

An Executive
Session is added

REVISED AGENDA

Richland City Council
Regular Meeting No. 1952
Tuesday, October 5, 2010
Richland City Hall Council Chamber
505 Swift Boulevard

- 6:45 p.m. Executive Session:** (Discussion Only – City Manager’s Conference Room)
1. Discussion of Potential Litigation (RCW 42.30.110(1)(i)) (15 Minutes)
(**KING/LAMPSON**)
- 7:00 p.m. City Council Pre-Meeting** (Discussion Only – City Manager’s Conference Room)
1. Update on 650 George Washington Way Property (Formerly the Community House) (15 Minutes) (**KING**)
- 7:30 p.m. Regular Meeting** (Council Chamber)
- Welcome to Those in Attendance**
- (A) Roll Call**
- Pledge of Allegiance**
- Presentations:**
1. 2010 Cool Desert Nights Recap: Lori Mattson (7 Minutes)
 2. Proclaiming DECA Week from October 10 to 16, 2010 (**Fox**)
 3. Appreciation to Mahmoud “Mac” Dillsi for Service on the Utility Advisory Committee (**Fox**)
 4. Richland Report
- (B) Approval of Agenda**
- (C) Public Hearing:**
1. Proposed Revenue Sources Including Property Tax (**MUSSON**)
- Public Meeting:**
1. Meeting with the Annexation Proponents for the Queensgate/Columbia Park Trail Annexation (Consent No. 5) (**KING**)
- Comments:**
1. Public Comments
 2. Reports of Board and Commission Representatives
 3. Reports of Visiting Officials
- (D) Approval of Minutes:** No. 1950 (September 21, 2010)

(E) Consent Calendar: (Approved in its entirety by Single Roll Call Vote – No Discussion)

1. Revision to the Plat of Anderson Heights (Bob Johnson) (Closed Record) (**KING**)
2. Resolution No. 50-10, Appointment to the Library Board: Krista Hopkins (**AMUNDSON**)
3. Resolution No. 58-10, Appreciation to Mahmoud “Mac” Dillsi for Service on the Utility Advisory Committee (**AMUNDSON**)
4. Resolution No. 59-10, Master Interlocal Partnership and Collaboration Agreement with the City of Kennewick (**MUSSON**)
5. Resolution No. 60-10, Establishing Conditions for the Queensgate/Columbia Park Trail Annexation (**King**)
6. Resolution No. 61-10, Setting Public Hearing Date to Receive Comments on Relinquishment of Pathway within the Horn Rapids Master Planned Community (**ROGALSKY**)
7. Resolution No. 62-10, Appointments to the Richland Arts Commission: Richard Reuther, Jeremy Rohdenbury, Davin Diaz, and Charles Eaton (**AMUNDSON**)
8. Resolution No. 63-10, Supporting Participation in the Transportation Partnership (**ROGALSKY**)
9. Expenditures: September 13 to September 24, 2010, for \$5,289,764.40 (**MUSSON**)

(F) Items of Business:

1. 2011 Budget Introduction and Overview of the City Manager Proposed Budget (**JOHNSON/MUSSON**)
2. Potential Council Position on Washington State Initiatives Nos. 1100 and 1105 (**COUNCIL**)

(G) Reports and Comments:

1. City Manager
2. City Attorney
3. Council Members
4. Mayor

(H) Adjournment: 10:30 p.m.



Council Workshop Coversheet

Council Date: /2010

Key Element:

Subject:

Department:

Document Type:

Summary:

On June 15 Council authorized staff to purchase a promissory note for property located at 650 George Washington Way that was the former location of the City's Community House. The property was sold by the City in 2003 for private redevelopment via real estate contract, but the buyer defaulted on the contract and the property has been the subject of litigation. The City purchased the note as an alternative to the remedies available by the pending litigation and is now foreclosing on the property. The Trustee Sale is scheduled September 24 and the City will either be paid \$736,000 or obtain ownership. Staff will update Council with the results of the foreclosure at the workshop and begin a Council discussion of short term, anticipated clean up activities and longer term property sale and development objectives.

Attachments:

Post Council Status

City Manager Approved:

Johnson, Cindy
Sep 23, 11:16:21 GMT-0700 2010



Council Agenda Coversheet

Council Date: 10/05/2010

Category: Public Hearing

Agenda Item: PH1

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: PROPOSED REVENUE SOURCES INCLUDING PROPERTY TAX

Department: Administrative Services

Ordinance/Resolution:

Reference:

Document Type: Presentation

Recommended Motion:

None.

Summary:

A public hearing will be held for the purpose of comment on the proposed 2011 revenue sources supporting General Fund activities (attached).

State statutes require that the public hearing be held prior to consideration of an Ad Valorem Tax ordinance. Upon conclusion of the public hearing, there will be no action requested from Council.

First reading of the Ad Valorem Tax ordinance is scheduled for October 19, 2010; second reading and passage is scheduled for November 2, 2010.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) General Fund Resources

City Manager Approved:

Johnson, Cindy
Sep 29, 14:51:13 GMT-0700 2010



CITY OF RICHLAND



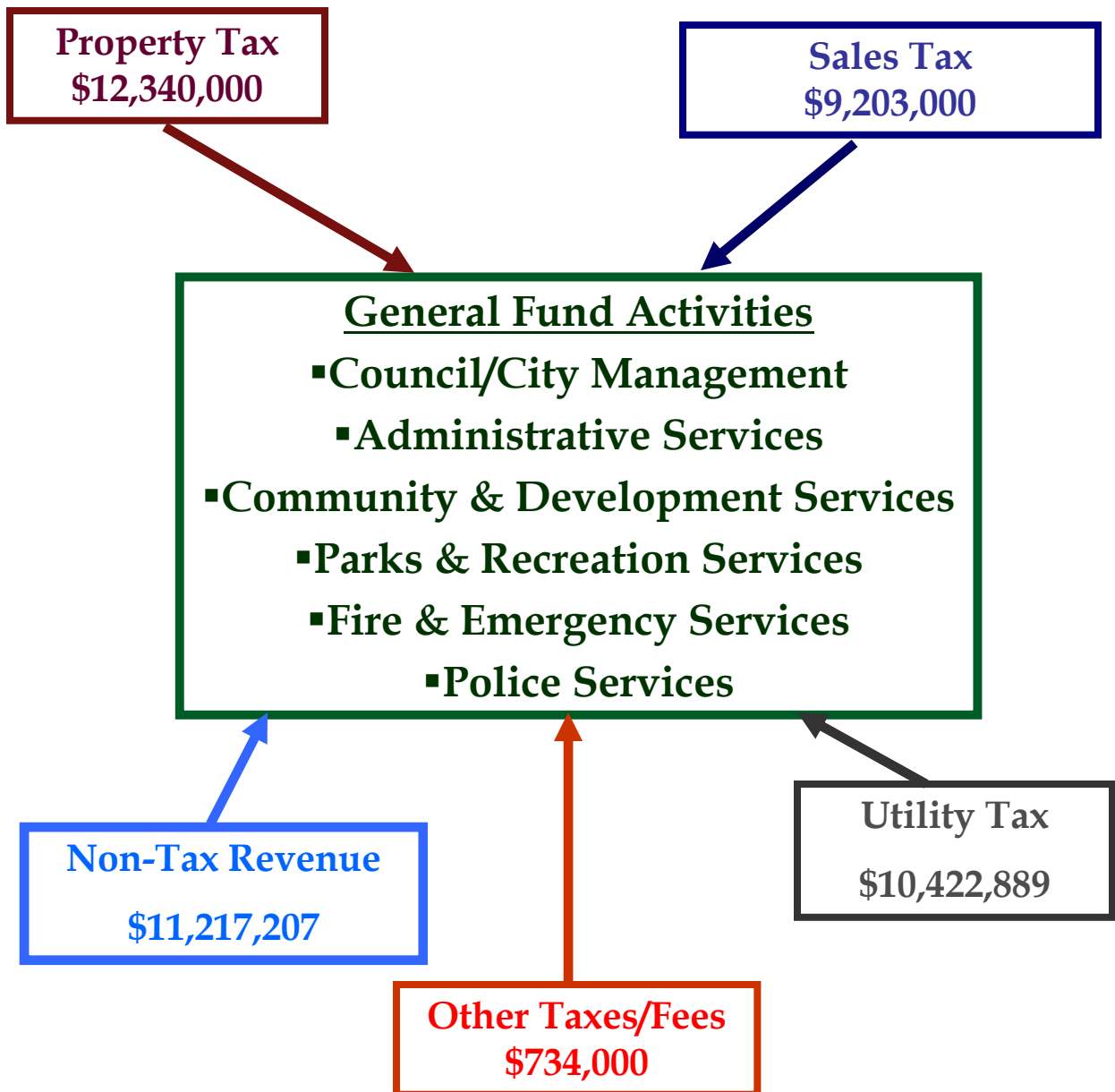
2011 BUDGET

General Fund Revenue Sources

**Prepared by: Administrative Services Department
October 5, 2010**

CITY OF RICHLAND

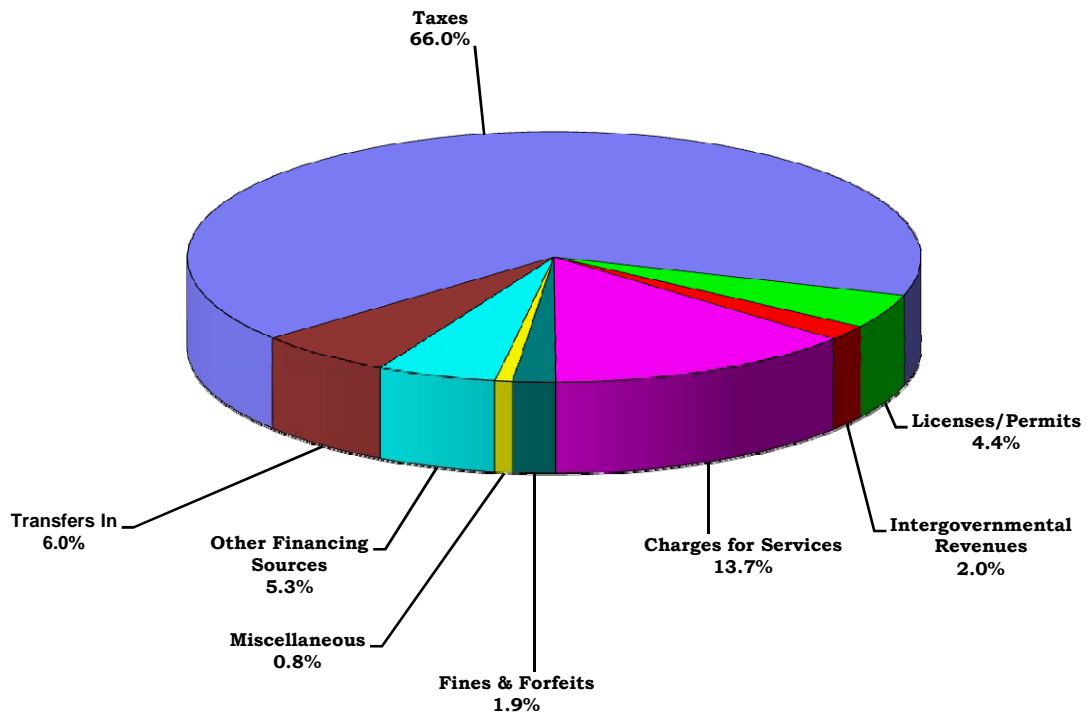
2011 GENERAL FUND REVENUES



City of Richland

2011 Estimated Revenues - General Fund

General Fund Revenue Sources



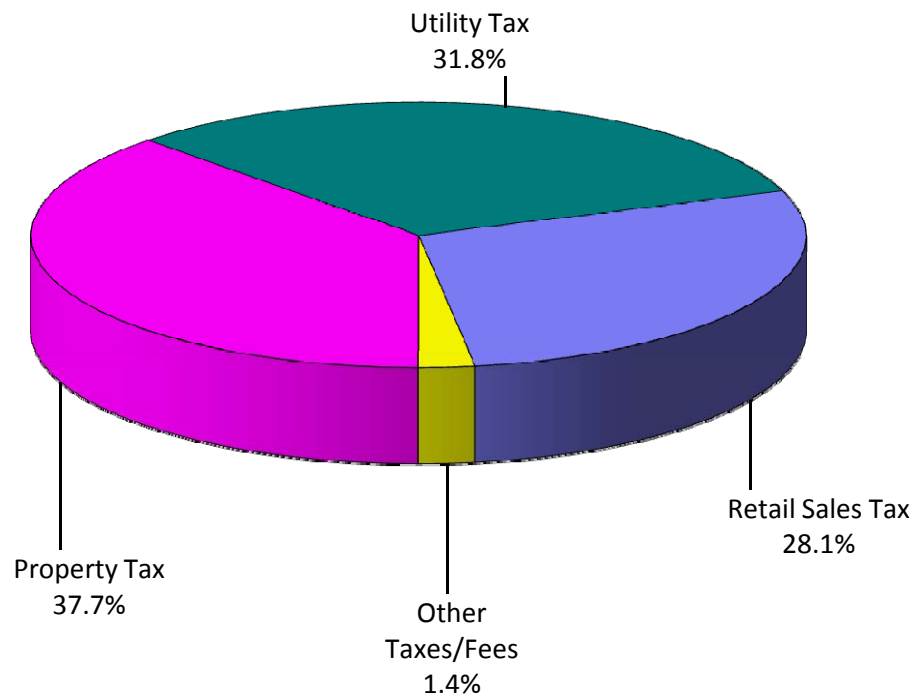
Taxes	66.0%	\$32,699,889
Licenses/Permits	4.4%	2,172,250
Intergovernmental Revenues	2.0%	966,415
Charges for Services	13.7%	6,760,447
Fines & Forfeits	1.9%	929,700
Miscellaneous	0.8%	388,395
Other Financing Sources	5.3%	2,615,000
Transfers In	6.0%	2,993,971
Total Revenue		<u>49,526,067</u>
Beginning Fund Balance		5,197,670
Total General Fund Revenue		<u><u>\$54,723,737</u></u>

Graph percentages are rounded and may have a 1/10% rounding error.

City of Richland

2011 Estimated Revenues - General Fund

Taxes



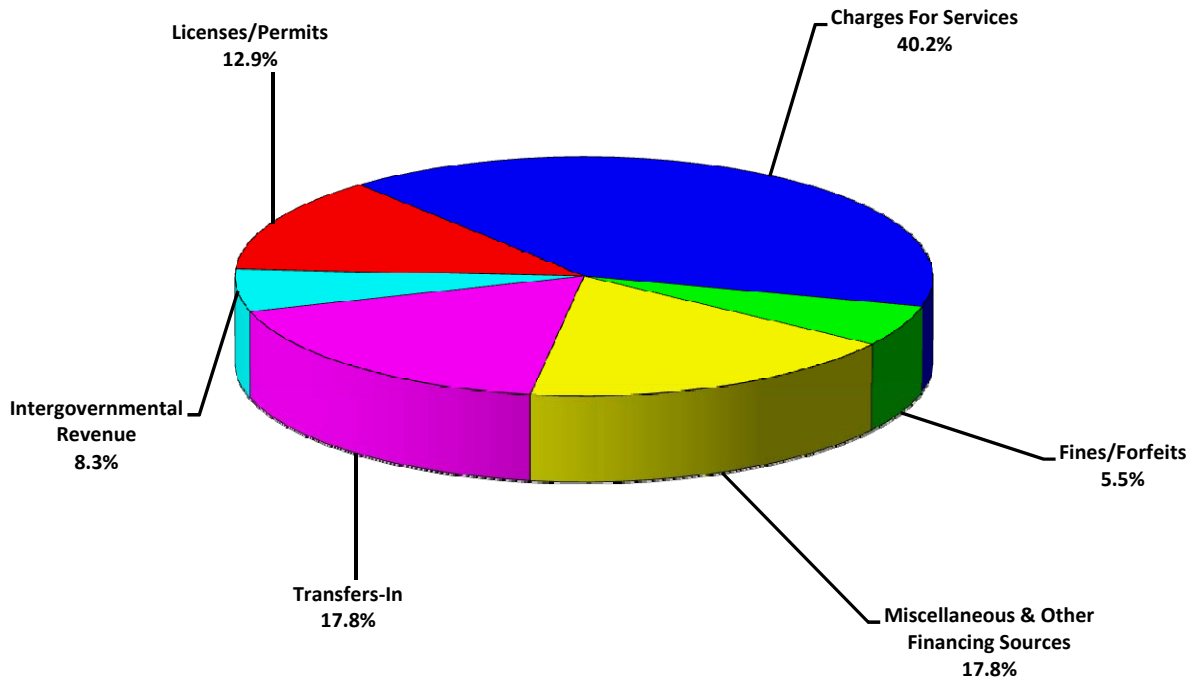
Property Tax	37.7%	\$12,340,000
Utility Tax	31.9%	10,422,889
Retail Sales Tax	28.1%	9,203,000
Other Taxes / Fees	2.3%	734,000
Total	100.0%	<u>\$32,699,889</u>

Graph percentages are rounded and may have a 1/10% rounding error.

City of Richland

2011 Estimated Revenues - General Fund

Other Revenues



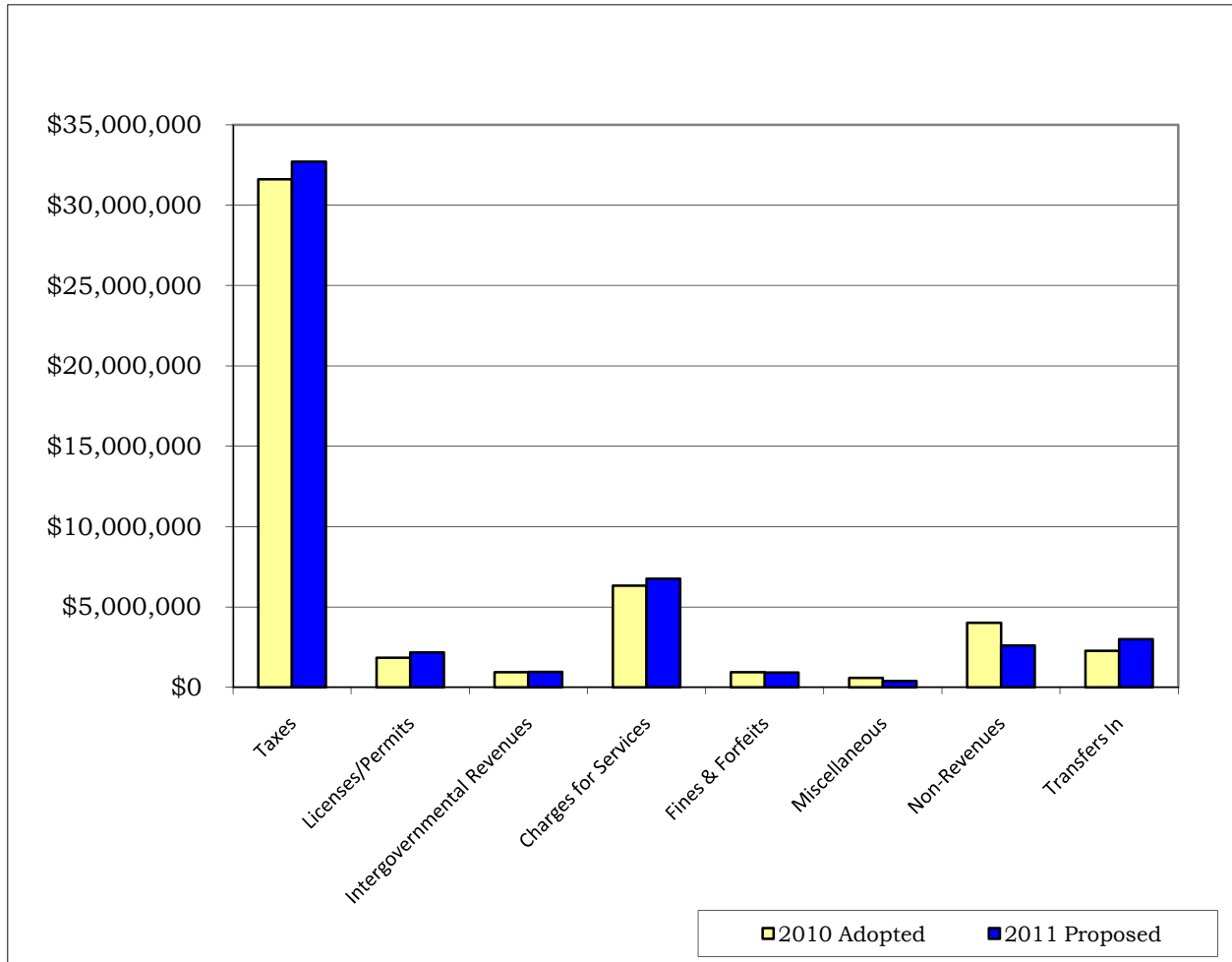
Charges For Services	40.2%	\$6,760,447
Fines/Forfeits	5.5%	929,700
Miscellaneous & Other Financing Sourc	17.8%	3,003,395
Transfers-In	17.8%	2,993,971
Intergovernmental Revenue	5.7%	966,415
Licenses/Permits	12.9%	2,172,250
Total Other General Revenue	100.0%	<u>\$16,826,178</u>

Graph percentages are rounded and may have a 1/10% rounding error.

City of Richland

Estimated Revenues - General Fund

By Major Source



	2010 Adopted	2011 Proposed	% Change
Taxes	\$31,615,145	\$32,699,889	3.4%
Licenses/Permits	1,847,800	2,172,250	17.6%
Intergovernmental Revenues	948,958	966,415	1.8%
Charges for Services	6,326,934	6,760,447	6.9%
Fines & Forfeits	951,800	929,700	-2.3%
Miscellaneous	589,800	388,395	-34.1%
Non-Revenues	4,029,500	2,615,000	-35.1%
Transfers In	2,278,242	2,993,971	31.4%
Total Revenue	48,588,179	49,526,067	1.9%
Beginning Fund Balance	5,415,466	5,197,670	-4.0%
Total	\$54,003,645	\$54,723,737	1.3%



Council Agenda Coversheet

Council Date: 10/05/2010

Category: Presentation

Agenda Item: PM1

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: MEETING WITH PROPONENTS OF THE QUEENSGATE/COLUMBIA PARK TRAIL ANNEXATION

Department: Community and Development Services

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

None.

Summary:

In accordance with State law, a meeting date has been established for October 5th to provide Council with an opportunity to meet with the proponents of an annexation of approximately 52 acres located south of I-182, west of Malibu Private Road, north of Columbia Park Trail and both east and west of Queensgate Drive. This meeting represents Council's opportunity to accept, reject or geographically modify the boundaries of the proposed annexation and to set the conditions for annexation.

Consent item No. 5 provides more information regarding the proposed annexation and includes a draft resolution for Council's consideration.

Fiscal Impact?

☒ Yes ☐ No

Annexation obligates the City to provide its services to the annexed territory. The City would also receive revenues from property and sales taxes upon annexation. Staff will provide an assessment to determine the fiscal impacts of this annexation on the City. This assessment will be provided at the time that a formal public hearing is held.

Attachments:

City Manager Approved:

Johnson, Cindy
Sep 29, 14:54:06 GMT-0700 2010



Council Agenda Coversheet

Council Date: 10/05/2010

Category: Items of Business

Agenda Item: M1

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: COUNCIL MEETING MINUTES

Department: Assistant City Manager

Ordinance/Resolution:

Reference: 1950

Document Type: General Business Item

Recommended Motion:

Approve Council's meeting minutes No. 1950, held on September 21, 2010.

Summary:

None.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) Draft Minutes No. 1950

City Manager Approved:

Johnson, Cindy
Sep 30, 11:51:59 GMT-0700 2010

Draft

MINUTES OF THE RICHLAND CITY COUNCIL
REGULAR MEETING NO.1950 **TUESDAY, SEPTEMBER 21, 2010**

PRE-MEETING DISCUSSION: (City Manager's Conference Room – discussion only)

1. Energy Park/Broadband Update

Economic Development Manager Ballew provided a brief update regarding the development of the north Richland Energy Park, as well as the Broadband Business Plan. He also distributed memorandums regarding each item to Council.

Council briefly discussed the agenda for the 7:30 p.m. Council meeting.

REGULAR MEETING:

MAYOR FOX called the Richland City Council to order at 7:34 p.m. in the Council Chamber.

WELCOME TO THOSE IN ATTENDANCE:

MAYOR FOX welcomed those in the audience and expressed appreciation for their attendance.

ROLL CALL:	Sandra Kent	Present
	Phillip Lemley	Present
	David Rose	Present
	Sheila Sullivan	Present
	Bob Thompson	Present
	Ed Revell, Mayor Pro Tem	Excused
	John Fox, Mayor	Present

Also present were City Manager Johnson, Deputy City Manager for Community and Development Services King, Assistant City Manager Amundson, Human Resources Director Beecher, City Attorney Lampson, Public Works Director Rogalsky, Administrative Services Director Musson, Energy Services Director Sieler, and Chief Deputy City Clerk Barham.

COUNCIL MEMBER ROSE moved and COUNCIL MEMBER THOMPSON seconded a motion to excuse MAYOR PRO TEM REVELL.

The motion carried.

PLEDGE OF ALLEGIANCE:

MAYOR FOX led the Council and audience in the recitation of the Pledge of Allegiance.

PRESENTATIONS:

1. Energy Services Conservation Programs

Energy Services Director Sieler provided a brief overview of the City's conservation programs and how those programs are funded.

RICHLAND REPORT:

COUNCIL MEMBER LEMLEY recently attended a ribbon cutting event for a new Richland business called Silk Fashion Lounge. He participated in the 2011 Budget line-item review earlier in the day. Lastly, he, Public Works Director Rogalsky, and Benton County Commissioner Bowman attended a Transportation Funding meeting in Seattle, Washington.

At the request of COUNCIL MEMBER LEMLEY, Mr. Rogalsky provided a brief overview of the Transportation Funding meeting.

MAYOR FOX attended the elephant slide dedication held on Saturday, September 18, 2010, at Howard Amon Park. Next, he discussed the new City website unveiling on September 20th. He talked about a ten-year-old boy by the name of Viknesh Kasthuri who tied the red string which is called a Rakhi around the Mayor's wrist and explained that in this country, the Rakhi symbolizes community unity. The Mayor reciprocated by tying a Rakhi around Viknesh's wrist. Lastly, the Mayor announced that City Fair was scheduled on Saturday, September 25, 2010 and invited the public to attend the event.

COUNCIL MEMBER LEMLEY also mentioned the upcoming community forums scheduled to discuss the future of Hanford Area land.

APPROVAL OF AGENDA:

At the request of staff, an executive session was scheduled for 25 minutes at the end of the meeting to discuss potential litigation.

COUNCIL MEMBER THOMPSON moved and COUNCIL MEMBER SULLIVAN seconded a motion to approve the Agenda as amended.

The motion carried.

PUBLIC COMMENT:

Dianne Russell, Russell Vineyard owner, expressed concern regarding visitors walking to and from the wineries especially past dusk. She was also expressed opposition to the proposed annexation in that area.

Administrative Services Director Musson introduced Judith Cochrane from Northwest Seattle Securities. She explained the savings for the refinancing of the Limited Tax General Obligations (LTGO) Bonds that are scheduled for passage in Ordinance No. 31-10, under Consent item No. 4.

REPORTS OF BOARDS AND COMMISSION REPRESENTATIVES:

1. Special Recognition to Alice Bryant for Service to the City on Various Boards, Commissions, and Committees

MAYOR FOX requested Mark and Denise Bryant forward to accept a resolution of appreciation and a plaque on behalf of Alice Bryant who served on several City boards, commissions, and committees totaling over thirty-nine combined years of service.

Mary Guay, Richland School Board member and friend of the dearly departed Alice Bryant, expressed appreciation to Council for presenting a plaque and resolution of appreciation to Mrs. Bryant's son and daughter-in-law.

APPROVAL OF MINUTES:

COUNCIL MEMBER ROSE moved and COUNCIL MEMBER KENT seconded a motion to approve the minutes of meeting No. 1949 (September 7, 2010) as distributed.

The motion carried.

CONSENT CALENDAR:

COUNCIL MEMBER ROSE moved and COUNCIL MEMBER KENT seconded a motion to approve the following Consent Calendar:

1. Agreement with the Department of Natural Resources for an Urban Forestry Grant
2. Amendment to the 2010-2014 Capital Facilities Plan – Reallocation of Unspent Park Project Funds
3. Replace the Wastewater Inspection Camera Equipment
4. Ordinance No. 31-10, Approving the Sale of Limited Tax General Obligations Refunding Bonds (Passage)
5. Resolution No. 55-10, Appreciation to Alice Bryant for Service on Various Boards, Commissions, and Committees
6. Resolution No. 56-10, Appointments to the Utility Advisory Committee: Jeff Dagle, Daniel Porter, and James Carter
7. Resolution No. 57-10, Establishing a Meeting Date for Proposed Queensgate/ Columbia Park Trail Annexation
8. Award of Bid to POW Contracting for the 2010 C-Basin Sanitary Sewer Rehabilitation Project
9. Expenditures: August 30 to September 10, 2010, for \$9,385,305.67, Including Check Nos. 170357 – 170847, Wire Nos. 4574 – 4581, Payroll Check Nos. 97674 – 97692, and Payroll Wire Nos. 6840 - 6862

The motion carried on the following roll call vote: Yes – FOX, KENT, LEMLEY, ROSE, SULLIVAN, THOMPSON. No – None.

ITEMS OF BUSINESS:

No Business Items were scheduled.

REPORTS AND COMMENTS:

COUNCIL MEMBER KENT briefly commented on the Hanford Area Community Forum that she attended on Monday evening. She recommended that anyone interested in proving their suggestions via a TRIDEC on-line survey.

COUNCIL MEMBER ROSE favorably commented about the Lee Boulevard improvements.

COUNCIL MEMBER THOMPSON noted that Environmental Management Advisory Board will meet in Richland, Washington in June 2011.

COUNCIL MEMBER SULLIVAN attended the elephant slide dedication and commented on the number of children lined up to play on the slide. She also commented about a peace rally that she recently participated in at John Dam Plaza.

MAYOR FOX mentioned that he and senior staff met with Travis Lumpkin, a staffer for Senator Murray, to discuss transportation issues. Staff gave Mr. Lumpkin a tour of Duportail and Swift Corridors.

City Manager Johnson also commented about Mr. Lumpkin's visit.

MAYOR FOX recapped his monthly meeting with the four mayors, noting that the main topic of conversation at that meeting was regarding the impact of the two liquor initiatives scheduled on the November 2010 state ballot.

RECESS:

MAYOR FOX declared a short recess to allow Council to move into executive session in the City Manager's Conference Room at 8:35 p.m.

EXECUTIVE SESSION:

1. Discussion of Potential Litigation

COUNCIL MEMBER ROSE moved and COUNCIL MEMBER THOMPSON seconded a motion to move into executive session to discuss potential litigation for 25 minutes at 8:38 p.m.

The motion carried.

MAYOR FOX announced the approved motion to the public before Council began the closed session discussion.

COUNCIL MEMBER ROSE moved and COUNCIL MEMBER THOMPSON seconded a motion to move out of executive session and adjourn the meeting at 9:03 p.m.

The motion carried.

ADJOURNMENT:

The meeting adjourned at 9:03 p.m.

DEBBY BARHAM
CHIEF DEPUTY CITY CLERK

FORM APPROVED:

JOHN FOX
MAYOR



Council Agenda Coversheet

Council Date: 10/05/2010

Category: Consent Calendar

Agenda Item: C1

Key Element: Key 7 - Housing and Neighborhoods

Subject: REVISION TO THE PLAT OF ANDERSON HEIGHTS (BOB JOHNSON) (CLOSED RECORD)

Department: Community and Development Services

Ordinance/Resolution:

Reference:

Document Type: Plat

Recommended Motion:

Approve a revision to the Plat of Anderson Heights.

Summary:

The original preliminary plat of Anderson Heights, approved in 2006 allowed for the phased division of a 69-acre site into 192 residential lots for construction with single-family detached homes, with an overall average lot size of 11,367 square feet. The proposed revision would alter the street and lot configuration in the southern portion of the plat. In particular, the original design of widening Brantingham Road, which runs along the eastern boundary of the plat would be deleted in favor of building a Street "D" located approximately 130 feet west of and parallel to Brantingham Road. The critical question of this proposed plat revision was whether or not the revised street configuration would provide adequate access to the adjacent parcels.

The application was originally scheduled for review by the Planning Commission on August 25th but was postponed until September 8th to provide staff an opportunity to review legal issues that had been raised by the applicants attorney. The primary question raised was whether the City staff recommendation had exceeded the legal authority that local governments have in the imposition of plat conditions. After further review, staff did modify its recommendation. At the Commission's hearing on September 8th, the Commission took action to recommend approval of the proposed plat revision, subject to the construction of a half street improvement that would provide access to the adjacent properties. The conditions recommended by the Planning Commission also provided for adjustments to be made to the specific location of this access road should both adjacent property owners, applicant and staff agree.

The revised plat layout as recommended by the Planning Commission remains in compliance with the use and density envisioned for the property in the City's adopted Comprehensive Land Use Plan and zoning regulations. The revised preliminary plat will make adequate provisions for the future development of adjacent properties.

Fiscal Impact?

☒ Yes ☐ No

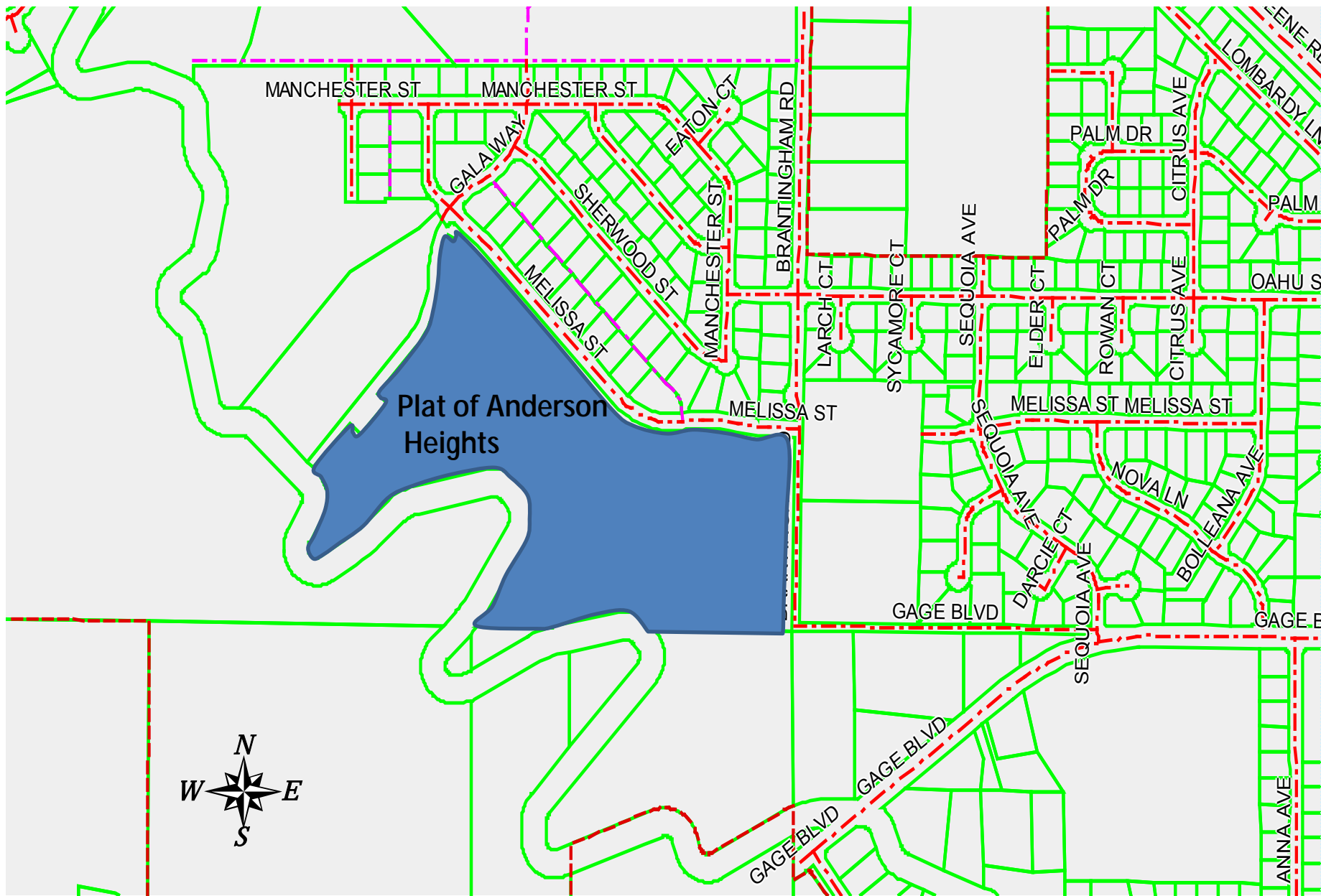
Development of the site with residential lots will increase the value of the property and the amount of property tax that is paid to the City. With development, there will also be a corresponding increase to the cost of providing City services.

