	0		\$3507.99	0

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PAYROLL - 2022-03-17	3/17/2022	191126	0		\$1416.17	0
PAYROLL - 2022-03-17	3/17/2022	191127	0		\$1857.75	0
PAYROLL - 2022-03-17	3/17/2022	191128	0		\$4757.07	0
PAYROLL - 2022-03-17	3/17/2022	191129	0		\$1728.84	0
PAYROLL - 2022-03-17	3/17/2022	191130	0		\$3018.14	0
PAYROLL - 2022-03-17	3/17/2022	191131	0		\$1130.25	0
PAYROLL - 2022-03-17	3/17/2022	191132	0		\$2050.81	0
PAYROLL - 2022-03-17	3/17/2022	191133	0		\$3958.30	0
PAYROLL - 2022-03-17	3/17/2022	191134	0		\$3520.33	0
PAYROLL - 2022-03-17	3/17/2022	191135	0		\$2398.94	0
PAYROLL - 2022-03-17	3/17/2022	191136	0		\$2281.77	0
PAYROLL - 2022-03-17	3/17/2022	191137	0		\$2503.38	0
PAYROLL - 2022-03-17	3/17/2022	191138	0		\$1764.63	0
PAYROLL - 2022-03-17	3/17/2022	191139	0		\$3227.26	0
PAYROLL - 2022-03-17	3/17/2022	191140	0		\$4622.86	0
PAYROLL - 2022-03-17	3/17/2022	191141	0		\$3882.61	0
PAYROLL - 2022-03-17	3/17/2022	191142	0		\$2969.29	0
PAYROLL - 2022-03-17	3/17/2022	191143	0		\$3196.57	0
PAYROLL - 2022-03-17	3/17/2022	191144	0		\$2556.00	0
PAYROLL - 2022-03-17	3/17/2022	191145	0		\$3388.07	0
PAYROLL - 2022-03-17	3/17/2022	191146	0		\$1550.27	0
PAYROLL - 2022-03-17	3/17/2022	191147	0		\$1856.21	0
PAYROLL - 2022-03-17	3/17/2022	191148	0		\$2874.31	0
PAYROLL - 2022-03-17	3/17/2022	191149	0		\$1597.65	0
PAYROLL - 2022-03-17	3/17/2022	191150	0		\$1581.51	0
PAYROLL - 2022-03-17	3/17/2022	191151	0		\$3119.78	0
PAYROLL - 2022-03-17	3/17/2022	191152	0		\$2721.70	0
PAYROLL - 2022-03-17	3/17/2022	191153	0		\$2947.76	0
PAYROLL - 2022-03-17	3/17/2022	191154	0		\$3153.73	0

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PAYROLL - 2022-03-17	3/17/2022	191155	0		\$4737.52	0
PAYROLL - 2022-03-17	3/17/2022	191156	0		\$7515.36	0
PAYROLL - 2022-03-17	3/17/2022	191157	0		\$2577.83	0
PAYROLL - 2022-03-17	3/17/2022	191158	0		\$3536.08	0
PAYROLL - 2022-03-17	3/17/2022	191159	0		\$1753.21	0
PAYROLL - 2022-03-17	3/17/2022	191160	0		\$5627.80	0
PAYROLL - 2022-03-17	3/17/2022	191161	0		\$2987.50	0
PAYROLL - 2022-03-17	3/17/2022	191162	0		\$1465.35	0
PAYROLL - 2022-03-17	3/17/2022	191163	0		\$1412.67	0
PAYROLL - 2022-03-17	3/17/2022	191164	0		\$3495.12	0
PAYROLL - 2022-03-17	3/17/2022	191165	0		\$2944.43	0
PAYROLL - 2022-03-17	3/17/2022	191166	0		\$4824.46	0
PAYROLL - 2022-03-17	3/17/2022	191167	0		\$1396.79	0
PAYROLL - 2022-03-17	3/17/2022	191168	0		\$2845.70	0
PAYROLL - 2022-03-17	3/17/2022	191169	0		\$3040.58	0
PAYROLL - 2022-03-17	3/17/2022	191170	0		\$3295.92	0
PAYROLL - 2022-03-17	3/17/2022	191171	0		\$2125.09	0
PAYROLL - 2022-03-17	3/17/2022	191172	0		\$1494.81	0
PAYROLL - 2022-03-17	3/17/2022	191173	0		\$3222.22	0
PAYROLL - 2022-03-17	3/17/2022	191174	0		\$3126.26	0
PAYROLL - 2022-03-17	3/17/2022	191175	0		\$2714.62	0
PAYROLL - 2022-03-17	3/17/2022	191176	0		\$2398.60	0
PAYROLL - 2022-03-17	3/17/2022	191177	0		\$3430.41	0
PAYROLL - 2022-03-17	3/17/2022	191178	0		\$3231.82	0
PAYROLL - 2022-03-17	3/17/2022	191179	0		\$3010.47	0
PAYROLL - 2022-03-17	3/17/2022	191180	0		\$1587.73	0
PAYROLL - 2022-03-17	3/17/2022	191181	0		\$3146.69	0
PAYROLL - 2022-03-17	3/17/2022	191182	0		\$2992.33	0
PAYROLL - 2022-03-17	3/17/2022	191183	0		\$2633.35	0

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PAYROLL - 2022-03-17	3/17/2022	191184	0		\$2913.95	0
PAYROLL - 2022-03-17	3/17/2022	191185	0		\$2643.88	0
PAYROLL - 2022-03-17	3/17/2022	191186	0		\$2565.05	0
PAYROLL - 2022-03-17	3/17/2022	191187	0		\$3040.00	0
PAYROLL - 2022-03-17	3/17/2022	191188	0		\$5643.58	0
PAYROLL - 2022-03-17	3/17/2022	191189	0		\$3340.96	0
PAYROLL - 2022-03-17	3/17/2022	191190	0		\$2950.73	0
PAYROLL - 2022-03-17	3/17/2022	191191	0		\$3460.14	0
PAYROLL - 2022-03-17	3/17/2022	191192	0		\$1414.23	0
PAYROLL - 2022-03-17	3/17/2022	191193	0		\$2708.76	0
PAYROLL - 2022-03-17	3/17/2022	191194	0		\$3510.97	0
PAYROLL - 2022-03-17	3/17/2022	191195	0		\$3907.12	0
PAYROLL - 2022-03-17	3/17/2022	191196	0		\$2902.14	0
PAYROLL - 2022-03-17	3/17/2022	191197	0		\$1433.45	0
PAYROLL - 2022-03-17	3/17/2022	191198	0		\$3647.73	0
PAYROLL - 2022-03-17	3/17/2022	191199	0		\$1291.47	0
PAYROLL - 2022-03-17	3/17/2022	191200	0		\$3421.23	0
PAYROLL - 2022-03-17	3/17/2022	191201	0		\$3107.72	0
PAYROLL - 2022-03-17	3/17/2022	191202	0		\$2162.16	0
PAYROLL - 2022-03-17	3/17/2022	191203	0		\$2428.67	0
PAYROLL - 2022-03-17	3/17/2022	191204	0		\$1522.21	0
PAYROLL - 2022-03-17	3/17/2022	191205	0		\$2003.52	0
PAYROLL - 2022-03-17	3/17/2022	191206	0		\$4939.20	0
PAYROLL - 2022-03-17	3/17/2022	191207	0		\$1884.65	0
PAYROLL - 2022-03-17	3/17/2022	191208	0		\$3647.86	0
PAYROLL - 2022-03-17	3/17/2022	191209	0		\$2008.22	0
PAYROLL - 2022-03-17	3/17/2022	191210	0		\$2283.54	0
PAYROLL - 2022-03-17	3/17/2022	191211	0		\$2138.73	0
PAYROLL - 2022-03-17	3/17/2022	191212	0		\$3425.95	0

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PAYROLL - 2022-03-17	3/17/2022	191213	0		\$830.33	0
PAYROLL - 2022-03-17	3/17/2022	191214	0		\$3240.21	0
PAYROLL - 2022-03-17	3/17/2022	191215	0		\$3278.09	0
PAYROLL - 2022-03-17	3/17/2022	191216	0		\$2875.85	0
PAYROLL - 2022-03-17	3/17/2022	191217	0		\$1797.34	0
PAYROLL - 2022-03-17	3/17/2022	191218	0		\$2694.98	0
PAYROLL - 2022-03-17	3/17/2022	191219	0		\$2720.43	0
PAYROLL - 2022-03-17	3/17/2022	191220	0		\$2748.65	0
PAYROLL - 2022-03-17	3/17/2022	191221	0		\$2963.03	0
PAYROLL - 2022-03-17	3/17/2022	191222	0		\$3035.15	0
PAYROLL - 2022-03-17	3/17/2022	191223	0		\$2106.37	0
PAYROLL - 2022-03-17	3/17/2022	191224	0		\$2329.77	0
PAYROLL - 2022-03-17	3/17/2022	191225	0		\$3186.70	0
PAYROLL - 2022-03-17	3/17/2022	191226	0		\$1517.65	0
PAYROLL - 2022-03-17	3/17/2022	191227	0		\$1979.45	0
PAYROLL - 2022-03-17	3/17/2022	191228	0		\$4211.41	0
PAYROLL - 2022-03-17	3/17/2022	191229	0		\$2817.88	0
PAYROLL - 2022-03-17	3/17/2022	191230	0		\$1971.48	0
PAYROLL - 2022-03-17	3/17/2022	191231	0		\$2587.50	0
PAYROLL - 2022-03-17	3/17/2022	191232	0		\$1465.82	0
PAYROLL - 2022-03-17	3/17/2022	191233	0		\$2074.82	0
PAYROLL - 2022-03-17	3/17/2022	191234	0		\$1739.82	0
PAYROLL - 2022-03-17	3/17/2022	191235	0		\$596.56	0
PAYROLL - 2022-03-17	3/17/2022	191236	0		\$2545.15	0
PAYROLL - 2022-03-17	3/17/2022	191237	0		\$3653.10	0
PAYROLL - 2022-03-17	3/17/2022	191238	0		\$2609.38	0
PAYROLL - 2022-03-17	3/17/2022	191239	0		\$2358.81	0
PAYROLL - 2022-03-17	3/17/2022	191240	0		\$1425.24	0
PAYROLL - 2022-03-17	3/17/2022	191241	0		\$3023.94	0

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PAYROLL - 2022-03-17	3/17/2022	191242	0		\$2590.34	0
PAYROLL - 2022-03-17	3/17/2022	191243	0		\$3218.00	0
PAYROLL - 2022-03-17	3/17/2022	191244	0		\$2446.62	0
PAYROLL - 2022-03-17	3/17/2022	191245	0		\$3978.30	0
PAYROLL - 2022-03-17	3/17/2022	191246	0		\$2188.12	0
PAYROLL - 2022-03-17	3/17/2022	191247	0		\$2898.47	0
PAYROLL - 2022-03-17	3/17/2022	191248	0		\$4114.37	0
PAYROLL - 2022-03-17	3/17/2022	191249	0		\$1590.26	0
PAYROLL - 2022-03-17	3/17/2022	191250	0		\$3134.65	0
PAYROLL - 2022-03-17	3/17/2022	191251	0		\$2612.29	0
PAYROLL - 2022-03-17	3/17/2022	191252	0		\$7464.77	0
PAYROLL - 2022-03-17	3/17/2022	191253	0		\$3383.99	0
PAYROLL - 2022-03-17	3/17/2022	191254	0		\$4839.41	0
PAYROLL - 2022-03-17	3/17/2022	191255	0		\$2642.91	0
PAYROLL - 2022-03-17	3/17/2022	191256	0		\$2551.39	0
PAYROLL - 2022-03-17	3/17/2022	191257	0		\$2052.86	0
PAYROLL - 2022-03-17	3/17/2022	191258	0		\$2774.80	0
PAYROLL - 2022-03-17	3/17/2022	191259	0		\$2279.86	0
PAYROLL - 2022-03-17	3/17/2022	191260	0		\$2860.04	0
PAYROLL - 2022-03-17	3/17/2022	191261	0		\$279.68	0
PAYROLL - 2022-03-17	3/17/2022	191262	0		\$1587.73	0
PAYROLL - 2022-03-17	3/17/2022	191263	0		\$2250.88	0
PAYROLL - 2022-03-17	3/17/2022	191264	0		\$2199.92	0
PAYROLL - 2022-03-17	3/17/2022	191265	0		\$2273.03	0
PAYROLL - 2022-03-17	3/17/2022	191266	0		\$3499.67	0
PAYROLL - 2022-03-17	3/17/2022	191267	0		\$759.22	0
PAYROLL - 2022-03-17	3/17/2022	191268	0		\$1673.52	0
PAYROLL - 2022-03-17	3/17/2022	191269	0		\$1836.27	0
PAYROLL - 2022-03-17	3/17/2022	191270	0		\$2613.69	0

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PAYROLL - 2022-03-17	3/17/2022	191271	0		\$1754.25	0
PAYROLL - 2022-03-17	3/17/2022	191272	0		\$1946.61	0
PAYROLL - 2022-03-17	3/17/2022	191273	0		\$4416.04	0
PAYROLL - 2022-03-17	3/17/2022	191274	0		\$1302.98	0
PAYROLL - 2022-03-17	3/17/2022	191275	0		\$1684.61	0
PAYROLL - 2022-03-17	3/17/2022	191276	0		\$2150.21	0
PAYROLL - 2022-03-17	3/17/2022	191277	0		\$2815.42	0
PAYROLL - 2022-03-17	3/17/2022	191278	0		\$1731.48	0
PAYROLL - 2022-03-17	3/17/2022	191279	0		\$1617.55	0
PAYROLL - 2022-03-17	3/17/2022	191280	0		\$1545.46	0
PAYROLL - 2022-03-17	3/17/2022	191281	0		\$1885.01	0
PAYROLL - 2022-03-17	3/17/2022	191282	0		\$2138.00	0
PAYROLL - 2022-03-17	3/17/2022	191283	0		\$2049.06	0
PAYROLL - 2022-03-17	3/17/2022	191284	0		\$1370.67	0
PAYROLL - 2022-03-17	3/17/2022	191285	0		\$2381.67	0
PAYROLL - 2022-03-17	3/17/2022	191286	0		\$1481.95	0
PAYROLL - 2022-03-17	3/17/2022	191287	0		\$2081.63	0
PAYROLL - 2022-03-17	3/17/2022	191288	0		\$2052.01	0
PAYROLL - 2022-03-17	3/17/2022	191289	0		\$1828.64	0
PAYROLL - 2022-03-17	3/17/2022	191290	0		\$1538.22	0
PAYROLL - 2022-03-17	3/17/2022	191291	0		\$1883.37	0
PAYROLL - 2022-03-17	3/17/2022	191292	0		\$1735.94	0
PAYROLL - 2022-03-17	3/17/2022	191293	0		\$2143.85	0
PAYROLL - 2022-03-17	3/17/2022	191294	0		\$1336.93	0
PAYROLL - 2022-03-17	3/17/2022	191295	0		\$2799.90	0
PAYROLL - 2022-03-17	3/17/2022	191296	0		\$1982.91	0
PAYROLL - 2022-03-17	3/17/2022	191297	0		\$1803.31	0
PAYROLL - 2022-03-17	3/17/2022	191298	0		\$1626.42	0
PAYROLL - 2022-03-17	3/17/2022	191299	0		\$1859.55	0

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PAYROLL - 2022-03-17	3/17/2022	191300	0		\$2115.11	0
PAYROLL - 2022-03-17	3/17/2022	191301	0		\$1769.56	0
PAYROLL - 2022-03-17	3/17/2022	191302	0		\$1548.18	0
PAYROLL - 2022-03-17	3/17/2022	191303	0		\$1959.12	0
PAYROLL - 2022-03-17	3/17/2022	191304	0		\$2322.65	0
PAYROLL - 2022-03-17	3/17/2022	191305	0		\$1768.54	0
PAYROLL - 2022-03-17	3/17/2022	191306	0		\$1963.00	0
PAYROLL - 2022-03-17	3/17/2022	191307	0		\$1866.57	0
PAYROLL - 2022-03-17	3/17/2022	191308	0		\$943.99	0
PAYROLL - 2022-03-17	3/17/2022	191309	0		\$1645.90	0
PAYROLL - 2022-03-17	3/17/2022	191310	0		\$1670.93	0
PAYROLL - 2022-03-17	3/17/2022	191311	0		\$1871.57	0
PAYROLL - 2022-03-17	3/17/2022	191312	0		\$1658.96	0
PAYROLL - 2022-03-17	3/17/2022	191313	0		\$1881.10	0
PAYROLL - 2022-03-17	3/17/2022	191314	0		\$1793.57	0
PAYROLL - 2022-03-17	3/17/2022	191315	0		\$1813.91	0
PAYROLL - 2022-03-17	3/17/2022	191316	0		\$1143.33	0
PAYROLL - 2022-03-17	3/17/2022	191317	0		\$1504.62	0
PAYROLL - 2022-03-17	3/17/2022	191318	0		\$1976.34	0
PAYROLL - 2022-03-17	3/17/2022	191319	0		\$723.76	0
PAYROLL - 2022-03-17	3/17/2022	191320	0		\$1852.25	0
PAYROLL - 2022-03-17	3/17/2022	191321	0		\$1789.33	0
PAYROLL - 2022-03-17	3/17/2022	191322	0		\$1710.98	0
PAYROLL - 2022-03-17	3/17/2022	191323	0		\$1994.03	0
PAYROLL - 2022-03-17	3/17/2022	191324	0		\$2012.27	0
PAYROLL - 2022-03-17	3/17/2022	191325	0		\$1679.68	0
PAYROLL - 2022-03-17	3/17/2022	191326	0		\$2033.19	0
PAYROLL - 2022-03-17	3/17/2022	191327	0		\$1105.87	0
PAYROLL - 2022-03-17	3/17/2022	191328	0		\$1221.60	0

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PAYROLL - 2022-03-17	3/17/2022	191329	0		\$2092.68	0
PAYROLL - 2022-03-17	3/17/2022	191330	0		\$2342.63	0
PAYROLL - 2022-03-17	3/17/2022	191331	0		\$1829.89	0
PAYROLL - 2022-03-17	3/17/2022	191332	0		\$1405.34	0
PAYROLL - 2022-03-17	3/17/2022	191333	0		\$1584.88	0
PAYROLL - 2022-03-17	3/17/2022	191334	0		\$2256.49	0
PAYROLL - 2022-03-17	3/17/2022	191335	0		\$2169.53	0
PAYROLL - 2022-03-17	3/17/2022	191336	0		\$1995.30	0
PAYROLL - 2022-03-17	3/17/2022	191337	0		\$2092.03	0
PAYROLL - 2022-03-17	3/17/2022	191338	0		\$2327.85	0
PAYROLL - 2022-03-17	3/17/2022	191339	0		\$2329.33	0
PAYROLL - 2022-03-17	3/17/2022	191340	0		\$4295.64	0
PAYROLL - 2022-03-17	3/17/2022	191341	0		\$2669.31	0
PAYROLL - 2022-03-17	3/17/2022	191342	0		\$1491.45	0
PAYROLL - 2022-03-17	3/17/2022	191343	0		\$1884.22	0
PAYROLL - 2022-03-17	3/17/2022	191344	0		\$2690.57	0
PAYROLL - 2022-03-17	3/17/2022	191345	0		\$2299.49	0
PAYROLL - 2022-03-17	3/17/2022	191346	0		\$16499.89	0
PAYROLL - 2022-03-17	3/17/2022	191347	0		\$1570.77	0
PAYROLL - 2022-03-17	3/17/2022	191348	0		\$2197.06	0
PAYROLL - 2022-03-17	3/17/2022	191349	0		\$2081.07	0
PAYROLL - 2022-03-17	3/17/2022	191350	0		\$2821.83	0
PAYROLL - 2022-03-17	3/17/2022	191351	0		\$804.06	0
PAYROLL - 2022-03-17	3/17/2022	191352	0		\$1386.86	0
PAYROLL - 2022-03-17	3/17/2022	191353	0		\$1566.50	0
PAYROLL - 2022-03-17	3/17/2022	191354	0		\$2266.04	0
PAYROLL - 2022-03-17	3/17/2022	191355	0		\$3246.28	0
PAYROLL - 2022-03-17	3/17/2022	191356	0		\$2145.49	0
PAYROLL - 2022-03-17	3/17/2022	191357	0		\$1945.43	0

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PAYROLL - 2022-03-17	3/17/2022	191358	0		\$2147.30	0
PAYROLL - 2022-03-17	3/17/2022	191359	0		\$1760.80	0
PAYROLL - 2022-03-17	3/17/2022	191360	0		\$1650.09	0
PAYROLL - 2022-03-17	3/17/2022	191361	0		\$1920.82	0
PAYROLL - 2022-03-17	3/17/2022	191362	0		\$1688.74	0
PAYROLL - 2022-03-17	3/17/2022	191363	0		\$1537.06	0
PAYROLL - 2022-03-17	3/17/2022	191364	0		\$1409.46	0
PAYROLL - 2022-03-17	3/17/2022	191365	0		\$2606.87	0
PAYROLL - 2022-03-17	3/17/2022	191366	0		\$1676.16	0
PAYROLL - 2022-03-17	3/17/2022	191367	0		\$2499.57	0
PAYROLL - 2022-03-17	3/17/2022	191368	0		\$1793.35	0
PAYROLL - 2022-03-17	3/17/2022	191369	0		\$1173.12	0
PAYROLL - 2022-03-17	3/17/2022	191370	0		\$1777.06	0
PAYROLL - 2022-03-17	3/17/2022	191371	0		\$2565.80	0
PAYROLL - 2022-03-17	3/17/2022	191372	0		\$2213.75	0
PAYROLL - 2022-03-17	3/17/2022	191373	0		\$2052.81	0
PAYROLL - 2022-03-17	3/17/2022	191374	0		\$2252.49	0
PAYROLL - 2022-03-17	3/17/2022	191375	0		\$2814.54	0
PAYROLL - 2022-03-17	3/17/2022	191376	0		\$1621.50	0
PAYROLL - 2022-03-17	3/17/2022	191377	0		\$1764.73	0
PAYROLL - 2022-03-17	3/17/2022	191378	0		\$1736.54	0
PAYROLL - 2022-03-17	3/17/2022	191379	0		\$1397.62	0
PAYROLL - 2022-03-17	3/17/2022	191380	0		\$5013.07	0
PAYROLL - 2022-03-17	3/17/2022	191381	0		\$1275.48	0
PAYROLL - 2022-03-17	3/17/2022	191382	0		\$2283.63	0
PAYROLL - 2022-03-17	3/17/2022	191383	0		\$4062.36	0
PAYROLL - 2022-03-17	3/17/2022	191384	0		\$3086.37	0
PAYROLL - 2022-03-17	3/17/2022	191385	0		\$2061.05	0
PAYROLL - 2022-03-17	3/17/2022	191386	0		\$1272.43	0

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PAYROLL - 2022-03-17	3/17/2022	191387	0		\$2361.07	0
PAYROLL - 2022-03-17	3/17/2022	191388	0		\$3006.70	0
PAYROLL - 2022-03-17	3/17/2022	191389	0		\$1731.34	0
PAYROLL - 2022-03-17	3/17/2022	191390	0		\$2712.04	0
PAYROLL - 2022-03-17	3/17/2022	191391	0		\$1751.47	0
PAYROLL - 2022-03-17	3/17/2022	191392	0		\$1850.43	0
PAYROLL - 2022-03-17	3/17/2022	191393	0		\$3127.29	0
PAYROLL - 2022-03-17	3/17/2022	191394	0		\$3075.92	0
PAYROLL - 2022-03-17	3/17/2022	191395	0		\$1708.91	0
PAYROLL - 2022-03-17	3/17/2022	191396	0		\$1549.19	0
PAYROLL - 2022-03-17	3/17/2022	191397	0		\$1793.72	0
PAYROLL - 2022-03-17	3/17/2022	191398	0		\$3092.10	0
PAYROLL - 2022-03-17	3/17/2022	191399	0		\$4128.43	0
PAYROLL - 2022-03-17	3/17/2022	191400	0		\$2090.78	0
PAYROLL - 2022-03-17	3/17/2022	191401	0		\$2607.59	0
PAYROLL - 2022-03-17	3/17/2022	191402	0		\$3990.21	0
PAYROLL - 2022-03-17	3/17/2022	191403	0		\$1300.58	0
PAYROLL - 2022-03-17	3/17/2022	191404	0		\$1949.70	0
PAYROLL - 2022-03-17	3/17/2022	191405	0		\$2656.11	0
PAYROLL - 2022-03-17	3/17/2022	191406	0		\$1193.08	0
PAYROLL - 2022-03-17	3/17/2022	191407	0		\$1753.40	0
PAYROLL - 2022-03-17	3/17/2022	191408	0		\$2631.83	0
PAYROLL - 2022-03-17	3/17/2022	191409	0		\$1035.79	0
PAYROLL - 2022-03-17	3/17/2022	191410	0		\$1444.10	0
PAYROLL - 2022-03-17	3/17/2022	191411	0		\$1432.72	0
PAYROLL - 2022-03-17	3/17/2022	191412	0		\$1780.81	0
PAYROLL - 2022-03-17	3/17/2022	191413	0		\$1868.42	0
PAYROLL - 2022-03-17	3/17/2022	191414	0		\$2736.27	0
PAYROLL - 2022-03-17	3/17/2022	191415	0		\$1769.75	0

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PAYROLL - 2022-03-17	3/17/2022	191416	0		\$1889.64	0
PAYROLL - 2022-03-17	3/17/2022	191417	0		\$1100.61	0
PAYROLL - 2022-03-17	3/17/2022	191418	0		\$1721.63	0
PAYROLL - 2022-03-17	3/17/2022	191419	0		\$956.12	0
PAYROLL - 2022-03-17	3/17/2022	191420	0		\$385.61	0
PAYROLL - 2022-03-17	3/17/2022	191421	0		\$816.40	0
PAYROLL - 2022-03-17	3/17/2022	191422	0		\$115.88	0
PAYROLL - 2022-03-17	3/17/2022	191423	0		\$789.57	0
PAYROLL - 2022-03-17	3/17/2022	191424	0		\$416.05	0
PAYROLL - 2022-03-17	3/17/2022	191425	0		\$1732.85	0
PAYROLL - 2022-03-17	3/17/2022	191426	0		\$673.08	0
PAYROLL - 2022-03-17	3/17/2022	191427	0		\$910.50	0
PAYROLL - 2022-03-17	3/17/2022	191428	0		\$1609.90	0
PAYROLL - 2022-03-17	3/17/2022	191429	0		\$279.77	0
PAYROLL - 2022-03-17	3/17/2022	191430	0		\$2527.64	0
PAYROLL - 2022-03-17	3/17/2022	191431	0		\$1181.23	0
PAYROLL - 2022-03-17	3/17/2022	191432	0		\$726.33	0
PAYROLL - 2022-03-17	3/17/2022	191433	0		\$1703.68	0
PAYROLL - 2022-03-17	3/17/2022	191434	0		\$1001.23	0
PAYROLL - 2022-03-17	3/17/2022	191435	0		\$1836.93	0
PAYROLL - 2022-03-17	3/17/2022	191436	0		\$939.34	0
PAYROLL - 2022-03-17	3/17/2022	191437	0		\$670.71	0
PAYROLL - 2022-03-17	3/17/2022	191438	0		\$1462.83	0
PAYROLL - 2022-03-17	3/17/2022	191439	0		\$549.85	0
PAYROLL - 2022-03-17	3/17/2022	191440	0		\$207.96	0
PAYROLL - 2022-03-17	3/17/2022	191441	0		\$558.62	0
PAYROLL - 2022-03-17	3/17/2022	191442	0		\$1533.76	0
PAYROLL - 2022-03-17	3/17/2022	191443	0		\$829.77	0
PAYROLL - 2022-03-17	3/17/2022	191444	0		\$412.73	0

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PAYROLL - 2022-03-17	3/17/2022	191445	0		\$634.12	0
PAYROLL - 2022-03-17	3/17/2022	191446	0		\$586.10	0
PAYROLL - 2022-03-17	3/17/2022	191447	0		\$601.92	0
PAYROLL - 2022-03-17	3/17/2022	191448	0		\$653.29	0
PAYROLL - 2022-03-17	3/17/2022	191449	0		\$7175.00	0
PAYROLL - 2022-03-17	3/17/2022	191450	0		\$49.00	0
PAYROLL - 2022-03-17	3/17/2022	191451	0		\$197.77	0
PAYROLL - 2022-03-17	3/17/2022	191452	0		\$236.00	0
PAYROLL - 2022-03-17	3/17/2022	191453	0		\$6955.90	0
PAYROLL - 2022-03-17	3/17/2022	191454	0		\$6188.31	0
PAYROLL - 2022-03-17	TOTALS:				\$1,226,375.77	0
PAYROLL - 2022-03-31	3/31/2022	191455	0		\$2334.47	0
PAYROLL - 2022-03-31	3/31/2022	191456	0		\$1288.89	0
PAYROLL - 2022-03-31	3/31/2022	191457	0		\$2484.55	0
PAYROLL - 2022-03-31	3/31/2022	191458	0		\$1706.82	0
PAYROLL - 2022-03-31	3/31/2022	191459	0		\$2082.19	0
PAYROLL - 2022-03-31	3/31/2022	191460	0		\$3384.46	0
PAYROLL - 2022-03-31	3/31/2022	191461	0		\$2451.63	0
PAYROLL - 2022-03-31	3/31/2022	191462	0		\$1905.24	0
PAYROLL - 2022-03-31	3/31/2022	191463	0		\$2204.83	0
PAYROLL - 2022-03-31	3/31/2022	191464	0		\$2583.67	0
PAYROLL - 2022-03-31	3/31/2022	191465	0		\$1494.29	0
PAYROLL - 2022-03-31	3/31/2022	191466	0		\$4006.95	0
PAYROLL - 2022-03-31	3/31/2022	191467	0		\$1055.98	0
PAYROLL - 2022-03-31	3/31/2022	191468	0		\$5643.95	0
PAYROLL - 2022-03-31	3/31/2022	191469	0		\$1011.92	0
PAYROLL - 2022-03-31	3/31/2022	191470	0		\$1175.59	0
PAYROLL - 2022-03-31	3/31/2022	191471	0		\$1139.76	0
PAYROLL - 2022-03-31	3/31/2022	191472	0		\$987.36	0

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PAYROLL - 2022-03-31	3/31/2022	191473	0		\$760.79	0
PAYROLL - 2022-03-31	3/31/2022	191474	0		\$1028.65	0
PAYROLL - 2022-03-31	3/31/2022	191475	0		\$1952.38	0
PAYROLL - 2022-03-31	3/31/2022	191476	0		\$1998.38	0
PAYROLL - 2022-03-31	3/31/2022	191477	0		\$1576.86	0
PAYROLL - 2022-03-31	3/31/2022	191478	0		\$2099.57	0
PAYROLL - 2022-03-31	3/31/2022	191479	0		\$1128.06	0
PAYROLL - 2022-03-31	3/31/2022	191480	0		\$1179.67	0
PAYROLL - 2022-03-31	3/31/2022	191481	0		\$2113.24	0
PAYROLL - 2022-03-31	3/31/2022	191482	0		\$2887.46	0
PAYROLL - 2022-03-31	3/31/2022	191483	0		\$2735.84	0
PAYROLL - 2022-03-31	3/31/2022	191484	0		\$1653.92	0
PAYROLL - 2022-03-31	3/31/2022	191485	0		\$1730.74	0
PAYROLL - 2022-03-31	3/31/2022	191486	0		\$1287.63	0
PAYROLL - 2022-03-31	3/31/2022	191487	0		\$1968.00	0
PAYROLL - 2022-03-31	3/31/2022	191488	0		\$1740.78	0
PAYROLL - 2022-03-31	3/31/2022	191489	0		\$2565.11	0
PAYROLL - 2022-03-31	3/31/2022	191490	0		\$1546.13	0
PAYROLL - 2022-03-31	3/31/2022	191491	0		\$2065.09	0
PAYROLL - 2022-03-31	3/31/2022	191492	0		\$437.39	0
PAYROLL - 2022-03-31	3/31/2022	191493	0		\$1166.62	0
PAYROLL - 2022-03-31	3/31/2022	191494	0		\$2079.23	0
PAYROLL - 2022-03-31	3/31/2022	191495	0		\$1199.53	0
PAYROLL - 2022-03-31	3/31/2022	191496	0		\$1923.50	0
PAYROLL - 2022-03-31	3/31/2022	191497	0		\$1160.64	0
PAYROLL - 2022-03-31	3/31/2022	191498	0		\$1868.43	0
PAYROLL - 2022-03-31	3/31/2022	191499	0		\$1761.45	0
PAYROLL - 2022-03-31	3/31/2022	191500	0		\$1987.07	0
PAYROLL - 2022-03-31	3/31/2022	191501	0		\$1308.88	0

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PAYROLL - 2022-03-31	3/31/2022	191502	0		\$1818.50	0
PAYROLL - 2022-03-31	3/31/2022	191503	0		\$1768.74	0
PAYROLL - 2022-03-31	3/31/2022	191504	0		\$2009.33	0
PAYROLL - 2022-03-31	3/31/2022	191505	0		\$2468.85	0
PAYROLL - 2022-03-31	3/31/2022	191506	0		\$2166.76	0
PAYROLL - 2022-03-31	3/31/2022	191507	0		\$1118.09	0
PAYROLL - 2022-03-31	3/31/2022	191508	0		\$1567.25	0
PAYROLL - 2022-03-31	3/31/2022	191509	0		\$2218.26	0
PAYROLL - 2022-03-31	3/31/2022	191510	0		\$3859.03	0
PAYROLL - 2022-03-31	3/31/2022	191511	0		\$2617.93	0
PAYROLL - 2022-03-31	3/31/2022	191512	0		\$2513.46	0
PAYROLL - 2022-03-31	3/31/2022	191513	0		\$4242.77	0
PAYROLL - 2022-03-31	3/31/2022	191514	0		\$1604.84	0
PAYROLL - 2022-03-31	3/31/2022	191515	0		\$1465.37	0
PAYROLL - 2022-03-31	3/31/2022	191516	0		\$2042.59	0
PAYROLL - 2022-03-31	3/31/2022	191517	0		\$1584.90	0
PAYROLL - 2022-03-31	3/31/2022	191518	0		\$1957.04	0
PAYROLL - 2022-03-31	3/31/2022	191519	0		\$2751.63	0
PAYROLL - 2022-03-31	3/31/2022	191520	0		\$1657.20	0
PAYROLL - 2022-03-31	3/31/2022	191521	0		\$2576.88	0
PAYROLL - 2022-03-31	3/31/2022	191522	0		\$1679.31	0
PAYROLL - 2022-03-31	3/31/2022	191523	0		\$1484.77	0
PAYROLL - 2022-03-31	3/31/2022	191524	0		\$1746.29	0
PAYROLL - 2022-03-31	3/31/2022	191525	0		\$2161.52	0
PAYROLL - 2022-03-31	3/31/2022	191526	0		\$2199.37	0
PAYROLL - 2022-03-31	3/31/2022	191527	0		\$1992.56	0
PAYROLL - 2022-03-31	3/31/2022	191528	0		\$2038.01	0
PAYROLL - 2022-03-31	3/31/2022	191529	0		\$2837.35	0
PAYROLL - 2022-03-31	3/31/2022	191530	0		\$1548.11	0

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PAYROLL - 2022-03-31	3/31/2022	191531	0		\$1596.46	0
PAYROLL - 2022-03-31	3/31/2022	191532	0		\$2114.04	0
PAYROLL - 2022-03-31	3/31/2022	191533	0		\$1594.10	0
PAYROLL - 2022-03-31	3/31/2022	191534	0		\$1681.59	0
PAYROLL - 2022-03-31	3/31/2022	191535	0		\$1874.56	0
PAYROLL - 2022-03-31	3/31/2022	191536	0		\$1857.32	0
PAYROLL - 2022-03-31	3/31/2022	191537	0		\$1664.79	0
PAYROLL - 2022-03-31	3/31/2022	191538	0		\$1944.62	0
PAYROLL - 2022-03-31	3/31/2022	191539	0		\$2022.43	0
PAYROLL - 2022-03-31	3/31/2022	191540	0		\$1590.02	0
PAYROLL - 2022-03-31	3/31/2022	191541	0		\$1976.57	0
PAYROLL - 2022-03-31	3/31/2022	191542	0		\$2026.30	0
PAYROLL - 2022-03-31	3/31/2022	191543	0		\$188.82	0
PAYROLL - 2022-03-31	3/31/2022	191544	0		\$3126.95	0
PAYROLL - 2022-03-31	3/31/2022	191545	0		\$804.62	0
PAYROLL - 2022-03-31	3/31/2022	191546	0		\$1966.58	0
PAYROLL - 2022-03-31	3/31/2022	191547	0		\$639.66	0
PAYROLL - 2022-03-31	3/31/2022	191548	0		\$1957.66	0
PAYROLL - 2022-03-31	3/31/2022	191549	0		\$686.17	0
PAYROLL - 2022-03-31	3/31/2022	191550	0		\$158.89	0
PAYROLL - 2022-03-31	3/31/2022	191551	0		\$680.84	0
PAYROLL - 2022-03-31	3/31/2022	191552	0		\$1523.62	0
PAYROLL - 2022-03-31	3/31/2022	191553	0		\$1556.30	0
PAYROLL - 2022-03-31	3/31/2022	191554	0		\$1119.35	0
PAYROLL - 2022-03-31	3/31/2022	191555	0		\$105.92	0
PAYROLL - 2022-03-31	3/31/2022	191556	0		\$46.35	0
PAYROLL - 2022-03-31	3/31/2022	191557	0		\$2332.43	0
PAYROLL - 2022-03-31	3/31/2022	191558	0		\$1952.28	0
PAYROLL - 2022-03-31	3/31/2022	191559	0		\$2537.39	0