Attachments:

- 1) Vicinity Map
- 2) Revised Plat
- 3) Anderson Heights Application
- 4) Anderson Heights 1st report
- 5) Anderson Heights Revision 2nd report
- 6) Excerpt from PC Minutes 9-8-10
- 7) Cadwell Letter
- 8) Ziobro Letter - Plat Conditions
- 9) Ziobro Letter - KID Issue

City Manager Approved:

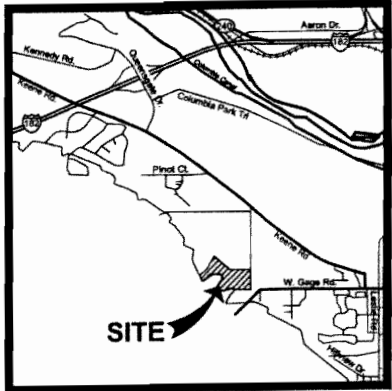
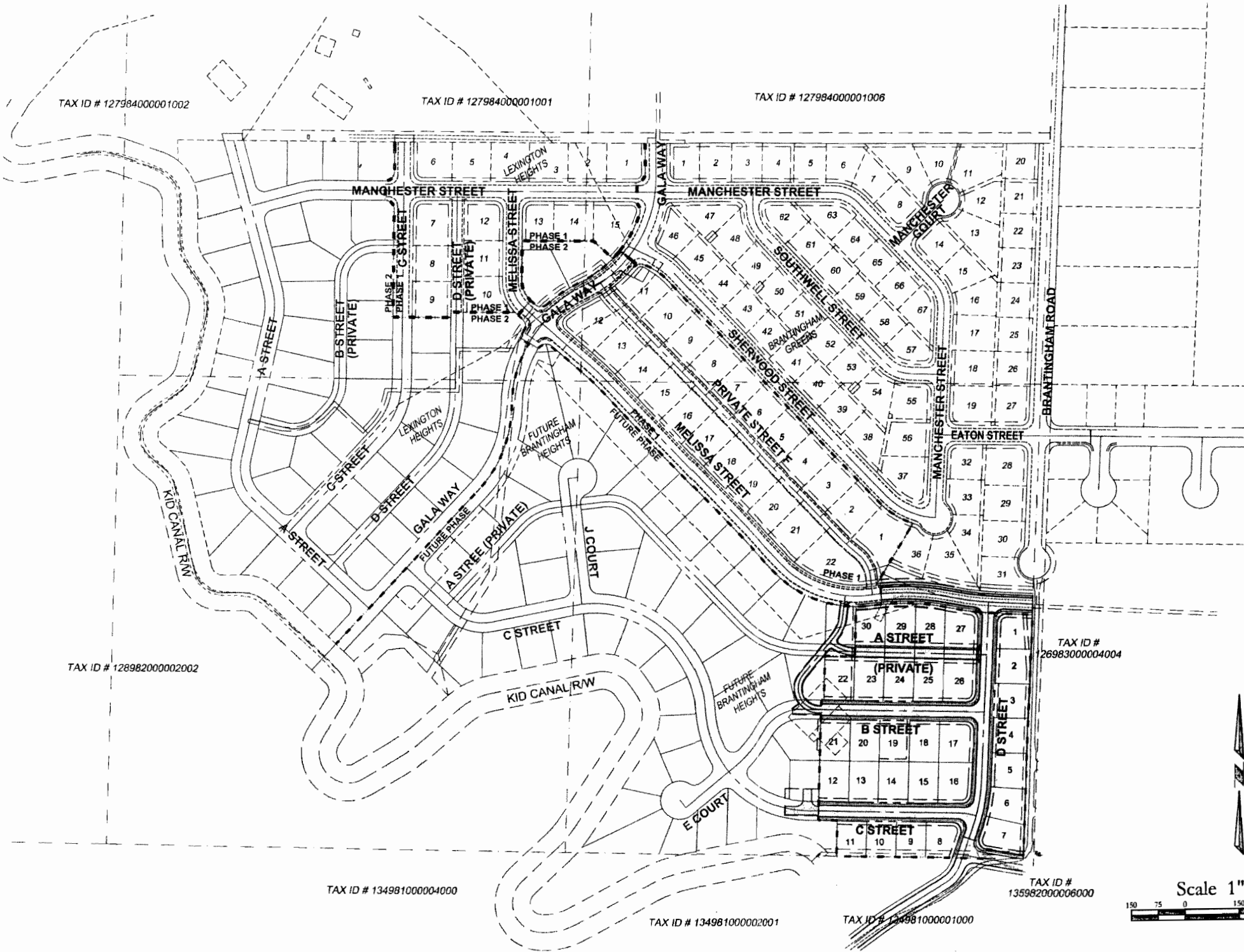
Johnson, Cindy
Sep 29, 15:00:28 GMT-0700 2010



S2006-107 REVISION OF ANDERSON HEIGHTS

BRANTINGHAM HEIGHTS - PHASE 2

Located In Sec. 27, T. 9 N., R. 28 E., W.M.



VICINITY MAP
NOT TO SCALE

City of Richland

Approved _____ Date _____

Kenewick Irrigation District

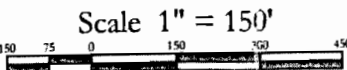
Approved _____ Date _____

Sheet Index

1.	Cover Sheet
2.	General Notes
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4.	Composite Utility Plan
5.	Melissa Street Plan & Profile
6.	D Street Plan & Profile
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9.	B Street Plan & Profile
10.	C Street Plan & Profile
11.	SEVA Road Plan & Profile
12.	SEVA Road Plan & Profile
13.	Miscellaneous Details
14.	Miscellaneous Details
15.	Miscellaneous Details
16.	Miscellaneous Details
17.	Energy Services & Illumination Plan
18.	Irrigation Plan

Owner/Developer:
Land to Lots, L.L.C.
Attn: Bob Johnson
8500 W. Gage Boulevard Suite A
Kenewick, WA 99336
(509) 735-6220

Surveyor:
HDJ Design Group P.L.L.C.
Attn: John Shea, P.L.S.
6115 Burden Blvd., Suite E
Pasco, WA 99301
Phone: (509) 547-5119



Scale 1" = 150'

PRELIMINARY
FOR BID PURPOSES ONLY
NOT FOR CONSTRUCTION

CALL TWO WORKING
DAYS BEFORE YOU DIG
811

No.	Revision	Date	By	App'd
1	ISSUED FOR APPROVAL	2-22-10	JLM	JEF
2	PRELIMINARY - ISSUED FOR REVIEW	2-22-10	JLM	JLM



6115 Burden Blvd., Suite E
Pasco, WA 99301-8930
509/547-5119
309/665-5488
509/547-5129 fax
Internet: www.hdjdesigngroup.com



COVER SHEET FOR:
BRANTINGHAM HEIGHTS PHASE 2
A SUBDIVISION LOCATED IN THE CITY OF RICHLAND, WASHINGTON

DESIGNED:	JLM
DRAWN:	CAD
CHECKED:	JEF
SCALE:	H: 1"=150'
	V: N/A
APR 16, 2010	2967
SHEET	



Telquist Ziobro McMillen
Attorneys at Law

August 3, 2010

Rick Simon, Planning Manager
City of Richland
205 Swift Boulevard
P.O. Box 190
Richland, WA 99352

Re: *Preliminary Plat of Anderson Heights (S2006-107)*
Request for Plat Amendment
Our File No. 10-182

Dear Rick:

I am following up our recent meetings regarding the above referenced items. Through this letter, Robert Johnson, the Developer and successor in interest to the original applicant, requests an amendment to the Preliminary Plat of Anderson Heights as set forth herein.

1. Summary of Request.

The original preliminary plat configuration included the construction of Brantingham Road within City of Richland right-of-way running north/south and serving the lots in the southeast corner of the plat. The proposed amendment would eliminate the extension of Brantingham Road and move a row of seven homes to the eastern boundary of the plat. To provide access, a new north/south street, "D" Street (previously identified on 8 ½ x 11 sketches as "K" St.) would be constructed that would run south from Melissa Street. This configuration would eliminate the need for build out of Brantingham Road south of the current cul de sac.

2. Attachments.

- a. Original Preliminary Plat Map.
- b. Proposed Amended Plat Map.
- c. A Variance Report Prepared by Cascade Title.
- d. A check in the amount of \$395.00.

George E. Telquist • John S. Ziobro • Robert G. McMillen • Eric B. Eisinger

1333 Columbia Park Trail, Suite 110 • Richland, WA 99352

(509) 737-8500 • Toll Free (877) 789-LAW1 • Fax (509) 737-9500 • www.tzmlaw.com

3. Basis and Justification for the Request.

Prior to the filing of the application, three bordering property owners utilized existing undeveloped City right-of-way south of Brantingham Road to access their property: the Meiers to the east (now the Carrs); and the Hackneys and the Cadwells to the south. The right-of-way, is covered with an asphalt overlay but we do not believe it is constructed to City street standards. The access road continues to provide access to the three properties.

In the original staff report, the Engineering Department recognized several difficulties associated with the extension/construction of Brantingham Road. The Civil and Utility Engineering Departments issued a memorandum dated November 7, 2009 in response to the original application. It provided, among other things:

As required by City Municipal Code, the pre-plat includes extending Brantingham Road to the adjacent property to the south. The topography of the south end of Brantingham Road and the adjacent property includes severe slopes that will require substantial cutting and filling to accommodate a City standard street extension to the south. In addition, there are underground utilities within Brantingham Road right of way that will be impacted by a significant regrading of the Right of Way. When the phase that proposes to build any portion of "I" Street is submitted, the plan set shall include a design for the portion of Brantingham Road 300-feet south of the pre-plat. The design shall meet City standards from the Public Works Director. The developer shall submit this design to the City and the property owner of the adjacent property. The design shall provide Right of Way access to all of the existing properties not presently serviced by direct access to Gage Boulevard.

In follow up to the meeting approving the preliminary plat, the developer at that time, Birch and Jossi, met with the City staff and the property owners. The proposed plat amendment is a result of those meetings. City staff concluded that if the three neighboring property owners agreed in writing to the new configuration, it would process the amendment as a minor plat amendment under RMC 24.24.055.A. Otherwise, any amendment would be considered a major plat amendment under RMC 24.24.055.B.

The City also requested that Mr. Johnson obtain the Cadwell's signature on a document granting a public access easement, primarily for the benefit of the Hackneys. The requested easement would provide an alternative access to the Hackneys who could take the proposed "D" Street south to the Cadwell property and use the easement to cross the Cadwell property. This access would be in addition to the existing access. Mr. Johnson has attempted to secure the requested written approval of the Cadwells and Hackneys and the easement. He has been unable to obtain their signatures. This is the basis for requesting the amendment as a major amendment.

George E. Telquist • John S. Ziobro • Robert G. McMillen • Eric B. Eisinger

1333 Columbia Park Trail, Suite 110 • Richland, WA 99352

(509) 737-8500 • Toll Free (877) 789-LAW1 • Fax (509) 737-9500 • www.tzmlaw.com

The easement would prevent the Hackneys from becoming land-locked if any portion of the Brantingham right-of-way was vacated. However, the City staff advises that the Brantingham right-of-way would not be vacated south of the cul de sac unless Melissa Street was extended east of the platted area and provided access to that portion of the right-of-way used by the Hackneys, Cadwells, and the Carrs. Any future right-of-way vacation would be limited to that portion of lot 31 between the cul de sac and Melissa Street. This would prevent Brantingham from becoming a through street.

4. Findings Justifying Amendment.

The Developer believes the original Findings of Fact and Conclusions of Law are unchanged with this Application and ask that those Findings be incorporated into the Findings in support of this Application.

Below are the required findings of fact for this Application and facts which we believe support each of the findings:

a) The preliminary plat conforms to the requirements of Title 24, Plats and Subdivisions:

The City staff has already concluded the plat conforms to the requirements of Title 24. This amendment is consistent with those requirements and enhances the original submittal.

b) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, or other public ways, transit stops, pottable water supplies, sanitary waste, 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 walk only to and from school:

Of the impacts set forth in the criteria above, only streets and roads could arguably be impacted. The proposed Plat Amendment is limited to the use of Melissa Street and "D" Street for access to the southeast portion of the plat and abandonment of plans to extend Brantingham Road further south.

As acknowledged by staff, the Brantingham extension possesses challenges related to road alignment due to topography. The amendment provides better access within the subdivision and direct access to the Cadwell lot. The Hackney, Cadwell, and Carr lots will continue to have access through use of the Brantingham right-of-way.

George E. Telquist • John S. Ziobro • Robert G. McMillen • Eric B. Eisinger

1333 Columbia Park Trail, Suite 110 • Richland, WA 99352

(509) 737-8500 • Toll Free (877) 789-LAW1 • Fax (509) 737-9500 • www.tzmlaw.com

A condition of approval or acknowledgement by the City that the Brantingham right-of-way will not be vacated unless access is obtained through the extension of Melissa Street assures that the Hackneys, Cadwells, and Carrs will always have access to their lots through the Brantingham right-of-way. Additionally, the Hackneys can obtain an alternative access to their property if they were provided an easement by the Cadwells. The result of the Plat Amendment is no net change in access to the Cadwell, Hackney, or Carr property. It provides a secondary access point for the Cadwells and in this regard, it is an enhancement in access and allows the Cadwells access to their property on a better roadway, which is an improvement in safety.

c) The public use and interest will be served by the platting of such subdivision and declaration:

As indicated above, the original preliminary plat layout posed challenges because of existing utilities, alignment, and topography. There is little dispute that the public use and interest is served by the development of this subdivision. Additionally, during public comment at the time of the original plat approval, neighboring property owners testified that they had concerns related to extension of Brantingham Road. The Plat Amendment addresses those concerns, enhances the subdivision layout, provides better access within the plat, and results in a better road design and layout for future road extensions.

d) The Application is consistent with the requirements of 19.60.095.

Required findings under RCW 19.60.095 provides:

- 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 of the Richland Municipal Code.
- c. The Development Application is beneficial to the public health, safety, and welfare, and is in the public interest.

The Developer requests that the City incorporate the previously entered Findings of Fact and Conclusions of Law with regard to the above-referenced criteria. This amendment presents no conflict with the comprehensive plan, serves to provide better mitigation of any impacts, and enhances public health, safety, and welfare.

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We believe this amendment could be processed as a minor amendment under the RMC. However, we invite the opportunity for public comment as we believe this amendment addresses the concerns expressed at the time of preliminary plat approval. More important, we believe the proposed configuration in an enhancement of the original configuration.

Very truly yours,

TELQUIST ZIOBRO McMILLEN, PLLC



JOHN S. ZIOBRO

JSZ/jr

cc. Robert Johnson

George E. Telquist • John S. Ziobro • Robert G. McMillen • Eric B. Eisinger

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NOV 08 2006

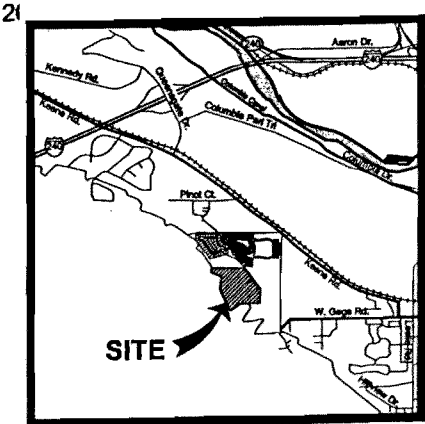
ENGINEERS - PLANNERS
LANDSCAPE ARCHITECTS
6303 Burden Blvd, Suite B
Pasco, WA 99301
Phone: (509) 665-3448
Fax: (509) 665-3448
Email: info@hopperdennissullivan.com

HOPPER
DENNIS
JELLISON
PLLC

ORIGINAL
PLAT-REVO

ALTERNATE PLAT FOR:
ANDERSON HEIGHTS
A SUBDIVISION LOCATED IN THE CITY OF RICHLAND, WASHINGTON

DESIGNED:
JLM
DRAWN:
JLM
CHECKED:
JEP
SCALE:
H: 1"=100'
V: N/A
NOV 08, 2006
2000-00
SHEET
1
1

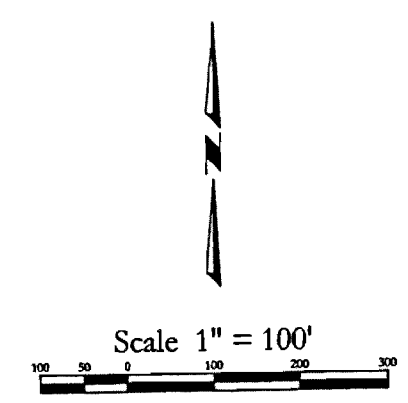


APPLICANT/DEVELOPER:
J & J DEVELOPMENT, LLC
ATTN: JERRY JOHNSON
10121 S.E. SUNNYSIDE, SUITE 300-E
CLACKAMAS, OR 97015
(503) 481-0700

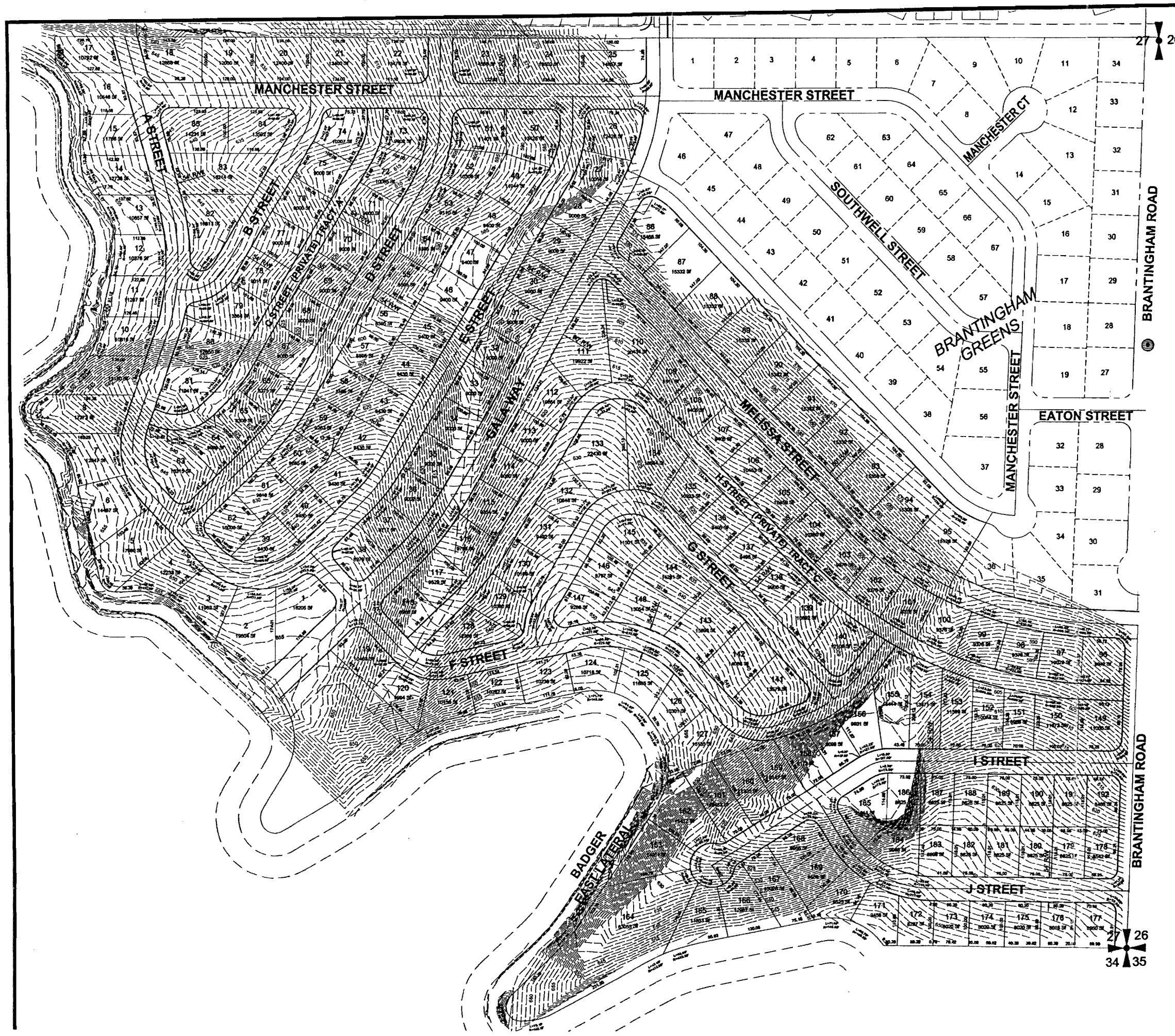
PRELIMINARY PLAT PREPARED BY:
HOPPER DENNIS JELLISON, PLLC
ATTN: NATHAN MACHIELA, P.E.
6303 BURDEN BLVD, SUITE B
PASCO, WA 99301
(509) 647-5119

SURVEYOR:
MINISTER AND GLAESER SURVEYING, INC.
ATTN: JOHN SHEA, P.L.S.
6303 BURDEN BLVD, SUITE E
PASCO, WASHINGTON
(509) 544-7802

SITE AREA DATA:
TOTAL LOT COUNT: 192
MINIMUM LOT SIZE: 8,018 SF
AVERAGE LOT SIZE: 11,367 SF
TOTAL SITE AREA: 68.83 ACRES

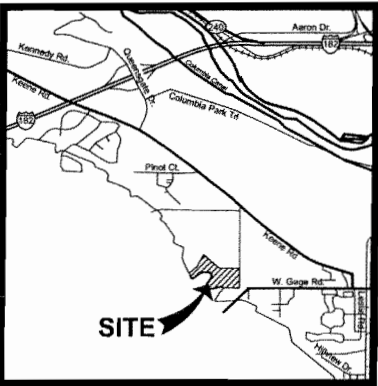
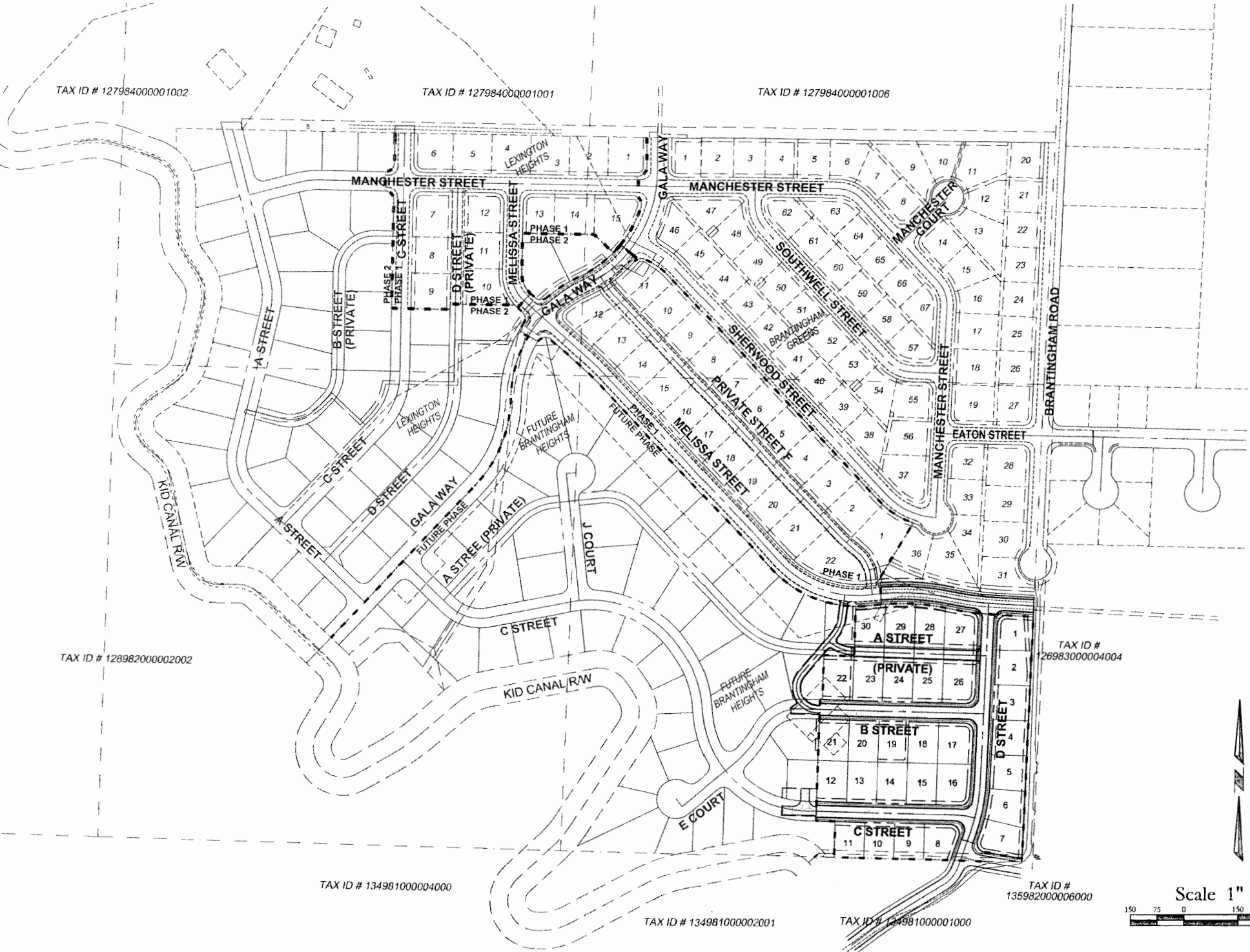


PRELIMINARY
SUBJECT TO AGENCY REVIEW
NOT FOR CONSTRUCTION



BRANTINGHAM HEIGHTS - PHASE 2

Located In Sec. 27, T. 9 N., R. 28 E., W.M.



VICINITY MAP
NOT TO SCALE

City of Richland	
Approved	Date
Kennewick Irrigation District	
Approved	Date

Sheet Index	
1.	Cover Sheet
2.	General Notes
3.	Grading Plan
4.	Composite Utility Plan
5.	Melissa Street Plan & Profile
6.	D Street Plan & Profile
7.	D Street Plan & Profile
8.	A Street Plan & Profile
9.	B Street Plan & Profile
10.	C Street Plan & Profile
11.	SEVA Road Plan & Profile
12.	SEVA Road Plan & Profile
13.	Miscellaneous Details
14.	Miscellaneous Details
15.	Miscellaneous Details
16.	Miscellaneous Details
17.	Energy Services & Illumination Plan
18.	Irrigation Plan

Owner/Developer:
Land to Lots, L.L.C.
Attn: Bob Johnson
8500 W. Gage Boulevard Suite A
Kennewick, WA 99336
(509) 735-6220

Surveyor:
HDJ Design Group P.L.L.C.
Attn: John Shea, P.L.S.
6115 Burden Blvd., Suite E
Pasco, WA 99301
Phone: (509) 547-5119

CALL TWO WORKING
DAYS BEFORE YOU DIG
811

No.	Revision	Date	By	App'd
1	ISSUED FOR APPROVAL	2-22-10	JLM	JEF
2	PRELIMINARY - ISSUED FOR REVIEW	2-22-10	JLM	JLM

PRELIMINARY
FOR BID PURPOSES ONLY
NOT FOR CONSTRUCTION



HDJ
DESIGN GROUP
engineers | landscape architects | planners | surveyors

COVER SHEET FOR:
BRANTINGHAM HEIGHTS PHASE 2
A SUBDIVISION LOCATED IN THE CITY OF RICHLAND, WASHINGTON

DESIGNED:	JLM
DRAWN:	CAD
CHECKED:	JEF
SCALE:	H: 1"=150'
	V: N/A
APR 15, 2010	2967
SHEET	
1	18

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: S2006-107(Revision)

PREPARED BY: RICK SIMON
MEETING DATE: AUGUST 25, 2010

GENERAL INFORMATION:

APPLICANT: ROBERT JOHNSON

REQUEST: REVISION TO THE PREVIOUSLY APPROVED PRELIMINARY PLAT
OF ANDERSON HEIGHTS

LOCATION: WEST OF AND ADJACENT TO BRANTINGHAM ROAD, SOUTH OF
MELISSA AND NORTH OF THE KENNEWICK IRRIGATION
DISTRICT EAST BADGER LATERAL CANAL

REASON FOR REQUEST:

The applicant has proposed an alternate design to the preliminary plat, resulting in a change in the location of an exterior access road, thereby triggering the requirement for a revision to the preliminary plat.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for preliminary plat approval and, subject to the conditions set forth in the Revised Technical Advisory Committee Report dated August 19, 2010 submits:

Findings of Fact:

1. The Richland Comprehensive Land Use Plan designates the site as Low Density Residential (0 to 5 Dwellings/Acre).
2. The gross density of the proposed revised subdivision remains approximately 2.8 dwelling units per acre.

Conclusion of Law:

1. **The proposed preliminary plat is consistent with and would provide for development of the subject parcel in conformance with the density and type of land use envisioned in the land use element of the adopted comprehensive plan.**

Findings of Fact:

3. The site is zoned Single Family Residential 10,000 (R1-10) which requires a minimum lot size of 8,000 square feet, an average lot size for a subdivision of at least 10,000 square feet and a minimum lot width of 70 feet, as set forth in Section 23.18.040 of the Richland Municipal Code.

4. The minimum lot size in the proposed revised subdivision would meet the minimum zoning standards for minimum lot size, average lot size and minimum lot width.

Conclusion of Law:

2. **The proposed subdivision, as revised, would create residential lots that are in compliance with the requirements of the underlying R1-10 zoning district.**

Findings of Fact:

5. Section 24.24.055 of the RMC sets forth standards distinguishing minor amendments from major amendments. Major amendments are defined as any amendment that would result in the relocation of any roadway access point to an exterior street from the plat.
6. The proposed revision to the plat of Anderson Heights would delete the proposed improvement to Brantingham Road along the eastern boundary of the plat and replace it with "D Street", a road that would extend to the northerly plat boundary, approximately 130 feet west of Brantingham Road alignment, thereby resulting in a relocation of a roadway access point to a plat boundary, thus meeting the definition of a major amendment to a preliminary plat.
7. Section 24.24.055 of the RMC requires that major amendments to preliminary plats shall be reviewed by the Planning Commission in a public hearing.
8. Public notice has been provided in a manner consistent with the RMC, including the mailing of notice to property owners within 300 feet of the plat of Anderson Heights and the posting of a legal notice in the newspaper.

Conclusion of Law:

3. **The proposed project conforms to the City requirements for the processing of a major amendment to a preliminary plat as set forth in Section 24.24.055 of the RMC.**

Findings of Fact:

9. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Planning Commission to consider whether 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.

10. The proposed revisions to the plat of Anderson Heights do not result in the alteration of any proposed open spaces, drainage ways, transit stops, parks and recreation, playgrounds, schools and school grounds.
11. Changes to the street system proposed in the revised plat of Anderson Heights meet City standards relative to street width, grade, alignment, and provision of sidewalks.
12. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in the Revised Technical Advisory Committee report, dated August 19, 2010.

Conclusions of Law:

4. **As conditioned the proposed subdivision makes appropriate provisions 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.**

Findings of Fact:

13. As required by State law and City Code, the applicant submitted a State Environmental Policy Act (SEPA) environmental checklist dated September 28, 2006 at the time that the original Anderson Heights preliminary plat application was filed.
14. The City reviewed the submitted checklist and considered the proposal in light of the submitted information and other environmental information readily available to the City including information on sensitive areas and determined that, as conditioned, approval of the request for the proposed development would not have significant adverse environmental impacts.
15. On November 8, 2006 the City issued a Determination of Non-Significance for the proposal.
16. Section 22.09.190 of the RMC provides for the City to adopt previous environmental documents. As the previous environmental document consisted of essentially the same project on the same site, with only minor revisions to the street system, adoption of the previous Determination of Non-Significance still remains valid.

Conclusions of Law:

5. **Pursuant to Chapter 22.09 of the RMC (State Environmental Policy Act), impacts of the proposal have been appropriately identified and have been or**

will be mitigated and the proposal as revised will have no significant adverse environmental impacts.

- 6. Based on the above findings and conclusions, conditional approval of the proposed revision to the plat of Anderson Heights is warranted because the project conforms to the requirements of RMC Title 24, is consistent with the requirements of RMC 19.60.095 and would be in the public interest.**

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in the Staff Report (S2006-107 Revision) and recommend that City Council approve the proposed revisions to the preliminary plat of Anderson Heights subject to the conditions of approval set forth in the Technical Advisory Committee Report dated August 19, 2010

ATTACHMENTS

- A - Supplemental Information
- B - Revised Technical Advisory Committee Report
- C - Memo from Public Works
- D - Vicinity Map
- E – Copy of Public Notice
- F – Aerial Photo
- G– Application Letter from John Ziobro
- H – Comments from John A Cadwell, MD
- I – Original Plat Map of Anderson Heights
- J – Map of Proposed Plat Revisions

ATTACHMENT A
(S2006-107 Revision)

SUPPLEMENTAL INFORMATION

DESCRIPTION OF PROPOSAL

The original preliminary plat of Anderson Heights, approved in 2006 allowed for the phased division of the approximately 69-acre site into 192 residential lots for construction with single-family detached homes. The smallest lot size would be approximately 8,000 square feet with an overall average lot size for the subdivision of approximately 11,367 square feet.

The proposed revision would alter the street and lot configuration in the southern portion of the plat. In particular, the original design of widening Brantingham Road, which runs along the eastern boundary of the plat would be deleted in favor of building a Street "D" located approximately 130 feet west of and parallel to Brantingham Road. (Refer to the attached maps showing both the original design and the proposed revision.)

CODE REQUIREMENTS

The City Subdivision Code requires that major amendments be reviewed through a public hearing process by the Planning Commission, with the City Council making the final decision. This proposed amendment qualifies as a major amendment be virtue of the fact that the proposed location of the road exiting the subdivision has changed and therefore meetsthe criteria 3B in Section 24.24.055, as reprinted below:

At any time after preliminary plat approval and before final plat approval, the applicant may submit an application to the subdivision administrator that proposes an amendment to the approved or conditionally approved preliminary plat.

A. Minor Amendments. The subdivision administrator shall have the authority to administratively approve amendments that the subdivision administrator deems to be minor.

B. Major Amendments. A major amendment shall include, but is not limited to, the following:

- 1. Any amendment that would result in or would have the effect of decreasing the aggregate area of open space in the subdivision by ten percent (10%) or more;*
- 2. Any amendment that would result in increasing the number of lots in the subdivision beyond the number previously approved;*

3. *Any amendment that would result in the relocation of any roadway access point to an exterior street from the plat;*
4. *Any amendment that proposes phasing of plat development when no phasing plan was included in the original preliminary plat approval; or*
5. *Any amendment that, in the opinion of the subdivision administrator, would significantly increase any adverse impacts or undesirable effects of the plat.*

C. Process for Major Amendments. If the subdivision administrator determines that the proposed amendment is major, the Planning Commission shall hold a public hearing on the proposed major amendment in accordance with the requirements for preliminary plat approval found within this Title, provided, however, that any public hearing on a proposed major amendment shall be limited to whether the proposed major amendment should or should not be approved. Within thirty (30) days following receipt of the Planning Commission's written recommendation, the City Council shall approve or disapprove any proposed major amendment and may make any modifications in the terms and conditions of the preliminary plat approval to the extent that they are reasonably related to the proposed amendment. If the applicant is unwilling to accept the proposed major amendment under the terms and conditions specified by the City Council, the applicant may withdraw the proposed major amendment and develop the subdivision in accordance with the original preliminary plat approval (as it may have been previously amended). (Ord. 23-03)

SURROUNDING ZONING AND LAND USES

North and East -

Properties to the north and east are zoned Single Family Residential (R1-10) and currently developed with some single family homes on acreage size lots and with the recently constructed Brantingham Greens and Brantingham Heights subdivisions to the northeast.

South and West -

Above the KID Canal to the west and south is property zoned R1-10 and currently undeveloped but approved for development with future phases of the Westcliffe subdivision and other areas to the south zoned R1-10 and currently developed with some single family homes on acreage size lots.

Physical Features: The irregular shaped site is currently developed with orchard uses. The site slopes down from the southwest to the northeast with elevations from approximately 660 feet near the KID canal to approximately 560 feet in the northerly portions of the site. Slopes up to approximately 25 percent are located in several areas of the site.

State Environmental Policy Act (SEPA): The proposal was reviewed pursuant to the requirements of the State Environmental Policy Act and a Determination of Non-Significance (EA29-06) was issued on November 8, 2006. As the proposed revision does not change the proposed use, no new environmental review is required under the law.

Public Comment: Correspondence from John Cadwell, MD, an adjacent landowner is attached.

ANALYSIS

The proposed revision to the street system within the plat potentially impacts three adjacent property owners. The Carr property is located immediately east of and adjacent to the plat and Brantingham Road. The Hackney and Cadwell properties are located to the south of the plat boundary. (Refer to the attached aerial photo.) The City is concerned both with any changes to how these properties currently gain access, as well as ensuring that adequate access is provided to these lots in the event that further development occurs.

The proposed revision would not change access to the Carr property. Currently, access to the Carr property is provided from Brantingham Road. Under the original plat design, Brantingham Road would have been expanded to a full width City street. Under the proposed revision, no improvements to Brantingham Road would be made, so it would remain in its present condition. The existing condition of Brantingham Road would not support further development, so if the Carr property were to be developed in the future, the extension of Mellissa Street would be needed to provide access.

Currently, the Cadwell property is also accessed from Brantingham Road. As no changes to Brantingham Road are proposed, this access will remain available. However, the proposed construction of "D" Street would provide full City street access to the Cadwell property and provide a second option for access to the Cadwell property.

The Hackney property is also accessed from Brantingham Road. The construction of "D" Street will not provide access to their property unless an east-west road extension is provided at the southerly end of "D" Street. This extension is shown on the proposed plat revision map; however, the developer does not control the property that would be needed for this east-west extension. As described in the application materials submitted, the developer has not been able to acquire the necessary easements to date. Approval of the proposed revision should therefore be conditioned upon the developer's ability to acquire the necessary easement. Before that time, the potential for the expansion of Brantingham Road should remain in place to ensure that full city street access can be provided to the Hackney property in the future.

There is also a small portion of the Cadwell ownership that is physical separated from the remainder of the Cadwell property by the Kennewick Irrigation District canal. Neither the proposed plat revision or the original plat design included any provision for access to this property. A condition has been added to the TAC report requiring one of the lots within the proposed "E" Court to include a 10 foot wide access easement.

Finally, the comments submitted by Dr. Cadwell cite some potentially significant environmental concerns regarding the storage of agricultural chemicals within the proposed development site. The issue that is properly before the City is consideration of a revision to the Anderson Heights preliminary plat. If the Commission and Council take action to approve the application, it would authorize the construction of the revised layout of streets and lots. If the City determines to deny the application, the developer still retains the option of building the plat as originally approved. In either case, the developer still retains the right to develop the property. While the issue of contamination of the soil and ground water is a significant one, it does not have direct bearing in this application. Staff is in the process of determining which public agency may have jurisdiction in this matter and will forward the information to them.

CONCLUSION

The revised plat layout as submitted remains in compliance with the use and density envisioned for the property in the City's adopted Comprehensive Land Use Plan and zoning regulations. Subject to the conditions set forth in the Technical Advisory Committee Report the revised preliminary plat will make adequate provisions for the future development of adjacent properties.

ATTACHMENT B

(S2006-107Revised)

**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2006-107)
NOVEMBER 8, 2006 (AMENDED AUGUST 19, 2010)**

APPLICANT: ROBERT JOHNSON

REQUEST: REVISED PRELIMINARY PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 69-ACRE PARCEL INTO 192 RESIDENTIAL LOTS (ANDERSON
HEIGHTS).

LOCATION: SOUTH AND WEST OF THE PLAT OF BRANTINGHAM
GREENS, WEST OF BRANTINGHAM ROAD EXTENDED
SOUTH, AND NORTH AND EAST OF THE KENNEWICK
IRRIGATION DISTRICT CANAL.

ENGINEER: HOPPER, DENNIS, JELLISON, PLLC

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

The Technical Advisory Committee conducted a review of the request and recommends that if the preliminary plat is approved, such approval be subject to the following conditions:

1. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, natural gas, and irrigation system shall be approved by the Richland Civil and Utility Engineering Division and shall be consistent with the requirements of the responsible departments or companies.
2. Prior to final plat approval all improvements required 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. Secondary emergency vehicle access shall be provided in accordance with the requirements of the Richland Fire Marshall during all phases of development.
4. 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. The following note shall be placed on the final plat(s): **“Address**

numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance.”

5. Park fees as required by Richland Municipal Code (RMC) Chapter 22.12 shall be paid prior to issuance of building permits for new homes within the plat boundaries. The following note shall be placed on the final plat: **“Park fees as required by Richland Municipal Code Chapter 22.12 shall be paid by the property owner at the time of building permit issuance for the construction of a home on any lot within this subdivision.”**

This condition shall not preclude the applicant from requesting full or partial credit pursuant to the requirements of RMC Chapter 22.12 for dedication of park land and/or facilities within the plat boundaries.

6. Development shall comply with all applicable requirements of the Kennewick Irrigation District including but not limited to requirements for design and installation of an irrigation system and related easements.
7. Unless otherwise approved by the City Engineer, private street improvements shall include curb, gutter and sidewalk on at least one side of the street and the pavement width shall be a minimum of 28 feet to allow for on-street parking on one side of the street while maintaining sufficient width to accommodate emergency vehicle and solid waste truck access.
8. The final plat(s) shall include a note identifying the intended use of all non-residential tracts within the plat boundaries. The note shall further state which residential lots within the plat share an equal undivided ownership interest in any non-residential tract(s) that are not otherwise formally dedicated for ownership by either the City or other appropriate entity.
9. A subsurface geotechnical investigation to evaluate site soil conditions and their impact on steep slopes and a slope stability analysis shall be completed prior to site construction activities. Copies of the report containing findings and recommendations resulting from the required investigations and analyses shall be submitted to the Richland Development Services Division and Civil and Utility Engineering Division prior to or concurrent with submittal of detailed engineering design plans. Site development shall be subject to the engineering recommendations resulting from said investigations and analyses.
10. Plat approval is subject to compliance with provisions of RMC Section 9.16.046 pertaining to dust control during construction.
11. Preliminary plat approval is subject to compliance with the conditions of approval set forth in the attached memorandums from the Civil and Utility Engineering

Division dated November 7, 2006 and from the Richland Building Official dated October 13, 2006.

*** NOTE: The Technical Advisory Committee Report has been amended to reflect the action of the Richland Planning Commission on November 15, 2006 amending conditions # 16 and 34 of the Civil and Utility Engineering Division memorandum dated November 7, 2006 and amending condition #19 of the Civil and Utility Engineering Division memorandum on August 19, 2010 to reflect the changes necessitated by the proposed revisions to the preliminary plat.**

REVISED STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: S2006-107(Revision)

PREPARED BY: RICK SIMON
MEETING DATE: SEPTEMBER 8, 2010

GENERAL INFORMATION:

APPLICANT: ROBERT JOHNSON

REQUEST: REVISION TO THE PREVIOUSLY APPROVED PRELIMINARY PLAT
OF ANDERSON HEIGHTS

LOCATION: WEST OF AND ADJACENT TO BRANTINGHAM ROAD, SOUTH OF
MELISSA AND NORTH OF THE KENNEWICK IRRIGATION
DISTRICT EAST BADGER LATERAL CANAL

REASON FOR REQUEST:

The applicant has proposed an alternate design to the preliminary plat, resulting in a change in the location of an exterior access road, thereby triggering the requirement for a revision to the preliminary plat.

SUMMARY OF ISSUES

At the Planning Commission meeting of August 25th, the Commission took action to postpone the public hearing to give staff a chance to review the legal issues that the applicant's attorney had raised in response to the recommendation included in the original staff report. Staff has now reviewed the issues with the City Attorney as well as outside legal counsel and has modified its recommendation.

There are a several issues that have been raised by the correspondence from John Ziobro, the applicant's attorney and by Dr. John Cadwell, an adjacent landowner that are summarized in bold type below. Following each of these issues is staff's response.

1. Can the City condition the revised plat approval to require the acquisition of an access easement that is located off-site?

In order to address this question, some explanation of how the proposed revision affects the adjacent properties is required. The original preliminary plat design provided for full City street access to adjoining property owners to the south (Hackney and Cadwell parcels) through the dedication and improvement of Brantingham Road. However, the location of a 48 inch irrigation main, the presence of electrical power lines and an irrigation weir, all within the Brantingham Road corridor would make road construction along this alignment expensive. The proposed plat revision, in moving the road westward and away from Brantingham, avoids the problems associated with construction of the Brantingham Road right-of-way. The revised design would not provide any

improvements to the existing Brantingham Road. The proposed revision calls for a full city street improvement to the Cadwell property boundary (Street "D" as labeled on the proposed plat revision); however; it does not provide a full street improvement to the Hackney property. The proposal calls for a road that would provide a full street access to the Hackney property, but that roadway is located mostly outside the boundaries of the plat on the adjoining Cadwell property. The applicant has not been able to secure the appropriate easements from Dr. Cadwell, resulting in the situation, where the Hackney property would not have sufficient access to support the future development of that property. Staff's original recommendation allowed for the proposed revision only on the condition that the applicant obtains the easement needed from Dr. Cadwell. After review of the situation with legal counsel, staff is modifying that recommendation so that access can be provided without requiring any off-site easements or dedications.

Staff now recommends that a half street be built along the southern boundary of the plat from the end of "D" Street eastward to the southeast corner of the plat. While this would not provide a full street access to the Hackney property, it still does make adequate provision for a full street if the Cadwell property were to be developed in the future. A half street along the boundary of a plat is a standard provided for in the Richland Municipal Code 24.16.110, which states in pertinent part: *"A street lying along the boundary of a subdivision may be dedicated one-half the required width if it is practical to require the dedication of the other half when the adjoining property is subdivided; and whenever there exists a dedicated half-street of an adjoining plat, the other half shall be dedicated on the proposed plat to make the street complete."* This provision would allow the applicant to construct the half-street entirely on this own property and therefore would not be subject to having to acquire additional easement from another property owner, thereby overcoming the objection that John Ziobro raised in his August 25th correspondence.

2. Can the City legally impose a requirement for an access easement to a parcel that would otherwise be landlocked?

The August 25th correspondence from John Ziobro stated that the City lacked the authority to impose a condition on the applicant to provide a driveway access to a parcel that is otherwise landlocked. His letter also stated in the concluding paragraph, that *"Mr. Johnson is not foreclosed on a plan to grant access to the landlocked Cadwell property so long as it does not come at the expense of a lost lot."* The size and configuration of the portion of the Cadwell property is such that it could likely only support a single building lot. To serve that level of development, a private driveway is all that is required. Staff's recommended condition was for a 10 foot wide access easement extending from the end of the cul-de-sac on "E" Court to the southerly boundary of the plat. If an easement was provided along a common property boundary, it would appear to have minimal impact on the subdivision.

3. How should the City respond to the environmental issues that have been raised?

The August 19th correspondence from Dr. John Cadwell included a series of photos of an existing agricultural building that is located on the site that contains a large number of used containers of agricultural chemicals and questioned whether the stockpile of materials created an environmental hazard. (Copies of the correspondence were included in the staff report packets, however, the original color photos did not reproduce well. Color copies of the photos are available on-line at www.ci.richland.wa.us – from the City Government tab go to Boards and Commissions and then to Planning Commission then to the packet for August 25th.) As the City staff has no specific expertise in this area, it referred the matter to the County Health Department. The Health Department indicated that they would conduct an initial investigation and if warranted they would contact the State Department of Ecology to begin a cleanup effort. While the matter is potentially a very significant one, it does not have a direct bearing on the question that is presently before the Planning Commission, namely should the proposed plat revision application be granted or not? If environmental standards have been violated on the property, it must be cleaned-up regardless of whether the property is developed under the original plat design, the revised plat design or whether the property remains in agricultural use for the foreseeable future. The applicant has indicated that the current orchard operator is responsible for the cleanup of the site.

4. Does the previous placement of fill on-site preclude the development of the revised plat?

The August 19th correspondence from Dr. John Cadwell pointed out that a large volume of fill was placed along the southern edge of the plat boundary. This activity was not reviewed by the City. Significant cutting and filling work was completed during the construction of the initial phase of the plat, and that apparently was the source of material that comprised the fill that was placed near the property boundary. The grading work that was reviewed by the City was limited to the area contained within the previous phase of the plat. As the development of future phases of the plat occurs, additional grading will be required. The City will require permits and will inspect the grading activity. Testing of the fill site will be required to determine if the fill is sufficiently compacted to support building and/or road construction. The roads within the plat will have to be designed to meet City standards for grade, width and turning radius and may require retaining structures depending upon the slope and the type of soils present. These specific issues would be answered during the engineering design phase of the process.

ANALYSIS

The new conditions proposed by staff would require minor modifications to the plat design. Placing a half street along the southerly plat boundary from "D" Street to the southeast corner of the plat would necessitate a shift in lot boundaries for lots 1-7. A half street improvement would require 27 feet. Narrowing each of the seven lots by approximately 4 feet would provide adequate area for the half street. Consequently, the applicant would still retain the ability to build the same number of lots, while avoiding the expenses associated with the development of the Brantingham Road right-of-way. Also, the neighboring property owners would be provided with access to their properties in a manner that is consistent with the City's subdivision regulations.

In regard to the provision of access to the landlocked Cadwell property, the proposed plat condition would provide an appropriate level of access to the site, without significantly impacting the subdivision. A 10 foot easement placed along a property line would only impact each lot with a 5 foot encumbrance. This would not even impact placement of a residence on the two lots, as the side yard setback requirement is 10 feet.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for preliminary plat approval and, subject to the conditions set forth in the Revised Technical Advisory Committee Report dated September 3, 2010 submits:

Findings of Fact:

1. The Richland Comprehensive Land Use Plan designates the site as Low Density Residential (0 to 5 Dwellings/Acre).
2. The gross density of the proposed revised subdivision remains approximately 2.8 dwelling units per acre.

Conclusion of Law:

1. **The proposed preliminary plat is consistent with and would provide for development of the subject parcel in conformance with the density and type of land use envisioned in the land use element of the adopted comprehensive plan.**

Findings of Fact:

3. The site is zoned Single Family Residential 10,000 (R1-10) which requires a minimum lot size of 8,000 square feet, an average lot size for a subdivision of at least 10,000 square feet and a minimum lot width of 70 feet, as set forth in Section 23.18.040 of the Richland Municipal Code.
4. The minimum lot size in the proposed revised subdivision would meet the minimum zoning standards for minimum lot size, average lot size and minimum lot width.

Conclusion of Law:

2. **The proposed subdivision, as revised, would create residential lots that are in compliance with the requirements of the underlying R1-10 zoning district.**

Findings of Fact:

5. Section 24.24.055 of the RMC sets forth standards distinguishing minor amendments from major amendments. Major amendments are defined as any amendment that would result in the relocation of any roadway access point to an exterior street from the plat.
6. The proposed revision to the plat of Anderson Heights would delete the proposed improvement to Brantingham Road along the eastern boundary of the plat and replace it with "D Street", a road that would extend to the northerly plat boundary, approximately 130 feet west of Brantingham Road alignment, thereby resulting in a relocation of a roadway access point to a plat boundary, thus meeting the definition of a major amendment to a preliminary plat.
7. Section 24.24.055 of the RMC requires that major amendments to preliminary plats shall be reviewed by the Planning Commission in a public hearing.
8. Public notice has been provided in a manner consistent with the RMC, including the mailing of notice to property owners within 300 feet of the plat of Anderson Heights and the posting of a legal notice in the newspaper.

Conclusion of Law:

3. **The proposed project conforms to the City requirements for the processing of a major amendment to a preliminary plat as set forth in Section 24.24.055 of the RMC.**

Findings of Fact:

9. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Planning Commission to consider whether 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.
10. The proposed revisions to the plat of Anderson Heights do not result in the alteration of any proposed open spaces, drainage ways, transit stops, parks and recreation, playgrounds, schools and school grounds.

11. Changes to the street system proposed in the revised plat of Anderson Heights meet City standards relative to street width, grade, alignment, and provision of sidewalks.
12. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in the Revised Technical Advisory Committee report, dated September 3, 2010.

Conclusions of Law:

4. **As conditioned the proposed subdivision makes appropriate provisions 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.**

Findings of Fact:

13. As required by State law and City Code, the applicant submitted a State Environmental Policy Act (SEPA) environmental checklist dated September 28, 2006 at the time that the original Anderson Heights preliminary plat application was filed.
14. The City reviewed the submitted checklist and considered the proposal in light of the submitted information and other environmental information readily available to the City including information on sensitive areas and determined that, as conditioned, approval of the request for the proposed development would not have significant adverse environmental impacts.
15. On November 8, 2006 the City issued a Determination of Non-Significance for the proposal.
16. Section 22.09.190 of the RMC provides for the City to adopt previous environmental documents. As the previous environmental document consisted of essentially the same project on the same site, with only minor revisions to the street system, adoption of the previous Determination of Non-Significance still remains valid.
17. Potential environmental issues relating to the storage of agricultural chemicals on-site are not specifically related to this development proposal. Existing environmental regulations establish standards for the disposal and cleanup of any contamination that may exist on-site and shall be addressed, regardless of whether the preliminary plat is constructed or not.

Conclusions of Law:

- 5. Pursuant to Chapter 22.09 of the RMC (State Environmental Policy Act), impacts of the proposal have been appropriately identified and have been or will be mitigated and the proposal as revised will have no significant adverse environmental impacts.**
- 6. Based on the above findings and conclusions, conditional approval of the proposed revision to the plat of Anderson Heights is warranted because the project conforms to the requirements of RMC Title 24, is consistent with the requirements of RMC 19.60.095 and would be in the public interest.**

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in the Staff Report (S2006-107 Revision) and recommend that City Council approve the proposed revisions to the preliminary plat of Anderson Heights subject to the conditions of approval set forth in the Technical Advisory Committee Report dated September 3, 2010

ATTACHMENTS

- A - Revised Technical Advisory Committee Report
- B - Memo from Public Works
- C - Vicinity Map
- D – Aerial Photo
- E – August 25th Correspondence from John Ziobro
- E – Original Plat Map of Anderson Heights
- F – Map of Proposed Plat Revisions

Note: The staff report prepared for the August 25th meeting and all associated attachments are available on the City webpage: www.ci.richland.wa.us – from the “City Government” tab - go to Boards and Commissions and then to Planning Commission then to the packet for August 25th.

ATTACHMENT B

(S2006-107Revised)

**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2006-107)
NOVEMBER 8, 2006 (AMENDED SEPTEMBER 3, 2010)**

APPLICANT: ROBERT JOHNSON

REQUEST: REVISED PRELIMINARY PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 69-ACRE PARCEL INTO 192 RESIDENTIAL LOTS (ANDERSON
HEIGHTS).

LOCATION: SOUTH AND WEST OF THE PLAT OF BRANTINGHAM
GREENS, WEST OF BRANTINGHAM ROAD EXTENDED
SOUTH, AND NORTH AND EAST OF THE KENNEWICK
IRRIGATION DISTRICT CANAL.

ENGINEER: HOPPER, DENNIS, JELLISON, PLLC

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

The Technical Advisory Committee conducted a review of the request and recommends that if the preliminary plat is approved, such approval be subject to the following conditions:

1. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, natural gas, and irrigation system shall be approved by the Richland Civil and Utility Engineering Division and shall be consistent with the requirements of the responsible departments or companies.
2. Prior to final plat approval all improvements required 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. Secondary emergency vehicle access shall be provided in accordance with the requirements of the Richland Fire Marshall during all phases of development.
4. 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. The following note shall be placed on the final plat(s): "**Address**

numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance.”

5. Park fees as required by Richland Municipal Code (RMC) Chapter 22.12 shall be paid prior to issuance of building permits for new homes within the plat boundaries. The following note shall be placed on the final plat: **“Park fees as required by Richland Municipal Code Chapter 22.12 shall be paid by the property owner at the time of building permit issuance for the construction of a home on any lot within this subdivision.”**

This condition shall not preclude the applicant from requesting full or partial credit pursuant to the requirements of RMC Chapter 22.12 for dedication of park land and/or facilities within the plat boundaries.

6. Development shall comply with all applicable requirements of the Kennewick Irrigation District including but not limited to requirements for design and installation of an irrigation system and related easements.
7. Unless otherwise approved by the City Engineer, private street improvements shall include curb, gutter and sidewalk on at least one side of the street and the pavement width shall be a minimum of 28 feet to allow for on-street parking on one side of the street while maintaining sufficient width to accommodate emergency vehicle and solid waste truck access.
8. The final plat(s) shall include a note identifying the intended use of all non-residential tracts within the plat boundaries. The note shall further state which residential lots within the plat share an equal undivided ownership interest in any non-residential tract(s) that are not otherwise formally dedicated for ownership by either the City or other appropriate entity.
9. A subsurface geotechnical investigation to evaluate site soil conditions and their impact on steep slopes and a slope stability analysis shall be completed prior to site construction activities. Copies of the report containing findings and recommendations resulting from the required investigations and analyses shall be submitted to the Richland Development Services Division and Civil and Utility Engineering Division prior to or concurrent with submittal of detailed engineering design plans. Site development shall be subject to the engineering recommendations resulting from said investigations and analyses.
10. Plat approval is subject to compliance with provisions of RMC Section 9.16.046 pertaining to dust control during construction.
11. Preliminary plat approval is subject to compliance with the conditions of approval set forth in the attached memorandums from the Civil and Utility Engineering

Division dated November 7, 2006 and from the Richland Building Official dated October 13, 2006.

*** NOTE: The Technical Advisory Committee Report has been amended to reflect the action of the Richland Planning Commission on November 15, 2006 amending conditions # 16 and 34 of the Civil and Utility Engineering Division memorandum dated November 7, 2006 and amending condition #19 of the Civil and Utility Engineering Division memorandum on September 3, 2010 to reflect the changes necessitated by the proposed revisions to the preliminary plat.**

**CITY OF RICHLAND
CIVIL AND UTILITY ENGINEERING
DEVELOPMENT COMMENTS - REVISED**

DATE: November 7, 2006 Original Date/*September 3, 2010 Revised*

TO: JEFF ROLPH, SENIOR PLANNER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
PETE ROGALSKY, PUBLIC WORKS DIRECTOR

PROJECT NAME: ANDERSON HEIGHTS

PROJECT LOCATION: WEST OF BRANTINGHAM ROAD, SOUTH OF
BRANTINGHAM GREENS

The Civil and Utility Engineering Division has reviewed the plat received in this office on November 6, 2006, for the above referenced property and has the following conditions. *Amendment to Condition #19 was made on September 3, 2010.*

General Comments:

1. The boundary of the preliminary plat shall be clearly delineated. As submitted, the boundary of the property under review is not entirely clear, as portions of it overlap the Brantingham Greens pre-plat (lots 24 through 26), portions of it do not appear to be included (the half street frontage of lots 86-95), and the Brantingham Road property line and it's existing Right of Way are not clear.
2. All existing physical topographic features that are within the boundaries of the pre-plat should be shown (Specifically the driveway at the south end of Brantingham Road that serves the private property to the west).
3. Earlier versions of the preliminary plat showed phasing lines, however the version received on November 6th does not. If phases are proposed for this property, then a phasing plan is needed.

General Conditions:

1. All final plans for public improvements shall be submitted on a 24" x 36" format. When construction of the infrastructure has been substantially completed, the applicant shall provide 3 mil mylar and electronic record drawings to the City. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. The 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. Mylar record drawings of the street lights are also required prior to the final inspection.

2. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way permit prior to construction. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) shall be submitted along with the final submittal.
3. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Civil and Environmental Engineering Division at 942-7500 to schedule a pre-construction conference.
4. 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'.
5. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
6. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555."
7. 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.
8. 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.
9. 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:

10. Public improvement design shall follow the following general format:
 - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.

- B. Storm sewer shall be aligned on the south and east side of street centerlines.
- C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
- D. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
- E. Water lines shall be aligned on the south and east side of street centerlines.
- F. Watermains larger than 8-inches in diameter shall be ductile iron.
- G. Watermains installed outside of City Right of Way shall be ductile iron and may need restrained joints.
- H. All watermains outside areas zoned R1 shall be ductile iron.
- I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
- J. Sewer mains over 15-feet deep shall be constructed out of C900 PVC or ductile iron. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.
- K. All utilities shall be extended to the adjacent property (properties) at the time of construction.
- L. 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.
- M. The minimum centerline radius for local streets shall be 100-feet.
- N. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
- O. A composite utility plan shall be included in the submitted plan set.
- P. A detailed grading plan shall be included in the submitted plan set.
- Q. 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.
- R. 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.
- S. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
- T. All cul-de-sacs shall have a minimum radius of 45 feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
- U. 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.

- V. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - W. 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.
 - X. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).
 - Y. 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.
11. 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.
12. 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 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.

13. If the 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.
 - 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.

Traffic & Streets:

14. 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, irrigation ponds, parks, etc.).
15. The “Anderson Heights” 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 standard traffic study requirement (TIA). The developer of this proposed project shall receive “credits” for construction of a portion of Gala Way and Melissa Street as allowed under the City’s South Richland Collector Street Financing Plan.
16. Given the existing streets in this area, this proposed preliminary plat has no connection to an existing public street. An off-site City street connection **by extending either Gala Way or Melissa Street** is needed prior to acceptance of the final plat of any phase.
17. The portions of either Gala Way or Melissa Street that are within the boundaries of the pre-plat shall be built in their entirety no later than when the phase that builds the 60th lot is constructed. The other arterial collector, either Gala Way or Melissa Street, shall be constructed no later than when the phase that builds the 120th lot is constructed. These streets shall be built to the following cross-section:
 - If these arterial collector streets are outside of any phase, then a rural road section shall be built (28-feet of asphalt with no curb & gutter).
 - If it is adjacent to a phase on one side, then a ¾-street shall be built (32-feet of asphalt with curb, gutter & sidewalk, storm drain, and street lights on one side).

- If the street is inside of a phase, a full City standard street section shall be built (typical arterial collector standard).

Platting of any lots adjacent to an arterial collector street shall require improvements to that street as described above.

18. Gala Way shall be constructed to the centerline of the KID canal Right of Way at the time that it is built. This design shall include a canal crossing acceptable to the KID.

19. ~~As required by City Municipal Code, the pre-plat includes extending Brantingham Road to the adjacent property to the south. The topography of the south end of Brantingham Road and the adjacent property includes severe slopes that will require substantial cutting and filling to accommodate a City standard street extension to the south. In addition, there are underground utilities within the Brantingham Road right of way that will be impacted by a significant regrading of the Right of Way. When the phase that proposes to build any portion of "I" Street is submitted, the plan set shall include a design for the portion of Brantingham south of "I" Street, including proposed street grades for an extension of Brantingham Road 300 feet south of the pre-plat. The design shall meet City standards for street design, or propose a variance to City standards from the Public Works Director. The developer shall submit this design to the City and the property owner of the adjacent property. This design shall provide Right of Way access to all of the existing properties not presently serviced by direct access to Gage Boulevard.~~

Alternatively, "D" Street could be constructed as shown on the revised pre-plat if a 27-foot wide access easement adjacent to the existing 30-foot wide Brantingham Right of Way was supplied on the final plat. This would be supplied in lieu of constructing the west half of Brantingham Road and dedicating it as Right of Way. This easement would be left in place and lots 1 through 7 could not be constructed upon until access (either a roadway or an access easement) is provided to the property to the southeast. The Brantingham Road access easement would then be relinquished at that time.

A half-street, 27 feet in width shall be constructed along the southerly boundary of the plat from "D" Street eastward to the southeast corner of the plat. The design of this road shall meet City standards or for street design or propose a variance from City standards to the Public Works Director. In lieu of actual construction, the applicant may pay a fee equivalent to the amount of construction of this street segment to the City prior to final plat approval. This money would be set aside by the City for the construction of the half-street at a future date.

The small adjacent parcel outside the preliminary plat (south of the end of "E" Court) will be landlocked by the lots that front on "E" Court and the existing KID canal to the south. A 10-foot wide access easement shall be provided across these lots to provide usable access to it.

20. The Brantingham Road frontage shall be completed to City standards at the time that the phase which constructs Brantingham Road is developed. The road section (curb, gutter and sidewalk) shall be built with the face of curb at 18-feet off of centerline. 27-feet of Right of Way west of the centerline of Brantingham shall be dedicated along the developing property frontage at the time of final platting. A ten-foot public utility easement along the Brantingham Road frontage shall also be provided on the face of the final plat.
21. Access for all of the homes that use Brantingham Road as their main access shall be maintained at all times. Brantingham Road shall not be closed without first making acceptable provisions for emergency access, and notifying the affected homeowners at least a full week in advance.

22. The portion of Brantingham Road fronting this pre-plat may need to be renamed in order to remain consistent with the City's street naming ordinance.
23. As submitted, Street "F" dead-ends into "H" Street, a private road. This needs to be revised as it is not a standard way to end a City street. Several options exist (as suggestions):
 - Extend "F" street through lot 101 to connect to Melissa Street
 - Make the portion of "F" street along the east side of lot 140 a private road
 - Delete the portion of "F" street along the east side of lot 140. This option will require a revision to the centerline radius of "G" street
24. Lots 86 through 95 are fronting on a half-street that is part of the pre-plat of Brantingham Greens (aka "Cherry Blossom Meadows"), and has not yet been constructed. As per City of Richland Municipal Code, a half street standard shall be built for this unnamed street when the phase the builds lots 86 through 95 is constructed. As there are lots fronting on this half street, a minimum of 28-feet of asphalt shall be provided to allow for on-street parking and safe two-way car travel (no parking or driveways are allowed on Melissa). The "knuckle" at the east end of this street shall be constructed to allow for safe turning movements. This condition is consistent with the condition for the same street that was made as part of the Cherry Blossom Meadows pre-plat conditions.
25. At no time will access to the existing residences to the north of the proposed preliminary plat be blocked.
26. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association. A note shall be added to the face of the final plat that states: *"The private road tracts are for the use and benefit of the homeowners that about said tracts, and are to be maintained by said lots. The City of Richland accepts no maintenance responsibility for said tracts"*.
27. A note shall be added to the face of the plat that states: *"The private streets within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable."* Any private roads narrower than 36-feet shall have parking restricted on one side, and any private roads narrower than 28-feet shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats.
28. The private roads within this plat shall have curb & gutter on both sides, and a 4-foot wide sidewalk on one side, minimum.
29. All intersections of private roads with City streets shall be standard commercial driveway drops constructed to City standards.

30. The centerline radius of all streets shall be 100-feet, minimum.
31. A one-foot "No access / screening easement" will be required along the Gala Way and Melissa Street Right of Ways. Driveways are typically not allowed onto arterial collectors.
32. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. The radius of these turn-arounds shall be 45-feet minimum, and shall be constructed of 2-inches of compacted top course gravel for slopes less than 5%, or of 2-inches of asphalt atop 2-inches of gravel for slopes greater than 5%. If the temporary turn around is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

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.

Sanitary Sewer:

34. The closest sanitary sewer available for this development is located in the plat of Badger Mountain Village to the north, and Brantingham Greens ph. 1 to the northeast. It shall be the responsibility of the developer to extend a sewer main to this property to serve sanitary sewer at the time of plat construction. The developer will be eligible for a latecomer agreement for the off-site portion of the sewer system if he chooses to install it. **In accordance with City standards, the developer is responsible for extending utility lines, including sewer mains to the property line in order to provide for the future extension of City utilities to adjacent properties.**

Storm Water:

35. The closest storm drainage mains available for this development are located in the plat of Brantingham Greens ph. 1. It shall be the responsibility of the developer to extend a storm drainage main to this property to serve the storm water system at the time of plat construction. The developer will be eligible for a latecomer agreement for the off-site portion of the storm system if he chooses to install it.
36. Storm drainage piping shall be installed in accordance with the City of Richland's Comprehensive Stormwater Management Plan. A portion of a 15-inch storm main will need to be installed in Brantingham Road, and a portion of a 12-inch storm main will need to be installed in Gala Way (as identified in the Comp.

Plan). The Comprehensive Stormwater Management Plan identifies a 12-inch storm pipe that shall be extended to the south end of Gala Way, for future development south of the canal.

37. The existing 15-inch storm drainage pipe in Brantingham Road that a portion of this pre-plat will drain into currently does not extend all the way to the drainage ditch along Keene Road, instead it drains into a temporary storm pond on Brantingham Road with limited capacity (built as part of Brantingham Greens ph. 1). If any phase constructs a part of the storm drain system that drains into this storm pipe, then the off-site storm pipe will have to be extended from said temporary storm pond to the existing 30-inch storm drainage main recently installed in Westcliffe Blvd. If the developer chooses to install this missing section of pipe, he will be eligible for a latecomer agreement for that off-site portion of the storm system. The storm system for this plat shall be designed so that it shall not overload the existing storm system downstream of it.
38. A storm sewer system shall be designed to contain or pass a 25-year storm. Provide storm drainage calculations based on a 25-year storm using the Benton County Hydrology Manual. Calculations shall be stamped by a professional Civil Engineer. Prior to discharging any storm drainage waters from paved surfaces into drainage ditches, groundwater or a public system, an oil/water separator must be installed. The applicant's design shall provide runoff protection to downstream property owners. The project will require detailed erosion control plans.
 - A. 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.
 - B. 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.
39. If any existing storm drainage or ground water seepage empties onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
40. If any storm drain ponds are constructed with slopes greater than 25% or deeper than 4-feet, then a 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 keep them below 6-inches, and maintaining the pond for functionality. 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.

41. 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").

Final Platting Requirements:

42. Any public access and utility easements, such as water, sewer, electrical etc., must be provided prior to final acceptance by the City.
43. 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.
44. A one-foot "No access / screening easement" will be required along the Gala Way and Melissa Street Right of Ways.
45. 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.
46. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
47. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
48. The following notes are needed on the face of the final plat:
 - "Tracts A and C are fire lanes and parking is restricted on __ sides. The required no-parking signs shall be installed by the developer." If the street names are changed for the actual final plat, then the notes need to be changed to reflect the new street names.
 - "Tracts A and C are private roads for the use and benefit of the homeowners that abut said tracts, and are to be maintained by said lots. The City of Richland accepts no maintenance responsibility for said tracts".
 - "The City of Richland's standard for storm pond maintenance consists of semi-annual vegetation abatement and specifically does not include irrigation, landscaping or other aesthetic improvements"
 - "The homeowners within the plat of "Anderson Heights" can maintain the landscaping within the storm drainage swales for aesthetic purposes if so desired"
49. Any restricted parking areas shall be indicated on the final plats.

EXERPT FROM SEPTEMBER 8, 2010 PLANNING COMMISSION MEETING

ROBERT JOHNSON (S2006-107REV)

Mr. Simon reviewed the revised staff report and request for revision to the previously approved preliminary plat of Anderson Heights.

Mr. Simon confirmed that public notice was provided for the initial hearing on August 25, 2010 and a verbal notice of the continuance was given at August 25th meeting.

Vice-Chair Boring opened the public hearing at 7:13 pm.

Applicant Robert Johnson, 1911 Meadows Drive N., Richland, WA, was sworn in. Mr. Johnson reported in September of 2008 he was approached to buy this property. He stated that he hired a consultant who had worked on two other developments for him and after an extensive and exhaustive study determined that there was a need for additional lots in south Richland. He confirmed that he has been in the area since 1972 and feels he has a good reputation in the community. He talked about how his goal is never to go into a project haphazardly and especially not to injure a neighbor or the community in the process. He doesn't feel there is any negative impact to the community as a whole and believes that it will make South Richland a lot nicer place to live. He talked of adding an easement to allow the Cadwell's access to their property and although he is not legally obligated to do so, as a friend to the Cadwell's he would love to sit down and talk with them about access. His concern is if he gives that easement, it will have a negative impact on his lots. He commented that although there are challenges to putting an easement at the back of his property, he is open to discussing it. Also, he indicated that he has put in 30 to 35 feet of fill on his property to make it level and reported that the Cadwell's would also have to add fill since their property is lower in grade. He went on to explain what other services and improvements would have to be made before he will be able to build houses and talked about how there will be a fair amount of expense involved. Before Mr. Johnson grants an easement that will jeopardize some of his lots, he would like to talk with the Cadwell's and make sure this is what they want to do. He would like to see them file a short plat application or have some indication that they are going to do something with that property in the near future. He feels that if it is going to sit there undeveloped for another two decades, he doesn't want to negatively impact his project and doesn't feel he is legally obligated to do so but as a friend would talk to them about it.

John Ziobro, 1333 Columbia Park Trail, STE 110, Richland, WA, was sworn in. Mr. Ziobro indicated that he is here tonight to advocate for his client and advise him what he is legally required to do versus what the City is asking him to do. He wrote a letter dated August 12th regarding a potential condition imposed by the Kennewick Irrigation District

to line the canal's that are adjacent to the development and wants to make sure that that letter is made part of tonight's record. He distributed copies of that letter to the Commission. He reported that although there was no official comment from the KID, there was a meeting where the KID suggested that as a condition of approval Mr. Johnson should line all the canals that abut the subdivision. He indicated in the August 12th letter that there is no basis in law requiring Mr. Johnson to line the canals. He spoke of a finding on General Conditions of the November 7, 2006 memo from the City that states: "An irrigation source and distribution system entirely separate from the City's water system shall be provided for this development." Mr. Ziobro is asking for clarification from the City that they are not requiring Mr. Johnson to line the canal. Additionally, he pointed out where the canal breaks up a few of these parcels which has created an oddity which the Commission is now going to be confronted with. He wanted to make it clear that the sale date was 2005, that there was never a short plat and we don't think it is practical that the Walker's are going to be able to do anything with that sliver of land on the other side of the canal. Further, the Cadwell's bought their property in 1990 and have never developed it. One of the other things the Commission is going to have to balance is trying to decide what is going to be done with the landlocked property. Mr. Ziobro stated that the law says that if there is no reasonable expectation that development is going to occur, then that is a factor the Commission should consider. Mr. Ziobro reiterated that this property has always been landlocked and no effort has been made to develop it. Now we are here before the Commission and you are going to hear that access needs to be provided. If they are not going to build on this property, why should Mr. Johnson incur the expense of diminishing the size of his lots or granting an easement for a maybe someday proposition that may or may not come to fruition. Mr. Ziobro does not believe he is legally required to do this. No one liked the original plat that was approved so we are here to try and accommodate the neighboring property owners to try and bring a better product to the City. He stated that he thinks the Commission should approve the preliminary plat without the condition of the dedication of the property and the half street improvement. He confirmed that they have no objection of a condition imposed that the developers work with the property owners. He concluded that if the Commission wants to put a condition in that Mr. Johnson will work with and try to grant an easement, he feels that is appropriate. However, making it a condition of approval is a stretch.

John Cadwell, 2001 Brantingham, Richland, WA, was sworn in. Mr. Cadwell feels the biggest constraint in this entire project is the cost of putting the Brantingham Road in as it was originally proposed. Yet, if they build the alternate changes, they take value away from his property in at least two areas. He stated that the orchard has been in place for around 70 years and up until 3 or 4 years ago it also was not going to be developed. He commented that perhaps at some future date he might end up subdividing but in the mean time he and his children love being out there. Some of the things he would like to point out are that this is not a nice flat piece of property. There is a 100-foot drop between the ditch and the corner of the property. He feels a good share of this property is not buildable. He doesn't feel the roads can be put in the way Mr. Johnson has indicated. He pointed out on the overhead map the areas which have more than a 15-20% grade. He pointed out that Mr. Johnson has also filled in another portion of the

property with roughly a 20 to 25-foot fill which leaves the property that he is suppose to abandon at the base of a cliff. He indicated that he was told that the KID was going to abandon the canal and put in an alternate line which would then revert that land back to his property. He commented that if the KID does make this irrigation change, that turns into a pretty nice lot. Mr. Cadwell indicated that he is certainly willing to work with Mr. Johnson and his attorney to work this out but he believes doing it piecemeal and pushing the problems back even further is probably not the best solution for this neighborhood.