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PAYROLL - 2022-03-31	3/31/2022	191560	0		\$112.53	0
PAYROLL - 2022-03-31	3/31/2022	191561	0		\$198.61	0
PAYROLL - 2022-03-31	3/31/2022	191562	0		\$1689.45	0
PAYROLL - 2022-03-31	3/31/2022	191563	0		\$92.68	0
PAYROLL - 2022-03-31	3/31/2022	191564	0		\$1682.73	0
PAYROLL - 2022-03-31	3/31/2022	191565	0		\$19.85	0
PAYROLL - 2022-03-31	3/31/2022	191566	0		\$19.85	0
PAYROLL - 2022-03-31	3/31/2022	191567	0		\$1630.48	0
PAYROLL - 2022-03-31	3/31/2022	191568	0		\$99.29	0
PAYROLL - 2022-03-31	3/31/2022	191569	0		\$99.29	0
PAYROLL - 2022-03-31	3/31/2022	191570	0		\$3943.97	0
PAYROLL - 2022-03-31	3/31/2022	191571	0		\$139.02	0
PAYROLL - 2022-03-31	3/31/2022	191572	0		\$706.37	0
PAYROLL - 2022-03-31	3/31/2022	191573	0		\$644.36	0
PAYROLL - 2022-03-31	3/31/2022	191574	0		\$218.46	0
PAYROLL - 2022-03-31	3/31/2022	191575	0		\$105.92	0
PAYROLL - 2022-03-31	3/31/2022	191576	0		\$682.63	0
PAYROLL - 2022-03-31	3/31/2022	191577	0		\$2469.17	0
PAYROLL - 2022-03-31	3/31/2022	191578	0		\$2876.07	0
PAYROLL - 2022-03-31	3/31/2022	191579	0		\$1822.43	0
PAYROLL - 2022-03-31	3/31/2022	191580	0		\$2043.72	0
PAYROLL - 2022-03-31	3/31/2022	191581	0		\$2056.57	0
PAYROLL - 2022-03-31	3/31/2022	191582	0		\$2056.65	0
PAYROLL - 2022-03-31	3/31/2022	191583	0		\$2305.65	0
PAYROLL - 2022-03-31	3/31/2022	191584	0		\$3120.90	0
PAYROLL - 2022-03-31	3/31/2022	191585	0		\$1762.72	0
PAYROLL - 2022-03-31	3/31/2022	191586	0		\$2550.13	0
PAYROLL - 2022-03-31	3/31/2022	191587	0		\$1855.54	0
PAYROLL - 2022-03-31	3/31/2022	191588	0		\$2209.05	0

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PAYROLL - 2022-03-31	3/31/2022	191589	0		\$1993.86	0
PAYROLL - 2022-03-31	3/31/2022	191590	0		\$2186.80	0
PAYROLL - 2022-03-31	3/31/2022	191591	0		\$1713.40	0
PAYROLL - 2022-03-31	3/31/2022	191592	0		\$2228.71	0
PAYROLL - 2022-03-31	3/31/2022	191593	0		\$1776.69	0
PAYROLL - 2022-03-31	3/31/2022	191594	0		\$2012.04	0
PAYROLL - 2022-03-31	3/31/2022	191595	0		\$2268.90	0
PAYROLL - 2022-03-31	3/31/2022	191596	0		\$2402.74	0
PAYROLL - 2022-03-31	3/31/2022	191597	0		\$2153.28	0
PAYROLL - 2022-03-31	3/31/2022	191598	0		\$1644.71	0
PAYROLL - 2022-03-31	3/31/2022	191599	0		\$2146.66	0
PAYROLL - 2022-03-31	3/31/2022	191600	0		\$1738.69	0
PAYROLL - 2022-03-31	3/31/2022	191601	0		\$2027.77	0
PAYROLL - 2022-03-31	3/31/2022	191602	0		\$2066.37	0
PAYROLL - 2022-03-31	3/31/2022	191603	0		\$1645.24	0
PAYROLL - 2022-03-31	3/31/2022	191604	0		\$2036.55	0
PAYROLL - 2022-03-31	3/31/2022	191605	0		\$2056.20	0
PAYROLL - 2022-03-31	3/31/2022	191606	0		\$2293.09	0
PAYROLL - 2022-03-31	3/31/2022	191607	0		\$3321.71	0
PAYROLL - 2022-03-31	3/31/2022	191608	0		\$2096.83	0
PAYROLL - 2022-03-31	3/31/2022	191609	0		\$3856.13	0
PAYROLL - 2022-03-31	3/31/2022	191610	0		\$3058.94	0
PAYROLL - 2022-03-31	3/31/2022	191611	0		\$2957.90	0
PAYROLL - 2022-03-31	3/31/2022	191612	0		\$3310.57	0
PAYROLL - 2022-03-31	3/31/2022	191613	0		\$3178.07	0
PAYROLL - 2022-03-31	3/31/2022	191614	0		\$3634.03	0
PAYROLL - 2022-03-31	3/31/2022	191615	0		\$3397.05	0
PAYROLL - 2022-03-31	3/31/2022	191616	0		\$3338.48	0
PAYROLL - 2022-03-31	3/31/2022	191617	0		\$6254.57	0

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PAYROLL - 2022-03-31	3/31/2022	191618	0		\$3967.90	0
PAYROLL - 2022-03-31	3/31/2022	191619	0		\$2445.87	0
PAYROLL - 2022-03-31	3/31/2022	191620	0		\$1984.36	0
PAYROLL - 2022-03-31	3/31/2022	191621	0		\$2423.49	0
PAYROLL - 2022-03-31	3/31/2022	191622	0		\$2647.15	0
PAYROLL - 2022-03-31	3/31/2022	191623	0		\$4932.54	0
PAYROLL - 2022-03-31	3/31/2022	191624	0		\$2829.19	0
PAYROLL - 2022-03-31	3/31/2022	191625	0		\$1797.00	0
PAYROLL - 2022-03-31	3/31/2022	191626	0		\$4187.80	0
PAYROLL - 2022-03-31	3/31/2022	191627	0		\$3294.55	0
PAYROLL - 2022-03-31	3/31/2022	191628	0		\$3108.32	0
PAYROLL - 2022-03-31	3/31/2022	191629	0		\$4296.88	0
PAYROLL - 2022-03-31	3/31/2022	191630	0		\$3358.03	0
PAYROLL - 2022-03-31	3/31/2022	191631	0		\$2724.70	0
PAYROLL - 2022-03-31	3/31/2022	191632	0		\$2990.09	0
PAYROLL - 2022-03-31	3/31/2022	191633	0		\$2624.27	0
PAYROLL - 2022-03-31	3/31/2022	191634	0		\$3711.78	0
PAYROLL - 2022-03-31	3/31/2022	191635	0		\$3351.06	0
PAYROLL - 2022-03-31	3/31/2022	191636	0		\$2037.26	0
PAYROLL - 2022-03-31	3/31/2022	191637	0		\$3517.05	0
PAYROLL - 2022-03-31	3/31/2022	191638	0		\$2634.00	0
PAYROLL - 2022-03-31	3/31/2022	191639	0		\$2219.96	0
PAYROLL - 2022-03-31	3/31/2022	191640	0		\$4148.03	0
PAYROLL - 2022-03-31	3/31/2022	191641	0		\$3931.38	0
PAYROLL - 2022-03-31	3/31/2022	191642	0		\$6765.62	0
PAYROLL - 2022-03-31	3/31/2022	191643	0		\$3718.23	0
PAYROLL - 2022-03-31	3/31/2022	191644	0		\$4131.11	0
PAYROLL - 2022-03-31	3/31/2022	191645	0		\$2319.07	0
PAYROLL - 2022-03-31	3/31/2022	191646	0		\$4306.79	0

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PAYROLL - 2022-03-31	3/31/2022	191647	0		\$1946.75	0
PAYROLL - 2022-03-31	3/31/2022	191648	0		\$1600.11	0
PAYROLL - 2022-03-31	3/31/2022	191649	0		\$4141.74	0
PAYROLL - 2022-03-31	3/31/2022	191650	0		\$2587.96	0
PAYROLL - 2022-03-31	3/31/2022	191651	0		\$2879.79	0
PAYROLL - 2022-03-31	3/31/2022	191652	0		\$2447.37	0
PAYROLL - 2022-03-31	3/31/2022	191653	0		\$3997.87	0
PAYROLL - 2022-03-31	3/31/2022	191654	0		\$1614.33	0
PAYROLL - 2022-03-31	3/31/2022	191655	0		\$3433.47	0
PAYROLL - 2022-03-31	3/31/2022	191656	0		\$2615.90	0
PAYROLL - 2022-03-31	3/31/2022	191657	0		\$3416.70	0
PAYROLL - 2022-03-31	3/31/2022	191658	0		\$2856.09	0
PAYROLL - 2022-03-31	3/31/2022	191659	0		\$2427.92	0
PAYROLL - 2022-03-31	3/31/2022	191660	0		\$3001.83	0
PAYROLL - 2022-03-31	3/31/2022	191661	0		\$5361.80	0
PAYROLL - 2022-03-31	3/31/2022	191662	0		\$2606.47	0
PAYROLL - 2022-03-31	3/31/2022	191663	0		\$4647.77	0
PAYROLL - 2022-03-31	3/31/2022	191664	0		\$2891.30	0
PAYROLL - 2022-03-31	3/31/2022	191665	0		\$2853.09	0
PAYROLL - 2022-03-31	3/31/2022	191666	0		\$5564.71	0
PAYROLL - 2022-03-31	3/31/2022	191667	0		\$2469.27	0
PAYROLL - 2022-03-31	3/31/2022	191668	0		\$4223.44	0
PAYROLL - 2022-03-31	3/31/2022	191669	0		\$1830.00	0
PAYROLL - 2022-03-31	3/31/2022	191670	0		\$3766.59	0
PAYROLL - 2022-03-31	3/31/2022	191671	0		\$3263.71	0
PAYROLL - 2022-03-31	3/31/2022	191672	0		\$5234.53	0
PAYROLL - 2022-03-31	3/31/2022	191673	0		\$4000.56	0
PAYROLL - 2022-03-31	3/31/2022	191674	0		\$4559.68	0
PAYROLL - 2022-03-31	3/31/2022	191675	0		\$1385.36	0

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PAYROLL - 2022-03-31	3/31/2022	191676	0		\$3095.53	0
PAYROLL - 2022-03-31	3/31/2022	191677	0		\$4403.20	0
PAYROLL - 2022-03-31	3/31/2022	191678	0		\$2634.43	0
PAYROLL - 2022-03-31	3/31/2022	191679	0		\$4666.27	0
PAYROLL - 2022-03-31	3/31/2022	191680	0		\$2700.30	0
PAYROLL - 2022-03-31	3/31/2022	191681	0		\$3163.88	0
PAYROLL - 2022-03-31	3/31/2022	191682	0		\$1626.63	0
PAYROLL - 2022-03-31	3/31/2022	191683	0		\$4130.92	0
PAYROLL - 2022-03-31	3/31/2022	191684	0		\$3877.43	0
PAYROLL - 2022-03-31	3/31/2022	191685	0		\$1574.35	0
PAYROLL - 2022-03-31	3/31/2022	191686	0		\$1938.03	0
PAYROLL - 2022-03-31	3/31/2022	191687	0		\$4727.17	0
PAYROLL - 2022-03-31	3/31/2022	191688	0		\$1817.88	0
PAYROLL - 2022-03-31	3/31/2022	191689	0		\$3492.04	0
PAYROLL - 2022-03-31	3/31/2022	191690	0		\$1127.91	0
PAYROLL - 2022-03-31	3/31/2022	191691	0		\$2137.68	0
PAYROLL - 2022-03-31	3/31/2022	191692	0		\$4055.01	0
PAYROLL - 2022-03-31	3/31/2022	191693	0		\$4458.07	0
PAYROLL - 2022-03-31	3/31/2022	191694	0		\$2476.77	0
PAYROLL - 2022-03-31	3/31/2022	191695	0		\$2368.19	0
PAYROLL - 2022-03-31	3/31/2022	191696	0		\$2600.53	0
PAYROLL - 2022-03-31	3/31/2022	191697	0		\$1866.62	0
PAYROLL - 2022-03-31	3/31/2022	191698	0		\$3433.29	0
PAYROLL - 2022-03-31	3/31/2022	191699	0		\$3641.52	0
PAYROLL - 2022-03-31	3/31/2022	191700	0		\$3381.38	0
PAYROLL - 2022-03-31	3/31/2022	191701	0		\$3335.94	0
PAYROLL - 2022-03-31	3/31/2022	191702	0		\$3840.23	0
PAYROLL - 2022-03-31	3/31/2022	191703	0		\$2489.56	0
PAYROLL - 2022-03-31	3/31/2022	191704	0		\$3967.77	0

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PAYROLL - 2022-03-31	3/31/2022	191705	0		\$1639.30	0
PAYROLL - 2022-03-31	3/31/2022	191706	0		\$1971.37	0
PAYROLL - 2022-03-31	3/31/2022	191707	0		\$3236.41	0
PAYROLL - 2022-03-31	3/31/2022	191708	0		\$1699.20	0
PAYROLL - 2022-03-31	3/31/2022	191709	0		\$1670.63	0
PAYROLL - 2022-03-31	3/31/2022	191710	0		\$2771.51	0
PAYROLL - 2022-03-31	3/31/2022	191711	0		\$2922.18	0
PAYROLL - 2022-03-31	3/31/2022	191712	0		\$3679.56	0
PAYROLL - 2022-03-31	3/31/2022	191713	0		\$4611.48	0
PAYROLL - 2022-03-31	3/31/2022	191714	0		\$4401.26	0
PAYROLL - 2022-03-31	3/31/2022	191715	0		\$4087.54	0
PAYROLL - 2022-03-31	3/31/2022	191716	0		\$2728.62	0
PAYROLL - 2022-03-31	3/31/2022	191717	0		\$3223.32	0
PAYROLL - 2022-03-31	3/31/2022	191718	0		\$1413.05	0
PAYROLL - 2022-03-31	3/31/2022	191719	0		\$3176.24	0
PAYROLL - 2022-03-31	3/31/2022	191720	0		\$3366.58	0
PAYROLL - 2022-03-31	3/31/2022	191721	0		\$1541.54	0
PAYROLL - 2022-03-31	3/31/2022	191722	0		\$1537.26	0
PAYROLL - 2022-03-31	3/31/2022	191723	0		\$3203.18	0
PAYROLL - 2022-03-31	3/31/2022	191724	0		\$2920.47	0
PAYROLL - 2022-03-31	3/31/2022	191725	0		\$4229.94	0
PAYROLL - 2022-03-31	3/31/2022	191726	0		\$1483.89	0
PAYROLL - 2022-03-31	3/31/2022	191727	0		\$2985.44	0
PAYROLL - 2022-03-31	3/31/2022	191728	0		\$3185.15	0
PAYROLL - 2022-03-31	3/31/2022	191729	0		\$3161.12	0
PAYROLL - 2022-03-31	3/31/2022	191730	0		\$2032.20	0
PAYROLL - 2022-03-31	3/31/2022	191731	0		\$1693.35	0
PAYROLL - 2022-03-31	3/31/2022	191732	0		\$3760.46	0
PAYROLL - 2022-03-31	3/31/2022	191733	0		\$3236.02	0

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CHECK TYPE	CHECK DATE	CHECKNBR	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2022-03-31	3/31/2022	191734	0		\$3078.99	0
PAYROLL - 2022-03-31	3/31/2022	191735	0		\$2568.61	0
PAYROLL - 2022-03-31	3/31/2022	191736	0		\$3571.77	0
PAYROLL - 2022-03-31	3/31/2022	191737	0		\$3924.99	0
PAYROLL - 2022-03-31	3/31/2022	191738	0		\$3297.33	0
PAYROLL - 2022-03-31	3/31/2022	191739	0		\$1595.33	0
PAYROLL - 2022-03-31	3/31/2022	191740	0		\$3112.83	0
PAYROLL - 2022-03-31	3/31/2022	191741	0		\$3322.89	0
PAYROLL - 2022-03-31	3/31/2022	191742	0		\$2876.48	0
PAYROLL - 2022-03-31	3/31/2022	191743	0		\$3128.41	0
PAYROLL - 2022-03-31	3/31/2022	191744	0		\$2889.60	0
PAYROLL - 2022-03-31	3/31/2022	191745	0		\$2679.34	0
PAYROLL - 2022-03-31	3/31/2022	191746	0		\$2907.51	0
PAYROLL - 2022-03-31	3/31/2022	191747	0		\$3986.53	0
PAYROLL - 2022-03-31	3/31/2022	191748	0		\$5605.70	0
PAYROLL - 2022-03-31	3/31/2022	191749	0		\$3110.25	0
PAYROLL - 2022-03-31	3/31/2022	191750	0		\$2823.59	0
PAYROLL - 2022-03-31	3/31/2022	191751	0		\$1673.75	0
PAYROLL - 2022-03-31	3/31/2022	191752	0		\$2793.39	0
PAYROLL - 2022-03-31	3/31/2022	191753	0		\$3280.04	0
PAYROLL - 2022-03-31	3/31/2022	191754	0		\$3893.99	0
PAYROLL - 2022-03-31	3/31/2022	191755	0		\$3008.89	0
PAYROLL - 2022-03-31	3/31/2022	191756	0		\$1567.94	0
PAYROLL - 2022-03-31	3/31/2022	191757	0		\$4213.15	0
PAYROLL - 2022-03-31	3/31/2022	191758	0		\$1352.59	0
PAYROLL - 2022-03-31	3/31/2022	191759	0		\$3894.78	0
PAYROLL - 2022-03-31	3/31/2022	191760	0		\$3825.87	0
PAYROLL - 2022-03-31	3/31/2022	191761	0		\$2385.94	0
PAYROLL - 2022-03-31	3/31/2022	191762	0		\$2542.73	0