William Craven, 1722 Manchester St., Richland, WA, was sworn in. Mr. Craven built his home a little over two years ago. At the time of construction it had a slight grade and behind his fence was a level road that allowed him access to his land. He reported that over the course of a year, that road has grown to where it is now 6 feet tall at one end and 10 or 11 feet tall on the other end. He commented that it is actually taller than his fence. He reported that whatever privacy was once enjoyed is now gone. He stated that getting to the back side of his property behind the fence is nearly impossible as it is now down in a ditch. He feels the current grading that has been done has damaged his land and has the potential to do more damage to more land in that area.

Sherry Craven, 1722 Manchester St., Richland, WA, was sworn in. Ms. Craven testified that when they bought their property the road behind them was level with the bottom of their fence. She stated that they had discussed the road with the developer on several occasions but were never told they were bringing in tons of soil that would lift the road up to where we see the wheels of the cars from our back yard. She also spoke of the amount of dust and debris that falls into their yard from the road.

Darcy Coyne, 1716 Manchester St., Richland, WA, was sworn in. Ms. Coyne asked logistically how the cul-de-sac is going to be tied in to the road. She stated she doesn't understand how it can work. She pointed out on the map where her house is located and indicated that she is not happy about the street going into her back yard.

J. R. Carr, 1882 Brantingham Rd., Richland, WA, was sworn in. Mr. Carr explained that he is Mr. Cadwell's neighbor and owns the 5-acres above the proposed Melissa Street and the 5 acres that Melissa would go through in the future. He spoke of the traffic on Melissa and that it is going to be blocked off with concrete barriers. He stated that the sooner it is blocked off the better as it has become a through street and the dust and mess from that dirt road is terrible. He is worried that if the additional ten acres are developed, it will devalue his property. He would like to see that area left natural or perhaps the development of a greenway.

Applicant Rebuttal

Mr. Johnson spoke of the valley where the he had 110 thousand cubic yards of fill brought in to a piece of property that would otherwise be extremely hard to develop. He indicated that he is going to bring in additional fill to put alongside it which now makes the valley a buildable piece of property. He reiterated that the land is buildable and City

Staff is aware that it is buildable. Mr. Johnson also explained that he has volunteered to put in new fences for the Watsons and Cravens because he is trying to be a good neighbor. Further, he feels there was a miscommunication in a couple of the meetings where the City thought he said he would put filter fabric and rock along the vacated right-of-way slope when he actually said he would think about it. He explained that he didn't want to argue with the City so he is going to spend around \$15,000 to \$18,000 to fix it although it is clearly the City's responsibility. He announced that he is doing this just because he is a nice guy even though it is not his problem. He wants to be a good neighbor so has taken on the responsibility of being a good neighbor and helping out the Watsons' and the Cravens'.

Mr. Ziobro wants to make sure the City's position on the canal lining is on tonight's record. He asked Staff to state what their position is for the record. Also, he gave Mr. Simon a copy of the Purchase and Sale Agreement between Mr. Johnson and the Tippet Company which he would like to make a part of tonight's record. He reported that there is a clause in the Agreement about the cleanup of the orchard area, the shop and the barrels. He clarified that this is an obligation of the orchard company and also a permitting issue through the Department of Ecology and the Department of Health.

Sherry Craven asked when the toxic chemicals are going to be cleaned up. Her concern is that these chemicals are directly behind her house and she has children and pets that play in the back yard.

Vice-Chair Boring closed the Public Hearing at 8:08 p.m.

Mr. Simon explained that when the City first received notice of the possible toxic chemicals, they notified the Health Department. He further explained that after the Health Department does an initial investigation and if it warrants further action, they will notify the Department of Ecology if there are cleanup operations that need to be undertaken. With regards to the lining of the irrigation canal, in 2006 when the original Preliminary Plat application came forward, the KID was given an opportunity to comment on the proposal. However, we did not receive any comment from them indicating that the lining of the canal was a requirement of theirs. Since that time, we have not had any correspondence from them suggesting that lining of the canal should be a requirement.

Commissioner Clark wants to make sure that if this plat is approved, the City is not incurring any future liability.

Mr. Simon confirmed that the City Attorney was apprised of the issue and had a chance to review the letter that is in the record. After his review, he concurred with our position that we notify the Health Department and have them take action.

Commissioner Clark was concerned that the original SEPA checklist did not address the fact that there were hazardous chemicals being stored in that area. He is aware that the decision was being based on information provided by the applicant which was not Mr.

Johnson since he didn't buy the property until 2008. He feels the City needs to be a little more circumspect and address these kind of things so that they don't come back to be problems for other people.

Mr. Simon understands his concern and indicated they would try and do better in the future.

Commissioner Jones commented that with there being a change in conditions, he thinks a new SEPA checklist needs to be completed taking into consideration the changes.

Mr. Simon pointed out that the changes made from 2006 were consistent with the original SEPA which anticipated the subdivision of this property and the development of the lots and the roads.

Commissioner Jones feels the conditions did change and now you are asking us to accept the SEPA for this plat on information and facts from 2006.

Mr. Simon stated that he sees it a little differently in that the change in conditions was a result of the first phases of the subdivision being built. Yes, it is no longer all in orchards, it is partially developed as a result of the preliminary plat approval that was granted based on that original SEPA. He went on to state that if they do a second phase, it would be different again so we would have to have a new SEPA.

Commissioner Jones asked that if the developer comes to the Commission with a change that was not expected, wouldn't they also have to submit another SEPA.

Mr. Simon indicated from his perspective the review of this application is just looking at the change proposed from one plat configuration to the other.

Commissioner Jones wondered what the positives and negatives of lining the canal would be from an Engineering standpoint.

Mr. Stairs believes that would be best addressed by the KID but he indicated that a lined canal will seep less, there will be less ground water in the area and potentially less prone to catastrophic failure.

Commissioner Jones asked if there is any way to get the KID to commit one way or the other.

Mr. Stairs believes the KID could line the canal anytime they wanted too. It is obviously a project that the KID has to develop and fund. He talked about General Condition #7 and what the general intent is behind it. It says you have to have a separate irrigation source and several years ago the City said that south of the Yakima you will not irrigate your properties with City domestic water and that you have to have a secondary source. This condition doesn't get into lining or anything else, it simply says you have to have their facilities. He thinks that in previous meetings the KID had talked about lining the

canal and the concern is when it comes time to record the plat they will need KID's signature and will KID may withhold their signature and extract the condition of lining their canal for that signature. Mr. Stairs thinks the best the City can do is say that it is not our intent in this condition to say that the canal has to be lined.

Commissioner Coblenz asked if this builder were to do the half street and the next property owner were to come in and complete that half street are there topographical challenges with that or is it pretty straight forward.

Mr. Stairs confirmed that there are topographical challenges in the original proposal to improve Brantingham as was outlined in the original conditions for the Anderson Heights plat when it first came through. He stated that they acknowledged and identified that the grades of Brantingham were going to be expensive and difficult to do. He indicated that on the southern part of the drawing where the half street will be, 20 to 30 feet south of that the ground starts to slope pretty well. He believes it is difficult but doable.

Commissioner Utz asked Staff about access to the landlocked property and that he had heard it is expensive to stub in utilities and potential streets. He wondered if we are looking for developmental access or just access as an easement into that landlocked property so that the land owner can access their property with a small gravel road.

Mr. Stairs pointed out on the overhead map the subject property but the map doesn't show the division of the different property owners. He explained that city code requires that the developing properties stub streets and utilities to the adjacent undeveloped properties. When we saw the property more accurately portrayed, we realized that something was wrong and we are attempting to correct that now.

Commissioner Jones asked if the new local road plan will require a change to the Transportation Master Plan.

Mr. Stairs explained that the Transportation Master Plan does not really address all of the local streets that are to be developed in the City of Richland. The Transportation Plan looks primarily at the arterial and collector system so you will never find Brantingham Road listed in there.

Commissioner Clark asked if there is a reason why Melissa Street is not connecting to Brantingham.

Mr. Stairs stated that during the public process for the changes that were made to the arterial and collector plan, there was quite a bit of concern expressed about Brantingham being connected to Gage and the amount of traffic that would be generated on those existing homes on Brantingham. The City made a commitment that it would not connect Brantingham and the existing cul-de-sac would remain as is and the new property line that would be in the center of that right-of-way is actually a part of the lot on the south-west corner of the cul-de-sac.

Commissioner Clark asked Mr. Stairs to confirm that the cul-de-sac will never be put through and we will never have the issue that we had about a month ago where people living in a cul-de-sac were suddenly told that a street was being put through. He asked Mr. Johnson about the agreement that is in place to clean up the chemical mess.

Mr. Johnson pointed out that before they can do any excavation on the 30 lots that are in Phase II, the shed, the drums and the wood pallets need to be cleaned up and removed.

Commissioner Utz asked Mr. Ziobro to provide the definition of “foreseeable”.

Mr. Ziobro read the definition as given by the State Supreme Court. He feels that making this letter part of the record to have available during deliberation, would be a good idea.

Commissioner Clark noticed that the document Mr. Ziobro was referencing was from the State of Nebraska.

Mr. Ziobro clarified that it is actually the State Supreme Court quoting the State of Nebraska.

Vice-Chair Boring advised Mr. Ziobro that the August 25th letter he was referencing is a part of the record and in the Commission’s Staff Report packet. She commented that this is a difficult decision and spoke of how Melissa Street has always been behind the Coyne’s house. She also talked about the public right-of-way to the property owned by the Cadwell’s, the Carr’s and the Hackney’s and no matter what we do with the new revision to this plat, their access is not going to change. She stated that she now understands the City’s requirement a little differently regarding the easement to the landlocked Cadwell and Walker properties but she also thinks it is difficult to make that a requirement. She doesn’t think there is much they can do about it since it is a City Code requirement. She spoke of the dedication for the proposed half street and doesn’t see a nexus for that since the Hackney and Cadwell properties already have access from the Brantingham Road.

Commissioner Utz asked Mr. Stairs to confirm that if Melissa is eventually brought across, the Brantingham access will have to go away because you won’t run Brantingham across Melissa.

Mr. Stairs stated that the cul-de-sac will not extend to Melissa but the private access that is there today will stay.

Vice Chair Boring asked about Gage Blvd and that on one of the aerial photographs it looks like Gage has right-of-way all the up to the north part of the Hackney’s property to the Cadwell’s property.

Mr. Stairs confirmed that there is a 30-foot right-of-way on the north section line along Hackney's property as well. However, this right-of-way does not access the Cadwell's property. He pointed out on the over head map the Gage 30-foot wide right-of-way which extends all the way to Sequoia which is the north/south street that intersects with Gage. He explained that from a design aspect, the City won't allow a City street to intersect right next to a stop sign that is on a major arterial. He went on to state that while there is a 30-foot easement there it would be used in some fashion for a future development and we won't allow it all the way out to Sequoia and be fully utilized. He indicated that just like on the Brantingham, we have half of the right-of-way that is needed for a full City street.

Vice Chair Boring asked if the Cadwell's property would be landlocked without the half right-of-way.

Mr. Stairs stated that if Brantingham was left as originally platted and was the developed street, the Cadwell property would not have access to a full right-of-way but Mr. Hackney would. He went on to explain that in this proposal conditioning a half street brings a street up to the property line and then stubs part of a street out to the east which does not provide full access to Hackney but does provide it to Cadwell. He concluded by saying unless we can get agreements to provide the full easements that would fully implement this thing, not everyone has full City right-of-way access at the end of the day.

Commissioner Jones asked where and when Mr. Stairs expects eminent domain and condemnation to happen.

Mr. Stairs has no plans for that at this time. He reported that it is extremely difficult and expensive and we certainly look for other ways.

Commissioner Coblentz wondered why Staff said the Hackney's would not have full right-of-way because it looks to her like the street stubbed out to the intersection of the Cadwell and Hackney property. She asked if Mr. Cadwell was in agreement and completed the other half of the street, would they both have access.

Mr. Stairs indicated that was correct. In order to make it work, the City needs an access easement to provide the other half of the street that would essentially give us the full right-of-way up to this point and then Mr. Hackney would be able to provide the other half of what is needed.

Commissioner Coblentz asked if Staff have had discussions with Mr. Cadwell about this proposal.

Mr. Stairs stated that Mr. Cadwell was correct in that several years ago we sat down and crafted the alignment. He indicated that the developer was looking for an administrative approval to make it happen, Staff reported that it was doable provided we had some concurrence from the surrounding property owners. He stated that this was a

development issue, not a City issue so the developer was tasked with going out and getting those agreements and making it happen. In July of this year, Mr. Johnson wrote to us and said that he had tried to secure agreements but was unable to get them so it is now going through the public hearing process.

Commissioner Clark believes that given the growth of the area and the development that has taken place around the Cadwell's, Hackney's and Carr's property, he feels that that land will almost certainly be developed in the future. He thinks the City would be making a mistake if it didn't consider that a probability rather than a possibility. He asked Mr. Simon if he was in agreement.

Mr. Simon stated that in the City's Comprehensive Plan and the Zoning Code we do anticipate single-family residential development on all of those properties surrounding Anderson Heights. He believes it might be more of a question of when not if.

Vice Chair Boring asked Mr. Cadwell if he was aware and had seen the easement document that was drawn up? She explained to Mr. Cadwell that she believes the City is asking him to dedicate a portion of his property for right-of-way which would be a direct benefit to access his property. The City is also asking Mr. Johnson to dedicate the south half of the road for a right-of-way. She asked Mr. Cadwell is he was willing to sign the agreement and dedicate the south portion of the right-of-way on his property.

Mr. Cadwell answered that the way his easement is laid out does not work well for his property for several reasons. A large piece of this land going over to the Hackney's is on the edge of a cliff and if Mr. Johnson was to consider moving some of those hundred thousand yards of dirt to fill in that property, it would reduce his costs. Also, while this was discussed four years ago, he doesn't recall all the details of what was discussed. He stated that the previous developer set a precedent for how he was going to treat his neighbors and from his perspective, Mr. Johnson has simply taken over that same tact and began to push things along without any consultative effort on his part. He indicated that he would be willing to work with Mr. Johnson on his development but he thinks there are solutions to the problems but they have not been presented yet.

Vice Chair Boring feels there is more homework that needs to be done to come up with a solution that will be of benefit to all parties.

Commissioner Jones agrees that there needs to be more discussion between the players to try and come to a mutually agreeable solution.

Commissioner Clark echoed Vice-Chair Boring's and Commissioner Jones' comments and thinks if all parties were agreeable to talking a little bit more perhaps they could come back with an agreement that would be acceptable to everyone.

Commissioner Utz also agrees and stated that what we have here is a proposal that no one likes. He also believes there is a solution but this proposal is not it.

Commissioner Coblentz agrees and wonders where that leaves the Commission in terms of the recommendation and proposal. As she understands it, City code requires us to address the adjacent properties and we can't amend the proposal to something we would all approve. She thought that there had to be an agreement in place before we can proceed.

Mr. Simon clarified that there doesn't need to be an agreement in place. The half street right-of-way would be provided on the applicant's property and that would satisfy his obligation for providing future access to the adjoining parcel. He stated that there is clearly an opportunity to craft a solution that will be beneficial to everybody but at the same time there is still the issue of the applicant's need to move forward in a timely fashion. One option would be to look at Staff's recommendation with an alternative proposal. If the applicant is able to work with the adjoining property owners and provide for a full City access including easements, that would also be acceptable to the City.

Commissioner Clark stated that what he understands Mr. Simon to be saying is we would approve this in accordance with Staff's recommendation and then add an amendment to that so that we would also approve another option if the parties were able to come together and reach a consensus.

Mr. Simon stated that was correct.

Commissioner Clark doesn't think that gives much protection to Mr. Cadwell and the others.

Mr. Simon indicated that Mr. Johnson's testimony was that he didn't want to provide that half street improvement on his property as that would narrow his lots and he felt that was detrimental. However, I think that might provide some motivation for him to try and find a mutually acceptable arrangement.

Commissioner Clark asked the parties if they were willing to have meaningful discussions and try to come to a reasonable and mutually agreeable conclusion.

Mr. Johnson is willing to meet with Mr. Cadwell to try and find a solution although he isn't willing to redesign the whole project and go through another \$50,000 in design fees.

Mr. Cadwell stated that he is certainly willing to talk to Mr. Johnson on all the issues combined and try to come up with a satisfactory solution.

Commissioner Jones asked Staff about the issue of the KID canal and do we need to make some kind of a decision or does it not matter to the City.

Mr. Simon doesn't believe there is any decision to be made. The City did not impose a condition to line the canal with the original preliminary plat approval and no one is asking for us to do that now.

Commissioner Jones wonders if we want to put a time limit on these negotiations.

Mr. Simon's suggestion is that you approve the preliminary plat tonight with language that would allow them to enter into negotiations for an alternate design that would accomplish the objective of providing full City street access to adjoining property owners.

Commissioner Utz' understanding is at this point we will end up approving costs to Mr. Johnson for the half street plus costs to make access available to that small piece of Mr. Cadwell's property.

Mr. Simon confirmed that is correct in terms of the half street right-of-way. The other condition for the landlocked property was for an access easement from one property into the other.

Commissioner Utz asked if it would be acceptable to Staff if they came up with a plan that kept the street access but did not have the same stub out required into the Cadwell property.

Mr. Stairs stated that would be acceptable provided it was in written form.

Commissioner Utz recapped that we have one party that is looking to reduce costs and another party looking to insure their interests are met. He asked Mr. Johnson and Mr. Cadwell if this solution would be agreeable to both of them.

Vice Chair Boring understands what is being proposed but there is also the possibility that if we approve this tonight with the condition that they meet and talk that this could drag on forever. It may never come to fruition and it would ultimately hold up Mr. Johnson's development. She is not certain what to do because if we table this tonight we run up against time constraints and that is not fair to the applicant. She feels the Commission needs to make a decision that they need to meet and come up with some sort of an agreement and it should be up to the applicant to make that agreement.

Commissioner Coblenz stated that if we approve the Staff recommendation that already has provisions to meet both of these then if they can come to an agreement that is more to their liking, then that agreement would supersede the agreement that Staff has come too. If they cannot, then we would revert to Staff's recommendation.

Commissioner Jones pointed out that since this was a special meeting, perhaps we should give them the two weeks between now and our regularly scheduled meeting to work out an agreement, table it for two-weeks and then have them come back and tell us what they have accomplished.

COMMISSIONER CLARK moved that the Planning Commission concur with the Findings & Conclusions set forth in Staff Report (S2006-107 revision) and recommend that City Council approve the proposed revisions to the preliminary plat of Anderson Heights subject to the conditions of approval set forth in the Technical Advisory Committee Report dated September 3, 2010, with a proviso that the parties may get together and seek an alternative resolution that will be acceptable to them and will meet the City's requirements as approved by City Staff. Seconded by Commissioner Utz.

Motion carried on the following roll call vote: Yes – Clark, Coblentz, Utz, and Boring. No – Jones. Absent – Madsen, Moser and Berkowitz.

Comments for Planning Commission in response to request for changes to Brantingham Heights subdivision requested by the Robert Johnson, current developer.

John A. Cadwell, MD

August 19, 2010, Rev 2, typos, spelling and east-west errors corrected, page numbers added.

Introduction

Current Proposal by the developer

History of Current Proposal
4 years ago

Overview of recent communication

Landlocked property issues

Shortcomings related to topography of land

Evidence of Need or Intent for Robert Johnson to pursue further plat changes.
And disregard for current submitted plat.

Avoided and deferred environmental issues.

Introduction :

I will demonstrate that the plan by itself does not adequately address issues regarding access, future development within the plat, or added road construction costs that would be passed along.

The following is provided for your information and education. Approximations and estimates have been made in good faith. Photos have not been retouched. Drawings and overlays were not professionally rendered.

I have included a general proposal for discussion.

There are three neighboring properties that are directly affected.

I own 15 acres south of Anderson Heights and share about 1500 feet of property line. John and Sharon Hackney own 3 acres South East of the development and their property corner touches at the section line at the intersection of Gage Extension and Brantingham. JR Carr has 7 acres East of Anderson Heights with about 1000 feet of shared property. Hackneys have lived here for 25 years, Cadwells for 20 years, and Carrs for 4 years.



Satellite Photo courtesy GOOGLE.

What is not evident in aerial photos or a plan view is the severe grades throughout the area. The curvature of the ditch gives a clue to the topography.

Proposal by developer:

As per the letter dated August 3, 2010, the developer desires to move the access to the Cadwell and Hackney property from its current position on Brantingham to a new road (K street) about 100 feet to the west. Additionally, they propose keeping the Brantingham access open until Melissa is completed.

History of the proposal.

Robert Johnson is the 2nd developer on Anderson Heights, after purchasing the rights to develop from Jerry Johnson (no relation). The current developer was not involved in any of the initial proceedings.

In 2006, Jerry Johnson filed a plat to develop Anderson Heights. At a public hearing, several issues were raised, one of which was access along Brantingham. Terry Meier, who was the previous owner of the property to the East, proposed the basics of the plat now under consideration, in order to keep neighbors out of his front yard.

A drawing, similar to exhibit 'C' was shown to me, to Terry Meiers and to John Hackney, and there was consensus that this was what we were describing, more or less. The proposal then vanished from sight for almost four years, and none of us had any contact with the developer or the city until fall of 2009.

The city responded to the request for plat amendments in November of 2009, about 3 years after it had been requested. Under section 3 'Justification', Mr. Ziobro indicates that 'Birch and Jossi met with the city staff and the property owners' and that the current proposal was 'a result of those meetings'. Unfortunately, those meetings, if they occurred, did not include the property owners. None of the property owners know or have even met Birch or Jossi, we were not in any meetings, and were not contacted by the city in any manner.

In November 2009, a representative for the current developer contacted the Hackneys asking them to waive their access using Brantingham Extension, which they declined to do in writing.

JR Carr and I contacted Mr. Johnson in late 2009, and asked if he would be interested in selling the south-east portion of Anderson Heights. Mr. Johnson responded with a sales offer of \$1.1 mm for about 20 acres based on potential 'lost profits'. This offer was politely declined.

Seven month later (early summer 2010), with no forewarning, Mr. Johnson asked for a meeting (to discuss 'the easement' requested by the city in order to continue development). Mr. Johnson was unaware of the history dating back 4 years, was unaware that several issues had been under discussion with the prior developer. And that none of the issues had been resolved when that developer stopped communicating and sold the development. (perhaps with verbal assurances that plans were in place)

Mr. Johnson brought a letter which he expected me to sign granting an easement across my property. I was caught off-guard with the request, I was surprised at Mr. Johnson's disregard or ignorance of key facts, and disturbed by his repetition of 'that's not my problem' as I tried to bring him up to speed on key issues. The meeting was not particularly pleasant, especially when Mr. Johnson began referencing my religious

background to coerce a concession in his favor. I asked him to send a proposal to my lawyer addressing my concerns, which I would then consider.

Such a proposal has not been received.

Instead, Mr. Ziobro, who is Mr. Johnson's attorney, suggested meeting at his law office to discuss the matter. This invitation was declined.

Shortcomings of proposed new access:

The major problem with using Brantingham is cost. The KID weir box shown prevents putting a 60 foot wide road in a convenient location. There are also utilities, especially a 48" BMID buried high pressure pipeline, but this pipeline is an issue wherever the road is placed. KID has plans to remove the weir which would make road construction to both of our properties considerably less expensive.



KID Weir box at top of Brantingham. Hackneys house barely visible just right of center.



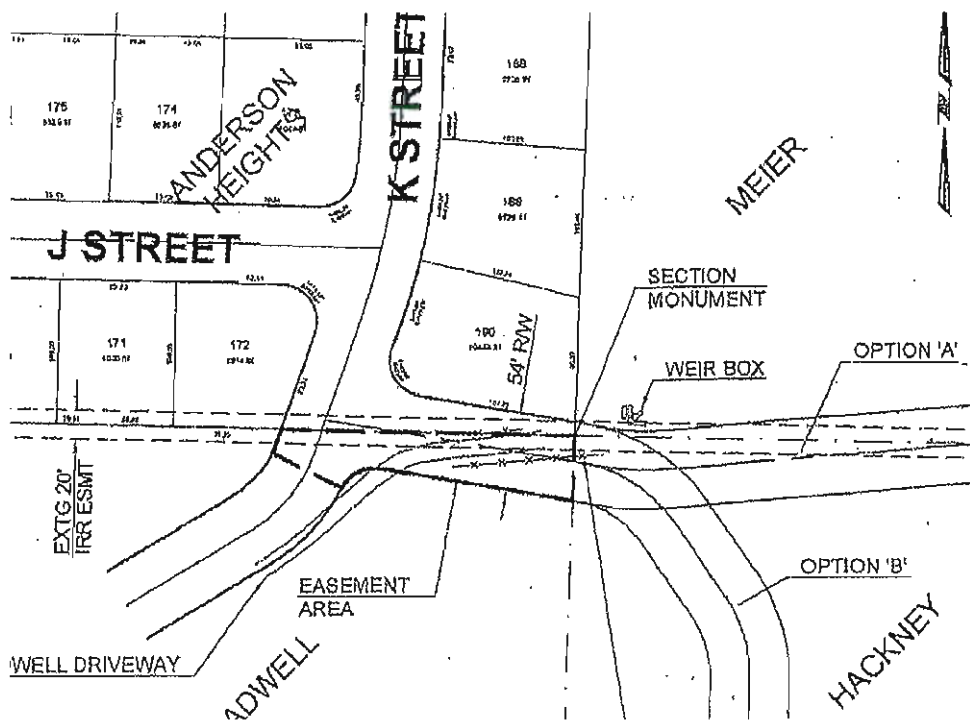
Hackneys existing access, except for KID weir, has a gentle slope down and to the right.



My access is nominally flat and to the right. My house is on right side.



The proposed 'easement' creates a road access requiring about 20 feet of fill. The left edge of the road would be about the fence line, and the right edge would be about 2/3 of the distance to the right.



Landlocked property:

I own about 70,000 square feet of land tucked behind the developers property. This was previously clean and is still accessible on the orchard roads.

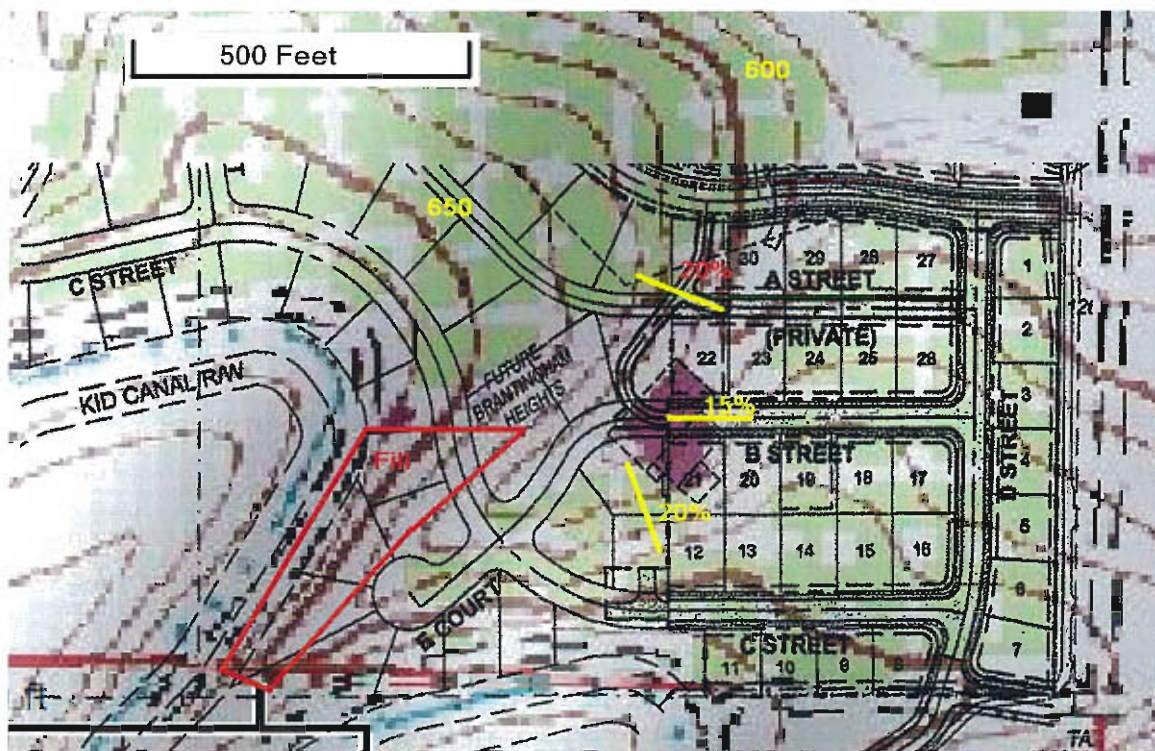


In the years since the development began, the land has been used for trash and tree debris as shown. It is also at the bottom of a huge plateau (20-25 feet of fill over 1+ acres) that Mr. Johnson built on the west side of Anderson Heights.

This extensive earth moving job, (did the city know about this) gives his property added value, but puts my property at the base of a cliff. Mr. Johnson has no proposal on how I would access the property after development except to say 'that's not my problem'.

Evidence of Need or Intent for Robert Johnson to pursue further plat changes.

And disregard for current submitted plat.



Overlay of plat with topological map.

The ability of Mr. Johnson to meet city requirements for roads is aggravated by the severe topology (steep hills, a ditch that cannot be compromised). There is about 80 feet of elevation difference between Melissa and the ditch, with an average 17% grade from northeast to southwest. There are several areas even steeper than that, as illustrated. It is unlikely that A street, B street or C street can be built meeting city requirements specifying a maximum grade of 10%, and I would conjecture that these issues will be presented for additional deviation to standards or change of plat sometime down the road.

The area marked 'fill' is the plateau built by Mr. Johnson at considerable cost to elevate several of the lots and improve their view. It illustrates that E Court, the extension of C street, and the access to the lots to the west cannot be built as shown.

Avoided and deferred environmental issues.

The land and the existing building have been used for farming purposes for a substantial length of time. The building, while still operational, is a waste of garbage, spilled chemicals, abandoned vehicles, and empty, partially full and completely full barrels and other containers used for insecticides, pesticides, rodenticides, fruit packing chemicals and so on. The area has an acrid chemical smell. This sits less than 300 feet from the current neighborhood where numerous children live.

This area also has ground water that erupts through springs at times. During construction in 2006 the runoff pit that was dug for storm control along Brantingham was filling from the bottom and flowing *into* the storm drain at the rate of several gallons per minute. The sewer trenches (about 5 feet deep) on Manchester and Sherwood streets had about a foot of standing water from seepage before they were buried.

A chemical storage shed marked with skull and crossbones once stood on Melissa street. It can still be seen on the satellite photo (which is about 5 years old) above. The storage shed was removed in about 2006 without notice and without any testing for ground contamination.

Here is a brief tour of the existing site : about 20 of the 95 pictures taken 8/19/2010 of our own local love canal.



Building has a chemical warning sign. The road to the right was part of the 'fill' road.



Barrels of chemicals



B street comes down this cliff. A lot of cut and fill will be required.



Estimated 1000-3000 empty, partially empty and full barrels, cans and chemical containers on the premises.







Mostly trash, floor to ceiling.



Inside chemical storage with obvious spills.







Garbage and Barrels



Illustrating how steep the terrain is, both for building and especially for roads.

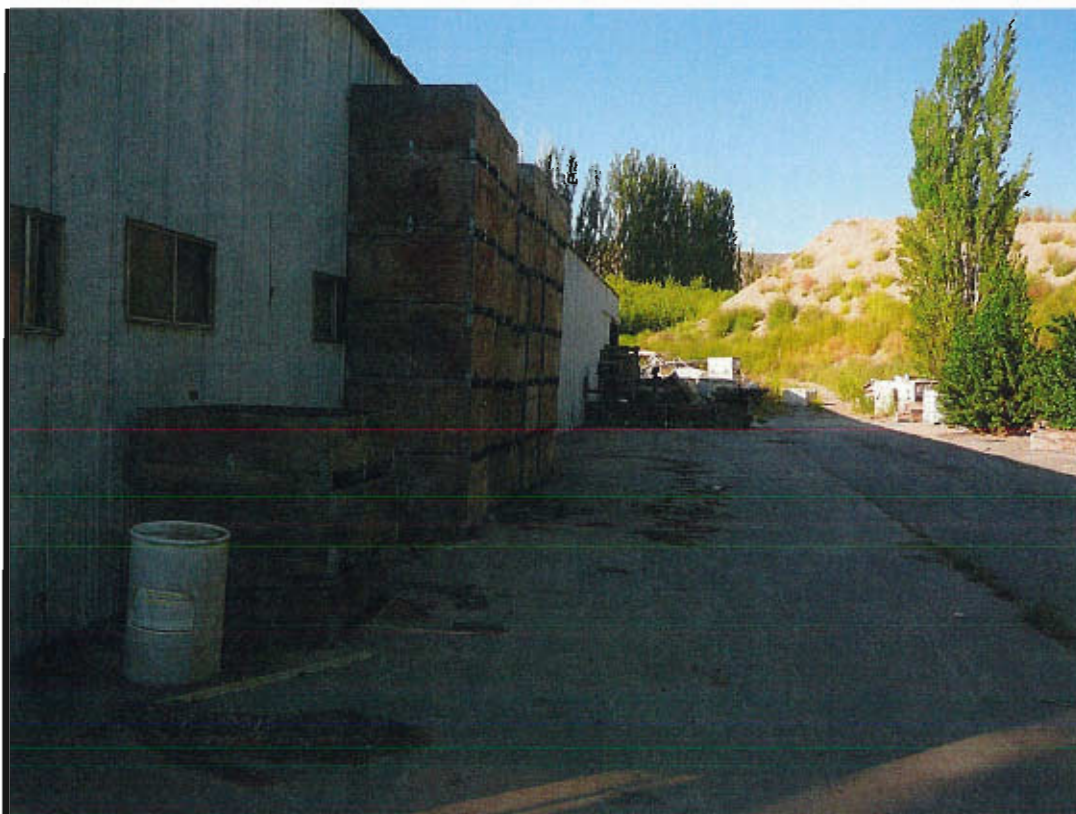




Abandoned tractor at the base of plateau that Mr. Johnson built overlooking farm building.



Another view of filled area looking to the west.



View of filled area relative to farm building. A lot of dirt to move.



Top of artificial plateau looking to northeast.



View of farm building and trash from northeast corner of filled area.



Outside trash, abandoned equipment and discarded chemicals.



Conclusion :

There needs to be a realistic, pro-active plan to deal with roads, easements, the plat as it stands, the chemical and garbage waste, and access to and usability of the 1.5 acres I own behind Anderson Heights.

The issue of moving the road is not primary, but needs to be addressed in the context of the entire problem rather than incrementally.

The health and safety of the existing neighborhood is questionable.

Given the difficulty of construction, it is not unlikely that the next plat will be completed and the project abandoned without finishing cleanup and without a resolution.

I recommend that the city planners deny the change of plans until these issues are discussed, that the assent of the neighbors is obtained, and that reasonable compensation or exchanges in kind are agreed upon. The timing of the development must place cleanup ahead of construction to assure that it is actually performed.



Telquist Ziobro McMillen
Attorneys at Law

August 25, 2010

Tom Lampson
Richland City Attorney
505 Swift Boulevard
P.O. Box 190
Richland, WA 99352

Rick Simon, Planning Manager
City of Richland
505 Swift Boulevard
P.O. Box 190
Richland, WA 99352

Re: *Anderson Heights Preliminary Plat Amendment*
Our File No. 10-182

Dear Tom & Rick:

I am writing you in response to the above-referenced matter. Particularly, the alternative in Condition 19 which provides:

Alternatively, "D" Street could be constructed as shown on the revised plat map if a 27-foot wide access easement adjacent to the 30-foot wide Brantingham right-of-way was supplied on the final plat. This would be supplied in lieu of constructing the West half of Brantingham Road and dedicating it as a right-of-way. This easement would be left in place and Lots 1 through 7 could not be constructed upon until (either a roadway or an access easement) is provided to the property to the Southeast. The Brantingham road access easement would then be relinquished at that time.

The small adjacent parcel outside the preliminary plat (South of the end of "E" Court) will be landlocked by the lots that front on "E" Court and the existing KID canal to the South. A 10-foot wide access easement shall be provided across these lots to provide usable access to it.

LANDLOCKED PROPERTY

In *Unlimited v. Kitsap County*, 50 Wn. App. 723 (1988), a developer was required to grant an access easement as a condition to a planned unit development. As on justification, he was to provide access to property that would otherwise be landlocked. In *Unlimited*, the Court stated a property interest can be exacted without compensation only upon a proper exercise of government police power.

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Such power is properly exercised in zoning situations where the problem to be remedied by the exaction arises from the development under consideration, and the exaction is reasonable and for legitimate public purpose. Unless the requirements are met, the exaction is an unconstitutional taking.

The Court went onto hold that the requirement of a commercial access to serve the neighboring property does not even remotely satisfy these requirements. *Id.* at 727. There was no expectation that the neighboring property was to be developed at the same time or, for that matter, any time soon. *Id.* Even if there was reason to believe the neighboring property would develop, the exaction served no public interest, let alone a reasonable one. *Id.* at 727.

The simple fact remains that the small adjacent parcel is presently landlocked and stands in no different position at present as it would on approval of the plat amendment. There is no evidence that Mr. Cadwell has attempted to obtain a bridge over the KID canal or an easement from the property owner to the south. At the same time, the demonstrates that there are significant elevation changes and KID easements on the property. Thus, the ability to develop is questionable. Accordingly, there is no apparent public benefit for providing an easement to this property. Likewise, there is little in the record to justify a need for access to this property. This condition is not only unjustified, but contrary to Washington law.

DEDICATION OF ACCESS EASEMENT

Generally speaking, the permission to develop land may be conditioned on the owner's agreement to dedicate a portion of his property to public use if the regulatory exaction reasonably prevents or compensates for, in a specific and proportional fashion, adverse public impacts of the proposed development. *Sparks v. Douglas County*, 72 Wn. App. 55 (1993). In *Sparks*, the Douglas County Commissioners conditioned approval of the short plat application, for development of single family residences or duplexes, on developer's dedication of strips of land abutting existing roads for future right-of-way use. The Court held that the record did not show an adverse impact justifying the widening of roads in question. *Id.* at 58. Rather, Douglas County had no immediate plans for the improvements to the roads with the exception of one road which was included in the 6-year Transportation Improvement Program. *Id.* However, even with this road and the transportation plan, there was no evidence that the existing roads would be less safe after the addition of the development. *Id.* Absent evidence or reasonable inferences therefrom which show the development will have an adverse impact on the roads, the County's condition was arbitrary and capricious and constituted an unlawful taking. *Id.*

The Court of Appeals identified a four part analysis to determine whether a condition of development constitutes a "taking." First, government must identify a public problem or problems that the condition is designed to address. Second, government must show that the development for which the permit is sought will create or exacerbate the identified public

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problem. Third, government must show that its proposed condition or exaction tends to solve, or at least alleviate the identified public problem. Fourth, government must show that its proposed solution to the identified public problem is "roughly proportional" to that part of the problem. *Id.* at 520-523.

When combined, these four propositions boil down to two relationships: a relationship between the project and the identified public problem, and a relationship between the identified public problem and the proposed solution to that problem. *Id.* at 524.

With regard to future events, courts assume that government may sometimes rely on the future as well as the present when attempting to establish these relationships. *Id.* At a minimum, however, it may not rely on the future unless the record furnishes a basis for inferring what the foreseeable future holds. *Id.* at 524, 525. With regard to future development, the Court in *Burton* noted that:

No project was immediately contemplated whereby the street would be constructed, nor is there any evidence regarding what the particular project would involve. Furthermore, there is no evidence to indicate that the construction of the project would create such additional traffic as to require going forward with the proposed street project. As the evidence indicates, no other adjacent property owner would be required to dedicate any land for a public street unless a building permit is sought, nor would any other land now be acquired for a public street in the area. It is difficult, if not impossible, to see how this is anything more than a "land banking" operation which is clearly violation of Nebraska Constitution Article 1, Section 21.

Id. at 525, 526.

In this instance, there is no identified public problem. The Carr property is accessible by the Brantingham right-of-way, as is the Hackney property. Earlier today, I sent you a copy of an easement between the Hackneys and their neighboring property owner which demonstrates the Hackneys have access to their property via Gage Boulevard. This appears to be their primary source of access to the property. Accordingly, the Hackneys are not landlocked. The proposed "K" Street extension would provide direct access to the Cadwell property. It is also believed but unconfirmed that the Cadwells are able to access their property from the Brantingham right-of-way. Irrespective, the new configuration does not alter the existing condition with respect to the Cadwells.

The City has suggested that future extension of Melissa (at the election of the Carrs to develop their property), or the extension of "K" Street is justified if the Cadwells or Hackneys intend to subdivide their property. The flaw with any imposition of a dedication is that there is no

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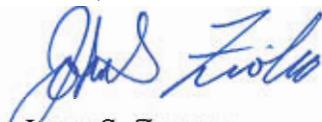
evidence that the Carrs, Hackneys, or Cadwells have intentions of developing their property. To the contrary, they all appear to have no interest in subdividing their property. Notwithstanding these deficiencies, the City has overlooked its right of eminent domain authority in the event that it needs to condemn property for purposes of effectuating its extension of its public road system.

In summary, the City must identify a public problem. Currently, the City has identified no such public problem either based upon the existing condition or based upon the proposed plat application. Irrespective, the extension of "K" Street coupled with the continued use of the Brantingham right-of-way not only preserves the status quo, but is an enhancement on access. By contrast, the City, through the proposed alternative finding and condition, prevents Mr. Johnson from the development of seven lots. As conditioned, the City requires either a roadway or access easement to be provided. The developer has no control over a road and cannot compel the neighbors to grant an easement. At a minimum, the undefined period of time where Lots 1 through 7 cannot be developed, constitutes a taking. It may very well be that these lots are never developed. In that event, this condition is, without question, a taking.

We are asking that the City reevaluate this proposal in light of these cases and withdraw the requirement impairing the ability to construct on Lots 1 through 7 until an easement or road is obtained. Mr. Johnson is not foreclosed on a plan to grant access to the landlocked Cadwell property so long as it does not come at the expense of a lost lot. If the City truly wanted or believed that the future roadway was necessary, the City could initiate eminent domain proceedings. However, there appears to be no current justification to do so. More important, this project does not require the extension of any additional roads or the build out of the Gage Boulevard right-of-way. For these reasons, the conditions imposed in Condition 19 must be eliminated.

Very truly yours,

TELQUIST ZIOBRO McMILLEN, PLLC



JOHN S. ZIOBRO

JSZ/jr
cc. Bob Johnson

George E. Telquist • John S. Ziobro • Robert G. McMillen • Eric B. Eisinger

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Telquist Ziobro McMillen
Attorneys at Law

August 12, 2010

Rick Simon, Planning Manager
City of Richland
205 Swift Boulevard
P.O. Box 190
Richland, WA 99352

Re: *Anderson Heights Subdivision*
Our File No. 10-182

Dear Rick:

I am writing you in response to a pre-construction meeting that was held on August 5, 2010 attended by John Fetterolf of HDJ Design Group and Jason McShane of the Kennewick Irrigation District. During that meeting, Mr. McShane represented that the KID would be requesting that the developer, Robert Johnson, be requested to line the KID canal as a condition resulting from his proposed preliminary plat amendment. I am writing to place the City and the KID on notice that we believe this would amount to an unconstitutional taking for several reasons and could expose the City and possibly the KID to damages under RCW 64.40.

As a preliminary matter, KID had an opportunity to comment on the overall plat application when it was originally filed in 2006. They made no comment related to the lining of the irrigation canal. This amendment is solely related to the realignment of streets which has absolutely no relation to the irrigation canal. Thus, this amendment does not merit canal alignment absent an identified impact. Notwithstanding what we believe to be the narrow focus of this amendment, there is no basis for the lining of the canal.

First, the canal is not within the platted area. Thus, the request of the KID and the condition, if imposed, amounts to providing a benefit to the KID without any identified impact created by the project. This proposed subdivision merely abuts the canal system. It does not cross it and does not in any way infringe upon any of the property owned by the KID. Thus, the KID cannot articulate any impact associated with this application. Second, in the past couple years, the KID has attempted to extort abutting property owners to pay for the lining of its canal and what amounts to a risk management program. The KID reasons that there is a difference in value between an abutting agricultural crop versus homes. Thus they rationalize that they can impose

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this condition. My client has preliminary estimates of the cost imposed with lining the canal from the KID. The cost is \$73,000 to \$115,000. As you can imagine, this condition makes development of this property impractical.


Third, the analysis of proper conditions of plat approval begins with identifying an impact and determining whether the imposed condition is roughly proportional to the impact created. As indicated above, there is no impact to the KID. More important, there is no proportionality analysis related to this request. Clearly, this is a system infrastructure improvement and could easily be accounted for by an adjustment of KID rates that they have imposed on their customer base. Additionally, the lining of the canal benefits more than the abutting property owners. Thus, there is no proportionality analysis.

The KID's request places the City in a precarious position. Because of the cost associated with this request, Mr. Johnson will appeal a condition of approval that honors the request of the KID. This appeal will result in the delay of his project and expose him to additional costs. The interest alone on this project sitting vacant while an appeal runs its course will be approximately \$10,352.00 per month. As you are aware, under RCW 64.40, an applicant for a permit has an action for damages to obtain relief from the acts of an agency which are arbitrary, capricious, unlawful, or exceed lawful authority ... provided that a decision of the agency was made with knowledge of its unlawfulness or that it was in excess of lawful authority or should reasonably have known to have been unlawful or in excess of lawful authority. RCW 64.40.020.

I encourage your City Attorney to evaluate the request of the KID. Clearly, if the City imposes the requested condition, it could be exposed to a claim under RCW 64.40. Given that it was requested by another governmental agency, the KID may also have this exposure. However, the KID is essentially asking the City to take the risk on this condition.

The KID has attempted to impose this condition on other developments, including adjacent developments. They have avoided litigation by obtaining some form of agreed contribution by the developer. It is my belief the KID knows that it cannot collect this fee, otherwise, they would have tried this policy in court. Your more prudent path is to deny the request of the KID and approve this application without any condition related to the lining of the irrigation canal. This puts the burden on the KID to appeal the denial of the condition and they can take all the risks for their policy decisions.

Very Truly Yours,



John Ziobro

cc: Robert Johnson
Jason McShane
Brian Iller

George E. Telquist • John S. Ziobro • Robert G. McMillen • Eric B. Eisinger

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Council Agenda Coversheet

Council Date: 10/05/2010

Category: Consent Calendar

Agenda Item: C2

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: APPOINTMENT TO THE LIBRARY BOARD

Department: Assistant City Manager

Ordinance/Resolution: 50-10

Reference:

Document Type: Resolution

Recommended Motion:

Adopt Resolution No.50-10, confirming the appointment of Krista Hopkins to the Library Board.

Summary:

Position No. 4 was vacated when Nicole Gustin submitted her resignation effective June 25, 2010.

After a series of interviews with nine excellent candidates, the Library Board interview team recommends the appointment of Krista Hopkins to position No. 4 to serve the unexpired term to December 13, 2014.

All applications for the open Library Board position are on file with the City Clerk's office. Dvara-Lee Felton, C. Mark Smith, Susan Peterson, Rado Harrington, Rose Pielstick, Jennifer Kennedy, Sriram Somasundaram, and Jerry Greenfield were also considered for the appointment to the Library Board.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

- 1) Proposed Resolution
- 2) Library Board Recommendation and Applications

City Manager Approved:

Johnson, Cindy
Sep 29, 14:54:37 GMT-0700 2010

RESOLUTION NO. 50-10

A RESOLUTION of the City of Richland confirming the position appointment of Krista Hopkins to the Library Board.

BE IT RESOLVED by the City Council of the City of Richland that the following position appointment is hereby confirmed:

<u>NAME</u>	<u>ADDRESS</u>	<u>POSITION NO.</u>	<u>TERM ENDING</u>
Krista Hopkins	1323 Kimball Avenue	4	12/13/14

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

ADOPTED by the City Council of the City of Richland, at a regular meeting on the 5th day of October 2010.

JOHN FOX
Mayor

ATTEST:

APPROVED AS TO FORM:

DEBRA C. BARHAM, CMC
Chief Deputy City Clerk

THOMAS O. LAMPSON
City Attorney

Barham, Debby

Subject: FW: library board vacancy

From: carolyn zingmark [mailto:carolynzingmark@gmail.com]**Sent:** Wednesday, September 22, 2010 9:55 AM**To:** Roseberry, Ann**Cc:** Sullivan, Sheila**Subject:** library board vacancy

Good morning Ann,

After two series of interviews with nine excellent candidates, the Richland Public Library Board, with the support of council member Sheila Sullivan, recommends Krista Hopkins be appointed to fill the vacancy on the board for position number 4.

Respectfully,

Carolyn Zingmark

Richland Public Library Board Chair



APPLICATION FORM BOARD OR COMMISSION POSITION

BOARD/COMMISSION FOR WHICH APPLYING: Library Board

NAME: Krista Hopkins Work Telephone: 460-1630

ADDRESS: 1323 Kimball Ave. Home Telephone: 943-6874

CITY, STATE, ZIP: Richland, WA 99354 E-mail: Kristahopkins@verizon.net

Parks & Recreation Applicants Only: → Adult: _____ Youth / Grade: _____

LENGTH OF RESIDENCE IN RICHLAND: 16 years

OCCUPATIONAL BACKGROUND: I am the owner of Tumbleweed Art Studio, a home-based business providing art lessons and art services. The studio was established in 1999. Prior to that I was a paralegal.

EXPERIENCE RELATED TO BOARD/COMMISSION FOR WHICH APPLYING: I served on the Richland Arts Commission for six years, including two terms as Chair. I was on the Subcommittee to the library for purposes of art during the remodel.

WHY ARE YOU SEEKING APPOINTMENT: I feel the library is one of Richland's greatest assets. As a mother of young children and a former Arts Commission member, I feel I can provide a valuable perspective to the Board.

OTHER CITY OF RICHLAND BOARDS/COMMISSIONS OF WHICH YOU ARE A MEMBER: None.

As an applicant for the above position for the City of Richland, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials, or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the press and media. ***In addition, I certify that I am in compliance with the residency requirement of this appointment.***

Date: 7/29/10

Signature: Krista Hopkins

Note: A resume is not required, however it is highly recommended.

Return to:

Office of the City Clerk, P.O. Box 190 MS-05,
975 George Washington Way, Richland, WA 99352
Phone: 942-7388 Fax: 942-7379

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RICHLAND CITY CLERK

KRISTA HOPKINS

1323 Kimball Avenue • Richland, Washington 99354 • (509) 943-6874

EMPLOYMENT

OWNER

Tumbleweed Art Studio

1999 - PRESENT

Richland, Washington

Provides art instruction to children of all ages in the areas of drawing, sculpture, painting and art history. Creates and implements unique curriculum and manages two employees. Started the business from the ground up in 1999 with one art student. Last year the studio had almost 80 students.

Over the years Tumbleweed Art Studio has completed many projects for the community including murals for Safe Harbor Crisis Nursery, The Ben Franklin Transit Bus Station and The Children's Developmental Center. Students painted several dozen tote bags to be given to children in foster care. Last summer, the studio worked with CASA, LLC in East Pasco to provide a week-long art workshop for disadvantaged youth.

PARALEGAL

Miller, Mertens and Spanner

1999

Richland, Washington

Was paralegal to Kenneth Miller, a partner of the law firm. Legal assistant duties including preparing estate planning documents and managing paperwork for clients with limited liability companies and some insurance defense work.

LEGAL ASSISTANT

Rettig, Osborne, Forgette, O'Donnell, Iller & Adamson

1995 - 1998

Kennewick, Washington

Provided legal assistance to Michael O'Donnell, a partner of the firm and Jeffrey Sperline, then an associate of the firm. Majority of practice dealt with insurance defense work, preparing for trial and arbitration and working with medical records and witness statements.

EDUCATION

ASSOCIATE OF ARTS APPLIED SCIENCE, PARALEGAL

Columbia Basin College

1993-1995

Pasco, Washington

ORGANIZATIONS/COMMITTEES

- Served on the Richland Arts Commission from 2004-2010, including 2 terms as Chairwoman
- Past Member of Mid-Columbia Earth Day Committee
- Jefferson Elementary PTA Member and Volunteer
- Member of 509 Art



APPLICATION FORM BOARD OR COMMISSION POSITION

BOARD/COMMISSION FOR WHICH APPLYING: LIBRARY BOARD
NAME: DVARA-LEE (DEV) FELTON Work Telephone: N/A
ADDRESS: 517 CASCADE ST. Home Telephone: 509/946-7195
CITY, STATE, ZIP: RICHLAND, WA 99354 E-mail: curly.head@hotmail.com

Parks & Recreation Applicants Only: → Adult: _____ Youth / Grade: _____

LENGTH OF RESIDENCE IN RICHLAND: 30+ years

OCCUPATIONAL BACKGROUND: Secretary, technical editor (see attached resume)

EXPERIENCE RELATED TO BOARD/COMMISSION FOR WHICH APPLYING:

Liberal Arts Degree; avid reader and long-time patron of RPL.

WHY ARE YOU SEEKING APPOINTMENT: Desire to be involved in the future of the library.

OTHER CITY OF RICHLAND BOARDS/COMMISSIONS OF WHICH YOU ARE A MEMBER:

None

As an applicant for the above position for the City of Richland, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials, or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the press and media. **In addition, I certify that I am in compliance with the residency requirement of this appointment.**

Date: 03-31-10

Signature: Dvara-Lee Felton

Note: A resume is not required, however it is highly recommended.

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**CITY MANAGER'S
OFFICE**

DVARA-LEE FELTON

517 Cascade
Richland, WA 99352
(509) 946-7195

Freelance Technical Editor/Writer

B.A. Modern Languages (1947), College of William and Mary in Virginia

Mrs. Felton was Technical Editor for the Pacific Northwest Laboratory (PNL) Biology and Chemistry Department from 1974 to 1990. PNL is operated for the U.S. Department of Energy by Battelle Memorial Institute. Her responsibilities included providing editing/writing assistance to all Department staff members, and maintaining/upgrading the writing and overall appearance of Department publications. This entailed critiquing, editing, writing, and instructing, as appropriate.

In addition to assisting Department investigators with a variety of publications, Mrs. Felton was responsible each year for editing and preparation of Part 1, Biomedical Sciences, of the *Pacific Northwest Laboratory Annual Report to the DOE Office of Health and Environmental Research*. She was also responsible for editing and coordinating production of the Department's annual request for funds to DOE ("FWP") for each of 30-odd programs. Mrs. Felton has edited and produced numerous lengthy, complex reports on a variety of subjects within the life sciences area. She has also designed, written, and coordinated production of several sponsor-oriented publications, including Capability Briefs and a brochure, *Life Sciences Research Capabilities*. She has also edited several lengthy technical books.

For many years, Mrs. Felton has edited the proceedings for the annual Hanford Symposium on Health and the Environment; each consists of over 60 papers, from off-site as well as on-site authors. The 1986 and 1987 proceedings were published in the journal *Health Physics*, and required strict conformance to the journal's style and format in addition to other standard requirements. PNL's Life Sciences Center has retained the services of Mrs. Felton to continue editing those proceedings since her retirement from PNL in 1990.

As part of a Battelle contract with a private industrial client, Mrs. Felton was solely responsible for editing the proceedings for the symposium *Biological Interactions of Inhaled Mineral Fibers and Cigarette Smoke*, which was published by Battelle Press. She initiated correspondence with authors, monitored receipt of manuscripts, arranged for typesetting, and interacted with Battelle Press staff and with authors, both in person and by telephone. Dr. Wehner, the scientific editor of the proceedings, included her as an official editor of the volume.

Mrs. Felton was also involved in the editing and preparation of a lengthy, highly complex report for the Respiratory Tract Model Task Group of the International Commission on Radiological Protection. She edited the contributions of several authors whose native language is not English. The report includes a great many tables, which often required redesign, and numerous detailed figures. For the latter, Mrs. Felton frequently interpreted the authors' desires to graphics personnel.

During her tenure as editor at PNL, Mrs. Felton participated in the preparation of most proposals prepared by the Biology and Chemistry Department. Besides editing the technical portion, she coordinated input from the numerous contributors and acted as liaison between the Principal Investigator and the Word Processing staff. She supervised production of the necessary graphics and assembled the final copy of the technical proposal.

Mrs. Felton also assisted investigators in producing viewgraphs, slides, and poster presentations for technical society meetings by editing and critiquing subject matter, acting as liaison between authors and graphics personnel, and proofreading finished material.

Mrs. Felton assisted the Manager, Planning and Communications, Life Sciences Center, in producing Center documents as requested. Included were the OHER Director's Overview, the PNL Narrative Overview, and other lengthy comprehensive administrative reports on operations of the Life Sciences Center.

Mrs. Felton was responsible for writing, updating and maintaining the Department resume file for some 200 staff members. Included are curricula vitae for professional and paraprofessional personnel, as well as those for technicians or clerks assigned to projects regulated by FDA Good Laboratory Practices. Mrs. Felton inaugurated a system for updating resumes so that information concerning individuals' responsibilities and publications remained current, and resumes were readily available for frequent use in proposals.

For 10 years prior to becoming an editor, Mrs. Felton was a secretary in the Department, gaining knowledge of the specialized terminology and familiarity with all phases of life sciences publications.

Many years of previous secretarial experience in several different organizations (including hospitals and libraries) at various geographic locations have contributed to her experience in interpersonal relationships and familiarity with a variety of organizational structures.

Mrs. Felton is a Founder and Past Chairman (1980-1981) of the Tri-Cities Chapter of the Society for Technical Communication (STC). For many years, she has served as Corresponding Secretary of the Chapter. She is a Trustee of the Christine M. Gilchrist Memorial Fund, which provides financial support for an annual student technical writing contest.

Publications

Felton, D. and N. H. Sherer. 1982. How to manage a student technical writing contest. In: *How-To Series*, STC, Washington, DC. Society for Technical Communication, Washington, DC.

Felton, D. 1987. The editing intern experience, pp. RET-105 to -106. In: *Proceedings of the 34th International Technical Communications Conference*, May 10-13, 1987, Denver, CO. Society for Technical Communication, Washington, DC.

Presentations

"Getting the Right Fit," The Editor/Author Information-Gathering Interview. Presented at the Puget Sound STC Seminar, Lake Wilderness Conference Center, April 30, 1980, Seattle, WA.

"What to Look for in a Word Processor." Presented to an IBM-Sponsored Seminar for Tri-Cities Secondary School Vocational Teachers, May 9, 1980, Kennewick, WA.

"How to Prepare Effective Poster Presentations." Presented at the Tri-Cities Chapter, STC Meeting, March 23, 1984, Richland, WA.

Felton, D. The Editing Intern Experience. Presented at the 34th International Technical Communications Conference, May 10-13, 1987, Denver, CO.

March 2010

Volunteer History

Since retiring Mrs. Felton has volunteered in a variety of organizations. Among these are:

- .Kadlec Medical Center Admissions Office; filing reports
- .Office of the Attorney General, Kennewick; consumer complaint processor
- .Mid-Columbia Symphony; ticket-seller and various clerical jobs.
- .Benton-Franklin Volunteer Center; editing and various clerical jobs.

REFERENCES

R. W. Baalman	P.O. Box 2713 Pasco, WA 99301	545-1081
Norma Chavez	128 Rachel Rd. Kennewick, WA 99338	509/628-3912
Cathy Merrill Holle	Benton-Franklin Volunteer Center 900 S. Dayton St., Suite 2 Kennewick, WA 99336 582-0631	



APPLICATION FORM BOARD OR COMMISSION POSITION

BOARD/COMMISSION FOR WHICH APPLYING: Library Board
NAME: C. Mark Smith Work Telephone: 628-9575
ADDRESS: 1433 Chardonnay Dr. Home Telephone: same
CITY, STATE, ZIP: Richland, WA 99352 E-mail: csmith@earthlink.net
Parks & Recreation Applicants Only: → Adult: _____ Youth / Grade: _____

LENGTH OF RESIDENCE IN RICHLAND: 10 years
OCCUPATIONAL BACKGROUND: 40 yrs. managing economic development organizations at local, state + federal level. Manager, Richland Office of Business and Econ. Dev. 2000-2005. CEO, C. Mark Smith & Associates (ED Consulting) since.

EXPERIENCE RELATED TO BOARD/COMMISSION FOR WHICH APPLYING: Vice President, Richland Library Foundation since 2009. About-to-be published author. Bd. Member, Tri-Cities Research Dist; Vice President Programs; Mid Columbia Budget Forum.

WHY ARE YOU SEEKING APPOINTMENT: To give back to my community. To help create a seamless team effort from all the various library support organizations

OTHER CITY OF RICHLAND BOARDS/COMMISSIONS OF WHICH YOU ARE A MEMBER:

None

As an applicant for the above position for the City of Richland, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials, or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the press and media. **In addition, I certify that I am in compliance with the residency requirement of this appointment.**

Date: August 1, 2010 Signature: [Signature]

Note: A resume is not required, however it is highly recommended.

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RICHLAND CITY ATTORNEY



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RICHLAND CITY CLERK

APPLICATION FORM BOARD OR COMMISSION POSITION

BOARD/COMMISSION FOR WHICH APPLYING: Library Board Position No. 4NAME: Susan Peterson Work Telephone: n/aADDRESS: 2104 Davison Avenue Home Telephone: 420-4777CITY, STATE, ZIP: Richland WA 99354 E-mail: susan-peterson@hotmail.com

Parks & Recreation Applicants Only: → Adult: _____ Youth / Grade: _____

LENGTH OF RESIDENCE IN RICHLAND: Since October 2009OCCUPATIONAL BACKGROUND: For the past five years, owned and operated multiple retail stores in Spokane. Previous to that I worked as a youth services librarian.EXPERIENCE RELATED TO BOARD/COMMISSION FOR WHICH APPLYING: I have over fifteen years of experience working in public libraries.WHY ARE YOU SEEKING APPOINTMENT: I am seeking appointment because I know the value of good public libraries. Richland values it's library, I want to be part of making good decisions to move the library forward.

OTHER CITY OF RICHLAND BOARDS/COMMISSIONS OF WHICH YOU ARE A MEMBER:

n/a

As an applicant for the above position for the City of Richland, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials, or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the press and media. ***In addition, I certify that I am in compliance with the residency requirement of this appointment.***

Date: 8/4/10 Signature: Susan Peterson**Note: A resume is not required, however it is highly recommended.**

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Susan Peterson
2104 Davison Avenue, Richland, WA 99354
509-420-4777
susan_peterson@hotmail.com

Professional Experience:

Owner, Whiz Kids and Children's Corner Books & Toys, Spokane, Washington. May 2004-January 2010.

- Managed backroom functions for the operation of two stores.
- Made all purchase decisions for a children's bookstore and toy store.
- Juggled multiple daily tasks and prioritized work.
- Worked with store manager and staff on day to day operations for two locations.
- Maintained relationships with sales representatives for book publishers and toy manufacturers.

Librarian, Spokane Public Library, Spokane, Washington. January 2006 to March 2006.

- Selected and purchased new non-print materials for a seven-branch library system.
- Determined number of copies to purchase and best location for new materials.
- Evaluated and decided which materials needed to be replaced or moved to a different location or collection.
- Managed a budget for purchasing audiovisual materials.

Youth Services Supervisor, Spokane County Library District, Spokane, Washington. May 2002 to April 2004.

- Supervised the Youth Services staff at the North Spokane library, including two librarians and two information specialists.
- Responsible for planning and scheduling youth programming for a five-branch region.
- Responsible for evaluating and maintaining collections for a five-branch region.
- Participated in district-wide meeting and planning committees.

Librarian, Spokane County Library District, Spokane, Washington. May 1997 to May 2002.

- Assisted customers in locating materials and using library resources.
- Provided information to help customers with reference and reader's advisory questions.
- Supervised the library page staff.
- Developed and presented weekly story time programs for preschoolers and/or toddlers.
- Assisted in planning and delivering programs for school age children.
- Assisted in maintaining the youth collection at the North Spokane Library.

Adjunct Librarian, Foley Center Library, Gonzaga University, Spokane, Washington. 1999-2001.

- Assisted students, staff and community members in locating materials and using library resources.
- Kept current with the resources available, both print and electronic.
- Acted as person in charge of the library on evenings and weekends.
- Responsible for troubleshooting problems with computers, copiers, and other library resources.
- Responsible for opening and closing the building.

Education:

M.L.I.S., University of North Carolina at Greensboro; Greensboro, North Carolina, December 1996.

B.A., Washington State University; Pullman, Washington, May 1992.



APPLICATION FORM BOARD OR COMMISSION POSITION

BOARD/COMMISSION FOR WHICH APPLYING: LIBRARY BOARD

NAME: Rado Harrington

Work Telephone: 509-205-7522

MAILING

ADDRESS: 1761 George Washington Way #111

Home Telephone: _____

CITY, STATE, ZIP: Richland, WA 99354

E-mail: rado@wahpi.com

Parks & Recreation Applicants Only: → Adult: X Youth / Grade: _____

LENGTH OF RESIDENCE IN RICHLAND: Since 1986, but left for a few years...

OCCUPATIONAL BACKGROUND: Attached

EXPERIENCE RELATED TO BOARD/COMMISSION FOR WHICH APPLYING: Attached

WHY ARE YOU SEEKING APPOINTMENT: Attached

OTHER CITY OF RICHLAND BOARDS/COMMISSIONS OF WHICH YOU ARE A MEMBER:

None Yet

As an applicant for the above position for the City of Richland, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials, or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the press and media. *In addition, I certify that I am in compliance with the residency requirement of this appointment.*

Date: 8/3/2010

Signature: Rado Harrington

Note: A resume is not required, however it is highly recommended.

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Rado Harrington Attachment

Occupational background:

Before recently starting my new venture, I served as a business development consultant and executive for many years. I was also the executive director of an economic development association and chamber of commerce in the Lower Yakima Valley. I am now a health psychologist for the Washington Health Psychology Institute.

Experience related to the Board/Commission for which applying:

I am a PhD (ABD) and have an MBA degree. I have a strong analytical mind. I am a skilled researcher. I am extremely articulate and have the necessary skill to make sound decisions. I will represent our community well and be honored to serve.

Why am I seeking appointment:

I have been an active member of my community for many years and would like to continue by making an even more significant contribution.



APPLICATION FORM BOARD OR COMMISSION POSITION

BOARD/COMMISSION FOR WHICH APPLYING: Library Board
NAME: Rose M. Pielstick Work Telephone: 509) 373-6690
ADDRESS: 1984 Penny Royal Ave Home Telephone: 509) 539-1876
CITY, STATE, ZIP: Richland, WA 99352 E-mail: rose-m-pielstick@rl.gov

Parks & Recreation Applicants Only: → Adult: _____ Youth / Grade: _____

LENGTH OF RESIDENCE IN RICHLAND: 30+ Years

OCCUPATIONAL BACKGROUND: BSBA, MBA, Hanford Employee Since 1976.
I Have \$81M Budget Under My Review Currently, So I'm
Experienced with Planning And Budgetary Policies And Processes.
Resume Available Upon Request.

EXPERIENCE RELATED TO BOARD/COMMISSION FOR WHICH APPLYING: Volunteer Librarian
For Columbia Community Church. Worked At Keweenaw Kennewick
Library During High School. Active User Of Richland
Library All Of My Adult Life.

WHY ARE YOU SEEKING APPOINTMENT: I Believe Public Access To Media
(Books, Internet, CD/DVD, Inter-Library Loans, etc.) Is Critical To
American Infrastructure And Individual Self-Improvement.

OTHER CITY OF RICHLAND BOARDS/COMMISSIONS OF WHICH YOU ARE A MEMBER:

NA

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Date: 8/2/10 Signature: R.M. Pielstick

Note: A resume is not required, however it is highly recommended.

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APPLICATION FORM BOARD OR COMMISSION POSITION

BOARD/COMMISSION FOR WHICH APPLYING:

Library Board

NAME:

Jennifer Kennedy

Work Telephone:

Cell - 539-4207

ADDRESS:

2506 Blue Hill Ct.

Home Telephone:

628-1521

CITY, STATE, ZIP:

Richland WA 99352

E-mail:

jkennedy204@aol.com

Parks & Recreation Applicants Only:

→ Adult:

Youth / Grade:

LENGTH OF RESIDENCE IN RICHLAND:

37 years

OCCUPATIONAL BACKGROUND:

I have worked at 2 different school libraries for several years and know the value and importance of maintaining this institution.

EXPERIENCE RELATED TO BOARD/COMMISSION FOR WHICH APPLYING:

While I have never worked on a Board before, I believe my background and working experience would give me different insight to the issues the Board may deal with.

WHY ARE YOU SEEKING APPOINTMENT:

I have always seen the public library as a key part of our community and I feel at this point in my life I would be able to contribute.

OTHER CITY OF RICHLAND BOARDS/COMMISSIONS OF WHICH YOU ARE A MEMBER:

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Date:

7/30/2010

Signature:

Jennifer Kennedy

Note: A resume is not required, however it is highly recommended.

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Jennifer Kennedy

Summary

Highly motivated team player with excellent interpersonal and communication skills. Committed to achieving employers objectives. Strong work ethic. Adaptable, productive and organized.

Experience

Paraprofessional/Richland School District

March 2008- Present

Library Marcus Whitman/Carmichael

- * Catalogue, shelve and assist librarians and students.

August 2006-March 2008

ESL/LAP Program Badger Mountain

- Work with students who require additional reading assistance.

January 2003-June 2007

Resource Room/Title 1 Marcus Whitman

- Work with special needs students who require assistance in both math & reading

September 1998-June 2007

Library Carmichael

- Catalogue, shelve, and assist librarian and students.
- Organize and maintain library office.

October 2000-December 2002

Student Store Hanford

- Supervised students at student store.
- Coordinated mock interviews for consumer economics classes.

August 1986-July 1992

Title Officer Benton-Franklin Title Co.

- Search county records to prepare preliminary title reports. Worked extensively with the public and business professionals. Duties also included training new employees, customer service and office design.

Volunteer Work

September 1995-June 2000

JOB OPS. Coordinator Marcus Whitman Elementary School

Helped develop and implement a career development program at an elementary level. Duties included soliciting and booking speakers, sending out a presenters outline along with a letter of introduction, greeting the speakers and introducing them to the class.

March 1992-October 1999

Volunteer Kadlec Medical Center

Helped raise funds for the Neo-Natal Unit. Most successful event was known as "Taste of the Tri-Cities". This event rose over \$35,000.00 Responsibilities included soliciting local restaurants, wineries and businesses.

Education

1981-1985 Washington State University Pullman, WA

- B.A Humanities with an emphasis in Speech Communications and French.

Additional Skills

Computer: Experience with Follett Library Software, MS Word & Excel.

Foreign Language: Conversational French

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APPLICATION FORM BOARD OR COMMISSION POSITION

BOARD/COMMISSION FOR WHICH APPLYING: Richland Library Board
NAME: SRIRAM SOMASUNDARAM Work Telephone: (509) 375-6842
ADDRESS: 301 ADAIR DRIVE Home Telephone: (509) 628-3531
CITY, STATE, ZIP: RICHLAND, WA 97352 E-mail: sriram.somasundaram@pnl.gov

Parks & Recreation Applicants Only: → Adult: _____ Youth / Grade: _____

LENGTH OF RESIDENCE IN RICHLAND: 9 years

OCCUPATIONAL BACKGROUND: Technical Group Manager, Mechanical Engineer
Energy Efficiency in Buildings

EXPERIENCE RELATED TO BOARD/COMMISSION FOR WHICH APPLYING: None, but would like
to start somewhere with my volunteer role.

WHY ARE YOU SEEKING APPOINTMENT: Ident user of the library, together with my
family. Want to find out more about how purchasing decisions are
made. Would like to get a subscription to NY Times renewed.

OTHER CITY OF RICHLAND BOARDS/COMMISSIONS OF WHICH YOU ARE A MEMBER:

None now. Was a member of the Tri-City Arts Council.

As an applicant for the above position for the City of Richland, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials, or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the press and media. **In addition, I certify that I am in compliance with the residency requirement of this appointment.**

Date: 07/28/2010

Signature: Sriram Somasundaram

Note: A resume is not required, however it is highly recommended.

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975 George Washington Way, Richland, WA 99352
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Sriram Somasundaram, Ph.D.
Technical Group Manager

Energy and Environment Directorate
Pacific Northwest National Laboratory
P.O. Box 999, K5-20, Richland, WA 99352
(509) 375-6842; (509) 375-3614
Sriram.somasundaram@pnl.gov

Technical Expertise:

- Building and Equipment Efficiency Standards
- Assessment of Cogeneration Systems
- Thermal Energy Storage Technologies
- Hydrogen Infrastructure and Fuel Cells

Experience:

Dr. Sriram Somasundaram has served as the Technical Group Manager of the Technology Systems Analysis (TSA) group in the Energy & Efficiency Division since June 2008. In that period, the group size has grown from about 25 staff members to 38 staff members with various different backgrounds contributing to the growth of the buildings and sustainability business. He served as the PNNL Technical Lead for the Northwest Hydrogen Initiative in 2004, an effort to develop the regional hydrogen infrastructure for transportation and power generation applications. He coordinated the activities of numerous public and private regional stakeholders in the Initiative, including potential partners from Alaska and British Columbia. He currently works on the DOE project that develops efficiency standards for commercial HVAC equipment as well as being involved in the

development of commercial building energy standards. Dr. Somasundaram has led several project teams over the past 15 years, involving complex, multi-year, multi-task projects characterized by numerous public and private stakeholders, frequently pursuing conflicting agendas. He has excellent interpersonal, analytical, and written and oral communication skills.

Dr. Somasundaram has authored and co-authored over 100 peer-reviewed technical papers and edited conference proceedings, including two book chapters. He served as the chair of the ASME's Cogeneration Technical Committee from 1991 to 1998, and as the chair of the ASHRAE's Technical Committee (TC) 9.5 on Cogeneration Systems from 1995 to 1998. He has also served as the Associate Technical Editor of the Energy Engineering Journal of Association of Energy Engineers (AEE) from 1988 to 1997 and as the Associate Technical Editor of ASME's Journal of Energy Resources Technology (JERT) since 2000. Dr. Somasundaram was elected a Fellow of the ASME in 1997 and was the 2003-2004 Chair of the Advanced Energy Systems Division of ASME. Recently, he received the ASME Dedicated Service Award (2004), was selected as the Tri-Cities' Engineer of the Year (2005), received the ASHRAE Distinguished Service Award (2006) as well as became a Fellow of ASHRAE (2007). He is an Adjunct Professor of Mechanical Engineering in Washington State University.