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PAYROLL - 2022-03-31	3/31/2022	191763	0		\$1623.43	0
PAYROLL - 2022-03-31	3/31/2022	191764	0		\$2207.12	0
PAYROLL - 2022-03-31	3/31/2022	191765	0		\$4884.20	0
PAYROLL - 2022-03-31	3/31/2022	191766	0		\$1784.79	0
PAYROLL - 2022-03-31	3/31/2022	191767	0		\$2918.89	0
PAYROLL - 2022-03-31	3/31/2022	191768	0		\$2110.03	0
PAYROLL - 2022-03-31	3/31/2022	191769	0		\$2919.07	0
PAYROLL - 2022-03-31	3/31/2022	191770	0		\$2397.45	0
PAYROLL - 2022-03-31	3/31/2022	191771	0		\$3512.85	0
PAYROLL - 2022-03-31	3/31/2022	191772	0		\$2167.04	0
PAYROLL - 2022-03-31	3/31/2022	191773	0		\$4002.04	0
PAYROLL - 2022-03-31	3/31/2022	191774	0		\$4651.25	0
PAYROLL - 2022-03-31	3/31/2022	191775	0		\$3639.65	0
PAYROLL - 2022-03-31	3/31/2022	191776	0		\$1848.25	0
PAYROLL - 2022-03-31	3/31/2022	191777	0		\$2810.73	0
PAYROLL - 2022-03-31	3/31/2022	191778	0		\$3070.53	0
PAYROLL - 2022-03-31	3/31/2022	191779	0		\$2741.75	0
PAYROLL - 2022-03-31	3/31/2022	191780	0		\$3414.67	0
PAYROLL - 2022-03-31	3/31/2022	191781	0		\$2975.18	0
PAYROLL - 2022-03-31	3/31/2022	191782	0		\$2944.01	0
PAYROLL - 2022-03-31	3/31/2022	191783	0		\$2462.82	0
PAYROLL - 2022-03-31	3/31/2022	191784	0		\$3300.61	0
PAYROLL - 2022-03-31	3/31/2022	191785	0		\$1668.41	0
PAYROLL - 2022-03-31	3/31/2022	191786	0		\$4535.04	0
PAYROLL - 2022-03-31	3/31/2022	191787	0		\$3366.30	0
PAYROLL - 2022-03-31	3/31/2022	191788	0		\$3735.21	0
PAYROLL - 2022-03-31	3/31/2022	191789	0		\$1052.10	0
PAYROLL - 2022-03-31	3/31/2022	191790	0		\$2711.60	0
PAYROLL - 2022-03-31	3/31/2022	191791	0		\$1772.04	0

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PAYROLL - 2022-03-31	3/31/2022	191792	0		\$2176.43	0
PAYROLL - 2022-03-31	3/31/2022	191793	0		\$1713.89	0
PAYROLL - 2022-03-31	3/31/2022	191794	0		\$930.50	0
PAYROLL - 2022-03-31	3/31/2022	191795	0		\$3198.99	0
PAYROLL - 2022-03-31	3/31/2022	191796	0		\$3614.93	0
PAYROLL - 2022-03-31	3/31/2022	191797	0		\$2906.56	0
PAYROLL - 2022-03-31	3/31/2022	191798	0		\$3213.72	0
PAYROLL - 2022-03-31	3/31/2022	191799	0		\$1552.27	0
PAYROLL - 2022-03-31	3/31/2022	191800	0		\$2986.47	0
PAYROLL - 2022-03-31	3/31/2022	191801	0		\$4577.51	0
PAYROLL - 2022-03-31	3/31/2022	191802	0		\$3072.36	0
PAYROLL - 2022-03-31	3/31/2022	191803	0		\$3969.91	0
PAYROLL - 2022-03-31	3/31/2022	191804	0		\$2313.31	0
PAYROLL - 2022-03-31	3/31/2022	191805	0		\$3117.31	0
PAYROLL - 2022-03-31	3/31/2022	191806	0		\$3737.95	0
PAYROLL - 2022-03-31	3/31/2022	191807	0		\$1685.16	0
PAYROLL - 2022-03-31	3/31/2022	191808	0		\$3821.35	0
PAYROLL - 2022-03-31	3/31/2022	191809	0		\$3418.53	0
PAYROLL - 2022-03-31	3/31/2022	191810	0		\$3599.77	0
PAYROLL - 2022-03-31	3/31/2022	191811	0		\$3574.14	0
PAYROLL - 2022-03-31	3/31/2022	191812	0		\$3693.70	0
PAYROLL - 2022-03-31	3/31/2022	191813	0		\$2770.73	0
PAYROLL - 2022-03-31	3/31/2022	191814	0		\$2668.64	0
PAYROLL - 2022-03-31	3/31/2022	191815	0		\$2248.56	0
PAYROLL - 2022-03-31	3/31/2022	191816	0		\$2843.70	0
PAYROLL - 2022-03-31	3/31/2022	191817	0		\$2401.99	0
PAYROLL - 2022-03-31	3/31/2022	191818	0		\$2971.85	0
PAYROLL - 2022-03-31	3/31/2022	191819	0		\$139.85	0
PAYROLL - 2022-03-31	3/31/2022	191820	0		\$1663.94	0

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PAYROLL - 2022-03-31	3/31/2022	191821	0		\$2353.85	0
PAYROLL - 2022-03-31	3/31/2022	191822	0		\$2327.54	0
PAYROLL - 2022-03-31	3/31/2022	191823	0		\$2403.83	0
PAYROLL - 2022-03-31	3/31/2022	191824	0		\$3629.45	0
PAYROLL - 2022-03-31	3/31/2022	191825	0		\$855.37	0
PAYROLL - 2022-03-31	3/31/2022	191826	0		\$1819.66	0
PAYROLL - 2022-03-31	3/31/2022	191827	0		\$1934.64	0
PAYROLL - 2022-03-31	3/31/2022	191828	0		\$2756.15	0
PAYROLL - 2022-03-31	3/31/2022	191829	0		\$1895.88	0
PAYROLL - 2022-03-31	3/31/2022	191830	0		\$2049.85	0
PAYROLL - 2022-03-31	3/31/2022	191831	0		\$4581.29	0
PAYROLL - 2022-03-31	3/31/2022	191832	0		\$1421.52	0
PAYROLL - 2022-03-31	3/31/2022	191833	0		\$1831.43	0
PAYROLL - 2022-03-31	3/31/2022	191834	0		\$2266.56	0
PAYROLL - 2022-03-31	3/31/2022	191835	0		\$2928.59	0
PAYROLL - 2022-03-31	3/31/2022	191836	0		\$1796.54	0
PAYROLL - 2022-03-31	3/31/2022	191837	0		\$1708.34	0
PAYROLL - 2022-03-31	3/31/2022	191838	0		\$1632.29	0
PAYROLL - 2022-03-31	3/31/2022	191839	0		\$2609.20	0
PAYROLL - 2022-03-31	3/31/2022	191840	0		\$2192.28	0
PAYROLL - 2022-03-31	3/31/2022	191841	0		\$2181.12	0
PAYROLL - 2022-03-31	3/31/2022	191842	0		\$1404.19	0
PAYROLL - 2022-03-31	3/31/2022	191843	0		\$2552.66	0
PAYROLL - 2022-03-31	3/31/2022	191844	0		\$1746.32	0
PAYROLL - 2022-03-31	3/31/2022	191845	0		\$3075.78	0
PAYROLL - 2022-03-31	3/31/2022	191846	0		\$2223.35	0
PAYROLL - 2022-03-31	3/31/2022	191847	0		\$1991.50	0
PAYROLL - 2022-03-31	3/31/2022	191848	0		\$1748.39	0
PAYROLL - 2022-03-31	3/31/2022	191849	0		\$2095.87	0

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PAYROLL - 2022-03-31	3/31/2022	191850	0		\$1864.87	0
PAYROLL - 2022-03-31	3/31/2022	191851	0		\$2433.80	0
PAYROLL - 2022-03-31	3/31/2022	191852	0		\$1422.25	0
PAYROLL - 2022-03-31	3/31/2022	191853	0		\$2199.49	0
PAYROLL - 2022-03-31	3/31/2022	191854	0		\$1892.28	0
PAYROLL - 2022-03-31	3/31/2022	191855	0		\$2000.07	0
PAYROLL - 2022-03-31	3/31/2022	191856	0		\$1666.61	0
PAYROLL - 2022-03-31	3/31/2022	191857	0		\$2254.15	0
PAYROLL - 2022-03-31	3/31/2022	191858	0		\$1817.18	0
PAYROLL - 2022-03-31	3/31/2022	191859	0		\$2027.04	0
PAYROLL - 2022-03-31	3/31/2022	191860	0		\$1649.69	0
PAYROLL - 2022-03-31	3/31/2022	191861	0		\$2201.13	0
PAYROLL - 2022-03-31	3/31/2022	191862	0		\$2256.98	0
PAYROLL - 2022-03-31	3/31/2022	191863	0		\$1892.93	0
PAYROLL - 2022-03-31	3/31/2022	191864	0		\$2137.69	0
PAYROLL - 2022-03-31	3/31/2022	191865	0		\$1950.79	0
PAYROLL - 2022-03-31	3/31/2022	191866	0		\$1164.64	0
PAYROLL - 2022-03-31	3/31/2022	191867	0		\$1888.50	0
PAYROLL - 2022-03-31	3/31/2022	191868	0		\$2029.92	0
PAYROLL - 2022-03-31	3/31/2022	191869	0		\$1885.23	0
PAYROLL - 2022-03-31	3/31/2022	191870	0		\$1984.27	0
PAYROLL - 2022-03-31	3/31/2022	191871	0		\$1958.30	0
PAYROLL - 2022-03-31	3/31/2022	191872	0		\$1851.56	0
PAYROLL - 2022-03-31	3/31/2022	191873	0		\$1959.53	0
PAYROLL - 2022-03-31	3/31/2022	191874	0		\$1232.98	0
PAYROLL - 2022-03-31	3/31/2022	191875	0		\$1738.29	0
PAYROLL - 2022-03-31	3/31/2022	191876	0		\$2189.60	0
PAYROLL - 2022-03-31	3/31/2022	191877	0		\$817.74	0
PAYROLL - 2022-03-31	3/31/2022	191878	0		\$2094.01	0

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PAYROLL - 2022-03-31	3/31/2022	191879	0		\$1861.65	0
PAYROLL - 2022-03-31	3/31/2022	191880	0		\$2052.78	0
PAYROLL - 2022-03-31	3/31/2022	191881	0		\$2222.36	0
PAYROLL - 2022-03-31	3/31/2022	191882	0		\$1829.73	0
PAYROLL - 2022-03-31	3/31/2022	191883	0		\$1754.30	0
PAYROLL - 2022-03-31	3/31/2022	191884	0		\$2103.92	0
PAYROLL - 2022-03-31	3/31/2022	191885	0		\$1134.55	0
PAYROLL - 2022-03-31	3/31/2022	191886	0		\$1740.98	0
PAYROLL - 2022-03-31	3/31/2022	191887	0		\$2309.52	0
PAYROLL - 2022-03-31	3/31/2022	191888	0		\$2284.45	0
PAYROLL - 2022-03-31	3/31/2022	191889	0		\$1978.83	0
PAYROLL - 2022-03-31	3/31/2022	191890	0		\$1501.13	0
PAYROLL - 2022-03-31	3/31/2022	191891	0		\$1718.89	0
PAYROLL - 2022-03-31	3/31/2022	191892	0		\$2446.42	0
PAYROLL - 2022-03-31	3/31/2022	191893	0		\$2510.62	0
PAYROLL - 2022-03-31	3/31/2022	191894	0		\$2346.53	0
PAYROLL - 2022-03-31	3/31/2022	191895	0		\$2230.56	0
PAYROLL - 2022-03-31	3/31/2022	191896	0		\$1856.99	0
PAYROLL - 2022-03-31	3/31/2022	191897	0		\$2485.73	0
PAYROLL - 2022-03-31	3/31/2022	191898	0		\$2403.02	0
PAYROLL - 2022-03-31	3/31/2022	191899	0		\$2159.62	0
PAYROLL - 2022-03-31	3/31/2022	191900	0		\$2772.57	0
PAYROLL - 2022-03-31	3/31/2022	191901	0		\$1619.07	0
PAYROLL - 2022-03-31	3/31/2022	191902	0		\$1948.68	0
PAYROLL - 2022-03-31	3/31/2022	191903	0		\$2887.98	0
PAYROLL - 2022-03-31	3/31/2022	191904	0		\$2405.83	0
PAYROLL - 2022-03-31	3/31/2022	191905	0		\$1471.69	0
PAYROLL - 2022-03-31	3/31/2022	191906	0		\$2376.92	0
PAYROLL - 2022-03-31	3/31/2022	191907	0		\$2184.30	0

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PAYROLL - 2022-03-31	3/31/2022	191908	0		\$3005.30	0
PAYROLL - 2022-03-31	3/31/2022	191909	0		\$804.56	0
PAYROLL - 2022-03-31	3/31/2022	191910	0		\$1513.56	0
PAYROLL - 2022-03-31	3/31/2022	191911	0		\$1944.10	0
PAYROLL - 2022-03-31	3/31/2022	191912	0		\$2379.16	0
PAYROLL - 2022-03-31	3/31/2022	191913	0		\$3360.34	0
PAYROLL - 2022-03-31	3/31/2022	191914	0		\$2442.16	0
PAYROLL - 2022-03-31	3/31/2022	191915	0		\$2043.24	0
PAYROLL - 2022-03-31	3/31/2022	191916	0		\$2259.41	0
PAYROLL - 2022-03-31	3/31/2022	191917	0		\$2032.19	0
PAYROLL - 2022-03-31	3/31/2022	191918	0		\$1877.57	0
PAYROLL - 2022-03-31	3/31/2022	191919	0		\$2100.16	0
PAYROLL - 2022-03-31	3/31/2022	191920	0		\$1829.31	0
PAYROLL - 2022-03-31	3/31/2022	191921	0		\$1611.28	0
PAYROLL - 2022-03-31	3/31/2022	191922	0		\$1489.51	0
PAYROLL - 2022-03-31	3/31/2022	191923	0		\$2773.79	0
PAYROLL - 2022-03-31	3/31/2022	191924	0		\$1799.66	0
PAYROLL - 2022-03-31	3/31/2022	191925	0		\$2825.56	0
PAYROLL - 2022-03-31	3/31/2022	191926	0		\$1944.76	0
PAYROLL - 2022-03-31	3/31/2022	191927	0		\$1173.26	0
PAYROLL - 2022-03-31	3/31/2022	191928	0		\$1929.62	0
PAYROLL - 2022-03-31	3/31/2022	191929	0		\$4222.47	0
PAYROLL - 2022-03-31	3/31/2022	191930	0		\$2763.76	0
PAYROLL - 2022-03-31	3/31/2022	191931	0		\$2477.89	0
PAYROLL - 2022-03-31	3/31/2022	191932	0		\$2375.72	0
PAYROLL - 2022-03-31	3/31/2022	191933	0		\$3702.06	0
PAYROLL - 2022-03-31	3/31/2022	191934	0		\$1696.99	0
PAYROLL - 2022-03-31	3/31/2022	191935	0		\$1740.25	0
PAYROLL - 2022-03-31	3/31/2022	191936	0		\$1526.32	0

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PAYROLL - 2022-03-31	3/31/2022	191937	0		\$1993.90	0
PAYROLL - 2022-03-31	3/31/2022	191938	0		\$1465.56	0
PAYROLL - 2022-03-31	3/31/2022	191939	0		\$2952.98	0
PAYROLL - 2022-03-31	3/31/2022	191940	0		\$1436.01	0
PAYROLL - 2022-03-31	3/31/2022	191941	0		\$1933.64	0
PAYROLL - 2022-03-31	3/31/2022	191942	0		\$3761.42	0
PAYROLL - 2022-03-31	3/31/2022	191943	0		\$2582.39	0
PAYROLL - 2022-03-31	3/31/2022	191944	0		\$3038.35	0
PAYROLL - 2022-03-31	3/31/2022	191945	0		\$1468.51	0
PAYROLL - 2022-03-31	3/31/2022	191946	0		\$2510.85	0
PAYROLL - 2022-03-31	3/31/2022	191947	0		\$2739.96	0
PAYROLL - 2022-03-31	3/31/2022	191948	0		\$1618.57	0
PAYROLL - 2022-03-31	3/31/2022	191949	0		\$2872.98	0
PAYROLL - 2022-03-31	3/31/2022	191950	0		\$1865.27	0
PAYROLL - 2022-03-31	3/31/2022	191951	0		\$2086.58	0
PAYROLL - 2022-03-31	3/31/2022	191952	0		\$3227.50	0
PAYROLL - 2022-03-31	3/31/2022	191953	0		\$3510.84	0
PAYROLL - 2022-03-31	3/31/2022	191954	0		\$1793.41	0
PAYROLL - 2022-03-31	3/31/2022	191955	0		\$1671.36	0
PAYROLL - 2022-03-31	3/31/2022	191956	0		\$2196.68	0
PAYROLL - 2022-03-31	3/31/2022	191957	0		\$2187.21	0
PAYROLL - 2022-03-31	3/31/2022	191958	0		\$3849.83	0
PAYROLL - 2022-03-31	3/31/2022	191959	0		\$2271.82	0
PAYROLL - 2022-03-31	3/31/2022	191960	0		\$2723.39	0
PAYROLL - 2022-03-31	3/31/2022	191961	0		\$4153.24	0
PAYROLL - 2022-03-31	3/31/2022	191962	0		\$1781.69	0
PAYROLL - 2022-03-31	3/31/2022	191963	0		\$2042.13	0
PAYROLL - 2022-03-31	3/31/2022	191964	0		\$3146.08	0
PAYROLL - 2022-03-31	3/31/2022	191965	0		\$1246.16	0