Education:

Ph.D., Case Western Reserve University, Cleveland, Ohio, 1981

B.Tech., Aeronautical Engg., Indian Institute of Technology, Madras, India, 1976



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APPLICATION FORM BOARD OR COMMISSION POSITION

RICHLAND CITY CLERK

BOARD/COMMISSION FOR WHICH APPLYING: Library Board
NAME: Jerry Greenfield Work Telephone: 509-308-2908
ADDRESS: 2017 Meadows Dr North Home Telephone: 509-628-2068
CITY, STATE, ZIP: Richland, WA 99352 E-mail: _____
Parks & Recreation Applicants Only: → Adult: _____ Youth / Grade: _____

LENGTH OF RESIDENCE IN RICHLAND: 32 years
OCCUPATIONAL BACKGROUND: System Engineer @ Hanford, Contract Administrator @ Hanford, Planning Officer @ Bank of Am, Degrees in Engrg, finance, law

EXPERIENCE RELATED TO BOARD/COMMISSION FOR WHICH APPLYING: Use library for research in history. Have built special-purpose, library-like database computer systems. Long-time user of library services whenever I live. Volunteer for Dial-a-Story.

WHY ARE YOU SEEKING APPOINTMENT: Although I've had experience with most depts./boards when I was on city council, I had none with library. I'd like to work w/ library issues, and think I could make contribution to library policy making.

OTHER CITY OF RICHLAND BOARDS/COMMISSIONS OF WHICH YOU ARE A MEMBER:

None now. Was member of city council for 15 years, and consequently liaison and/or member of many community boards, commissions, and committees

As an applicant for the above position for the City of Richland, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials, or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the press and media. **In addition, I certify that I am in compliance with the residency requirement of this appointment.**

Date: July 27, 2010 Signature: Jerry R. Greenfield

Note: A resume is not required, however it is highly recommended.

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975 George Washington Way, Richland, WA 99352
Phone: 942-7388 Fax: 942-7379

GERALD R. GREENFIELD
2017 Meadows Drive North
Richland, WA 99352
Home Phone (509) 628-2068
Cell Phone: (509) 308-2908
E-mail: Jerry.Greenfield.61@Alum.Dartmouth.Org

SUMMARY

Jerry's education covers over 10 years of college study in business administration, data processing, engineering, and law at Dartmouth College and UCLA. His experience includes contract administration, computer programming, system analysis, financial planning and analysis, and market analysis for such organizations as Westinghouse, TRW, and Bank of America. Jerry has also taught college courses in business and data processing as an adjunct member of the faculties at Central Washington University, the University of Washington, and Santa Monica College.

Jerry is active in local community organizations. He was a member of the Richland City Council for 15 years. In that capacity, he represented the council to the Tri-City Industrial Development Council board of directors, the City's Planning Commission, the Parks and Recreation Commission, the city's Art Commission, and several other community organizations.

He is active in the Richland Kiwanis Club (lieutenant governor), the Atomic City Toastmasters, and has been on the Richland Economic Development Board. He is a past president of the Mid-Columbia Symphony Society, was the general chairman of the Christ the King Sausagefest, and has been a member of the Richland Community Concerts board of directors.

EDUCATION

- | | |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">• Dartmouth College
Hanover, NH | <ul style="list-style-type: none">Bachelor of Arts (engineering science major)Bachelor of Industrial AdministrationMaster of Business Administration (finance & production mgmt. majors) |
| <ul style="list-style-type: none">• UCLA
Los Angeles, CA | <ul style="list-style-type: none">Professional Designation in Information Mgmt. (computers & systems analysis) |
| <ul style="list-style-type: none">• University of West Los Angeles
Los Angeles, CA | <ul style="list-style-type: none">Juris Doctor |
| <ul style="list-style-type: none">• State Bar of Calif | <ul style="list-style-type: none">Inactive |

EXPERIENCE

- | | |
|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">• Rockwell Corp.
Downey, CA | <ul style="list-style-type: none">Reliability engineer |
| <ul style="list-style-type: none">• Teledyne Corp.
Santa Monica, CA | <ul style="list-style-type: none">Assistant project manager, contract administrator. |
| <ul style="list-style-type: none">• Bank of America
Los Angeles, CA | <ul style="list-style-type: none">Planning officer. |
| <ul style="list-style-type: none">• Management Computer Technology
Santa Monica, CA | <ul style="list-style-type: none">Management consultant. |
| <ul style="list-style-type: none">• TRW, Inc.
Redondo Beach, CA | <ul style="list-style-type: none">Sr. business research & data processing analyst. |
| <ul style="list-style-type: none">• Westinghouse Hanford Co.
Richland, WA | <ul style="list-style-type: none">Principal systems analyst, contract administrator. |
| <ul style="list-style-type: none">• Kiona Winery
Benton City, WA | <ul style="list-style-type: none">Wine educator, systems consultant (part time) |

COMMUNITY ACTIVITIES

Current

- Richland Kiwanis Club – Active member, past president, past secretary, and currently lt. governor for Division 54 (Tri-Cities/Eastern Wa).
- Atomic City Toastmasters Club – Active member, Sergeant at Arms.

Historical

- City of Richland – Council member (1990 – 2005), mayor pro tem (6 years), representative to TRIDEC board, representative to Ben Franklin Transit District board, liaison to several commissions/boards (Arts Commission, Parks & Recreation Commission, Utility Advisory Committee, Planning Commission, Economic Development Committee, Kennewick Irrigation District, Richland School Board), Richland Shoreline Committee, Hanford Area Economic Investment Council (gubernatorial appointment).
- American Plaza Condominium Association, Portland, OR – Board member.
- Kadlec Medical Center – Planning Committee, member
- Mid-Columbia Symphony Society – President, vice president, treasurer.
- Christ the King Sausagefest – General chairman, assistant general chairman.
- Richland Chamber of Commerce - Economic Development Committee member.
- Rivershore Enhancement Association – Executive Committee member and Treasurer.
- Richland Community Concerts – Board member.
- Crow's Shadow Institute of the Arts – Board member and member of the executive committee.
Art institute (501 (C) 3 org.) on Umatilla Indian Reservation, Pendleton, OR



Council Agenda Coversheet

Council Date: 10/05/2010

Category: Consent Calendar

Agenda Item: C3

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: APPRECIATION TO MAHMOUD DILLSI FOR SERVICE ON THE UTILITY ADVISORY COMMITTEE

Department: Assistant City Manager

Ordinance/Resolution: 58-10

Reference:

Document Type: Resolution

Recommended Motion:

Adopt Resolution No. 58-10, appreciation to Mahmoud Dillsi for service on the Utility Advisory Committee.

Summary:

Mahmoud Dillsi served on the Utility Advisory Committee for over six years, from March 2, 2004, through September 19, 2010.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) Proposed Resolution

City Manager Approved:

Johnson, Cindy
Sep 29, 14:54:56 GMT-0700 2010

RESOLUTION NO. 58-10

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Mahmoud Dillsi for the service he rendered to the City as a member of the Utility Advisory Committee.

WHEREAS, Mahmoud. Dillsi always represented the City of Richland with composure and dedication;

WHEREAS, Mahmoud contributed his time and talents to the City of Richland as a talented engineering professional offering thoughtful, considered, and thorough opinions; and

WHEREAS, Mahmoud served over six years as a member of the Utility Advisory Committee from March of 2004 through September of 2010.

BE IT RESOLVED by the City Council of the City of Richland, Washington, that the City and its citizens express publicly and formally to Mahmoud Dillsi their appreciation for the service he rendered to the City during his tenure as a member of the Utility Advisory Committee.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day of October 2010.

JOHN FOX
Mayor

ATTEST:

APPROVED AS TO FORM:

DEBRA C. BARHAM, CMC
Chief Deputy City Clerk

THOMAS O. LAMPSON
City Attorney



Council Agenda Coversheet

Council Date: 10/05/2010

Category: Consent Calendar

Agenda Item: C4

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: MASTER INTERLOCAL PARTNERSHIP AND COLLABORATION AGREEMENT

Department: Administrative Services

Ordinance/Resolution: 59-10

Reference: 122-10

Document Type: Resolution

Recommended Motion:

Adopt Resolution No. 59-10, authorizing the Mayor to sign a Master Interlocal Partnership and Collaboration Agreement for the creation of an operating arrangement among the Cities of Richland and Kennewick.

Summary:

The Master Interlocal Agreement allows for partnership and collaborative opportunities for sharing staff, equipment and other resources among the two cities. It covers the relationship, insurance, and liability aspects so that supplementary Memorandum of Understanding agreements can be entered into regarding the specifics of the particular partnership effort. In many instances, the Interlocal will be all that is necessary to allow sharing of resources such as an ambulance when an entity has to unexpectedly take theirs out of service for a short period. This agreement will allow continuation of the current purchasing partnership with Kennewick, Fire Department collaboration, and the proposed golf course management partnership.

Fiscal Impact?

☒ Yes ☐ No

Costs savings through current and future partnership and collaboration.

Attachments:

- 1) Proposed Resolution
- 2) Proposed Master Interlocal Agreement

City Manager Approved:

Johnson, Cindy
Sep 29, 14:52:01 GMT-0700 2010



Council Agenda Coversheet

Council Date: 10/05/2010

Category: Consent Calendar

Agenda Item: C5

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ESTABLISHING CONDITIONS FOR QUEENSGATE/COLUMBIA PARK TRAIL ANNEXATION

Department: Community and Development Services

Ordinance/Resolution: 60-10

Reference:

Document Type: Resolution

Recommended Motion:

Adopt Resolution No. 60-10, establishing conditions for the proposed Queensgate/Columbia Park Trail Annexation.

Summary:

The City received a request from John Bookwalter, owner of the Bookwalter Winery, requesting annexation into the City. Council passed a resolution setting October 5th as the date to meet with the annexation proponents. The annexation would include approximately 52 acres, located generally north of Columbia Park Trail, west of Malibu Private Road, south of I-182 and including lands along both sides of Queensgate Drive, as shown on the attached maps.

The annexation area is comprised of a total of 29 parcels, under 15 different ownerships and valued at over \$10.4 million dollars by the County Assessor. These properties are developed with a variety of commercial and residential uses and also include some undeveloped properties.

Annexation law requires the Council to establish the general requirements of an annexation including whether the City will accept, reject, or geographically modify the proposed annexation; whether it shall require the simultaneous adoption of the comprehensive plan and whether it shall require the assumption of all or any portion of existing city or town indebtedness by the area to be annexed. A draft resolution has been prepared that would accept the annexation, adopt the City's existing comprehensive plan and require the assumption of all of the City's indebtedness. The resolution would direct the Planning Commission to conduct a public hearing to consider appropriate zoning for the annexation area and would also direct staff to file an application for annexation to the Benton County Boundary Review Board (BRB). Once the review process undertaken by the BRB is completed, the proponents would be able to circulate a formal petition for annexation. In order to be valid, the petition would need to be signed by property owners representing at least 60% of the total assessed valuation of the annexation area. Previously, several properties within the area developed with City utilities with the agreement that these property owners granted the City the authority to sign an annexation petition on their behalf, in exchange for access to City utilities. These agreements, together with the annexation proponents represent a majority (64%) of the total assessed valuation of the proposed annexation area, and therefore meet the threshold requirement for annexation. Once the formal petition is signed, Council would hold a public hearing and make a final decision regarding annexation of this area.

Fiscal Impact?

☒ Yes ☐ No

Annexation obligates the City to provide its services to the annexed territory. The City would also receive revenues from property and sales taxes upon annexation. Staff will provide an assessment to determine the fiscal impacts of this annexation on the City. This assessment will be provided at the time that a formal public hearing is held.

Attachments:

- 1) Proposed Resolution
- 2) Queensgate Annexation Vicinity Map
- 3) Queensgate Area Map
- 4) Bookwalter Annexation Letter
- 5) Notice to Property Owners

City Manager Approved:

Johnson, Cindy
Sep 29, 14:53:26 GMT-0700 2010

RESOLUTION NO. 60-10

A RESOLUTION of the City of Richland accepting a request for annexation of approximately 52 acres located generally south of I-182, north of Columbia Park Trail and west of Malibu Private Road and east of Queensgate Drive and property located generally south of I-182, north of Keene Road and west of Queensgate Drive (Queensgate/Columbia Park Trail Annexation).

WHEREAS, on September 21, 2010, the City Council was presented with the request for annexation and set a date of October 5, 2010 for a meeting with the annexation proponents; and

WHEREAS, the City Council has met with the annexation proponents and reviewed the proposed annexation at their meeting of October 5, 2010, as required by state statute RCW 35.13.125.

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

Section 1.01 The City of Richland hereby accepts the request for annexation subject to the following conditions:

1. That the annexation be accepted as proposed.
2. That simultaneous adoption of the City's Comprehensive Plan to serve as the Comprehensive Plan for the proposed annexation area is required.
3. That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

Section 1.02 Staff is hereby authorized and directed to submit an application to the Benton County Boundary Review Board pertaining to approximately 52 acres proposed for annexation by the petitioners.

Section 1.03 The Richland Planning Commission is hereby directed to review the proposal and forward a recommendation to City Council as to the most appropriate zoning designation(s) for the area proposed for annexation.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day of October, 2010.

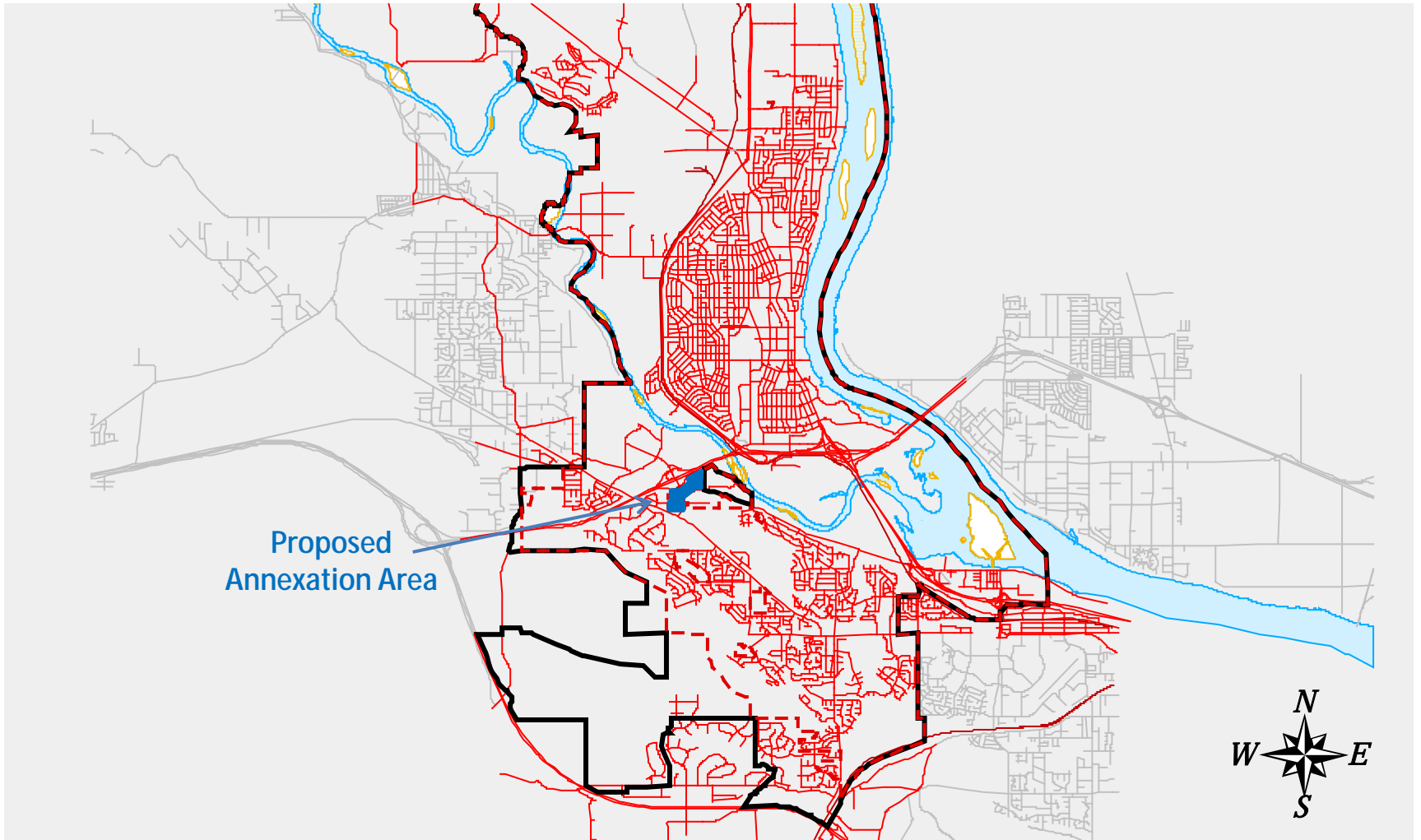
JOHN FOX
Mayor

ATTEST:

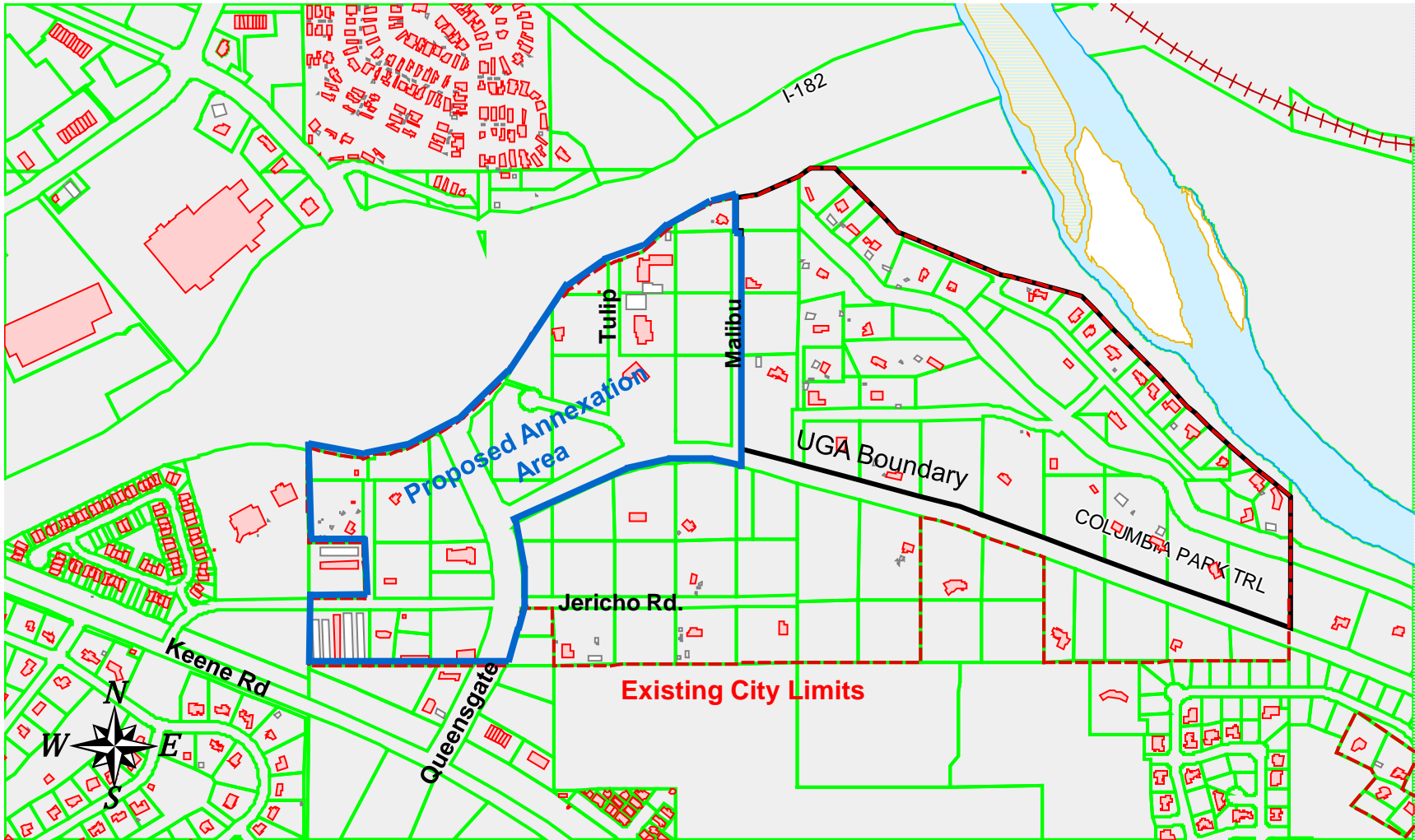
APPROVED AS TO FORM:

DEBRA C. BARHAM, CMC
Chief Deputy City Clerk

THOMAS O. LAMPSON
City Attorney



VICINITY MAP – PROPOSED QUEENSGATE/COLUMBIA PARK TRAIL



PROPOSED QUEENSGATE/COLUMBIA PARK TRAIL ANNEXATION AREA

September 17, 2010

Mr. Bill King
Deputy City Manager
City of Richland
P. O. Box 190
Richland, WA 99352

Re: Request for Annexation

Dear Mr. King:

This letter will serve as my formal request to annex my property into the City of Richland. This request covers the following parcels of property:

Parcel ID No.	Legal Owner	Address	Acres
2298-202-0002-010	Bookwalter Winery , LLC	894 Tulip Lane, Richland	2.29
2298-202-0002-014	Bookwalter Winery, LLC	894 Tulip Lane, Richland	3.84
2298-202-0002-015	Bookwalter Winery, LLC	894 Tulip Lane, Richland	3.46

As you know, we have been considering annexation to the City of Richland for some time. We have worked with the City as they recently created their new Wine/Tourism zoning classification that is now in place. This new zoning is not only perfect for the concentration of wineries that we now have on Tulip Lane, but will allow the City to benefit from the significant sales and property taxes which would accrue to the City as a result of annexation.

I understand that the City has signed annexation agreements from other property owners in our area and that under new state law, we can annex into the City if sixty (60) percent of the property owners agree.

I have also spoken to the adjacent wineries on Tulip Lane (Tagaris & Barnard Griffin) and they have agreed to the annexation. Rob Griffin, owner of Barnard Griffin has asked that the annexation not take place until his recent building permit request EA 09-33/BLD filed with Benton County on July 7th is approved.

Please let me know what our next steps should be. I look forward to working together with you on this effort.

Sincerely,

John Bookwalter
President/Owner
Bookwalter Winery, LLC

cc: Rick Simon, Development Services Manager



www.ci.richland.wa.us

DEPARTMENT OF COMMUNITY & DEVELOPMENT SERVICES

Development Services Division

840 Northgate Drive
Richland, WA 99352
Telephone 509-942-7771
Fax 509-942-7764

September 28, 2010

RE: Annexation into City of Richland

Dear Property Owner:

The City of Richland is considering the annexation of properties located within an unincorporated island of land located along the Queensgate corridor. A map showing the boundaries of the properties of the potential annexation area is attached.

The annexation process includes several steps outlined in state law beginning with a meeting between the proponents of the annexation and the City Council. This meeting has been scheduled for Tuesday, October 5th, beginning at 7:00 p.m. in the City Council Chambers at 505 Swift Boulevard. There are several other steps in the process also. The City Planning Commission will hold a public hearing to consider what zoning district(s) may be applied to the property upon annexation. The Benton County Boundary Review Board will conduct a review of the proposal and may hold a hearing.

Once those steps are completed, a formal petition would be circulated amongst the property owners. State law requires that a petition be signed by owners representing at least 60% of the assessed value of the properties included in the proposed annexation. The City has extended its utility services to several businesses within the proposed annexation area. In exchange for connection to City utilities, these owners have agreed to support annexation. With these agreements, it appears that the 60% requirement in state law will be met. Once the formal petition is submitted to the City, the City Council will conduct a public hearing on the proposed annexation and make a decision to accept or reject the petition. If accepted, the annexation will become law when the Council adopts an ordinance officially annexing the property.

These steps towards annexation typically take several months to complete. The City will provide you with written notification of the public hearings that will take place. Attached, there is some material that describes the impact of annexation on your property. Should

you have any questions regarding annexation, please feel free to contact me at 942-7596.

Sincerely,

Rick Simon
Development Services Manager



Council Agenda Coversheet

Council Date: 10/05/2010

Category: Consent Calendar

Agenda Item: C6

Key Element: Key 2 - Infrastructure & Facilities

Subject: SETTING A HEARING DATE FOR A SEDONA II PATHWAY RELINQUISHMENT

Department: Public Works

Ordinance/Resolution: 61-10

Reference:

Document Type: Resolution

Recommended Motion:

Adopt Resolution No. 61-10, establishing October 19, 2010, as the date of a public hearing on the relinquishment of a pathway easement in the plat of Sedona II.

Summary:

In 1993, Council adopted Resolution No. 38-93, adopting the master plan for the Horn Rapids Master Planned Community. Within the master plan is an "Illustrative Plan – Trails Map" with several connecting paths between residential properties and the golf course. The plat of Sedona II was constructed in 2005 and consistent with the master plan, the plat built and dedicated a 10' irrigation and pathway easement along the east side of lots 48 and 49, connecting Stonecreek Drive to the golf course near the 11th hole green and 12th tee box.

In late July of this year, staff was notified by a resident and user of the above referenced pathway, that it had been removed and was asking why it was removed. Staff discovered that Varsity Development, the home builder of 2646 Stonecreek Drive (lot 49) removed the pathway during construction of the home. There is no record that he requested or was authorized to do so.

Varsity Development submitted an easement relinquishment request for the pathway on August 2, 2010. Upon receipt of the request, staff posted the site and made contact with the golf course, home owners' association and developer to notify them of the request. Staff received letters from the developer and golf course manager that state they have no interest in the "maintenance, or existence" of the pathway. Staff also received a letter from neighborhood association that the HOA board had discussed the issue and "can state with confidence the HOA has no interest in maintaining a walking pathway across lots 48 & 49...." Public Works also received a petition with 20 signatures from homeowners in the Horn Rapids Community requesting that the pathway easement be retained and stating it is used by the community to access the golf course.

A public hearing is being scheduled for October 19, 2010, at the Council meeting in the Council Chamber at 7:30 p.m., to receive public comments regarding the relinquishment of a pathway easement adjacent to lots 48 and 49 in the plat of Sedona II in the Horn Rapids Master Planned Community.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) Proposed Resolution

City Manager Approved:

Johnson, Cindy
Sep 29, 14:57:12 GMT-0700 2010

RESOLUTION NO. 61-10

A RESOLUTION of the City of Richland setting a public hearing date to receive public comments on the relinquishment of a pathway in the plat of Sedona II within the Horn Rapids Master Planned Community.

WHEREAS, in May, 1993, the Richland City Council adopted Resolution 38-93, adopting the master plan for the Horn Rapids Master Planned Community; and

WHEREAS, in 2005, as part of the Horn Rapids Master Planned Community, the plat of Sedona II was constructed; and

WHEREAS, a pathway along east side of lots 48 and 49 in the plat of Sedona II was constructed consistent with the Illustrative Plan Trails Map contained within the master plan; and

WHEREAS, a ten foot irrigation and pathway easement was conveyed to the City on the face of the plat; and

WHEREAS, the homebuilder of lot 49 removed the pathway without permission to do so and has subsequently requested that the City relinquish its interest in the pathway easement; and

WHEREAS, City staff has received communications from the golf course manager, the developer of the Sedona II plat, and Horn Rapids Homeowners' Association expressing their desire not to have the pathway replaced; and

WHEREAS, staff received a petition signed by twenty residents within the Horn Rapids Golf Course Community expressing their desire to have the pathway replaced; and

WHEREAS, a public hearing could be held to allow testimony by all interested and affected parties prior to a decision by the City Council concerning the pathway relinquishment.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that a public hearing date is hereby set for October 19, 2010, at the City Council meeting in the Council Chamber, Richland, Washington, at 7:30 p.m., to receive public comments regarding the relinquishment of a pathway easement adjacent to lots 48 and 49 in the plat of Sedona II in the Horn Rapids Master Planned Community.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day October 2010.

JOHN FOX
Mayor

ATTEST:

APPROVED AS TO FORM:

DEBRA C. BARHAM, CMC
Chief Deputy City Clerk

THOMAS O. LAMPSON
City Attorney



Council Agenda Coversheet

Council Date: 10/05/2010

Category: Consent Calendar

Agenda Item: C7

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: APPOINTMENTS TO THE ARTS COMMISSION: REUTHER, ROHDENBURG, DIAZ AND EATON

Department: Assistant City Manager

Ordinance/Resolution: 62-10

Reference:

Document Type: Resolution

Recommended Motion:

Adopt a resolution confirming the position reappointment of Richard Reuther and appointments Jeremy Rohdenburg, Davin Diaz and Charles Eaton to the Arts Commission.

Summary:

There are four vacant positions on the Arts Commission. The term for two positions expired on August 31, 2010 and the two other vacancies were due to resignations.

Interviews were conducted by the Commission Vice-Chair Dan Kathren and Council Liaison Sheila Sullivan and the following appointments/reappointment are recommended: Appointments of Jeremy Rohdenburg, Davin Diaz and Charles Eaton for positions No. 4, 5 and 6, respectively and the reappointment of Richard Reuther to position No. 3.

The application of Muriel Templeton was also considered.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

- 1) Proposed Resolution
- 2) Recommendation and Applications

City Manager Approved:

Johnson, Cindy
Sep 29, 17:07:27 GMT-0700 2010

RESOLUTION NO. 62-10

A RESOLUTION of the City of Richland confirming the position appointments of Richard Reuther, Jeremy Rohdenburg, Davin Diaz and Charles Eaton to the Arts Commission.

BE IT RESOLVED by the City Council of the City of Richland that the following appointments / reappointment to the Arts Commission are hereby confirmed:

<u>NAME</u>	<u>ADDRESS</u>	<u>POSITION NO.</u>	<u>TERM ENDING</u>
<i>Reappointment</i>			
Richard Reuther	402 Sailfish Court	3	8/31/13
<i>Appointments</i>			
Jeremy Rohdenburg	1695 Venus Circle	4	8/31/11
Davin Diaz	1304 Perkins Ave	5	8/31/12
Charles Eaton	2309 Davison Ave	6	8/31/13

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

ADOPTED by the City Council of the City of Richland, at a regular meeting on the 5th day of October, 2010.

JOHN FOX
Mayor

ATTEST:

APPROVED AS TO FORM:

DEBRA C. BARHAM, CMC
Chief Deputy City Clerk

THOMAS O. LAMPSON
City Attorney

September 28, 2010

To: City Clerk's Office

I had the opportunity to meet with Richard Reuther, Richard Arts Commission Chair, and Joe Schiessl, staff liaison, and interviewed four candidates, including Richard Reuther who was reapplying for his position, for four Arts Commission vacancies. We recommend the City Council appoint the following to fill the vacant positions:

Position # 3: Richard Reuther

Position # 4: Jeremy Rohdenburg

Position # 5: Darin Diaz

Position # 6: Charles Eaton

We believe the above candidates possess the necessary skills and qualifications necessary to implement the mission of the Arts Commission.

Sincerely,


Sheila Sullivan



APPLICATION FORM BOARD OR COMMISSION POSITION

BOARD/COMMISSION FOR WHICH APPLYING: Arts Commission

NAME: Richard Reuther Work Telephone: —

ADDRESS: 402 Sailfish Ct. Home Telephone: 375-3581

CITY, STATE, ZIP: Richland Wa 99354 E-mail: upstage@charter.net

Parks & Recreation Applicants Only: → Adult: — Youth / Grade: —

LENGTH OF RESIDENCE IN RICHLAND: 4 year

OCCUPATIONAL BACKGROUND: Retired Educator; community theatre (acting, directing) in Seattle, Edmonds, Richland.

EXPERIENCE RELATED TO BOARD/COMMISSION FOR WHICH APPLYING: Current member of Richland Arts Commission; founding member Shoreline Arts Council; BA, MA coursework Theatre & Drama; actor, director

WHY ARE YOU SEEKING APPOINTMENT: Seeking to continue promotion of the arts in Richland through RAC. Would like to continue to develop presence of RAC in City of Richland culture

OTHER CITY OF RICHLAND BOARDS/COMMISSIONS OF WHICH YOU ARE A MEMBER:

None

As an applicant for the above position for the City of Richland, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials, or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the press and media. *In addition, I certify that I am in compliance with the residency requirement of this appointment.*

Date: 7/29/10

Signature: Richard Reuther

Note: A resume is not required, however it is highly recommended.

Return to:

Office of the City Clerk, P.O. Box 190 MS-05,
975 George Washington Way, Richland, WA 99352
Phone: 942-7388 Fax: 942-7379

RECEIVED
AUG 02 2010
RICHLAND CITY CLERK



APPLICATION FORM BOARD OR COMMISSION POSITION

BOARD/COMMISSION FOR WHICH APPLYING: Arts Commission

NAME: Jeremy Rohdenburg

Work Telephone: 509.735.9996

ADDRESS: 1695 Venus Circle

Home Telephone: 509.366.8421

CITY, STATE, ZIP: Richland, WA 99352

E-mail: Jeremy@NUKEdigital.com

Parks & Recreation Applicants Only: → Adult: _____ Youth / Grade: _____

LENGTH OF RESIDENCE IN RICHLAND: 4 years

OCCUPATIONAL BACKGROUND: I co-own a graphic design firm called NUKEdigital. We opened for business in January 2003. We have 10+ employees.

NUKEdigital is a multidiscipline communications firm specializing brand identity, web, print, broadcast and interactive multimedia. We combine strategy, creativity, design

and technology to provide high-impact solutions to answer a variety of client objectives. The company brings its in-depth experience and creative direction to every project.

We help our clients sell, market, train, and communicate with customers and employees in an effective manner.

EXPERIENCE RELATED TO BOARD/COMMISSION FOR WHICH APPLYING: _____

Besides working in the graphic design industry for the last 13 years (and owning my own successful design firm for 7 of those years) I also have two Bachelor's Degrees in

Architecture from Washington State University.

WHY ARE YOU SEEKING APPOINTMENT: I am applying for the "Artist in Design" opening. This position was brought to my attention by

another member of the commission, Dan Kathryn. I believe that my years of experience in the graphic design industry coupled with my formal education in Architecture

will benefit the Arts Commission. I love the Tri-Cities and I look forward to having the opportunity to contribute to shaping the artistic direction of the City of Richland.

OTHER CITY OF RICHLAND BOARDS/COMMISSIONS OF WHICH YOU ARE A MEMBER: None

As an applicant for the above position for the City of Richland, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials, or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the press and media. *In addition, I certify that I am in compliance with the residency requirement of this appointment.*

Date: 7/22/10

Signature: _____

Note: A resume is not required, however it is highly recommended.

Return to:

Office of the City Clerk, P.O. Box 190 MS-05,
975 George Washington Way, Richland, WA 99352
Phone: 942-7388 Fax: 942-7379

RECEIVED

JUL 22 2010

RICHLAND CITY CLERK

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APPLICATION FORM BOARD OR COMMISSION POSITION

BOARD/COMMISSION FOR WHICH APPLYING: RICHLAND Arts Commission #5

NAME: DAVIN DIAZ Work Telephone: 509-943-4100

ADDRESS: 1304 PERKINS AVE Home Telephone: 509-420-4244

CITY, STATE, ZIP: RICHLAND, WA 99354 E-mail: david@visittetherich.org

Parks & Recreation Applicants Only: → Adult: _____ Youth / Grade: _____

LENGTH OF RESIDENCE IN RICHLAND: 2 1/2 YEARS

OCCUPATIONAL BACKGROUND: Development Director at the HANFORD REACCI Interpretive Center and am familiar w/ public art & displays. I Am also a Leadership Tri-Cities Graduate

EXPERIENCE RELATED TO BOARD/COMMISSION FOR WHICH APPLYING: Co-Project Manager for the LTC CLASS XV project @ the Martin Luther King Center in Pasco, which was a 10x70 mural. Also installing a sculpture @ Clover

WHY ARE YOU SEEKING APPOINTMENT: Island working with Columbia Center Rotary & the Port of Kennewick.

☒ I am dedicated to enriching the Richland Community through arts

OTHER CITY OF RICHLAND BOARDS/COMMISSIONS OF WHICH YOU ARE A MEMBER:

As an applicant for the above position for the City of Richland, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials, or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the press and media. *In addition, I certify that I am in compliance with the residency requirement of this appointment.*

Date: 8/6/10

Signature: Davin Diaz

Note: A resume is not required, however it is highly recommended.

Return to:

Office of the City Clerk, P.O. Box 190 MS-05,
975 George Washington Way, Richland, WA 99352
Phone: 942-7388 Fax: 942-7379

RECEIVED

AUG 06 2010

RICHLAND CITY CLERK

Davin Diaz

1304 Perkins Ave., Richland, WA 99354
 509-943-4100 – davind@visitthereach.org

Short Bio

Davin has spent his entire career working for non-profits, from an environmental justice organization to museums/archives. He is a member of Class XV of Leadership Tri-Cities and is Co-Project Manager for the class' project, the 341 Mural Project: the Revitalization of the Dr. Martin Luther King Jr. Center in Pasco, WA. Davin also sits on the Special Projects Committee of the Columbia Center Rotary Club. He holds a B.A. in American History from California State University San Bernardino.