Payroll Direct Deposits / Checks 3/1/2022 - 3/31/2022

CHECK TYPE	CHECK DATE	CHECKNBR	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2022-03-31	3/31/2022	191966	0		\$1903.78	0
PAYROLL - 2022-03-31	3/31/2022	191967	0		\$2767.63	0
PAYROLL - 2022-03-31	3/31/2022	191968	0		\$1180.04	0
PAYROLL - 2022-03-31	3/31/2022	191969	0		\$1549.40	0
PAYROLL - 2022-03-31	3/31/2022	191970	0		\$1537.97	0
PAYROLL - 2022-03-31	3/31/2022	191971	0		\$1860.23	0
PAYROLL - 2022-03-31	3/31/2022	191972	0		\$2038.22	0
PAYROLL - 2022-03-31	3/31/2022	191973	0		\$2894.22	0
PAYROLL - 2022-03-31	3/31/2022	191974	0		\$1895.80	0
PAYROLL - 2022-03-31	3/31/2022	191975	0		\$2128.15	0
PAYROLL - 2022-03-31	3/31/2022	191976	0		\$1110.86	0
PAYROLL - 2022-03-31	3/31/2022	191977	0		\$1924.66	0
PAYROLL - 2022-03-31	3/31/2022	191978	0		\$1050.38	0
PAYROLL - 2022-03-31	3/31/2022	191979	0		\$330.54	0
PAYROLL - 2022-03-31	3/31/2022	191980	0		\$1198.61	0
PAYROLL - 2022-03-31	3/31/2022	191981	0		\$514.54	0
PAYROLL - 2022-03-31	3/31/2022	191982	0		\$798.38	0
PAYROLL - 2022-03-31	3/31/2022	191983	0		\$209.51	0
PAYROLL - 2022-03-31	3/31/2022	191984	0		\$1842.58	0
PAYROLL - 2022-03-31	3/31/2022	191985	0		\$703.40	0
PAYROLL - 2022-03-31	3/31/2022	191986	0		\$913.01	0
PAYROLL - 2022-03-31	3/31/2022	191987	0		\$1874.40	0
PAYROLL - 2022-03-31	3/31/2022	191988	0		\$441.17	0
PAYROLL - 2022-03-31	3/31/2022	191989	0		\$2605.25	0
PAYROLL - 2022-03-31	3/31/2022	191990	0		\$1330.67	0
PAYROLL - 2022-03-31	3/31/2022	191991	0		\$773.65	0
PAYROLL - 2022-03-31	3/31/2022	191992	0		\$1867.20	0
PAYROLL - 2022-03-31	3/31/2022	191993	0		\$1266.90	0
PAYROLL - 2022-03-31	3/31/2022	191994	0		\$1997.12	0

Payroll Direct Deposits / Checks 3/1/2022 - 3/31/2022

CHECK TYPE	CHECK DATE	CHECKNBR	EMP#	EMP NAME	DD AMT	VOID AMT
PAYROLL - 2022-03-31	3/31/2022	191995	0		\$1161.01	0
PAYROLL - 2022-03-31	3/31/2022	191996	0		\$839.70	0
PAYROLL - 2022-03-31	3/31/2022	191997	0		\$1719.95	0
PAYROLL - 2022-03-31	3/31/2022	191998	0		\$564.66	0
PAYROLL - 2022-03-31	3/31/2022	191999	0		\$207.96	0
PAYROLL - 2022-03-31	3/31/2022	192000	0		\$592.73	0
PAYROLL - 2022-03-31	3/31/2022	192001	0		\$1628.46	0
PAYROLL - 2022-03-31	3/31/2022	192002	0		\$32.28	0
PAYROLL - 2022-03-31	3/31/2022	192003	0		\$974.55	0
PAYROLL - 2022-03-31	3/31/2022	192004	0		\$581.07	0
PAYROLL - 2022-03-31	3/31/2022	192005	0		\$6194.13	0
PAYROLL - 2022-03-31	TOTALS:				\$1,290,089.30	0
				Grand Total	\$3,792,397.96	0

Pension Checks 3/1/2022 - 3/31/2022

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
PENSION - 2022-03-31	3/31/2022	6110	N	0		\$1027.22
PENSION - 2022-03-31	3/31/2022	6111	N	0		\$1027.75
PENSION - 2022-03-31	3/31/2022	6112	N	0		\$490.82
PENSION - 2022-03-31	3/31/2022	6113	N	0		\$1334.46
PENSION - 2022-03-31	3/31/2022	6114	N	0		\$68.98
PENSION - 2022-03-31	3/31/2022	6115	N	0		\$734.31
PENSION - 2022-03-31	3/31/2022	6116	N	0		\$279.09
PENSION - 2022-03-31	3/31/2022	6117	N	0		\$1710.39
PENSION - 2022-03-31	3/31/2022	6118	N	0		\$910.84
PENSION - 2022-03-31	3/31/2022	6119	N	0		\$70.13
PENSION - 2022-03-31	3/31/2022	6120	N	0		\$748.80
PENSION - 2022-03-31	3/31/2022	6121	N	0		\$952.12
PENSION - 2022-03-31	3/31/2022	6122	N	0		\$1023.74
PENSION - 2022-03-31	3/31/2022	6123	N	0		\$1150.28
PENSION - 2022-03-31	3/31/2022	6124	N	0		\$3024.00
PENSION - 2022-03-31	3/31/2022	6125	N	0		\$1069.66
PENSION - 2022-03-31	3/31/2022	6126	N	0		\$437.16
PENSION - 2022-03-31	3/31/2022	6127	N	0		\$1458.64
PENSION - 2022-03-31	3/31/2022	6128	N	0		\$1300.53
PENSION - 2022-03-31	3/31/2022	6129	N	0		\$553.04
PENSION - 2022-03-31	3/31/2022	6130	N	0		\$681.13
PENSION - 2022-03-31	3/31/2022	6131	N	0		\$361.60
PENSION - 2022-03-31	3/31/2022	6132	N	0		\$379.85
PENSION - 2022-03-31	3/31/2022	6133	N	0		\$1165.20
PENSION - 2022-03-31	3/31/2022	6134	N	0		\$1406.76
PENSION - 2022-03-31	3/31/2022	6135	N	0		\$872.03
PENSION - 2022-03-31	3/31/2022	6136	N	0		\$2167.08
PENSION - 2022-03-31	3/31/2022	6137	N	0		\$385.64
PENSION - 2022-03-31	3/31/2022	6138	N	0		\$942.85

Pension Checks 3/1/2022 - 3/31/2022

CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
PENSION - 2022-03-31	TOTALS:					\$27,734.10
					Grand Total	\$27,734.10



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/19/2022

Agenda Category: Items of Business

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Appointment to the Planning Commission: Heather Nicholson and Jet Richardson

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Appoint Heather Nicholson to Position No. 4 and Jet Richardson to Position No. 5 on the Richland Planning Commission.

Summary:

Four (4) applications were received as a result of advertising for two (2) vacant positions on the Richland Planning Commission. On April 13, 2022, the Planning Commission interview panel interviewed all applicants and is recommending the following appointments:

- Heather Nicholson to Position No. 4 to serve the remainder of the unexpired term
- Jet Richardson Position No. 5 to serve a full four-year term

The term for Position No. 4 is effective April 20, 2022 through March 31, 2024.

The term for Position No. 5 is effective April 20, 2022 through March 31, 2026.

Application packets are on file in the City Clerk's Office.

Fiscal Impact: None.

Attachments:

- I. Planning Commission Appointment Memo



MEMORANDUM

TO: City Council

THROUGH: Jennifer Rogers, Richland City Clerk

FROM: Francesca Maier, Planning Commission

DATE: April 13, 2022

SUBJECT: Planning Commission Appointment

On April 13, 2022 Vice-Chair Mealer, Mayor Alvarez, Planning Manager Stevens and myself considered 4 candidates for the Planning Commission.

The candidates recommended to fill current vacancies are:

Position #4:

Vacated by:
Lizzy Ridley

Selected Candidate:
Heather Nicholson

Position #5:

Vacated by:
Kyle Palmer

Selected Candidate:
Jet Richardson

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

Francesca Maier, Chairperson
Planning Commission



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/19/2022

Agenda Category: Items of Business

Core Focus Area 3 - Increase Economic Vitality

Subject:

Ordinance No. 2022-12, Rezone of 3.9 Acres Located at 1842 Jadwin Avenue from Retail Business (C-1) to Commercial Limited Business (C-LB)(Second Reading)

Department:

Development Services

Ordinance/Resolution Number:

2022-12

Document Type:

Ordinance

Recommended Motion:

For procedural reasons, reject Ordinance No. 2022-12 and deny the rezone of 3.9 acres located at 1842 Jadwin Avenue.

Summary:

It was determined following first reading of this zone change that staff inadvertently and improperly notified surrounding property owners as required by city code. As a result of this oversight, staff has now provided the proper notification and started a fresh application process, which will bring the application to the Hearing Examiner for a recommendation, and ultimately to the Richland City Council for final action at a later date.

In order to ensure the creation of a clear record, and to properly retire the original rezone application, City Council is being asked to vote against Ordinance No. 2022-12 on second reading. The denial of the rezone request at this stage is purely due to procedural deficiencies in the land use process, and is not based on the merits of the application whatsoever. This action is without prejudice to the applicant and their future rezone application.

A new application for zone change on the subject property will be considered by the City Council at a later date. The action will be hosted by a new ordinance number, and a new closed-record decision hearing will be held as required by the Richland Municipal Code.

Staff recommends a motion and second to reject Ordinance No. 2022-12 and deny the rezone request due to procedural deficiencies in the land use notification process.

Fiscal Impact:

None.

Attachments:

1. Ordinance No. 2022-12

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 2022-12

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING TITLE 23: ZONING REGULATIONS OF THE RICHLAND MUNICIPAL CODE AND THE OFFICIAL ZONING MAP OF THE CITY TO CHANGE THE ZONING ON 3.9 ACRES FROM NEIGHBORHOOD RETAIL (C-1) TO LIMITED BUSINESS (C-LB); SAID PROPERTY BEING LOCATED APPROXIMATELY 200 FEET SOUTH AND EAST OF THE JADWIN AVENUE AND MCMURRAY STREET INTERSECTION, AND ADOPTING THE FINDINGS AND CONCLUSIONS OF THE RICHLAND HEARING EXAMINER AS THE FINDINGS AND CONCLUSIONS OF THE RICHLAND CITY COUNCIL.

WHEREAS, on February 14, 2022, the Richland Hearing Examiner held a duly advertised open-record public hearing to consider a petition from ADL Holdings, LLC, acting on behalf of Washington Securities & Investment Corporation (Greg Markel), to change the zoning of the property hereafter described in Section 2 and located approximately 200 feet south and east of the intersection of Jadwin Avenue and McMurray Street; and

WHEREAS, following the February 14, 2022 open-record public hearing, the Richland Hearing Examiner issued an 8-page written recommendation to the Richland City Council that concluded with a favorable recommendation to approve the requested rezone; and

WHEREAS, the Richland City Council has considered the written recommendation of the Richland Hearing Examiner and the record created during the February 14, 2022 open-record public hearing; and

WHEREAS, as required by RMC 19.20.030, the Richland City Council conducted a closed-record decision hearing on March 15, 2022 and has considered the totality of the record.

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

Section 1. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is Limited Business (C-LB) when consideration is given to the interests of the public.

Section 2. Said property, depicted in **Exhibit A**, attached hereto and incorporated by this reference, is more particularly described as follows:

THE NORTHERLY 530.46 FEET OF BLOCK 745, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEROF RECORDED IN VOLUMES 6 & 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON. EXCEPT THE NORTHERLY 196 FEET OF THE WESTERLY 207 FEET THEREOF.

Section 3. Such property is rezoned from Neighborhood Retail (C-1) to Limited Business (C-LB).

Section 4. Richland Municipal Code Title 23 and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said Title, are hereby amended by amending Sectional Map Number 8, which is one of a series of maps constituting said Official Zoning Map, as shown on the attached **Exhibit B**, and bearing the number and date of passage of this Ordinance, and by this reference made a part of this Ordinance and of the Official Zoning Map of the City.

Section 5. The findings of fact and conclusions of the Richland Hearing Examiner as provided in the Hearing Examiner's February 15, 2022 written recommendation are hereby adopted as the findings of fact and conclusions of the Richland City Council.

Section 6. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and the attached amended Sectional Map No. 8, duly certified by the City Clerk as a true copy.

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

Section 8. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 9. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

This space intentionally left blank.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the ____ day of _____, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: March 15, 2022
Second Reading: April 19, 2022
Date Published: _____

Exhibit A

Ordinance No. 2022-12

Item: Rezone C-1 to C-LB

Applicant: ADL Holdings

File #: Z2021-108

N





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/19/2022

Agenda Category: Items of Business

Core Focus Area 5 - Maximize Community Amenities

Subject:

Resolution No. 2022-61, Authorizing Submittal of a Recreation & Conservation Office Youth Athletic Facilities Program Grant Application

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

2022-61

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 2022-61, authorizing submission of a grant application to the Washington State Recreation & Conservation Office's Youth Athletic Facilities Program for the Hanford Legacy Park capital project.

Summary:

The Washington State Recreation and Conservation Office (RCO) offers competitive grant funding for a variety of eligible park and recreation projects. This grant application is to the RCO Youth Athletic Facilities Program for expenses related to the development of Hanford Legacy Park.

The City's consultant, The Johnson Group, is currently refining a market and feasibility analysis for the project. The information will be ready for discussion at the City Council workshop in May, 2022.

Staff recommends adoption of Resolution No. 2022-61.

Fiscal Impact:

The City is seeking \$350,000, which represents the maximum amount that could be awarded. If awarded, the required match will be sourced from funds budgeted in 2023.

Attachments:

- I. Resolution No. 2022-61

RESOLUTION NO. 2022-61

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A GRANT APPLICATION TO THE WASHINGTON
STATE RECREATION AND CONSERVATION OFFICE FOR
FUNDING THROUGH THE YOUTH ATHLETIC FACILITIES
PROGRAM FOR CONSTRUCTION OF RECREATIONAL AND
SPORTS FACILITIES IN HANFORD LEGACY PARK.**

WHEREAS, the City of Richland (the “City”) has developed long-range plans for the 117-acre Hanford Legacy Park to include outdoor athletic facilities (the “Project”); and

WHEREAS, the City has experienced and continues to experience population growth; and

WHEREAS, the Washington State Recreation and Conservation Office (“RCO”) provides grant funding to assist qualifying agencies in the purchase of land and development or renovation of outdoor athletic facilities; and

WHEREAS, the grant application period for this funding closes May 3, 2022; and

WHEREAS, grant funding would provide matching funds of up to three hundred fifty thousand dollars (\$350,000) to be awarded in June of 2023; and

WHEREAS, RCO requires submission of a specific applicant resolution/authorization as part of the grant application process.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that staff is authorized to prepare and submit a grant application to the Washington State Recreation and Conservation Office for funding through the Youth Athletic Facilities Program for the development of athletic facilities in Hanford Legacy Park.

BE IT FURTHER RESOLVED that the Applicant Resolution/Authorization attached hereto as **Exhibit A** is adopted by the Richland City Council as if fully set forth herein.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 19th day of April, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



Applicant Resolution/Authorization

Organization Name (sponsor) City of Richland

Resolution No. or Document Name Resolution No. 2022-61 - Exhibit A

Project(s) Number(s), and Name(s) Hanford Legacy Park

This resolution/authorization authorizes the person(s) identified below (in Section 2) to act as the authorized representative/agent on behalf of our organization and to legally bind our organization with respect to the above Project(s) for which we seek grant funding assistance managed through the Recreation and Conservation Office (Office).

WHEREAS, grant assistance is requested by our organization to aid in financing the cost of the Project(s) referenced above;

NOW, THEREFORE, BE IT RESOLVED that:

1. Our organization has applied for or intends to apply for funding assistance managed by the Office for the above "Project(s)."
2. Our organization authorizes the following persons or persons holding specified titles/positions (and subsequent holders of those titles/positions) to execute the following documents binding our organization on the above projects:

Grant Document	Name of Signatory or Title of Person Authorized to Sign
Grant application (submission thereof)	Jon Amundson, Richland City Manager
Project contact (day-to-day administering of the grant and communicating with the RCO)	Joe Schiessl, Parks & Public Facilities Director
RCO Grant Agreement (Agreement)	Jon Amundson, Richland City Manager
Agreement amendments	Jon Amundson, Richland City Manager
Authorizing property and real estate documents (Notice of Grant, Deed of Right or Assignment of Rights if applicable). These are items that are typical recorded on the property with the county.	Jon Amundson, Richland City Manager

The above persons are considered an "authorized representative(s)/agent(s)" for purposes of the documents indicated. Our organization shall comply with a request from the RCO to provide documentation of persons who may be authorized to execute documents related to the grant.

3. Our organization has reviewed the sample RCO Grant Agreement on the Recreation and Conservation Office's WEB SITE at: <https://rco.wa.gov/wp-content/uploads/2019/06/SampleProjAgreement.pdf>. We understand and acknowledge that if offered an agreement to sign in the future, it will contain an indemnification and legal venue stipulation and other terms and conditions substantially in the form contained in the sample Agreement and that such terms and conditions of any signed Agreement shall be legally binding on the sponsor if our representative/agent enters into an Agreement on our behalf. The Office reserves the right to revise the Agreement prior to execution.
4. Our organization acknowledges and warrants, after conferring with its legal counsel, that its authorized representative(s)/agent(s) have full legal authority to act and sign on behalf of the organization for their assigned role/document.
5. Grant assistance is contingent on a signed Agreement. Entering into any Agreement with the Office is purely voluntary on our part.
6. Our organization understands that grant policies and requirements vary depending on the grant program applied to, the grant program and source of funding in the Agreement, the characteristics of the project, and the characteristics of our organization.
7. Our organization further understands that prior to our authorized representative(s)/agent(s) executing any of the documents listed above, the RCO may make revisions to its sample Agreement and that such revisions could include the indemnification and the legal venue stipulation. Our organization accepts the legal obligation that we shall, prior to execution of the Agreement(s), confer with our authorized representative(s)/agent(s) as to any revisions to the project Agreement from that of the sample Agreement. We also acknowledge and accept that if our authorized representative(s)/agent(s) executes the Agreement(s) with any such revisions, all terms and conditions of the executed Agreement shall be conclusively deemed to be executed with our authorization.
8. Any grant assistance received will be used for only direct eligible and allowable costs that are reasonable and necessary to implement the project(s) referenced above.
9. [for Recreation and Conservation Funding Board Grant Programs Only] If match is required for the grant, we understand our organization must certify the availability of match at least one month before funding approval. In addition, our organization understands it is responsible for supporting all non-cash matching share commitments to this project should they not materialize.
10. Our organization acknowledges that if it receives grant funds managed by the Office, the Office will pay us on only a reimbursement basis. We understand reimbursement basis means that we will only request payment from the Office after we incur grant eligible and allowable costs and pay them. The Office may also determine an amount of retainage and hold that amount until all project deliverables, grant reports, or other responsibilities are complete.
11. [for Acquisition Projects Only] Our organization acknowledges that any property acquired with grant assistance must be dedicated for the purposes of the grant in perpetuity unless otherwise agreed to in writing by our organization and the Office. We agree to dedicate the property in a signed "Deed of Right" for fee acquisitions, or an "Assignment of Rights" for other than fee acquisitions (which documents will be based upon the Office's standard versions of those documents), to be recorded on the title of the property with the county auditor. Our organization acknowledges that any property

acquired in fee title must be immediately made available to the public unless otherwise provided for in policy, the Agreement, or authorized in writing by the Office Director.

12. [for Development, Renovation, Enhancement, and Restoration Projects Only—If our organization owns the project property] Our organization acknowledges that any property owned by our organization that is developed, renovated, enhanced, or restored with grant assistance must be dedicated for the purpose of the grant in perpetuity unless otherwise allowed by grant program policy, or Office in writing and per the Agreement or an amendment thereto.
13. [for Development, Renovation, Enhancement, and Restoration Projects Only—If your organization DOES NOT own the property] Our organization acknowledges that any property not owned by our organization that is developed, renovated, enhanced, or restored with grant assistance must be dedicated for the purpose of the grant as required by grant program policies unless otherwise provided for per the Agreement or an amendment thereto.
14. [Only for Projects located in Water Resources Inventory Areas 1-19 that are applying for funds from the Critical Habitat, Natural Areas, State Lands Restoration and Enhancement, Riparian Protection, or Urban Wildlife Habitat grant categories; Aquatic Lands Enhancement Account; or the Puget Sound Acquisition and Restoration program, or a Salmon Recovery Funding Board approved grant] Our organization certifies the following: the Project does not conflict with the Puget Sound Action Agenda developed by the Puget Sound Partnership under RCW 90.71.310.
15. This resolution/authorization is deemed to be part of the formal grant application to the Office.
16. Our organization warrants and certifies that this resolution/authorization was properly and lawfully adopted following the requirements of our organization and applicable laws and policies and that our organization has full legal authority to commit our organization to the warranties, certifications, promises and obligations set forth herein.

This resolution/authorization is signed and approved on behalf of the resolving body of our organization by the following authorized member(s):

Signed _____

Title Richland City Manager Date _____

On File at: Richland City Clerk's Office

This Applicant Resolution/Authorization was adopted by our organization during the meeting held:
(Local Governments and Nonprofit Organizations Only):

Location: Richland, Benton County, Washington Date: 4/19/2022

Washington State Attorney General's Office

Approved as to form Brian Toller 2/13/2020
Assistant Attorney General Date

You may reproduce the above language in your own format; however, text may not change.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/19/2022

Agenda Category: Items of Business

Core Focus Area 6 - Enhance Neighborhood & Community Safety

Subject:

Resolution No. 2022-62, Approving the One Washington Opioid Memorandum of Understanding

Department:
City Manager

Ordinance/Resolution Number:
2022-62

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2022-62, approving and adopting the One Washington Opioid Memorandum of Understanding (MOU) and authorizing the City Manager to execute the MOU and all necessary documents relating to the allocation and use of settlement proceeds from the prescription opioid pharmaceutical supply chain for opioid abatement strategies.

Summary:

Please see the attached staff memorandum for details regarding this agenda item.

Staff recommends adoption of Resolution No. 2022-62.

Fiscal Impact:

Revenue to be received through the One Washington opioid settlement is unknown at this time.

Attachments:

1. Staff Report re: One Washington Opioid MOU
2. Resolution No. 2022-62
3. Memorandum of Understanding with Attachments



MEMORANDUM

TO: Richland City Council

FROM: Jon Amundson, City Manager

DATE: April 19, 2022

SUBJECT: One Washington Opioid Memorandum of Understanding (MOU)

In the 12 months ending April 2021, there were an estimated 100,306 drug overdose deaths in the United States (Centers for Disease Control: National Center for Health Statistics, 11/2021). New data shows that deaths from drug overdoses continue to increase in Washington. Drug-related overdose deaths surpassed 2,000 in 2021, a more than 66 percent increase compared to 2019. Over 70% of drug overdose deaths involve an opioid (Washington State Department of Health, 4/2022).

One Washington is a framework created by Keller Rohrback, L.L.P. to reach a settlement with the “Big 3” opioid pharmaceutical distributors (McKesson, Cardinal Health, AmerisourceBergen) and Johnson & Johnson to resolve claims by Washington local governments that these companies contributed to the opioid epidemic. The One Washington Memorandum of Understanding (MOU) establishes the vehicle for distributing and sharing these settlement proceeds throughout Washington State. The MOU prioritizes regionalism, collaboration and abatement, and provides a methodology for allocating settlement funds paid by the defendants.

The One Washington MOU specifies that all settlement funds must be used for approved purposes. The list of uses focuses on forward-looking abatement strategies such as:

- Expand availability of treatment of Opioid Use Disorder (OUD) and any co-occurring Substance Use Disorder (SUD) or Mental Health (MH) conditions, co-usage, and/or co-addiction, including all forms of Medication-Assisted Treatment (MAT) approved by the U.S. Food and Drug Administration.
- Provide the entire continuum of care of recovery services for OUD and any co-occurring SUD/MH conditions, co-usage, including supportive housing, residential treatment, medical detox services, peer support service and counseling, community navigators, case management, and connections to community-based services.

- Support for Children's Services - Fund additional positions and services, including supportive housing and other residential services, relating to children being removed from the home and/or placed in foster care due to custodial opioid use.

Under the One Washington MOU, settlement proceeds will be allocated based on the methodology utilized for the Negotiation Class in *In Re: National Prescription Opiate Litigation*, United States District Court for the Northern District of Ohio, Case No. 1:17-md-02804-DAP. This formula has largely been used in other state allocation agreements as well. To determine the allocation to a county, this formula utilizes:

- (1) the amount of opioids shipped to the county;
- (2) the number of opioid deaths that occurred in that county; and
- (3) the number of people who suffer opioid use disorder in that county.

To determine the allocation within a county, the formula utilizes historical federal data showing how the specific counties and the cities and towns within the counties have made opioid epidemic-related expenditures in the past.

In the One Washington MOU, the regional structure for decision-making related to opioid fund allocation will be based upon the nine (9) pre-defined Washington State Accountable Community of Health Regions. The City of Richland will be part of the Greater Columbia Region, which includes the counties of Asotin, Benton, Columbia, Franklin, Garfield, Kittitas, Walla Walla, Whitman, and Yakima. Opioid funds will be allocated, distributed, and managed within each Allocation Region, as determined by its Regional Agreement.

A local government choosing not to participate or sign the One Washington MOU will not receive a direct allocation of funds, and the portion that it would have received will instead be re-allocated to the participating counties within its same Allocation Region.

As part of the settlement, prior to the distribution of any funds, the participating local governments within an Allocation Region must establish an Opioid Abatement Council (OAC). The OAC will be composed of representatives from counties and cities within that Allocated Region.

The OAC will be responsible for the following: releasing funds in accordance with approved purposes; annual review of expenditure reports developing and maintaining a centralized dashboard for the publication of expenditure data to be updated annually; and hearing complaints regarding failure to use funds for approved purposes or comply with reporting.

A Washington Government Fee Fund (GFF) will be established to ensure that all parties who receive opioid funds contribute to the payment of attorneys' fees and expenses. The GFF will be 15% of the total cash value of opioid funds.

RESOLUTION NO. 2022-62

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
ADOPTING AND APPROVING THE ONE WASHINGTON OPIOID
SETTLEMENT MEMORANDUM OF UNDERSTANDING (MOU).**

WHEREAS, the people of the State of Washington and its communities have been harmed by entities within the Pharmaceutical Supply Chain who manufacture, distribute, and dispense prescription opioids; and

WHEREAS, certain Local Governments, through their elected representatives and counsel, are engaged in litigation seeking to hold these entities within the Pharmaceutical Supply Chain of prescription opioids accountable for the damage they have caused to the Local Governments; and

WHEREAS, Local Governments and elected officials share a common desire to abate and alleviate the impacts of harms caused by these entities within the Pharmaceutical Supply Chain throughout the State of Washington, and strive to ensure that principals of equity and equitable service delivery are factors considered in the allocation and use of Opioid Funds; and

WHEREAS, certain Local Governments engaged in litigation and the other cities and counties in Washington desire to agree on a form of allocation for Opioid Funds they receive from entities within the Pharmaceutical Supply Chain; and

WHEREAS, the Local Governments engaged in the litigation in the State of Washington anticipate one or more settlements with some of the Defendants in the federal litigation; and

WHEREAS, in anticipation of one or more settlements, the state of Washington and various Washington local governments have negotiated an agreement governing the allocation, distribution and expenditure of any settlement proceeds paid in connection with the opioid litigation; and

WHEREAS, the Richland City Council believes it to be in the best interest of the City of Richland to approve the MOU, which will allow settlement proceeds to be used in the City for services, programs and other purposes as set forth in the MOU; and

WHEREAS, the City of Richland strongly encourages all local municipalities in Benton County, and other local governments throughout the State of Washington to approve the MOU, as the number of participating local governments will directly affect the amount of the settlement proceeds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the One Washington Opioid Settlement Memorandum of Understanding (MOU) is hereby adopted and approved.

BE IT FURTHER RESOLVED that the City Manager of the City of Richland is authorized to sign and execute the MOU and any other necessary documents to formalize this approval on behalf of the City of Richland.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 19th day of April, 2022.

Michael Alvarez, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

ONE WASHINGTON MEMORANDUM OF UNDERSTANDING BETWEEN WASHINGTON MUNICIPALITIES

Whereas, the people of the State of Washington and its communities have been harmed by entities within the Pharmaceutical Supply Chain who manufacture, distribute, and dispense prescription opioids;

Whereas, certain Local Governments, through their elected representatives and counsel, are engaged in litigation seeking to hold these entities within the Pharmaceutical Supply Chain of prescription opioids accountable for the damage they have caused to the Local Governments;

Whereas, Local Governments and elected officials share a common desire to abate and alleviate the impacts of harms caused by these entities within the Pharmaceutical Supply Chain throughout the State of Washington, and strive to ensure that principals of equity and equitable service delivery are factors considered in the allocation and use of Opioid Funds; and

Whereas, certain Local Governments engaged in litigation and the other cities and counties in Washington desire to agree on a form of allocation for Opioid Funds they receive from entities within the Pharmaceutical Supply Chain.

Now therefore, the Local Governments enter into this Memorandum of Understanding (“MOU”) relating to the allocation and use of the proceeds of Settlements described.

A. Definitions

As used in this MOU:

1. “Allocation Regions” are the same geographic areas as the existing nine (9) Washington State Accountable Community of Health (ACH) Regions and have the purpose described in Section C below.
2. “Approved Purpose(s)” shall mean the strategies specified and set forth in the Opioid Abatement Strategies attached as Exhibit A.
3. “Effective Date” shall mean the date on which a court of competent jurisdiction enters the first Settlement by order or consent decree. The Parties anticipate that more than one Settlement will be administered according to the terms of this MOU, but that the first entered Settlement will trigger allocation of Opioid Funds in accordance with Section B herein, and the formation of the Opioid Abatement Councils in Section C.
4. “Litigating Local Government(s)” shall mean Local Governments that filed suit against any Pharmaceutical Supply Chain Participant pertaining to the Opioid epidemic prior to September 1, 2020.

5. “Local Government(s)” shall mean all counties, cities, and towns within the geographic boundaries of the State of Washington.

6. “National Settlement Agreements” means the national opioid settlement agreements dated July 21, 2021 involving Johnson & Johnson, and distributors AmerisourceBergen, Cardinal Health and McKesson as well as their subsidiaries, affiliates, officers, and directors named in the National Settlement Agreements, including all amendments thereto.

7. “Opioid Funds” shall mean monetary amounts obtained through a Settlement as defined in this MOU.

8. “Opioid Abatement Council” shall have the meaning described in Section C below.

9. “Participating Local Government(s)” shall mean all counties, cities, and towns within the geographic boundaries of the State that have chosen to sign on to this MOU. The Participating Local Governments may be referred to separately in this MOU as “Participating Counties” and “Participating Cities and Towns” (or “Participating Cities or Towns,” as appropriate) or “Parties.”

10. “Pharmaceutical Supply Chain” shall mean the process and channels through which controlled substances are manufactured, marketed, promoted, distributed, and/or dispensed, including prescription opioids.

11. “Pharmaceutical Supply Chain Participant” shall mean any entity that engages in or has engaged in the manufacture, marketing, promotion, distribution, and/or dispensing of a prescription opioid, including any entity that has assisted in any of the above.

12. “Qualified Settlement Fund Account,” or “QSF Account,” shall mean an account set up as a qualified settlement fund, 468b fund, as authorized by Treasury Regulations 1.468B-1(c) (26 CFR §1.468B-1).

13. “Regional Agreements” shall mean the understanding reached by the Participating Local Counties and Cities within an Allocation Region governing the allocation, management, distribution of Opioid Funds within that Allocation Region.

14. “Settlement” shall mean the future negotiated resolution of legal or equitable claims against a Pharmaceutical Supply Chain Participant when that resolution has been jointly entered into by the Participating Local Governments. “Settlement” expressly does not include a plan of reorganization confirmed under Title 11 of the United States Code, irrespective of the extent to which Participating Local Governments vote in favor of or otherwise support such plan of reorganization.

15. “Trustee” shall mean an independent trustee who shall be responsible for the ministerial task of releasing Opioid Funds from a QSF account to Participating Local Governments as authorized herein and accounting for all payments into or out of the trust.

16. The “Washington State Accountable Communities of Health” or “ACH” shall mean the nine (9) regions described in Section C below.

B. Allocation of Settlement Proceeds for Approved Purposes

1. All Opioid Funds shall be held in a QSF and distributed by the Trustee, for the benefit of the Participating Local Governments, only in a manner consistent with this MOU. Distribution of Opioid Funds will be subject to the mechanisms for auditing and reporting set forth below to provide public accountability and transparency.

2. All Opioid Funds, regardless of allocation, shall be utilized pursuant to Approved Purposes as defined herein and set forth in Exhibit A. Compliance with this requirement shall be verified through reporting, as set out in this MOU.

3. The division of Opioid Funds shall first be allocated to Participating Counties based on the methodology utilized for the Negotiation Class in *In Re: National Prescription Opiate Litigation*, United States District Court for the Northern District of Ohio, Case No. 1:17-md-02804-DAP. The allocation model uses three equally weighted factors: (1) the amount of opioids shipped to the county; (2) the number of opioid deaths that occurred in that county; and (3) the number of people who suffer opioid use disorder in that county. The allocation percentages that result from application of this methodology are set forth in the “County Total” line item in Exhibit B. In the event any county does not participate in this MOU, that county’s percentage share shall be reallocated proportionally amongst the Participating Counties by applying this same methodology to only the Participating Counties.

4. Allocation and distribution of Opioid Funds within each Participating County will be based on regional agreements as described in Section C.

C. Regional Agreements

1. For the purpose of this MOU, the regional structure for decision-making related to opioid fund allocation will be based upon the nine (9) pre-defined Washington State Accountable Community of Health Regions (Allocation Regions). Reference to these pre-defined regions is solely for the purpose of

drawing geographic boundaries to facilitate regional agreements for use of Opioid Funds. The Allocation Regions are as follows:

- King County (Single County Region)
- Pierce County (Single County Region)
- Olympic Community of Health Region (Clallam, Jefferson, and Kitsap Counties)
- Cascade Pacific Action Alliance Region (Cowlitz, Grays Harbor, Lewis, Mason, Pacific, Thurston, Lewis, and Wahkiakum Counties)
- North Sound Region (Island, San Juan, Skagit, Snohomish, and Whatcom Counties)
- SouthWest Region (Clark, Klickitat, and Skamania Counties)
- Greater Columbia Region (Asotin, Benton, Columbia, Franklin, Garfield, Kittitas, Walla Walla, Whitman, and Yakima Counties)
- Spokane Region (Adams, Ferry, Lincoln, Pend Oreille, Spokane, and Stevens Counties)
- North Central Region (Chelan, Douglas, Grant, and Okanogan Counties)

2. Opioid Funds will be allocated, distributed and managed within each Allocation Region, as determined by its Regional Agreement as set forth below. If an Allocation Region does not have a Regional Agreement enumerated in this MOU, and does not subsequently adopt a Regional Agreement per Section C.5, the default mechanism for allocation, distribution and management of Opioid Funds described in Section C.4.a will apply. Each Allocation Region must have an OAC whose composition and responsibilities shall be defined by Regional Agreement or as set forth in Section C.4.

3. King County's Regional Agreement is reflected in Exhibit C to this MOU.

4. All other Allocation Regions that have not specified a Regional Agreement for allocating, distributing and managing Opioid Funds, will apply the following default methodology:

- a. Opioid Funds shall be allocated within each Allocation Region by taking the allocation for a Participating County from Exhibit B and apportioning those funds between that Participating County and its Participating Cities and Towns. Exhibit B also sets forth the allocation to the Participating Counties and the Participating Cities or Towns within the Counties based on a default allocation formula. As set forth above in Section B.3, to determine the allocation to a county, this formula utilizes: (1) the amount of opioids shipped to the county; (2) the number of opioid deaths that occurred in that county; and (3) the number of people who suffer opioid use disorder in that county. To determine the allocation within a county, the formula utilizes historical federal data showing how the specific Counties and the Cities and Towns within the Counties have

made opioids epidemic-related expenditures in the past. This is the same methodology used in the National Settlement Agreements for county and intra-county allocations. A Participating County, and the Cities and Towns within it may enter into a separate intra-county allocation agreement to modify how the Opioid Funds are allocated amongst themselves, provided the modification is in writing and agreed to by all Participating Local Governments in the County. Such an agreement shall not modify any of the other terms or requirements of this MOU.

b. 10% of the Opioid Funds received by the Region will be reserved, on an annual basis, for administrative costs related to the OAC. The OAC will provide an annual accounting for actual costs and any reserved funds that exceed actual costs will be reallocated to Participating Local Governments within the Region.

c. Cities and towns with a population of less than 10,000 shall be excluded from the allocation, with the exception of cities and towns that are Litigating Participating Local Governments. The portion of the Opioid Funds that would have been allocated to a city or town with a population of less than 10,000 that is not a Litigating Participating Local Government shall be redistributed to Participating Counties in the manner directed in C.4.a above.

d. Each Participating County, City, or Town may elect to have its share re-allocated to the OAC in which it is located. The OAC will then utilize this share for the benefit of Participating Local Governments within that Allocation Region, consistent with the Approved Purposes set forth in Exhibit A. A Participating Local Government's election to forego its allocation of Opioid Funds shall apply to all future allocations unless the Participating Local Government notifies its respective OAC otherwise. If a Participating Local Government elects to forego its allocation of the Opioid Funds, the Participating Local Government shall be excused from the reporting requirements set forth in this Agreement.

e. Participating Local Governments that receive a direct payment maintain full discretion over the use and distribution of their allocation of Opioid Funds, provided the Opioid Funds are used solely for Approved Purposes. Reasonable administrative costs for a Participating Local Government to administer its allocation of Opioid Funds shall not exceed actual costs or 10% of the Participating Local Government's allocation of Opioid Funds, whichever is less.

f. A Local Government that chooses not to become a Participating Local Government will not receive a direct allocation of Opioid Funds. The portion of the Opioid Funds that would have been allocated to a Local Government that is not a Participating Local Government shall be

redistributed to Participating Counties in the manner directed in C.4.a above.

g. As a condition of receiving a direct payment, each Participating Local Government that receives a direct payment agrees to undertake the following actions:

- i. Developing a methodology for obtaining proposals for use of Opioid Funds.
- ii. Ensuring there is opportunity for community-based input on priorities for Opioid Fund programs and services.
- iii. Receiving and reviewing proposals for use of Opioid Funds for Approved Purposes.
- iv. Approving or denying proposals for use of Opioid Funds for Approved Purposes.
- v. Receiving funds from the Trustee for approved proposals and distributing the Opioid Funds to the recipient.
- vi. Reporting to the OAC and making publicly available all decisions on Opioid Fund allocation applications, distributions and expenditures.

h. Prior to any distribution of Opioid Funds within the Allocation Region, The Participating Local Governments must establish an Opioid Abatement Council (OAC) to oversee Opioid Fund allocation, distribution, expenditures and dispute resolution. The OAC may be a preexisting regional body or may be a new body created for purposes of executing the obligations of this MOU.

i. The OAC for each Allocation Region shall be composed of representation from both Participating Counties and Participating Towns or Cities within the Region. The method of selecting members, and the terms for which they will serve will be determined by the Allocation Region's Participating Local Governments. All persons who serve on the OAC must have work or educational experience pertaining to one or more Approved Uses.

j. The Regional OAC will be responsible for the following actions:

- i. Overseeing distribution of Opioid Funds from Participating Local Governments to programs and services within the Allocation Region for Approved Purposes.