Relevant Experience and Accomplishments

The Hanford Reach Interpretive Center/Richland Public Facilities District
 Richland, WA

Director of Development
Campaign Manager

January 2010 - Current
December 2007-December 2009

- Responsible for the management of a multi-million dollar capital campaign.
- 2010—secured a \$500,000 appropriation within the Washington State Supplemental Capital Budget (in a very tough budget year).
- Cultivate and solicit major gifts and corporate sponsorships, ranging from \$5,000 - \$1,000,000.
- Participated in developing position strategy, key messages, and marketing/solicitation materials.
- Secured foundation grants and corporate sponsorships.
- Designed fundraising tools and training programs.
- Participated in recruiting volunteer members of the Capital Campaign.
- Worked closely with Hanford Reach Interpretive Center Board of Directors, The Richland Public Facilities Board of Directors, and volunteers.
- Identified and researched potential funding sources and created donor profiles.

Associations and Community Activities

American Association of Fundraising Professionals

Columbia Center Rotary

Special (Capital) Projects Committee; Project Manager - Family Unit Art Sculpture
 Participant - Lakeview Community Center
 Restoration

Leadership Tri-Cities Class XV

Co-Project Manager of the MLK Community Center Revitalization and 341 Mural Project

RECEIVED
Reactivated
~~JUN 01 2010~~
Aug 3, 2010
RICHLAND CITY CLERK

APPLICATION FORM PRIVATE BOARD OR COMMISSION POSITION

BOARD/COMMISSION FOR WHICH APPLYING:

Arts Commission - City of Richland

NAME:

Charles Eaton

Work Telephone:

509-375-1319

ADDRESS:

2309 Davison Ave.

Home Telephone:

509-375-1319

CITY, STATE, ZIP: _____

Richland WA 99354

E-mail:

chaneaton@gmail.com

Parks & Recreation Applicants Only: • Adult: _____ Youth / Grade: _____

LENGTH OF RESIDENCE IN RICHLAND

6 Years

OCCUPATIONAL BACKGROUND:

40 years as a director of chemical dependency treatment programs and Public Health Disease Prevention programs in New York City. Consultant and Trainer on Public Health and Strategic Planning in upstate New York. Freelance musician and trombone teacher.

EXPERIENCE RELATED TO BOARD/COMMISSION FOR WHICH APPLYING:

While in high school, I studied trombone with Emory Remington at the Eastman School of Music in Rochester, NY. I lived in Greenwich Village in the '60's during that extraordinary period of ferment in the performing and graphic arts. I played in the Suburban Symphony and various swing bands in Rockland

County, NY, and sang for several years with the Waldorf Choral Society on Long Island, performing such works as Bach's St. Mathew Passion and the Verdi Requiem. Since retirement, I have been working on my trombone playing. I am Bass Trombonist with the Walla Walla Symphony and have played with the Mid-Columbia and the Oregon East Orchestras. I have played with jazz groups at CBC and the Port Townsend Jazz Festival. I serve on the Board of the Mid-Columbia Mastersingers and am a founding member of the Mid-Columbia Trombone Ensemble, McBONES.

WHY ARE YOU SEEKING APPOINTMENT:

I believe we are in the early stages of an exciting period of growth and collaboration among the arts and artists in the region. I want to be a part of that development and want to help nurture a supportive and responsive Community environment where that creativity can happen.

OTHER CITY OF RICHLAND BOARDS/COMMISSIONS OF WHICH YOU ARE A MEMBER:

none

As an applicant for the above position for the City of Richland, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials, or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the press and media. ***In addition, I certify that I am in compliance with the residency requirement of this appointment.***

Date: 5/29/10 Signature:



ADVANCE ID 6.85

Note: A resume is not required, however it is highly recommended.

Return to:

Office of the City Clerk, P.O. Box 190 MS-05,
975 George Washington Way, Richland, WA 99352
Phone: 942-7388 Fax: 942-7379

RESUME
CHARLES EATON
2309 Davison Avenue
Richland, WA 99354-1920
(509)375-1319
chaneaton@gmail.com

2004 - Present Retired.

EMPLOYMENT

- 1999 - 2004 Consultant: Chemical Dependency and Public Health. Consultant/Trainer for ARCS (AIDS Related Community Services, Elmsford, NY). Training professional and paraprofessional health and social agency staff from seven mid-Hudson counties in HIV Testing Procedures and Reducing the Risk and Harm of HIV. Consultant to Mid-Hudson Ryan White Title II HIV Care Network, Prevention Needs Assessment Project.
- 1997 - 1999 Director: The Midtown Center for Treatment and Research, Weill Medical College of Cornell University, Department of Public Health, New York City. Overall clinical and administrative responsibility for a non-profit outpatient chemical dependency treatment program which provides evaluation, treatment, recovery and mental health services to a broad range of people referred by unions, employee assistance programs, businesses and social agencies.
- 1994 - 1997 HIV Prevention Planner: Bureau of HIV Prevention Services, New York City Department of Health. Responsible for support of the Community Prevention Planning Process with focus on substance users, criminal justice populations, and racial/ethnic communities.
- 1991 - 1994 Acting Director: Office for Drug Abuse Intervention, New York City Department of Health. Responsible for direct service programs, planning and administering grants, support and training of department staff, and interagency communication and collaboration.
- 1990 - 1991 Drug Issues Liaison: New York City Department of Health, Epidemiology and Prevention Services. Responsible for "Bridge to Treatment" outreach program for drug abusers. Helped train staff and develop programs for drug abusers addressing AIDS, tuberculosis, syphilis and other health issues. Provided technical assistance and training to community-based HIV service providers.
- 1988 - 1990 Project Coordinator: New York City Department of Health, AIDS Program Services, AIDS Research. Responsible for operation and development of the first Pilot Needle Exchange Study in the country. Developed other AIDS prevention, health-promoting programs for drug abusers.
- 1973 - 1988 Director: The Roosevelt Hospital Substance Abuse Program, St. Luke's-Roosevelt Hospital Center, New York City. Overall clinical and administrative responsibility for a comprehensive medical and rehabilitational outpatient program for 210 adult addicts, 19 staff, including physician, social worker, counselors, nurses and support staff.
- 1971 - 1973 Supervisor: The Roosevelt Hospital City Methadone Maintenance Treatment Program, New York City. Responsible for 11 medical, counseling and nursing staff, treating 150 drug addicts.
- 1970 - 1971 Supervisor: New York City Methadone Maintenance Treatment Program, Francis Delafield Hospital.
- 1968 - 1970 Research Scientist: New York State Psychiatric Institute, Department of Research Psychology. Research on drug-behavior interactions.
- 1966 - 1968 Recipient, National Science Foundation Grant, New York State Psychiatric Institute.
- 1962 - 1966 Counselor: Manhattan General Hospital, Drug Detoxification Ward, New York City.
- 1960 - 1962 Counselor-Community Worker: The Village Aid and Service Center, a counseling service for drug addicts sponsored by Judson Memorial Church, New York City.
- 1959 - 1960 Leader: Philadelphia Yearly Meeting of Friends (Quakers); weekend work camps, rehabilitating slum housing, Philadelphia, Pa.

EDUCATION

- 1955 – 1958 Oberlin College, Oberlin, Ohio. Science, Philosophy.
- 1963 – 1965 Columbia University, School of General Studies. B.S. Psychology.
- 1965 – 1967 Columbia University, Graduate Faculties. Experimental Psychology; passed comprehensive exams at Master's level and was admitted into doctoral program.
- 1967 – 1970 Columbia University, Graduate Faculties. Doctoral studies on drugs, behavior and psychopathology. A.B.D.

PROFESSIONAL ACTIVITIES

- Board Chair, Standup Harlem: a community of people in Central Harlem, living with HIV/AIDS, providing a home, hope, help and health support to others struggling with HIV/AIDS, drugs, and homelessness.
- Program Developer: for Ryan White Title I programs which provide services to people living with HIV/AIDS who are drug and alcohol users. Problem-solving start-up, contractual obligations, and innovative collaborations between providers.
- Liaison: for Department of Health to NYC Needle Exchange Programs, AMFAR, and NYS AIDS Institute.
- Consultant: Waldorf Schools in NYC, Chestnut Ridge and Harlemville, NY and Phoenixville, PA, developing peer counseling training and school and community resources to address issues of drugs, alcohol, sexuality and mental health.
- Consultant: Harvard Institute for International Development, San Juan AIDS Project.
- Member: Executive Committee, New York State Committee of Methadone Program Administrators.
- Member: Substance Abuse Technical Advisory Group, Health Systems Agency of New York City.
- Member: New York City Taskforce on Tuberculosis; Chair, Subcommittee on Drug Abuse.

PRESENTATIONS AND PAPERS

Harm Reduction Strategies for the 21st Century, Alcohol and Drug Problems Association Conference, Washington, DC, August 1993.

Tuberculosis Treatment, Dysfunctional Drug and Alcohol Use, and AIDS in the Bronx, with Rubino, M.A., and Henning, K; NYC Department of Health, June 1993.

Drug Misuse and AIDS. Workshop, The Waldorf Institute, Spring Valley, NY; February 1991. Lectures and workshops on AIDS and Drug Abuse, Chautauqua Institution, Chautauqua, NY; summer, 1990.

AIDS, Addictions and Alternatives. Lecture and Workshop, "Rethink", 5th International Conference, Denver, Colorado; August 1989.

The Needle and Syringe Exchange Pilot Program in New York City, with Mahoney, K., Zweig, M., DesJarlais, D., Schultz, S., and Joseph, S.; poster presentation at IV International AIDS Conference, Montreal, Que.; June 1989.

HIV-Related Disorders, Needle Users, and the Social Services, with L. C. Shulman, J. E. Mantell, and S. J. Sorrell. Presented February 26, 1988; in AIDS and Intravenous Drug Use: Future Directions for Community Based Prevention Research, C. G. Leukefeld et al., ed. NIDA Research Monograph 93, 1990, Rockville, Md.

Support Groups: An Approach to Bridging the Gap Between Treatment Programs and 12-Step Groups for Methadone Maintenance Patients. Second Annual Northeast Regional Methadone Conference, Cherry Hill, NJ; 1985.

Treating the Alcoholic Methadone Maintenance Patient. Seminar on Toxicology and Addiction, Liberty, NY; 1983.

Drugs and the Elderly. National Drug Conference, Washington DC; 1980



Council Agenda Coversheet

Council Date: 10/05/2010

Category: Consent Calendar

Agenda Item: C8

Key Element: Key 2 - Infrastructure & Facilities

Subject: SUPPORTING PARTICIPATION IN THE TRANSPORTATION PARTNERSHIP

Department: Public Works

Ordinance/Resolution: 63-10

Reference:

Document Type: Resolution

Recommended Motion:

Approve resolution supporting participation in the Transportation Partnership's development of a transportation infrastructure funding recommendation to the 2011 Washington State Legislature.

Summary:

Council's Strategic Leadership Plan includes the following five-year goals under Key 2 - Infrastructure and Facilities: 1) Complete highest priority Transportation Improvement Program Projects; and 2) Ensure that sustainable long-term maintenance programs are in place for existing facilities and infrastructure. The primary challenge to success with these goals is available funding. With respect to the Duportail Bridge project, the Strategic Leadership Plan directs development of funding requests to the Washington State Legislature and the Federal Congress because existing City revenues and State or Federal grant programs are insufficient to complete this project.

Recently Council Member Lemley and Public Works Director Rogalsky participated in a meeting of the Transportation Partnership. The Transportation Partnership is a statewide bipartisan coalition of business, labor, local government, and environmental representatives developing a transportation funding proposal for the 2011 Washington State Legislative Session. The coalition supports the concept that a near term investment in transportation infrastructure will create needed jobs and the infrastructure needed to grow the future economic recovery. It is also believed that government's buying power for transportation infrastructure is at a high point and current investments represent a good value for the public's money.

The Transportation Partnership is seeking membership on its working groups to develop its legislative proposal. Members are specifically being sought from underrepresented areas of the state, including many eastern Washington communities. To date the Spokane Regional Council and Benton County have signaled their support for the Transportation Partnership's effort. Staff believes that the Transportation Partnership is the type of effort that could result in a funding opportunity for the Duportail Bridge project and/or a more stable and adequate source of dedicated funding for the City's street maintenance program. Staff believes that participation by a Council representative in the early stages of the Partnership's proposal represents a wise investment toward the goal of funding these Strategic Plan goals.

The proposed resolution signals Richland's commitment to participate in developing the Partnership's proposal and to future consideration of a formal endorsement of the proposal.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

- 1) Proposed Resolution
- 2) Draft Transportation Partnership

City Manager Approved:

Johnson, Cindy
Sep 29, 14:48:52 GMT-0700 2010

RESOLUTION NO. 63-10

A RESOLUTION of the City of Richland authorizing participation in the Transportation Partnership's Initiative to improve transportation funding.

WHEREAS, the City's economic health and livability is fundamentally linked to an efficient transportation infrastructure; and

WHEREAS, preservation of existing local transportation facilities is a core City responsibility; and

WHEREAS, revenue streams dedicated to transportation facility preservation are set in State law; and

WHEREAS, State authorized fuel tax funds available to the City fund less than 35% of the City's annual street preservation and operations program; and

WHEREAS, the City Council has exercised great commitment and creativity to fulfill its responsibility to local street preservation; and

WHEREAS, the City Council's Strategic Leadership plan identifies transportation infrastructure improvements as vital to the City's successful future; and

WHEREAS, past City transportation capacity and safety improvements relied heavily on State and Federal funding sources for timely completion; and

WHEREAS, the buying power of State and Federal grant programs available to the City has significantly eroded over the past fifteen years; and

WHEREAS, recent Washington State construction programs, funded by increased fuel taxes, have not addressed local government preservation and improvement needs; and

WHEREAS, the Transportation Partnership is a coalition of business, labor, local government and environmental representatives from around Washington State who are committed to advocating for a successful comprehensive solution to our transportation challenges; and

WHEREAS, the Transportation Partnership is in the process of forming its foundational policy goal statements and proposals for the 2011 legislative session; and

WHEREAS, the Transportation Partnership is seeking input from entities across Washington State to craft a State-wide message; and

WHEREAS, participation by the City of Richland in the Transportation Partnership provides an opportunity to address the City Council's Strategic Leadership Plan goals as part of a larger coalition.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that:

Section 1.01 The City of Richland supports the Transportation Partnership's core principles of providing a safe, well-maintained, efficient and environmentally responsible transportation system.

Section 1.02 The City Council commits to contribute to the development of the Transportation Partnership's proposal to the 2011 Legislature consistent with the City's Strategic Leadership Plan.

Section 1.03 The City Council commits to consider a formal endorsement of the Transportation Partnership's 2011 legislative proposal once the proposal is prepared.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day October 2010.

JOHN FOX
Mayor

ATTEST:

APPROVED AS TO FORM:

DEBRA BARHAM, CMC
Chief Deputy City Clerk

THOMAS O. LAMPSON
City Attorney

Partnership Members

Co-Chairs

Bob Drewel
Steve Leah
Rick Bender

Organizations

Puget Sound Regional Council
Greater Seattle
Chamber of Commerce
Washington State Labor Council
Bellevue Chamber of Commerce
American Council of Engineering
Companies - Washington
Associated General Contractors of
Washington
Association of Washington Cities
Bellevue Downtown Association
Building Owners & Managers
Association Seattle King County
Cascadia Center for
the Discovery Institute
Downtown Seattle Association
Everett Area Chamber of
Commerce
Futurewise
Issaquah Chamber of Commerce
Kirkland Chamber of Commerce
League of Women Voters of WA
Master Builders Association of King
and Snohomish Counties
National Association of Industrial
and Office Properties
People for Modern Transit
Port of Everett
Port of Seattle
Port of Tacoma
Redmond Chamber of Commerce
Renton Chamber of Commerce
Seattle-King County Association of
REALTORS
Snohomish County Committee for
Improved Transportation
S. Snohomish Chamber of Com.
Washington Association of Realtors
Washington Roundtable
Washington State Association of
Counties
WashPIRG
Women's Transportation Seminar

Unions

Int'l Association of Machinists &
Aerospace Workers No. 751
Int'l Federation of Professional and
Technical Engineers No. 17
Seattle/King County Building and
Construction Trades Council, AFL-CIO
Society of Professional Engineering
Employees in Aerospace (SPEEA)
Washington Building and
Construction Trades Council

Businesses

Bank of America
Bannecker Associates
Ben Bridge
The Boeing Company
CH2MHill
David Evans and Associates
Egis Real Estate Services
EnviroIssue
Equity Office
Foster Pepper & Shefelman
Hal Woosley Properties
HNTB
INCA Engineers
KBA Construction Management
Kelley Public Works
KPFF
Merrill Lynch
Microsoft
Parametrix
Parsons Brinckerhoff
PEMCO Financial Services
Port Blakely Companies
Preston Gallis
Puget Sound Energy
Rowley Properties Inc.
Seattle-Northwest Securities
Symetra Financial
Unico Properties
Washington Mutual
Wilbur Smith Associates
Weyerhaeuser
WTS Western Systems, Inc.
Vulcan Inc.

DRAFT

TRANSPORTATION PARTNERSHIP

August 27, 2010

PURPOSE AND VISION STATEMENT AND PROPOSAL TO THE 2011 LEGISLATURE

The Transportation Partnership

Our state's future economic health and livability is fundamentally linked to an efficient transportation infrastructure. The ability to move people and goods through all modes of transportation must be preserved and enhanced if our state is to realistically compete for jobs. We have a tremendous opportunity in the 2011 legislative session and beyond to continue the progress we've made in recent years toward ensuring the state's economic and transportation needs are met. The Partnership is working to ensure we seize this great opportunity.

Who We Are

The Transportation Partnership is a coalition of business, labor, local government and environmental representatives from around the state who are committed to advocating for a successful comprehensive solution to our transportation challenges. We are focusing on achieving near-term action in the 2011 legislative session.

Our Core Principles

- Build a consensus for a balanced transportation package among business, labor, environmental and elected leaders.
- Support an integrated approach that recognizes the need for an effective, connected, multi-modal investment strategy, yet accounts for balance among roads, ferries, rail, highways, non-motorized travel and mass transit.
- Create jobs and ensure a proper balance between private sector and public sector jobs, to generate economic vitality.
- Support new funding for Department of Transportation, cities and counties to reduce impacts of storm-water pollution.
- Fund the removal of roadway fish barriers at the state and local level.
- Advocate for a 21st Century Sustainable Transportation System that reduces transportation emissions.
- Support increased movement of people and goods – with an appropriate balance among transportation modes that reflects the diversity across the state.
- Prioritize at risk and vulnerable facilities for funding and completion.
- Include projects that improve freight mobility in integrated transportation plans.
- Support additional resources including state funds and local options to cities, counties, regional and state jurisdictions.
- Invest in more efficient transportation systems management strategies, HOV lanes and safety improvements to alleviate congestion and promote safety
- Preserve our current assets such as state highways and ferries, county roads, city streets and rail in order to avoid higher costs and unsafe conditions in the future.
- Support viable local and regional tax options for transit and provide additional state sources to maintain and expand transit services.
- Support healthy, sustainable communities and high capacity transit and transit oriented development.
- Advocate for funding and policies that increase the importance of active transportation in the state's transportation system, including bicycle and pedestrian mobility and safety.

Partnership Members

Co-Chairs

Bob Drewel

Steve Leah

Rick Bender

Organizations

Puget Sound Regional Council

Greater Seattle

Chamber of Commerce

Washington State Labor Council

Bellevue Chamber of Commerce

American Council of Engineering

Companies - Washington

Associated General Contractors of

Washington

Association of Washington Cities

Bellevue Downtown Association

Building Owners & Managers

Association Seattle King County

Cascadia Center for

the Discovery Institute

Downtown Seattle Association

Everett Area Chamber of

Commerce

Futurewise

Issaquah Chamber of Commerce

Kirkland Chamber of Commerce

League of Women Voters of WA

Master Builders Association of King

and Snohomish Counties

National Association of Industrial

and Office Properties

People for Modern Transit

Port of Everett

Port of Seattle

Port of Tacoma

Redmond Chamber of Commerce

Renton Chamber of Commerce

Seattle-King County Association of

REALTORS

Snohomish County Committee for

Improved Transportation

S. Snohomish Chamber of Com.

Washington Association of Realtors

Washington Roundtable

Washington State Association of

Counties

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Int'l Federation of Professional and

Technical Engineers No. 17

Seattle/King County Building and

Construction Trades Council, AFL-CIO

Society of Professional Engineering

Employees in Aerospace (SPEEA)

Washington State Building and

Construction Trades Council

Businesses

Bank of America

Bannecker Associates

Ben Bridge

The Boeing Company

CH2MHill

David Evans and Associates

Egis Real Estate Services

EnviroIssue

Equity Office

Foster Pepper & Shefelman

Hal Woosley Properties

HNTB

INCA Engineers

KBA Construction Management

Kelley Public Affairs

KPFF

Merrill Lynch

Microsoft

Parametrix

Parsons Brinckerhoff

PEMCO Financial Services

Port Blakely Companies

Preston Garfield

Puget Sound Energy

Rowley Properties, Inc.

Seattle-Northwest Securities

Symetra Financial

Unico Properties

Washington Mutual

Wilbur Smith Associates

Weyerhaeuser

WTS Western Systems, Inc.

Vulcan Inc.

DRAFT TRANSPORTATION PARTNERSHIP

- Invest in efficiencies by expanding the state's Commute Trip Reduction, Telework, Vanpool, Carpool, and Growth and Transportation Efficiency Center programs.
- Ensure that new transportation investments are accompanied by corresponding efficiency and accountability requirements.
- Invest in a 21st century rail system that will efficiently, reliably, and quickly deliver people and goods to points throughout Washington State and beyond.

Our Perspective

- Progress has been made
 - The Nickel Gas Tax increase of 2003 and the Transportation Partnership Act of 2005 were critical steps in the right direction.
 - WSDOT has delivered 91% of the projects funded by these packages on time, and 81% were delivered on budget.
 - Several billion dollars-worth of roads and transit projects are currently under construction and providing good jobs when we need them most.
 - Local transit improvements across the state are moving forward
 - Washington State's transit, road, rail, and bridge projects have done well when competing against other states for federal funding.
- The need is still great
 - The state population is expected to grow by over 2.5 million people by 2030.
 - Congestion costs the State of Washington \$2 billion annually according to the Blue Ribbon Commission on Transportation.
 - Many regionally significant roads and transit projects around the state remain unfunded.
 - Preservation of our existing system and 'at-risk' priority projects lack sufficient funding.
 - The recession has slowed the pace of construction and the jobs it creates, undermined the tax base of cities, counties and transit organizations, increased preservation backlogs and threatened ongoing service.

Our Objectives

1. We are working for a statewide increase in revenue sources to finance transportation investments that accelerate our state's economic recovery, create jobs, address public safety issues, preserve our current assets, increase our transportation efficiency, improve our rail connectivity, and provide traffic relief and expansion of transit, bike and pedestrian mobility while reducing impacts on the environment.
2. We support legislative changes that provide additional financing tools to transit agencies.
3. We support new funding for the Department of Transportation, cities and counties to reduce the impact of stormwater runoff pollution and alleviate fish passage.

Our Commitment

- We are committed to working with local, regional, and state leadership during the 2011 legislative session and beyond to ensure an adequate investment in our transportation infrastructure.

For more information or to be added to the Partnership's mailing list, please contact Charles Knutson, Greater Seattle Chamber of Commerce at charlesk@seattlechamber.com or 206.389.7295



Council Agenda Coversheet

Council Date: 10/05/2010

Category: Consent Calendar

Agenda Item: C9

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: EXPENDITURES FROM SEPTEMBER 13 TO SEPTEMBER 24, 2010, FOR \$5,289,764.40

Department: Administrative Services

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

Approve the expenditures from September 13, 2010, through September 24, 2010, in the amount of \$5,289,764.40.

Summary:

Breakdown of expenditures:

Check Nos.	170848 - 171370	\$1,822,708.00
Wire Nos.	4582 - 4592	2,458,566.77
Payroll Check Nos.	97693 - 97716	32,878.91
Payroll Wire Nos.	6863 - 6880	975,610.72
TOTAL		\$5,289,764.40

Fiscal Impact?

☒ Yes ☐ No

Total Disbursements: \$5,289,764.40. Disbursement (wire transfer) includes Purchase Power Bill of \$2,140,709.00.

Attachments:

- 1) Wire Transfers
- 2) Voucher Listing Report

City Manager Approved:

Johnson, Cindy
Sep 29, 14:55:13 GMT-0700 2010

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
SEPTEMBER 13, 2010 - SEPTEMBER 24, 2010

Payee	Wire Description	Amount
Claim Wires - Wire No. 4582 to 4592		
Bonneville Power Administration	Purchase Power	2,140,709.00
Conover	Section 125	1,259.64
IRI Golf Group	Operating Reimbursement-9/10	115,792.88
Zenith Administrators/Matrix/Sedgwick	Insurance Claims	200,805.25
	Total Claim Wire Transfers	\$ 2,458,566.77
Payroll Wires - Wire No. 6863 to 6880		
Payroll Wires *see description below	Total Payroll Wire Transfers	\$ 975,610.72
Total Claim & Payroll Wires		\$ 3,434,177.49

*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001	GENERAL FUND				
Division: 001	CITY COUNCIL				
AT&T WIRELESS	P045993	8/10-832073691	170960	CELL CHARGES JF 7-27_8-26	\$17.29
BANK OF AMERICA		TXN00004790	170882	VISTAPRINT--CAR-PARADE-MAGNTS	\$43.66
		TXN00004808		ALBERTSONS-CNCL-RFRSHMTS-7-27	\$11.99
		TXN00004919		SUBWAY-ROLES-CC-STF-PFD	\$55.99
FRONTIER	S012944	8/10-039000109458	170920	TELEPHONE CHARGES 8/19/10-9/18	\$53.33
PARADISE BOTTLED WATER CO	P041670	8/10 CITY CLERK	170938	BOTTLED WATER 2010	\$32.27
TRI CITY REGIONAL CHAMBER OF COMMERCE	P045997	9865	171230	CHAMBER-NETWK TC LNCH (DR,PL)	\$36.00
CITY COUNCIL TOTAL ****					\$250.53
Division: 100	CITY MANAGER				
BANK OF AMERICA		TXN00004791	170882	PAYPAL-SB-TOURS-ICMA-CJ	\$55.00
		TXN00004827		LANDSEND-SETUP FEE-CC-ELT	\$45.00
		TXN00004877		ANTHONY'S-CJ-DNOSKI-FRWKS	\$20.25
		TXN00004878		RED LION -CM-MO-MTG	\$12.46
		TXN00004924		DUCK BRAND REST-CM-WCMA	\$23.84
CITY OF RICHLAND		10-378 CJ	170905	10-378 CJ WCMA CONF	\$304.00
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$19.98
	S012944	8/10-039000109458	170920	TELEPHONE CHARGES 8/19/10-9/18	\$108.63
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$59.90
JOHNSON, CINDY		10-378 CJ	170930	10-378 CJ WCMA CONF	\$70.70
CITY MANAGER TOTAL ****					\$719.76
Division: 101	CITY CLERK				
BANK OF AMERICA		TXN00004816	170882	PCDICTATE.COM-CLRK-FOOT PED	\$70.40
CITY OF RICHLAND		090310	170904	REIMBURSE PETTY CASH	\$66.00
	171115	091310		REIMBURSE PETTY CASH	\$64.00
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$3.86
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$12.49
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$37.43
PARADISE BOTTLED WATER CO	P041670	8/10 CITY CLERK	170938	BOTTLED WATER 2010	\$8.07
TRI CITY HERALD	S012924	10-0667	171227	AGENDA MEETING #1934 RAN ON 5/	\$112.92
	S012924	112382570		AGENDA MEETING #1946 RAN ON 8/	\$160.83
	S012924	12344180		AGENDA MEETING #1942 RAN ON 7/	\$193.34
	S012924	12344280		ORDINANCE #12-10 RAN ON 7/4/10	\$53.04
	S012924	12344890		NOTICE OF PUBLIC HEARING RAN O	\$107.79
	S012924	12354290		ORDINANCE #17-10 RAN ON 7/11/1	\$70.15
	S012924	12354300		ORDINANCE #14-10 RAN ON 7/11/1	\$376.42
	S012924	12354310		ORDINANCE #15-10 RAN ON 7/11/1	\$71.86
	S012924	12354320		ORDINANCE #16-10 RAN ON 7/11/1	\$51.33
	S012924	12364720		AGENDA MEETING #1944 RAN ON 7/	\$147.14



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRI CITY HERALD	S012924	12371750	171227	NOTICE PF PUBLIC HEARING RAN O	\$54.75
	S012924	12373390		ORDINANCE #13-10 RAN ON 7/25/1	\$128.32
	S012924	12373400		ORDINANCE #18-10 RAN 80 7/25/1	\$58.17
WASHINGTON MUNICIPAL CLERKS ASN	P045688	WMCA FALL	171066	DB- WMCA FALL ACADEMY	\$125.00
CITY CLERK TOTAL ****					\$1,973.31
Division:	102	CITY ATTORNEY			
BANK OF AMERICA		TXN00004920	170882	OFFICE DEPOT-LASER TNR-TOL	\$150.53
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$4.16
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$19.98
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$59.90
PARADISE BOTTLED WATER CO	P041670	8/10 CITY CLERK	170938	BOTTLED WATER 2010	\$8.07
STAPLES CONTRACT & COMMERCIAL INC	S012960	230032039001	171218	PENS/FOLDERS/PADS	\$188.95
CITY ATTORNEY TOTAL ****					\$431.59
Division:	110	ASSISTANT CITY MANAGER			
BANK OF AMERICA		TXN00004798	170882	3-FLAMES-JMA-EGOV-IT STRAT	\$26.83
		TXN00004803		ALASKA AIR-JMA-ICMA-OCT#10-380	\$270.80
		TXN00004913		OFFICE DEPOT-PRSNTR LASER PNTR	\$51.43
		TXN00004926		CAFE AT QNSGATE-JMA-CIVICPLUS	\$19.93
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$12.31
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$12.49
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$37.43
PARADISE BOTTLED WATER CO	P041670	8/10 CITY CLERK	170938	BOTTLED WATER 2010	\$8.07
STAPLES CONTRACT & COMMERCIAL INC	S012960	230439616001	171218	CLIPS/PENS/PADS/STAPLES	\$154.08
	S012960	230439616002		STAPLER	\$338.41
	S012960	230439616003		DOUBLE STICK TAPE	\$6.55
ASSISTANT CITY MANAGER TOTAL ****					\$938.33
Division:	111	PUBLIC INFORMATION			
BANK OF AMERICA		TXN00004850	170882	DISCOUNTMUGS PROMOS - City Fai	\$951.00
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$0.84
	S012963			SCAN CHARGE FOR AUGUST 2010	\$0.17
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$5.00
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$14.97
PUBLIC INFORMATION TOTAL ****					\$971.98
Division:	112	CABLE COMMUNICATIONS			
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$5.06
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$5.00
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$14.97
WA ASSN OF TELECOMMUNICATIONS OFFICERS	P045725	WATO CONF	171239	REGISTRATION FOR WATO CONFEREN	\$275.00
CABLE COMMUNICATIONS TOTAL ****					\$300.03
Division:	113	HANFORD COMMUNITIES			



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$5.65
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$2.50
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$7.49
PARADISE BOTTLED WATER CO	P041670	8/10 CITY CLERK	170938	BOTTLED WATER 2010	\$4.04
TRI CITY REGIONAL CHAMBER OF COMMERCE	P045997	9865	171230	CHAMBER-NETWK TC LNCH (PB)	\$18.00
HANFORD COMMUNITIES TOTAL ****					\$37.68
Division:	120	FIRE			
B & B RENTALS	P045828	6219	170876	PHASER 3300 MFP, SN NRB069955	\$486.54
BANK OF AMERICA		TXN00004766	170882	MAG INSTRUMENT - LIGHT BATT'S	\$178.50
		TXN00004794		SIX APART - TYPEPAD MO SUBSCRI	\$14.95
		TXN00004832		ACE - CERTIFICATION RENEWAL	\$129.00
		TXN00004864		AMAZON - FLASH DRIVES	\$73.02
		TXN00004900		WORDEN SAFETY - WHEEL CHOCK	\$68.85
		TXN00004904		AT&T DATA - IPAD MONTH DATA PL	\$29.99
		TXN00004940		FRED MEYER - ST 73 KITCH SUPP'	\$259.06
BASIN DEPARTMENT STORE INC	P045967	59990	170966	REDBACK BOOTS (HUBELE)	\$136.45
CASCADE FIRE EQUIPMENT CORP DBA	P046073	94896	171112	HOSE/COUPLING REPAIRS	\$119.13
	P045256	94987	170975	TEMPEST RAPTOR CHAIN SAW CHAIN	\$2,088.02
CITY OF RICHLAND		10-355 BOARDMAN	170905	10-355 BOARDMAN H&S CERT CLASS	\$172.71
COOK PAGING INC	P045966	8047976	170987	PAGING SERVICE THROUGH 09/30/1	\$219.12
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$5.28
FARMERS EXCHANGE	P045814	47882	171290	CHAINSAW FILLER CAPS	\$8.10
	P045814	47883		CHAINSAW FILLER CAPS	\$16.20
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$72.54
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$217.46
JT AUTOMOTIVE PARTS INC DBA		221822	171314	OIL FOR AER 72	\$32.04
MUNICIPAL EMERGENCY SERVICES INC	P045276	00183386_SNV	171028	SHIPPING	\$506.90
	P045276			RES-Q-JACK, 4 POINT DELUXE PAC	\$5,656.08
SPRAGUE PEST SOLUTIONS	P045965	1448297	171216	EXT PERIMETER TREATMENT (ST 72	\$124.55
STAPLES CONTRACT & COMMERCIAL INC	S012961	230657968001	171218	ENVELOPES	\$85.97
UNITED PARCEL SERVICE	S012981	0000986641370	171360	GROUND PKG TO STANLEY TOOLS	\$10.53
UPTOWN CLEANERS	P045969	7866	171236	LAUNDRY SERVICES	\$274.51
	P045969	7964		LAUNDRY SERVICES	\$283.16
	P045969	8074		LAUNDRY SERVICES	\$261.05
	P045969	8171		LAUNDRY SERVICES	\$210.86
FIRE TOTAL ****					\$11,740.57
Division:	130	POLICE			
101 CLEANERS	P046049	8/10-942-7360	171074	UNIFORM CLEANING FOR AUGUST 20	\$635.87
1ST PRIORITY DETAIL	P046190	1034	171255	VEHICLE WASH ON 7/26/10 INV #1	\$460.28
	P046190	1046		VEHICLE WASH ON 8/31/10 INV #1	\$460.28



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AT&T WIRELESS	P046050	8/10-994981169	171088	CELL PHONE CHARGES FOR PERIOD	\$2,617.05
AVERY, BUNNIE		MILEAGE 6/8-8/18	171264	AVERY/MILEAGE 6/8-8/18/10	\$55.00
BANK OF AMERICA		TXN00004758	170882	SHOCK TUBE CONNECTORS	\$130.66
		TXN00004760		AUDIOBLOG/MONTHLY CHARGE	\$4.95
		TXN00004764		HPDIRECTPS-LASER JET PRINTER	\$193.86
		TXN00004765		CUTTING TOOLS	\$213.97
		TXN00004768		WHITE BOARD	\$51.43
		TXN00004771		BUSINESS CARDS	\$52.35
		TXN00004772		CORPORAL TESTING LUNCH	\$165.90
		TXN00004775		NITRO METHANE FUEL	\$37.89
		TXN00004776		STAMPS	\$89.00
		TXN00004777		UNIFORM SHOES - HARRISON	\$75.60
		TXN00004778		FIBER OPTIC CAMERA/BATTERY	\$475.40
		TXN00004779		BIT SETS	\$94.67
		TXN00004782		POWER CABLE	\$21.65
		TXN00004784		BOOTS - LADINES	\$286.94
		TXN00004785		WATER/ICE ALLIED ART SHOW	\$54.28
		TXN00004796		IDENTRUS DOL CERT	\$27.20
		TXN00004800		YEAR TAB	\$14.75
		TXN00004807		TOWER DESK FAN	\$23.83
		TXN00004814		CSI ACADEMY SUPPLIES	\$32.36
		TXN00004820		HOTEL DEPOSIT - WEHNER	\$56.00
		TXN00004821		REGISTRATION - WEHNER	\$795.00
		TXN00004838		CSI ACADEMY LUNCH 8/2/10	\$76.89
		TXN00004840		CSI ACADEMY LUNCH 8/3/10	\$84.50
		TXN00004845		EVIDENCE SUPPLIES	\$147.70
		TXN00004846		CSI ACADEMY DONUTS	\$11.10
		TXN00004848		CSI ACADEMY LUNCH 080310	\$7.04
		TXN00004849		CSI ACADEMY LUNCH 08/04/10	\$38.76
		TXN00004861		CD SHREDDER	\$292.40
		TXN00004862		CSI ACADEMY DONUTS	\$11.37
		TXN00004868		CREDIT	(\$4.68)
		TXN00004869		DISP TABLECLOTHS	\$21.93
		TXN00004872		CSI ACADEMY COOKIES 08/05/10	\$14.17
		TXN00004873		CSI ACADEMY LUNCH 08/05/10	\$54.20
		TXN00004880		BEAVER BARK - Credit	(\$108.28)
		TXN00004881		CONCRETE	\$108.28
		TXN00004895		NO SHOW CHARGE	\$84.08
		TXN00004906		VIPS BANQUET	\$56.37
		TXN00004915		72 INCH SHOE LACES	\$34.24
		TXN00004917		RPD VOLUNTEERS PICNIC	\$658.46