- ii. Annual review of expenditure reports from Participating Local Jurisdictions within the Allocation Region for compliance with Approved Purposes and the terms of this MOU and any Settlement.
- iii. In the case where Participating Local Governments chose to forego their allocation of Opioid Funds:
 - (i) Approving or denying proposals by Participating Local Governments or community groups to the OAC for use of Opioid Funds within the Allocation Region.
 - (ii) Directing the Trustee to distribute Opioid Funds for use by Participating Local Governments or community groups whose proposals are approved by the OAC.
 - (iii) Administrating and maintaining records of all OAC decisions and distributions of Opioid Funds.
- iv. Reporting and making publicly available all decisions on Opioid Fund allocation applications, distributions and expenditures by the OAC or directly by Participating Local Governments.
- v. Developing and maintaining a centralized public dashboard or other repository for the publication of expenditure data from any Participating Local Government that receives Opioid Funds, and for expenditures by the OAC in that Allocation Region, which it shall update at least annually.
- vi. If necessary, requiring and collecting additional outcome-related data from Participating Local Governments to evaluate the use of Opioid Funds, and all Participating Local Governments shall comply with such requirements.
- vii. Hearing complaints by Participating Local Governments within the Allocation Region regarding alleged failure to (1) use Opioid Funds for Approved Purposes or (2) comply with reporting requirements.

5. Participating Local Governments may agree and elect to share, pool, or collaborate with their respective allocation of Opioid Funds in any manner they choose by adopting a Regional Agreement, so long as such sharing, pooling, or collaboration is used for Approved Purposes and complies with the terms of this MOU and any Settlement.

6. Nothing in this MOU should alter or change any Participating Local Government's rights to pursue its own claim. Rather, the intent of this MOU is to join all parties who wish to be Participating Local Governments to agree upon an allocation formula for any Opioid Funds from any future binding Settlement with one or more Pharmaceutical Supply Chain Participants for all Local Governments in the State of Washington.

7. If any Participating Local Government disputes the amount it receives from its allocation of Opioid Funds, the Participating Local Government shall alert its respective OAC within sixty (60) days of discovering the information underlying the dispute. Failure to alert its OAC within this time frame shall not constitute a waiver of the Participating Local Government's right to seek recoupment of any deficiency in its allocation of Opioid Funds.

8. If any OAC concludes that a Participating Local Government's expenditure of its allocation of Opioid Funds did not comply with the Approved Purposes listed in Exhibit A, or the terms of this MOU, or that the Participating Local Government otherwise misused its allocation of Opioid Funds, the OAC may take remedial action against the alleged offending Participating Local Government. Such remedial action is left to the discretion of the OAC and may include withholding future Opioid Funds owed to the offending Participating Local Government or requiring the offending Participating Local Government to reimburse improperly expended Opioid Funds back to the OAC to be re-allocated to the remaining Participating Local Governments within that Region.

9. All Participating Local Governments and OAC shall maintain all records related to the receipt and expenditure of Opioid Funds for no less than five (5) years and shall make such records available for review by any other Participating Local Government or OAC, or the public. Records requested by the public shall be produced in accordance with Washington's Public Records Act RCW 42.56.001 *et seq.* Records requested by another Participating Local Government or an OAC shall be produced within twenty-one (21) days of the date the record request was received. This requirement does not supplant any Participating Local Government or OAC's obligations under Washington's Public Records Act RCW 42.56.001 *et seq.*

D. Payment of Counsel and Litigation Expenses

1. The Litigating Local Governments have incurred attorneys' fees and litigation expenses relating to their prosecution of claims against the Pharmaceutical Supply Chain Participants, and this prosecution has inured to the benefit of all Participating Local Governments. Accordingly, a Washington

Government Fee Fund (“GFF”) shall be established that ensures that all Parties that receive Opioid Funds contribute to the payment of fees and expenses incurred to prosecute the claims against the Pharmaceutical Supply Chain Participants, regardless of whether they are litigating or non-litigating entities.

2. The amount of the GFF shall be based as follows: the funds to be deposited in the GFF shall be equal to 15% of the total cash value of the Opioid Funds.

3. The maximum percentage of any contingency fee agreement permitted for compensation shall be 15% of the portion of the Opioid Funds allocated to the Litigating Local Government that is a party to the contingency fee agreement, plus expenses attributable to that Litigating Local Government. Under no circumstances may counsel collect more for its work on behalf of a Litigating Local Government than it would under its contingency agreement with that Litigating Local Government.

4. Payments from the GFF shall be overseen by a committee (the “Opioid Fee and Expense Committee”) consisting of one representative of the following law firms: (a) Keller Rohrback L.L.P.; (b) Hagens Berman Sobol Shapiro LLP; (c) Goldfarb & Huck Roth Riojas, PLLC; and (d) Napoli Shkolnik PLLC. The role of the Opioid Fee and Expense Committee shall be limited to ensuring that the GFF is administered in accordance with this Section.

5. In the event that settling Pharmaceutical Supply Chain Participants do not pay the fees and expenses of the Participating Local Governments directly at the time settlement is achieved, payments to counsel for Participating Local Governments shall be made from the GFF over not more than three years, with 50% paid within 12 months of the date of Settlement and 25% paid in each subsequent year, or at the time the total Settlement amount is paid to the Trustee by the Defendants, whichever is sooner.

6. Any funds remaining in the GFF in excess of: (i) the amounts needed to cover Litigating Local Governments’ private counsel’s representation agreements, and (ii) the amounts needed to cover the common benefit tax discussed in Section C.8 below (if not paid directly by the Defendants in connection with future settlement(s), shall revert to the Participating Local Governments *pro rata* according to the percentages set forth in Exhibits B, to be used for Approved Purposes as set forth herein and in Exhibit A.

7. In the event that funds in the GFF are not sufficient to pay all fees and expenses owed under this Section, payments to counsel for all Litigating Local Governments shall be reduced on a *pro rata* basis. The Litigating Local Governments will not be responsible for any of these reduced amounts.

8. The Parties anticipate that any Opioid Funds they receive will be subject to a common benefit “tax” imposed by the court in *In Re: National Prescription Opiate Litigation*, United States District Court for the Northern District of Ohio, Case No. 1:17-md-02804-DAP (“Common Benefit Tax”). If this occurs, the Participating Local Governments shall first seek to have the settling defendants pay the Common Benefit Tax. If the settling defendants do not agree to pay the Common Benefit Tax, then the Common Benefit Tax shall be paid from the Opioid Funds and by both litigating and non-litigating Local Governments. This payment shall occur prior to allocation and distribution of funds to the Participating Local Governments. In the event that GFF is not fully exhausted to pay the Litigating Local Governments’ private counsel’s representation agreements, excess funds in the GFF shall be applied to pay the Common Benefit Tax (if any).

E. General Terms

1. If any Participating Local Government believes another Participating Local Government, not including the Regional Abatement Advisory Councils, violated the terms of this MOU, the alleging Participating Local Government may seek to enforce the terms of this MOU in the court in which any applicable Settlement(s) was entered, provided the alleging Participating Local Government first provides the alleged offending Participating Local Government notice of the alleged violation(s) and a reasonable opportunity to cure the alleged violation(s). In such an enforcement action, any alleging Participating Local Government or alleged offending Participating Local Government may be represented by their respective public entity in accordance with Washington law.

2. Nothing in this MOU shall be interpreted to waive the right of any Participating Local Government to seek judicial relief for conduct occurring outside the scope of this MOU that violates any Washington law. In such an action, the alleged offending Participating Local Government, including the Regional Abatement Advisory Councils, may be represented by their respective public entities in accordance with Washington law. In the event of a conflict, any Participating Local Government, including the Regional Abatement Advisory Councils and its Members, may seek outside representation to defend itself against such an action.

3. Venue for any legal action related to this MOU shall be in the court in which the Participating Local Government is located or in accordance with the court rules on venue in that jurisdiction. This provision is not intended to expand the court rules on venue.

4. This MOU may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The Participating Local Governments approve the use of electronic signatures for execution of this MOU. All use of electronic signatures

shall be governed by the Uniform Electronic Transactions Act, C.R.S. §§ 24-71.3-101, *et seq.* The Parties agree not to deny the legal effect or enforceability of the MOU solely because it is in electronic form or because an electronic record was used in its formation. The Participating Local Government agree not to object to the admissibility of the MOU in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the grounds that it is an electronic record or electronic signature or that it is not in its original form or is not an original.

5. Each Participating Local Government represents that all procedures necessary to authorize such Participating Local Government's execution of this MOU have been performed and that the person signing for such Party has been authorized to execute the MOU.

[Remainder of Page Intentionally Left Blank – Signature Pages Follow]

This One Washington Memorandum of Understanding Between Washington Municipalities is signed this _____ day of _____, 2022 by:

Name & Title _____

On behalf of _____

Draft

EXHIBIT A

OPIOID ABATEMENT STRATEGIES

PART ONE: TREATMENT

A. TREAT OPIOID USE DISORDER (OUD)

Support treatment of Opioid Use Disorder (OUD) and any co-occurring Substance Use Disorder or Mental Health (SUD/MH) conditions, co-usage, and/or co-addiction through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Expand availability of treatment for OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including all forms of Medication-Assisted Treatment (MAT) approved by the U.S. Food and Drug Administration.
2. Support and reimburse services that include the full American Society of Addiction Medicine (ASAM) continuum of care for OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including but not limited to:
 - a. Medication-Assisted Treatment (MAT);
 - b. Abstinence-based treatment;
 - c. Treatment, recovery, or other services provided by states, subdivisions, community health centers; non-for-profit providers; or for-profit providers;
 - d. Treatment by providers that focus on OUD treatment as well as treatment by providers that offer OUD treatment along with treatment for other SUD/MH conditions, co-usage, and/or co-addiction; or
 - e. Evidence-informed residential services programs, as noted below.
3. Expand telehealth to increase access to treatment for OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including MAT, as well as counseling, psychiatric support, and other treatment and recovery support services.
4. Improve oversight of Opioid Treatment Programs (OTPs) to assure evidence-based, evidence-informed, or promising practices such as adequate methadone dosing.
5. Support mobile intervention, treatment, and recovery services, offered by qualified professionals and service providers, such as peer recovery coaches, for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction and for persons who have experienced an opioid overdose.
6. Support treatment of mental health trauma resulting from the traumatic experiences of the opioid user (e.g., violence, sexual assault, human trafficking, or adverse childhood experiences) and family members (e.g., surviving family members after an overdose

or overdose fatality), and training of health care personnel to identify and address such trauma.

7. Support detoxification (detox) and withdrawal management services for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including medical detox, referral to treatment, or connections to other services or supports.
8. Support training on MAT for health care providers, students, or other supporting professionals, such as peer recovery coaches or recovery outreach specialists, including telementoring to assist community-based providers in rural or underserved areas.
9. Support workforce development for addiction professionals who work with persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
10. Provide fellowships for addiction medicine specialists for direct patient care, instructors, and clinical research for treatments.
11. Provide funding and training for clinicians to obtain a waiver under the federal Drug Addiction Treatment Act of 2000 (DATA 2000) to prescribe MAT for OUD, and provide technical assistance and professional support to clinicians who have obtained a DATA 2000 waiver.
12. Support the dissemination of web-based training curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service-Opioids web-based training curriculum and motivational interviewing.
13. Support the development and dissemination of new curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service for Medication-Assisted Treatment.

B. SUPPORT PEOPLE IN TREATMENT AND RECOVERY

Support people in treatment for and recovery from OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Provide the full continuum of care of recovery services for OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including supportive housing, residential treatment, medical detox services, peer support services and counseling, community navigators, case management, and connections to community-based services.
2. Provide counseling, peer-support, recovery case management and residential treatment with access to medications for those who need it to persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.

3. Provide access to housing for people with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including supportive housing, recovery housing, housing assistance programs, or training for housing providers.
4. Provide community support services, including social and legal services, to assist in deinstitutionalizing persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
5. Support or expand peer-recovery centers, which may include support groups, social events, computer access, or other services for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
6. Provide employment training or educational services for persons in treatment for or recovery from OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
7. Identify successful recovery programs such as physician, pilot, and college recovery programs, and provide support and technical assistance to increase the number and capacity of high-quality programs to help those in recovery.
8. Engage non-profits, faith-based communities, and community coalitions to support people in treatment and recovery and to support family members in their efforts to manage the opioid user in the family.
9. Provide training and development of procedures for government staff to appropriately interact and provide social and other services to current and recovering opioid users, including reducing stigma.
10. Support stigma reduction efforts regarding treatment and support for persons with OUD, including reducing the stigma on effective treatment.

**C. CONNECT PEOPLE WHO NEED HELP TO THE HELP THEY NEED
(CONNECTIONS TO CARE)**

Provide connections to care for people who have – or are at risk of developing – OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Ensure that health care providers are screening for OUD and other risk factors and know how to appropriately counsel and treat (or refer if necessary) a patient for OUD treatment.
2. Support Screening, Brief Intervention and Referral to Treatment (SBIRT) programs to reduce the transition from use to disorders.
3. Provide training and long-term implementation of SBIRT in key systems (health, schools, colleges, criminal justice, and probation), with a focus on youth and young adults when transition from misuse to opioid disorder is common.

4. Purchase automated versions of SBIRT and support ongoing costs of the technology.
5. Support training for emergency room personnel treating opioid overdose patients on post-discharge planning, including community referrals for MAT, recovery case management or support services.
6. Support hospital programs that transition persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, or persons who have experienced an opioid overdose, into community treatment or recovery services through a bridge clinic or similar approach.
7. Support crisis stabilization centers that serve as an alternative to hospital emergency departments for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction or persons that have experienced an opioid overdose.
8. Support the work of Emergency Medical Systems, including peer support specialists, to connect individuals to treatment or other appropriate services following an opioid overdose or other opioid-related adverse event.
9. Provide funding for peer support specialists or recovery coaches in emergency departments, detox facilities, recovery centers, recovery housing, or similar settings; offer services, supports, or connections to care to persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction or to persons who have experienced an opioid overdose.
10. Provide funding for peer navigators, recovery coaches, care coordinators, or care managers that offer assistance to persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction or to persons who have experienced on opioid overdose.
11. Create or support school-based contacts that parents can engage with to seek immediate treatment services for their child; and support prevention, intervention, treatment, and recovery programs focused on young people.
12. Develop and support best practices on addressing OUD in the workplace.
13. Support assistance programs for health care providers with OUD.
14. Engage non-profits and the faith community as a system to support outreach for treatment.
15. Support centralized call centers that provide information and connections to appropriate services and supports for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
16. Create or support intake and call centers to facilitate education and access to treatment, prevention, and recovery services for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.

17. Develop or support a National Treatment Availability Clearinghouse – a multistate/nationally accessible database whereby health care providers can list locations for currently available in-patient and out-patient OUD treatment services that are accessible on a real-time basis by persons who seek treatment.

D. ADDRESS THE NEEDS OF CRIMINAL-JUSTICE-INVOLVED PERSONS

Address the needs of persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction who are involved – or are at risk of becoming involved – in the criminal justice system through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Support pre-arrest or post-arrest diversion and deflection strategies for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including established strategies such as:
 - a. Self-referral strategies such as the Angel Programs or the Police Assisted Addiction Recovery Initiative (PAARI);
 - b. Active outreach strategies such as the Drug Abuse Response Team (DART) model;
 - c. “Naloxone Plus” strategies, which work to ensure that individuals who have received naloxone to reverse the effects of an overdose are then linked to treatment programs or other appropriate services;
 - d. Officer prevention strategies, such as the Law Enforcement Assisted Diversion (LEAD) model;
 - e. Officer intervention strategies such as the Leon County, Florida Adult Civil Citation Network or the Chicago Westside Narcotics Diversion to Treatment Initiative;
 - f. Co-responder and/or alternative responder models to address OUD-related 911 calls with greater SUD expertise and to reduce perceived barriers associated with law enforcement 911 responses; or
 - g. County prosecution diversion programs, including diversion officer salary, only for counties with a population of 50,000 or less. Any diversion services in matters involving opioids must include drug testing, monitoring, or treatment.
2. Support pre-trial services that connect individuals with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction to evidence-informed treatment, including MAT, and related services.
3. Support treatment and recovery courts for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, but only if these courts provide referrals to evidence-informed treatment, including MAT.

4. Provide evidence-informed treatment, including MAT, recovery support, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction who are incarcerated in jail or prison.
5. Provide evidence-informed treatment, including MAT, recovery support, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction who are leaving jail or prison have recently left jail or prison, are on probation or parole, are under community corrections supervision, or are in re-entry programs or facilities.
6. Support critical time interventions (CTI), particularly for individuals living with dual-diagnosis OUD/serious mental illness, and services for individuals who face immediate risks and service needs and risks upon release from correctional settings.
7. Provide training on best practices for addressing the needs of criminal-justice-involved persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction to law enforcement, correctional, or judicial personnel or to providers of treatment, recovery, case management, or other services offered in connection with any of the strategies described in this section.

E. ADDRESS THE NEEDS OF PREGNANT OR PARENTING WOMEN AND THEIR FAMILIES, INCLUDING BABIES WITH NEONATAL ABSTINENCE SYNDROME

Address the needs of pregnant or parenting women with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, and the needs of their families, including babies with neonatal abstinence syndrome, through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Support evidence-based, evidence-informed, or promising treatment, including MAT, recovery services and supports, and prevention services for pregnant women – or women who could become pregnant – who have OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, and other measures to educate and provide support to families affected by Neonatal Abstinence Syndrome.
2. Provide training for obstetricians or other healthcare personnel that work with pregnant women and their families regarding treatment of OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
3. Provide training to health care providers who work with pregnant or parenting women on best practices for compliance with federal requirements that children born with Neonatal Abstinence Syndrome get referred to appropriate services and receive a plan of safe care.
4. Provide enhanced support for children and family members suffering trauma as a result of addiction in the family; and offer trauma-informed behavioral health treatment for adverse childhood events.

5. Offer enhanced family supports and home-based wrap-around services to persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including but not limited to parent skills training.
6. Support for Children's Services – Fund additional positions and services, including supportive housing and other residential services, relating to children being removed from the home and/or placed in foster care due to custodial opioid use.

PART TWO: PREVENTION

F. PREVENT OVER-PRESCRIBING AND ENSURE APPROPRIATE PRESCRIBING AND DISPENSING OF OPIOIDS

Support efforts to prevent over-prescribing and ensure appropriate prescribing and dispensing of opioids through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Training for health care providers regarding safe and responsible opioid prescribing, dosing, and tapering patients off opioids.
2. Academic counter-detailing to educate prescribers on appropriate opioid prescribing.
3. Continuing Medical Education (CME) on appropriate prescribing of opioids.
4. Support for non-opioid pain treatment alternatives, including training providers to offer or refer to multi-modal, evidence-informed treatment of pain.
5. Support enhancements or improvements to Prescription Drug Monitoring Programs (PDMPs), including but not limited to improvements that:
 - a. Increase the number of prescribers using PDMPs;
 - b. Improve point-of-care decision-making by increasing the quantity, quality, or format of data available to prescribers using PDMPs or by improving the interface that prescribers use to access PDMP data, or both; or
 - c. Enable states to use PDMP data in support of surveillance or intervention strategies, including MAT referrals and follow-up for individuals identified within PDMP data as likely to experience OUD.
6. Development and implementation of a national PDMP – Fund development of a multistate/national PDMP that permits information sharing while providing appropriate safeguards on sharing of private health information, including but not limited to:
 - a. Integration of PDMP data with electronic health records, overdose episodes, and decision support tools for health care providers relating to OUD.

- b. Ensuring PDMPs incorporate available overdose/naloxone deployment data, including the United States Department of Transportation's Emergency Medical Technician overdose database.
7. Increase electronic prescribing to prevent diversion or forgery.
8. Educate Dispensers on appropriate opioid dispensing.

G. PREVENT MISUSE OF OPIOIDS

Support efforts to discourage or prevent misuse of opioids through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Corrective advertising or affirmative public education campaigns based on evidence.
2. Public education relating to drug disposal.
3. Drug take-back disposal or destruction programs.
4. Fund community anti-drug coalitions that engage in drug prevention efforts.
5. Support community coalitions in implementing evidence-informed prevention, such as reduced social access and physical access, stigma reduction – including staffing, educational campaigns, support for people in treatment or recovery, or training of coalitions in evidence-informed implementation, including the Strategic Prevention Framework developed by the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA).
6. Engage non-profits and faith-based communities as systems to support prevention.
7. Support evidence-informed school and community education programs and campaigns for students, families, school employees, school athletic programs, parent-teacher and student associations, and others.
8. School-based or youth-focused programs or strategies that have demonstrated effectiveness in preventing drug misuse and seem likely to be effective in preventing the uptake and use of opioids.
9. Support community-based education or intervention services for families, youth, and adolescents at risk for OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
10. Support evidence-informed programs or curricula to address mental health needs of young people who may be at risk of misusing opioids or other drugs, including emotional modulation and resilience skills.
11. Support greater access to mental health services and supports for young people, including services and supports provided by school nurses or other school staff, to

address mental health needs in young people that (when not properly addressed) increase the risk of opioid or other drug misuse.

H. PREVENT OVERDOSE DEATHS AND OTHER HARMS

Support efforts to prevent or reduce overdose deaths or other opioid-related harms through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Increase availability and distribution of naloxone and other drugs that treat overdoses for first responders, overdose patients, opioid users, families and friends of opioid users, schools, community navigators and outreach workers, drug offenders upon release from jail/prison, or other members of the general public.
2. Provision by public health entities of free naloxone to anyone in the community, including but not limited to provision of intra-nasal naloxone in settings where other options are not available or allowed.
3. Training and education regarding naloxone and other drugs that treat overdoses for first responders, overdose patients, patients taking opioids, families, schools, and other members of the general public.
4. Enable school nurses and other school staff to respond to opioid overdoses, and provide them with naloxone, training, and support.
5. Expand, improve, or develop data tracking software and applications for overdoses/naloxone revivals.
6. Public education relating to emergency responses to overdoses.
7. Public education relating to immunity and Good Samaritan laws.
8. Educate first responders regarding the existence and operation of immunity and Good Samaritan laws.
9. Expand access to testing and treatment for infectious diseases such as HIV and Hepatitis C resulting from intravenous opioid use.
10. Support mobile units that offer or provide referrals to treatment, recovery supports, health care, or other appropriate services to persons that use opioids or persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
11. Provide training in treatment and recovery strategies to health care providers, students, peer recovery coaches, recovery outreach specialists, or other professionals that provide care to persons who use opioids or persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
12. Support screening for fentanyl in routine clinical toxicology testing.

PART THREE: OTHER STRATEGIES

I. FIRST RESPONDERS

In addition to items C8, D1 through D7, H1, H3, and H8, support the following:

1. Current and future law enforcement expenditures relating to the opioid epidemic.
2. Educate law enforcement or other first responders regarding appropriate practices and precautions when dealing with fentanyl or other drugs.

J. LEADERSHIP, PLANNING AND COORDINATION

Support efforts to provide leadership, planning, and coordination to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, the following:

1. Community regional planning to identify goals for reducing harms related to the opioid epidemic, to identify areas and populations with the greatest needs for treatment intervention services, or to support other strategies to abate the opioid epidemic described in this opioid abatement strategy list.
2. A government dashboard to track key opioid-related indicators and supports as identified through collaborative community processes.
3. Invest in infrastructure or staffing at government or not-for-profit agencies to support collaborative, cross-system coordination with the purpose of preventing overprescribing, opioid misuse, or opioid overdoses, treating those with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, supporting them in treatment or recovery, connecting them to care, or implementing other strategies to abate the opioid epidemic described in this opioid abatement strategy list.
4. Provide resources to staff government oversight and management of opioid abatement programs.

K. TRAINING

In addition to the training referred to in various items above, support training to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, the following:

1. Provide funding for staff training or networking programs and services to improve the capability of government, community, and not-for-profit entities to abate the opioid crisis.
2. Invest in infrastructure and staffing for collaborative cross-system coordination to prevent opioid misuse, prevent overdoses, and treat those with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, or implement other

strategies to abate the opioid epidemic described in this opioid abatement strategy list (e.g., health care, primary care, pharmacies, PDMPs, etc.).

L. RESEARCH

Support opioid abatement research that may include, but is not limited to, the following:

1. Monitoring, surveillance, and evaluation of programs and strategies described in this opioid abatement strategy list.
2. Research non-opioid treatment of chronic pain.
3. Research on improved service delivery for modalities such as SBIRT that demonstrate promising but mixed results in populations vulnerable to opioid use disorders.
4. Research on innovative supply-side enforcement efforts such as improved detection of mail-based delivery of synthetic opioids.
5. Expanded research on swift/certain/fair models to reduce and deter opioid misuse within criminal justice populations that build upon promising approaches used to address other substances (e.g. Hawaii HOPE and Dakota 24/7).
6. Research on expanded modalities such as prescription methadone that can expand access to MAT.

EXHIBIT B

County	Local Government	% Allocation
<u>Adams County</u>		
	Adams County	0.1638732475%
	Hatton	
	Lind	
	Othello	
	Ritzville	
	Washtucna	
	County Total:	0.1638732475%
<u>Asotin County</u>		
	Asotin County	0.4694498386%
	Asotin	
	Clarkston	
	County Total:	0.4694498386%
<u>Benton County</u>		
	Benton County	1.4848831892%
	Benton City	
	Kennewick	0.5415650564%
	Prosser	
	Richland	0.4756779517%
	West Richland	0.0459360490%
	County Total:	2.5480622463%
<u>Chelan County</u>		
	Chelan County	0.7434914485%
	Cashmere	
	Chelan	
	Entiat	
	Leavenworth	
	Wenatchee	0.2968333494%
	County Total:	1.0403247979%
<u>Clallam County</u>		
	Clallam County	1.3076983401%
	Forks	
	Port Angeles	0.4598370527%
	Sequim	
	County Total:	1.7675353928%

EXHIBIT B

County	Local Government	% Allocation
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Clark County

Clark County	4.5149775326%
Battle Ground	0.1384729857%
Camas	0.2691592724%
La Center	
Ridgefield	
Vancouver	1.7306605325%
Washougal	0.1279328220%
Woodland***	
Yacolt	
County Total:	6.7812031452%

Columbia County

Columbia County	0.0561699537%
Dayton	
Starbuck	
County Total:	0.0561699537%

Cowlitz County

Cowlitz County	1.7226945990%
Castle Rock	
Kalama	
Kelso	0.1331145270%
Longview	0.6162736905%
Woodland***	
County Total:	2.4720828165%

Douglas County

Douglas County	0.3932175175%
Bridgeport	
Coulee Dam***	
East Wenatchee	0.0799810865%
Mansfield	
Rock Island	
Waterville	
County Total:	0.4731986040%

Ferry County

Ferry County	0.1153487994%
Republic	
County Total:	0.1153487994%

EXHIBIT B

County	Local Government	% Allocation
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Franklin County

Franklin County	0.3361237144%
Connell	
Kahlotus	
Mesa	
Pasco	0.4278056066%
County Total:	0.7639293210%

Garfield County

Garfield County	0.0321982209%
Pomeroy	
County Total:	0.0321982209%

Grant County

Grant County	0.9932572167%
Coulee City	
Coulee Dam***	
Electric City	
Ephrata	
George	
Grand Coulee	
Hartline	
Krupp	
Mattawa	
Moses Lake	0.2078293909%
Quincy	
Royal City	
Soap Lake	
Warden	
Wilson Creek	
County Total:	1.2010866076%

EXHIBIT B

County	Local Government	% Allocation
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Grays Harbor County

Grays Harbor County	0.9992429138%
Aberdeen	0.2491525333%
Cosmopolis	
Elma	
Hoquiam	
McCleary	
Montesano	
Oakville	
Ocean Shores	
Westport	
County Total:	1.2483954471%

Island County

Island County	0.6820422610%
Coupeville	
Langley	
Oak Harbor	0.2511550431%
County Total:	0.9331973041%

Jefferson County

Jefferson County	0.4417137380%
Port Townsend	
County Total:	0.4417137380%

EXHIBIT B

County	Local Government	% Allocation
<u>King County</u>		
	King County	13.9743722662%
	Algona	
	Auburn***	0.2622774917%
	Beaux Arts Village	
	Bellevue	1.1300592573%
	Black Diamond	
	Bothell***	0.1821602716%
	Burien	0.0270962921%
	Carnation	
	Clyde Hill	
	Covington	0.0118134406%
	Des Moines	0.1179764526%
	Duvall	
	Enumclaw***	0.0537768326%
	Federal Way	0.3061452240%
	Hunts Point	
	Issaquah	0.1876240107%
	Kenmore	0.0204441024%
	Kent	0.5377397676%
	Kirkland	0.5453525246%
	Lake Forest Park	0.0525439124%
	Maple Valley	0.0093761587%
	Medina	
	Mercer Island	0.1751797481%
	Milton***	
	Newcastle	0.0033117880%
	Normandy Park	
	North Bend	
	Pacific***	
	Redmond	0.4839486007%
	Renton	0.7652626920%
	Sammamish	0.0224369090%
	SeaTac	0.1481551278%
	Seattle	6.6032403816%
	Shoreline	0.0435834501%
	Skykomish	
	Snoqualmie	0.0649164481%
	Tukwila	0.3032205739%
	Woodinville	0.0185516364%
	Yarrow Point	
	County Total:	26.0505653608%

EXHIBIT B

County	Local Government	% Allocation
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Kitsap County

Kitsap County	2.6294133668%
Bainbridge Island	0.1364686014%
Bremerton	0.6193374389%
Port Orchard	0.1009497162%
Poulsbo	0.0773748246%
County Total:	3.5635439479%

Kittitas County

Kittitas County	0.3855704683%
Cle Elum	
Ellensburg	0.0955824915%
Kittitas	
Roslyn	
South Cle Elum	
County Total:	0.4811529598%

Klickitat County

Klickitat County	0.2211673457%
Bingen	
Goldendale	
White Salmon	
County Total:	0.2211673457%

Lewis County

Lewis County	1.0777377479%
Centralia	0.1909990353%
Chehalis	
Morton	
Mossyrock	
Napavine	
Pe Ell	
Toledo	
Vader	
Winlock	
County Total:	1.2687367832%

EXHIBIT B

County	Local Government	% Allocation
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Lincoln County

Lincoln County	0.1712669645%
Almira	
Creston	
Davenport	
Harrington	
Odessa	
Reardan	
Sprague	
Wilbur	
County Total:	0.1712669645%

Mason County

Mason County	0.8089918012%
Shelton	0.1239179888%
County Total:	0.9329097900%

Okanogan County

Okanogan County	0.6145043345%
Brewster	
Conconully	
Coulee Dam***	
Elmer City	
Nespelem	
Okanogan	
Omak	
Oroville	
Pateros	
Riverside	
Tonasket	
Twisp	
Winthrop	
County Total:	0.6145043345%

Pacific County

Pacific County	0.4895416466%
Ilwaco	
Long Beach	
Raymond	
South Bend	
County Total:	0.4895416466%

EXHIBIT B

County	Local Government	% Allocation
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Pend Oreille County

Pend Oreille County	0.2566374940%
Cusick	
Ione	
Metaline	
Metaline Falls	
Newport	
County Total:	0.2566374940%

Pierce County

Pierce County	7.2310164020%
Auburn***	0.0628522112%
Bonney Lake	0.1190773864%
Buckley	
Carbonado	
DuPont	
Eatonville	
Edgewood	0.0048016791%
Enumclaw***	0.0000000000%
Fife	0.1955185481%
Fircrest	
Gig Harbor	0.0859963345%
Lakewood	0.5253640894%
Milton***	
Orting	
Pacific***	
Puyallup	0.3845704814%
Roy	
Ruston	
South Prairie	
Steilacoom	
Sumner	0.1083157569%
Tacoma	3.2816374617%
University Place	0.0353733363%
Wilkeson	
County Total:	12.0345236870%

San Juan County

San Juan County	0.2101495171%
Friday Harbor	
County Total:	0.2101495171%

EXHIBIT B

County	Local Government	% Allocation
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Skagit County

Skagit County	1.0526023961%
Anacortes	0.1774962906%
Burlington	0.1146861661%
Concrete	
Hamilton	
La Conner	
Lyman	
Mount Vernon	0.2801063665%
Sedro-Woolley	0.0661146351%
County Total:	1.6910058544%

Skamania County

Skamania County	0.1631931925%
North Bonneville	
Stevenson	
County Total:	0.1631931925%

Snohomish County

Snohomish County	6.9054415622%
Arlington	0.2620524080%
Bothell***	0.2654558588%
Brier	
Darrington	
Edmonds	0.3058936009%
Everett	1.9258363241%
Gold Bar	
Granite Falls	
Index	
Lake Stevens	0.1385202891%
Lynnwood	0.7704629214%
Marysville	0.3945067827%
Mill Creek	0.1227939546%
Monroe	0.1771621898%
Mountlake Terrace	0.2108935805%
Mukilteo	0.2561790702%
Snohomish	0.0861097964%
Stanwood	
Sultan	
Woodway	
County Total:	11.8213083387%

EXHIBIT B

County	Local Government	% Allocation
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Spokane County

Spokane County	5.5623859292%
Airway Heights	
Cheney	0.1238454349%
Deer Park	
Fairfield	
Latah	
Liberty Lake	0.0389636519%
Medical Lake	
Millwood	
Rockford	
Spangle	
Spokane	3.0872078287%
Spokane Valley	0.0684217500%
Waverly	
County Total:	8.8808245947%

Stevens County

Stevens County	0.7479240179%
Chewelah	
Colville	
Kettle Falls	
Marcus	
Northport	
Springdale	
County Total:	0.7479240179%

Thurston County

Thurston County	2.3258492094%
Bucoda	
Lacey	0.2348627221%
Olympia	0.6039423385%
Rainier	
Tenino	
Tumwater	0.2065982350%
Yelm	
County Total:	3.3712525050%

Wahkiakum County

Wahkiakum County	0.0596582197%
Cathlamet	
County Total:	0.0596582197%

EXHIBIT B

County	Local Government	% Allocation
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Walla Walla County

Walla Walla County	0.5543870294%
College Place	
Prescott	
Waitsburg	
Walla Walla	0.3140768654%
County Total:	0.8684638948%

Whatcom County

Whatcom County	1.3452637306%
Bellingham	0.8978614577%
Blaine	
Everson	
Ferndale	0.0646101891%
Lynden	0.0827115612%
Nooksack	
Sumas	
County Total:	2.3904469386%

Whitman County

Whitman County	0.2626805837%
Albion	
Colfax	
Colton	
Endicott	
Farmington	
Garfield	
LaCrosse	
Lamont	
Malden	
Oakesdale	
Palouse	
Pullman	0.2214837491%
Rosalia	
St. John	
Tekoa	
Uniontown	
County Total:	0.4841643328%

EXHIBIT B

County	Local Government	% Allocation
<u>Yakima County</u>		
	Yakima County	1.9388392959%
	Grandview	0.0530606109%
	Granger	
	Harrah	
	Mabton	
	Moxee	
	Naches	
	Selah	
	Sunnyside	0.1213478384%
	Tieton	
	Toppenish	
	Union Gap	
	Wapato	
	Yakima	0.6060410539%
	Zillah	
	County Total:	2.7192887991%