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00004929	170882	NASH BOOTS	\$77.93
		TXN00004933		R.MILLER CLOTHING	\$22.74
		TXN00004939		R.MILLER CLOTHING	\$32.49
		TXN00004942		R.MILLER BOOTS	\$224.14
BERGER, KEVIN		REIMBURSEMENT	170896	REIMBURSE FOR INSTRUCTOR LUNCH	\$87.18
BLUMENTHAL UNIFORM CO	P045223	827861/827864	171268	BODY ARMOR/MILLER SECOND CHANC	\$851.18
	P045223			IMPACT PLATE/BENSON/MILLER	\$164.51
	P045223			SHIPPING	\$23.28
	P045223			ADJUST FOR TAX	\$0.02
	P045223			BODY ARMOR/BENSON SECOND CHANC	\$858.76
	P045777	828267	170897	SHIPPING & HANDLING CHARGES	\$42.24
	P045777			FLASH BANG RELOAD TRAIN FUZE	\$642.49
	P045769	831287	170970	SPORTS HAND TRAINER XWF96/0825	\$7.53
	P045769			SEW EMBLEM EACH SLEEVE	\$10.83
	P045769			SHIRT SS ACADEMY NAVY TWF96/08	\$34.55
	P045769			SHIPPING AND HANDLING CHARGES	\$11.37
	P045769			SEW IN MILITARY CREASES IN SHI	\$27.08
	P045769			TAX ADJUSTMENT	(\$0.01)
	P045769			511 TDU P/C RIP PANT NAVY LONG	\$129.93
CALIPER CORPORATION	P045762	I1160074	170898	CLUSTER GRAPH REPORT & IDG FOR	\$890.00
	P046057	I1160382	171108	CLUSTER GRAPH REPORT FOR CAPT.	\$295.00
CAR WASH PARTNERS INC DBA	P046055	35000034	171111	VEHICLE DETAILING FOR AUGUST 2	\$135.40
CITY OF RICHLAND		10-340 SHEPHERD	170905	10-340 SHEPHERD COLL. RECONST	\$2,440.50
		10-341 JANSEN		10-341 JANSEN COLL. RECONST	\$2,440.50
		10-342 MEYER		10-342 MEYER COLL. RECONSTRUCT	\$2,440.50
COOK PAGING INC	P046054	8047985	171122	PAGING CHARGES FOR SEPT 2010	\$70.10
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$0.95
	S012963			SCAN CHARGE FOR AUGUST 2010	\$96.94
DINERS CLUB		9/10-530625000002	170997	AIR FARE-S. WEHNER 10-393	\$145.40
DOMESTIC VIOLENCE SERVICES	P046056	22403	171129	DOMESTIC VIOLENCE SERVICES FOR	\$888.50
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$2.50
	S012926			TELEPHONE CHARGE 8/22/10-9/21/	\$110.00
	S012944	8/10-039000109458	170920	TELEPHONE CHARGES 8/19/10-9/18	\$265.89
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$329.77
	S012945			TELEPHONE CHARGE 8/25/10-9/24/	\$7.49
GLENN C WALDRON DBA	P044989	40883	171006	UNIFORM CITATION ORDER - CRIMI	\$822.54
	P044989			SHIPPING	\$37.62
	P044989	40883B		UNIFORM CITATION ORDER -	\$1,023.44
	P044989			ADJUST FOR TAX	(\$0.01)
	P044989			SHIPPING	\$46.17
HULL, RYAN		10-353 HULL	171308	GANG SEMINAR/OREGON CITY/HULL	\$186.37



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VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HUMAN FACTOR RESEARCH GROUP	P046059	1918	171309	COMBAT FIREARMS INSTRUCTOR MAN	\$465.00
LARSEN GUNSMITHING & FIREARMS	S012375	5239	171164	TAX	\$65.97
	S012375			PER ESTIMATE	\$794.76
LIVEVIEW GPS INC	P046062	05269	171322	TWO QTRLY SUBSCRIPTIONS PT10SU	\$239.94
MIWALL CORP	P045642	1513	171170	SHIPPING CHARGE	\$65.72
	P045642			#80925 HORN 308 WIN 155G AMAX	\$1,881.00
OXARC INC		R005951	171335	CYLINDER RENT - AUGUST 2010	\$7.26
		R999948		CYLINDER RENT -JULY 2010	\$7.26
RECALL SECURE DESTRUCTION SERVICES INC	P046051	7346056617	171193	SHRED SERVICES FOR 08/02/10	\$46.52
RHEINGANS, RAY	P046061	091010	171195	COMBAT FIREARMS INSTRUCTOR COU	\$2,250.00
RIVER CITY TOWING INC	P046053	10548	171198	TOW CHARGE FOR 8/29/10 BUICK	\$48.74
	P046053	10560		TOW CHARGES 09/02/10 INV#10560	\$48.74
STAPLES CONTRACT & COMMERCIAL INC	S012960	230240456001	171218	BOOK RACK	\$84.17
	S012960	230240499001		BROTHER & HP TONER CART'S	\$2,026.74
	S012960	230438274001		KEYBOARD TRAY	\$211.17
	S012960	230439698001		BINDER/INDEX MAKERS	\$133.69
	S012961	230657988001		BINDERS/PENS/ HP TONER CARTS	\$261.20
	S012961	230657988002		PENS	\$5.72
	S012961	230657988003		PENS	\$11.91
UNITED PARCEL SERVICE	S012981	0000986641370	171360	GROUND PKG TO SUREFIRE	\$5.63
	S012981			GROUND PKG TO ENTENMANN-ROVIN	\$6.19
URM STORES INC	P046095	C30328199	171062	MISC SUPPLIES FOR BREAK ROOM:	\$215.07
VERIZON WIRELESS	P046058	8/10-0898612361	171238	VEHICLE DATA CARDS FOR PERIOD	\$1,230.83
POLICE TOTAL ****					\$34,751.74
Division:	210	ADMINISTRATIVE SERVICES			
BANK OF AMERICA		TXN00004813	170882	WAL-MART-OFFICE SUPPLIES	\$13.48
		TXN00004828		WFOA-MUSSON REGISTRATION	\$350.00
		TXN00004876		WEST COAST PAPER-PAPER BUS CAR	\$68.23
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$2.32
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$9.99
	S012926			TELEPHONE CHARGE 8/22/10-9/21/	\$7.49
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$29.95
	S012945			TELEPHONE CHARGE 8/25/10-9/24/	\$22.46
MUSSON, RON D		10-435 MUSSON	171175	10-435 MUSSON-WCIA RETREAT	\$324.00
POSTMASTER	P046150	BOX 190/2011	171342	ANNUAL FEE FOR PO BOX 190	\$410.00
ADMINISTRATIVE SERVICES TOTAL ****					\$1,237.92
Division:	211	FINANCE			
BANK OF AMERICA		TXN00004763	170882	FRED PRYOR SEMINARS - Julie	\$149.00
		TXN00004781		CDWG-IP PHONE HEADSET	\$259.97
		TXN00004813		WAL-MART-OFFICE SUPPLIES	\$13.47



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VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00004819	170882	CDWG-HEADSET ADAPTER PART2	\$66.80
		TXN00004822		WFOA-UNDERWOOD REG.	\$350.00
		TXN00004824		WFOA-SUCHY REGISTRATION	\$400.00
		TXN00004826		WFOA-KAUER REGISTRATION	\$400.00
		TXN00004829		HARRIS - Dan Underwood	\$881.00
		TXN00004830		HARRIS - Laura Champoux	\$881.00
		TXN00004831		HARRIS - Melody Kendall	\$881.00
		TXN00004841		SUPERSHUTTLE - Laura Champoux	\$75.90
COLLECTORSOLUTIONS INC	P042164	2008766	170906	2010 MERCHANT CHARGES CSI UTIL	\$17,123.48
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$21.41
	S012963			SCAN CHARGE FOR AUGUST 2010	\$12.48
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$50.06
	S012926			TELEPHONE CHARGE 8/22/10-9/21/	\$22.48
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$150.08
	S012945			TELEPHONE CHARGE 8/25/10-9/24/	\$67.38
REDSSON LTD	P045890	176604	171194	PORTAL SRVC LOCATE & VERIFY	\$258.00
RETAIL LOCKBOX, INC	P041702	10084812	171042	Retail Lockbox Service for Uti	\$2,043.16
STAPLES CONTRACT & COMMERCIAL INC	S012959	229789377001	171218	HP TONER CARTS	\$1,077.37
	S012960	230033573001		HP PRINT CART	\$215.39
XEROX CORP	P041834	050130278	171370	Extra Copy Charges W5655PT	\$13.70
	P041834			11 MONTH COPIER EXP/FINANCE W5	\$165.13
FINANCE TOTAL ****					\$25,578.26
Division:	212	PURCHASING			
AT&T WIRELESS	S012955	8/10-996803340	170873	CELL CHARGE 7/27/10-8/26/10	\$11.36
	S012955			CELL CHARGE 7/27/10-8/26/10	\$26.20
BANK OF AMERICA		TXN00004757	170882	WAL MART/OFFICE SUPPLIES	\$19.58
		TXN00004761		STAPLES/STAPLER, LIGHT	\$49.77
		TXN00004805		STAPLES/HALOGEN LIGHT	\$19.50
		TXN00004823		AMAZON .com-KEYBOARD	\$119.99
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$22.60
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$17.48
	S012926			TELEPHONE CHARGE 8/22/10-9/21/	\$19.98
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$59.90
	S012945			TELEPHONE CHARGE 8/25/10-9/24/	\$52.41
HOME DEPOT CREDIT SERVICES		9061554	171307	PLASTIC BAGS	\$1.06
PARADISE BOTTLED WATER CO	S012956	RICHLAND SHOPS	171187	BOTTLED WATER FOR AUGUST 2010	\$27.60
STAPLES CONTRACT & COMMERCIAL INC	S012959	227368765-002	171218	RETURN BLUE FOLDERS	(\$40.84)
	S012959	229580953001		PENS/FOLDERS/ENVELOPES	\$107.51
UNITED PARCEL SERVICE	S012947	0000986641350	171061	SHIPPING SERVICE CHARGE	\$10.00
	S012969	0000986641360		SHIPPING SERVICE CHARGE	\$20.00
	S012981	0000986641370	171360	SHIPPING SERVICE CHARGE	\$10.00



City Of Richland

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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORP	S012971	050257018	171253	XEROX 785 FAX MAINT/COPY CHGS	\$112.65
PURCHASING TOTAL ****					\$666.75
Division:	213	INFORMATION SYSTEMS			
AT&T WIRELESS	P046009	8/10-829357437	170857	CELLULAR PHONE CHARGES FROM	\$87.71
	P046008	8/10-878504848	170865	CELLULAR PHONE CHARGES FROM	\$12.02
	P046008	8/10-990166493	170866	CELL PHONE CHARGES FROM	\$76.67
BANK OF AMERICA		TXN00004786	170882	LINKEDIN.COM-IT MGR-JOB-POST	\$195.00
		TXN00004787		LOWES #02344-LIGHTBULB FOR WS	\$10.81
		TXN00004818		LINKEDIN.COM-IT-JOB-POST	\$195.00
		TXN00004833		SUPPLYNET-SCAN CLEANING KIT	\$107.38
		TXN00004855		WYSE TECH-THIN CLIENT TRAIL	\$276.17
		TXN00004923		CDWG-WRLS HEADSET SYST	\$259.97
CASELLE INC	P046011	35934	170976	CONTRACT SUPPORT CHARGES 11-1	\$493.00
CERIUM NETWORKS LLC	P046226	018359	171271	ENGINEER-REMOTE SYS	\$259.92
DELL COMPUTER CORPORATION	S012901	XF2C8FN69	171284	19 INCH BLACK FLAT PANEL LCD	\$1,669.12
	S012901			4TH YEAR LIMITED WARRANTY	\$290.00
	S012901	XF2D2M1C4/2FT66T8		ADJUST SALES TAX	\$0.03
	S012901			MINITOWER, OPTIPLEX 380 MINITO	\$40,106.63
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$36.98
	P045329	1162994		VISIO PRO 2010 SNGL MVL	\$323.41
FRONTIER	P046014	18376336	171297	T1 Access Sep1-Sep30/10	\$748.62
	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$95.02
	S012944	8/10-039000109458	170920	TELEPHONE CHARGES 8/19/10-9/18	\$108.63
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$284.84
ICIMS.COM INC	P046012	24890	171150	iRecruiter Monthly User Fee 9/	\$950.00
IMAGE SOURCE INC	P045012	28463	170927	IMAGESRCE-PROSAM SUPPORT HRS	\$17,806.25
MID COLUMBIA ENGINEERING INC	P041512	ST002114	170936	RICH AUSTILL, IT AS/400 PROGRA	\$133.00
MOORING TECH INC	S012899	19234-REV	171026	1 YEAR EXTENDED WARRANTY LAPTO	\$1,480.00
	S012899			KINGSTON MEMORY, MEMORY - 2GB	\$520.00
	S012899			PANASONIC TOUGHBOOK 52 LAPTOP,	\$11,960.00
MSGOVERN-MANAGEMENT SOLUTIONS FOR GOVT	P046227	XT00046066	171332	EOM SUBSCRIPTION AND MANTNC	\$1,500.00
PARADISE BOTTLED WATER CO	P046010	8/10 INFO SYS	171187	BOTTLED WATER CHARGES AUGUST 2	\$96.63
POCKETINET COMMUNICATIONS INC	P046013	169532	171190	10 MBPS DEDICATED INTERNET ACC	\$850.00
UNISYS CORPORATION	P046006	653409	171233	FILE MGMT EOM DEPT EDITION	\$571.82
UNITED PARCEL SERVICE	S012969	0000986641360	171061	GROUND PKG TO POLARIS DIGITAL	\$8.02
	S012969			2 GROUND PKGS TO POLARIS DIGIT	\$31.60
XEROX CORP	P046007	050130261	171253	WC4150X PRINTER/FAX AUGUST 201	\$137.07
INFORMATION SYSTEMS TOTAL ****					\$81,681.32
Division:	220	HUMAN RESOURCES			
AT&T WIRELESS	P046065	8/10-828815327	171084	CELL CHARGES 07/27/10-08/26/10	\$14.17



City Of Richland

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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00004812	170882	BOXWOOD TECH - AD IT PRO SUP	\$395.00
		TXN00004815		JOBTARGET - AD IT PRO SUPER	\$125.00
		TXN00004842		BOXWOOD TECH - AD CITY CLERK	\$200.00
		TXN00004899		WAL-MART - MEETING SUPPLIES	\$19.58
		TXN00004921		FRED-MEYER - LTM	\$56.63
CITY OF RICHLAND		10-395 BEECHER	171276	IMPA W/S-TUKWILA/BEECHER	\$214.00
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$30.47
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$24.98
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$74.87
HYAS GROUP	P045718	275	171013	3RD QUARTER DEFERRED COMPENSAT	\$6,750.00
PARADISE BOTTLED WATER CO	S012956	RICHLAND SHOPS	171187	BOTTLED WATER FOR AUGUST 2010	\$27.61
TRANS UNION LLC	P046048	08054062	171225	CREDIT SUMMARY (MILLER, RYAN)	\$14.88
WILLIAM H TANNER CONSULTANTS LLC	P045834	10-RIC46	171071	BACKGROUND CHECKS (BERNT) INV.	\$65.00
	P045834	10-RIC47		BACKGROUND CHECKS (WARD) INV.	\$1,153.75
	P045834	10-RIC48		BACKGROUND CHECKS (MILLER) INV	\$795.00
	P045834	10-RIC49		BACKGROUND CHECKS (PURYEAR) IN	\$338.75
	P045834	10-RIC50		BACKGROUND CHECKS (MCCAULY) IN	\$876.25
HUMAN RESOURCES TOTAL****					\$11,175.94
Division:	300	COMMUNITY &DEVELOPMENT SERVICE			
AT&T WIRELESS	P046079	8/10-994190162	171087	CELL CHARGES 7/27/10-8/26/10	\$57.72
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$1.44
PARADISE BOTTLED WATER CO	P041670	8/10 CITY CLERK	170938	BOTTLED WATER 2010	\$8.07
COMMUNITY &DEVELOPMENT SERVICE TOTAL****					\$67.23
Division:	301	DEVELOPMENT SERVICES			
ABADAN INC	P045664	CNIN040338	170848	XEROX 6605 MAINTENANCE CONTRAC	\$75.81
BANK OF AMERICA		TXN00004804	170881	2009 IRC-TABS	\$124.00
		170882		WCPDA-CONF REG-CHELAN-RICK S	\$275.00
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$28.00
	S012963			SCAN CHARGE FOR AUGUST 2010	\$12.60
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$7.49
	S012926			TELEPHONE CHARGE 8/22/10-9/21/	\$42.46
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$22.46
	S012945			TELEPHONE CHARGE 8/25/10-9/24/	\$127.28
PURE HEALTH SOLUTIONS INC	P046044	9666626	171192	WATER MACHINE PROPERTY TAX TRU	\$13.91
	P046044			WATER MACHINE PROPERTY TAX TRU	\$5.72
TRI CITY HERALD	S012924	12344310	171227	NOTICE OF APPLICATION & PUBLIC	\$155.70
	S012924	12344330		NOTICE OF PUBLIC HEARING RAN O	\$109.50
	S012924	12354330		NOTICE OF APPLICAION & PUBLIC	\$136.88
	S012924	12364710		NOTICE OF ISSUANCE OF DRAFT	\$183.08
	S012924	12382520		NOTICE OF APPLICATION & PUBLIC	\$174.52



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRI CITY HERALD	S012924	12382530	171227	NOTICE OF APPLICATION & PUBLIC	\$162.54
US BANK	P046105	157553702	171237	XEROX 6605 WIDE FORMAT COPIER	\$408.00
VERIZON WIRELESS	P045869	0898608401	170947	BUILDING INSPECTORS PHONE BILL	\$168.40
WATER SOLUTIONS INC	P046045	2766	171245	DSC BLDG 3 WTR UNITS - SEPT.20	\$39.52
	P046045			DSC BLDG 3 WTR UNITS - SEPT.20	\$16.25
DEVELOPMENT SERVICES TOTAL****					\$2,289.12
Division:	302	PLANNING & REDEVELOPMENT			
AT&T WIRELESS	P046074	8/10-996977645	171089	CELL CHARGES 7/27/10-8/26/10	\$42.78
	P046074			CELL CHARGES7/27/10-8/26/10	\$9.99
BANK OF AMERICA		TXN00004810	170882	AMERICANS FOR THE ARTS 2 - Pur	\$55.00
		TXN00004911		NAMEZERO.COM - DOMAIN RENEW	\$22.15
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$13.46
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$9.99
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$29.95
SCHIESSL, JOE		091410	171352	MASTER PLAN RFQ INTERVIEWS	\$7.14
PLANNING & REDEVELOPMENT TOTAL****					\$190.46
Division:	330	PARKS & RECREATION ADMIN			
AT&T WIRELESS	P045929	8/10-991304017	170868	CELL CHARGE 7/27/10-8/26/10	\$85.00
BANK OF AMERICA		TXN00004817	170882	STAPLES-InkJetPrinter Ink	\$128.77
		TXN00004863		WA REC & PK ASSN-Conf Seminar	\$39.00
		TXN00004896		DIGITAL JUICE-PhotoShop Graphi	\$99.95
		TXN00004897		ROYAL INTER-WEB-Graphics	\$65.15
		TXN00004927		COLUMBIA CTR-Simon Gift Cards	\$167.70
PARKS & RECREATION ADMIN TOTAL****					\$585.57
Division:	331	PARKS & REC - RECREATION			
BANK OF AMERICA		TXN00004762	170882	WA REC PK ASSN-2 Memberships	\$240.00
		TXN00004789		NATURE-WATCH-RangerHikes	\$32.95
		TXN00004851		HAYNEEDLE INC-10x10 Canopy	\$299.00
		TXN00004857		HAYNEEDLE INC-Canopies	\$269.10
		TXN00004860		WALMART-Storage supply	\$102.89
		TXN00004910		WAL-MART Instructor Mtg	\$38.70
		TXN00004936		NRPA HOUSING - Strand Conf.	\$180.89
BROGAN, JULENE	P046022	7/10 SC10-24	170972	INSTRUCTOR FEE ART CLASS #3859	\$818.16
CAMARENA, DANA	P046026	8/10 SC08-006	171109	ZUMBA INSTRUCTOR FEE AUGUST 20	\$476.16
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$7.87
DINERS CLUB		9/10-530625000002	170997	AIR FARE - L.STRAND 10-412	\$446.40
ESPRIT GRAPHIC COMMUNICATIONS INC	S012968	27723	171001	TAX ADJUSTMENT	(\$0.01)
	S012968			BUSINESS CARDS - L.STRAND	\$82.96
	S012968			BUSINESS CARDS - C. WALKER	\$82.96
	S012968			BUSINESS CARDS - M.HODGSON	\$82.96



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ESPRIT GRAPHIC COMMUNICATIONS INC	S012968	27723	171001	BUSINESS CARDS - S.GARTSIDE	\$82.96
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$2.50
	S012926			TELEPHONE CHARGE 8/22/10-9/21/	\$52.90
	S012944	8/10-039000109458	170920	TELEPHONE CHARGES 8/19/10-9/18	\$278.29
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$158.59
	S012945			TELEPHONE CHARGE 8/25/10-9/24/	\$7.49
KADLEC MEDICAL CENTER	P046019	1/1-8/31/10	171019	BETTER BONES AND BALANCE 2	\$904.36
MID COLUMBIA ENGINEERING INC	P041384	ST002111	170936	RP2 2010 PROGRAM INSTURCTORS	\$2,731.16
	P041386	ST002112		RP3 2010 PROGRAM INSTRUCTORS	\$292.64
	P041384	ST002113		RP2 2010 PROGRAM INSTURCTORS	\$727.68
	P044704	ST002119		JORDON THOMAS, RECREATION AID	\$233.42
	P041386	ST002139	171168	RP3 2010 PROGRAM INSTRUCTORS	\$203.49
	P044704	ST002144		JORDON THOMAS, RECREATION AID	\$248.38
SKYHAWKS SPORTS ACADEMY INC	P046021	2491023817	171212	FLAG FOOTBAL AUGUST 9-13, 2010	\$936.00
PARKS & REC - RECREATION TOTAL****					\$10,020.85
Division:	335	PARKS & REC - PARKS&FACILITIES			
AT&T WIRELESS	P046067	8/10-828533473	171083	CELL CHARGES 7/27/10-8/26/10	\$174.49
	P046069	8/10-993553932	171086	CELLULAR CHARGES 7/27/10-8/26	\$284.56
B AND B TRAILERS LLC	P045838	56	170877	RM62000 PINTLE COMBO HITCH	\$222.02
BACKFLOW APPARATUS & VALVE CO	P045540	509089	170965	RK114-950XLR WKNS 950XL 1-1/4	\$20.47
	P045540			FREIGHT WILL BE MORE.	\$8.74
	P045540			1954-18T 1-1/4 TO 2" WLKNS 950	\$29.02
	P045595	509422	171090	TAX	\$6.86
	P045595			FREIGHT	\$8.44
	P045595			805300 PART # FEBCO 805 3" REP	\$82.70
BANK OF AMERICA		TXN00004759	170882	LINCOLN EQUIPMENT-HOSE END	\$28.20
		TXN00004769		LINCOLN EQUIPMENT -HOSE END	\$21.21
		TXN00004795		SPECTRUM PRODUCTS-REPAIR KIT	\$109.50
		TXN00004834		TARGET-PHONE CHARGER	\$32.02
		TXN00004879		DEPENDABLE APPLIANCE -SWITCH	\$89.47
		TXN00004885		HOME DEPOT-Sod-Landscp Supply	\$61.45
		TXN00004898		STAPLES/DESK PLANNERS	\$59.82
		TXN00004931		LABSAFETY-SAFETY TREADS	\$78.12
BASIN SOD	P046043	99477	171092	SOD	\$146.88
BEAVER BARK & ROCK	P046041	404346	171094	ROCK BASALT COCOA LG	\$43.30
BUILDERS HARDWARE & SUPPLY CO INC	P046029	S3022454.001	171107	SCH A53PD PLY 626 KA4 #7	\$182.11
	P046029	S3023499.001		ITEM # 311-178607 SCH A53PD P	\$22.17
CITY OF PASCO	P045816	M082310	170902	COYOTE RIDGE REIMBURSEMENT JUL	\$1,284.85
CITY OF RICHLAND		10-414 WERNER	170980	10-414 WERNER FARWEST SHOW	\$269.74
	170982	8/10-24		LANDFILL CHARGES-AUGUST 2010	\$494.38
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$8.85



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ESPRIT GRAPHIC COMMUNICATIONS INC	S012968	27723	171001	BUSINESS CARDS - PARKS & FACIL	\$82.96
EWING IRRIGATION PRODUCTS INC	P045837	2177730	170915	IRRIGATION PARTS	\$26.70
	P045837	2185394		HUNTER ULTRA 11N	\$171.97
	P045837			HUNTER ULTRA	\$171.97
	P045837	2243291		NOZZLE	\$29.78
FARMERS EXCHANGE	P046031	49069	171135	HANDLE, SPARK PLUG, FILE, FILE	\$44.13
FASTENAL COMPANY	P046040	WARIC26673	171136	HWH SDS 410 S/S, LENOX, 735PC	\$57.34
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$37.46
	S012944	8/10-039000109458	170920	TELEPHONE CHARGES 8/19/10-9/18	\$107.88
	S012944			TELEPHONE CHARGES 8/19/10-9/18	\$904.55
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$112.30
	S012946	9/10-5099438999	171005	TELEPHONE CHARGE 8/25/10-9/24/	\$80.41
GRAINGER	S012948	9333241959	170923	LINE VOLTAGE CONTROL	\$56.44
HARBOR FREIGHT TOOLS USA INC	S012980	02-407622	171302	PLIER DIAG. CUTTER 6"	\$3.24
	S012980	02-408211		WOOD WEDGE, 1/2 DR. SOCET SET,	\$47.61
HERTZ EQUIPMENT RENTAL CORP	P046038	25199112-001	171148	TILLER ATTACHMENT FOR TRACTOR	\$81.23
HOME DEPOT CREDIT SERVICES		505208	171307	PVC BUSHING, BATTERY	\$35.27
JT AUTOMOTIVE PARTS INC DBA		221835	171314	CLEANER, PLUGS, GASKET	\$54.01
		222633		FIX-A-FLAT	\$10.81
		222735		FLOOR MAT	\$47.64
KENNEWICK IND & ELECTRICAL SUPPLY	P045818	331096	170933	PVC - COUP DRESSER- TEE PVC	\$208.33
	P046032	348496	171162	FAUC SILCOCK, ADAP, ETC	\$37.18
MOON SECURITY SERVICES INC DBA	P046003	100900212	171172	ELEVATOR LINE 1	\$25.00
	P046003	100900214		ELEVATOR 2	\$25.00
OCE IMAGISTICS INC DBA	P046195	823602	171182	W3511 COPIER RENTAL CHARGE.	\$34.11
PLATT ELECTRIC SUPPLY INC		8075139	171339	ALCU LUGS	\$4.30
		8084172		SWITCH, CONTACTORS	\$405.15
		8085441		COUPLING, BOX ADAPTER	\$4.23
POOL CARE PRODUCTS INC	P046030	87568	171191	ALG EATER	\$81.23
	P046030	87587		TABS	\$173.28
RICHLAND ACE HARDWARE		021942	171346	COOLER	\$21.65
		022266		RAID, FLASHLIGHT, ADAPTERS	\$60.86
		022271		EPOXY	\$7.13
		022273		PVC MATERIALS	\$22.57
		022275		HEX BUSHINGS	\$25.91
		022285		DOWEL, SPRAYPAINT	\$8.10
		022296		BUSHING, TARP, MAT, COUPLING	\$35.80
		022316		WIRE STRIPPER, HEAT SHRINK	\$24.22
		022335		HOSE COUPLER	\$4.10
		022340		DRAIN CLEANERS	\$33.53
		022383		SEAL TAPE, VALVE, BUSHING	\$25.18



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		202803/2	171346	SPRAYPAINT	\$23.78
		93860		TRIMMER BATTERY	\$49.80
ROTO ROOTER	P046176	64230	171349	RICHLAND COMMUNITY CENTER	\$335.73
SAGEBRUSH CONCRETE SAWING & DRILLING INC	P046037	T010-A8-010	171204	SLAB SAWED	\$162.45
SHERWIN WILLIAMS CO	P045772	8389-2	171208	PAINT AND PRIMER ETC.	\$126.46
SS EQUIPMENT	P046028	IP48451	171355	TOP LINK/LYNCH PIN	\$10.97
STAPLES CONTRACT & COMMERCIAL INC	S012959	227029002001	171218	BLANK FILE GUIDES	\$58.22
	S012959	229270932002		CLIP BOARDS	\$10.07
THE PERSONAL TOUCH CLEANING INC	P046063	18103	171223	CITY SHOPS BUILDING 100 8/31/	\$1,510.70
	P046063	18104		CITY SHOPS BUILDING 200	\$378.38
	P046063	18105		CITY SHOPS 300 BULDING	\$358.59
	P046063	18129		RICHLAND COMMUNITY CENTER 8/31	\$1,696.24
	P046063	18130		RICHLAND CITY LIBRARY 8/31/10	\$3,998.98
TRI CITY FENCE INC	P046033	51324	171226	4' OF 8'11GA C/L	\$22.92
TWIN CITY METALS INC	P046034	59874	171232	SQ TUBE 2 PIECES	\$19.93
WALLA WATER INC DBA	P046046	6279	171240	PNEUMATIC SWITCH ASSY	\$43.10
WAZEE COMPANIES LLC DBA	P046035	0054968	171246	REEVES V BELT	\$98.07
WERNER, TIM		10-414 T.WERNER	171067	10-414 WERNER FARWEST SHOW	\$124.85
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$16,229.17
Division:	338	PARKS & REC - PROJECT ADMIN			
ACCENT SIGNS INC	P045972	11638	170952	Wire Stands for park postings.	\$18.68
	P045972			Wire stands for park postings.	\$6.23
AT&T WIRELESS	P045928	8/10-828818591	170856	CELL CHARGE 7/27/10-8/26/10	\$25.70
BANK OF AMERICA		TXN00004943	170882	NRPA HOUSING - Bryant Conf.	\$180.89
BEDROCK SPECIALTY STONE PRODUCTS	P045805	45283	171096	DELIVERY OF ROCK	\$54.15
	P045805			2 INCH TO 4 INCH BROWN BASSALT	\$346.56
CITY OF RICHLAND		090810	170904	REIMBURSE PETTY CASH	\$65.00
	171115	092010		REIMBURSE PETTY CASH	\$80.00
DINERS CLUB		9/10-530625000002	170997	AIR FARE-D.BRYANT 10-413	\$446.40
TRI CITY HERALD	S012924	12364530	171227	CALL FOR BID "BY-PASS HIGHWAY	\$622.73
WASHINGTON STATE TREASURER	P046106	RENEW LIC 0024120	171243	Prof. Engr License Renewal-Pin	\$76.00
PARKS & REC - PROJECT ADMIN TOTAL ****					\$1,922.34
Division:	900	NON-DEPARTMENTAL			
CHARTER COMMUNICATIONS	P041701	9/10-880518007010	170900	Hold Music Service for 2010	\$49.65
CITY OF PASCO	P041573	M083010	170979	ANIMAL SHELTERING SERVICES-201	\$18,451.64
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$17.48
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$52.41
TRI CITY HERALD	S012924	12375260	171227	REQUEST FOR QUALIFICATIONS CIT	\$95.29
NON-DEPARTMENTAL TOTAL ****					\$18,666.47
GENERAL FUND Total ***					\$222,426.92



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 101 CITY STREETS					
Division: 401 STREETS MAINTENANCE					
ALPINE PRODUCTS INC	S012779	TM-110432	170849	FREIGHT	\$194.13
	S012779			SWARCO MMA MEGABLEND COATED	\$3,628.05
	S012779	TM-111044		CATALYST, TYPE 4-5 FOR 2 PART	\$3,210.01
	S012779			STREET MARKING PAINT, ENNIS	\$4,223.70
	S012779			STREET MARKING PAINT, ENNIS	\$8,447.40
	S012779			FREIGHT	\$180.17
AT&T WIRELESS	P046125	8/10-990182824	171263	CELL CHARGES FROM 7/27/10 - 8/	\$31.05
BANK OF AMERICA		TXN00004839	170882	NORPAC ENTERPRISES-BANDING & T	\$622.72
		TXN00004858		RANCH & HOME-BOOTS	\$129.91
BENTON PUD	P045975	9/10-7286300000	170895	ELECTRIC & STREET LIGHTING SER	\$53.47
BIRD, JIM		WORK BOOTS	171103	REIMBURSE FOR WORK BOOT	\$140.74
FASTENAL COMPANY		WARIC26304	171291	FLINTS	\$8.41
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$9.99
	S012944	8/10-039000109458	170920	TELEPHONE CHARGES 8/19/10-9/18	\$55.30
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$29.95
HARBOR FREIGHT TOOLS USA INC	S012980	02-404226	171302	ELECTRIC HEAT GUN 1500W	\$10.82
	S012980	02-409547		POST LEVEL & SQUARE SET	\$4.32
HERTZ EQUIPMENT RENTAL CORP	P045846	25183294-001	171012	LIQUID PROPANE INV:25183294-00	\$14.09
	P045846	25185757-001		LIQUID PROPANE INV:25185757-00	\$52.10
	P045846	25188251-001		LIQUID PROPANE INV:25188251-00	\$57.72
	P045846	25192102-001		LIQUID PROPANE INV:25192102-00	\$45.05
	P046126	25197067-001	171305	LIQUID PROPANE INV:25197067-00	\$23.59
	P046126	25197158-001		LIQUID PROPANE INV:25197158-00	\$51.38
	P046126	25207752-001		LIQUID PROPANE INV:25207752-00	\$54.55
HOME DEPOT CREDIT SERVICES		2062732	171307	BUCKET, TAMPER BAR, DIGGER	\$88.83
		9105197		PLASTIC CHAIN	\$21.38
INLAND ASPHALT CO	P045832	32-1480010	170929	TACK INV:32-1480010 8/23/10	\$303.38
	P045832	32-1480014		ASPHALT INV:32-1480014 8/23/10	\$285.17
JIM'S PACIFIC GARAGES INC		1181009	171313	RUBBER STRAPS	\$117.14
JT AUTOMOTIVE PARTS INC DBA		222147	171314	BRAKE CLEANER	\$2.16
LOURDES OCCUPATIONAL HEALTH CENTER	P045848	220272-001	170935	DOT PHYSICAL FOR CHRIS MEREDIT	\$59.00
	P045848			DOT PHYSICAL FOR LEE PEREZ	\$59.00
NORTHWEST PAVEMENT MGMT ASN	P045847	2040F010	171031	REGISTRATION FEE FOR DAVE PARD	\$200.00
	P045847			REGISTRATION FEE FOR CINDY	\$200.00
	P045847			REGISTRATION FEE FOR DAVE DIEN	\$200.00
PRO BUILD COMPANY LLC	P045843	71395593	171037	2 X 6 INV:71395593 7/26/10	\$13.23
	P045843	71397062	171038	MARKING CRAYON INV:71397062 8/	\$8.07
	P045843	71397246		MARKING CRAYON INV:71397246 8/	\$3.23



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		022304	171346	LUMBER CRAYON	\$1.40
		022333		PROPANE, TORCH HEAD	\$12.99
		022356		EXTRACTOR SCREW, SEAT TAPE	\$17.84
SHERWIN WILLIAMS CO	P045844	5067-8	171051	GUARD RAC INV:5067-8 8/26/10	\$21.66
	P045844	5994-2		GUARD RAC INV:5994-2 6/25/10	\$51.43
	P045844	6136-9		NYLOND STRAINER INV:6136-9 6/2	\$45.76
STAPLES CONTRACT & COMMERCIAL INC	S012959	229544216001	171218	HP INK CARTS/ERASER/MARKERS	\$325.77
	S012959	229544216002		DRY ERASE MARKER	\$3.65
	S012961	230657995002		MARKERS	\$3.32
	S012961	230657995003		HP TONER CART	\$36.16
	S012961	230657995004		HP PRINT CART	\$36.15
	S012961	23657995001		MARKERS/PRINT CARTS/PADS/PENS	\$67.34
STEEBER'S LOCK SERVICE		90312	171357	DUPLICATE KEYS	\$6.23
		90314		DUPLICATE KEYS	\$13.27
THE ADVISORS MARKETING GROUP	S012806	15982	171057	SURCHARGE FOR 4X LARGE	\$8.00
	S012806			SURCHARGE FOR 2X LARGE	\$2.00
	S012806			ESTIMATED SHIPPING	\$30.00
	S012806			SCREENPRINT SET UP	\$40.00
	S012806			T-SHIRTS 100% COTTON COLOR: SA	\$104.25
	S012806			SURCHARGE FOR 3X LARGE	\$3.00
STREETS MAINTENANCE TOTAL ****					\$23,669.43
Division:	402	ARTERIAL STREETS			
ALPINE PRODUCTS INC	S012712	TM-110441	170849	FREIGHT CHARGE	\$131.88
	S012712			STREET MARKING PAINT, ENNIS	\$2,787.64
	S012712			STREET MARKING PAINT, ENNIS	\$2,111.85
	S012712			CATALYST, TYPE 4-5 FOR 2 PART	\$1,351.58
	S012712	TM-111061		ADJUST TAX	(\$0.01)
	S012712			SWARCO MMA MEGABLEND COATED	\$1,814.03
	S012712			FREIGHT CHARGE	\$86.37
AMERICAN ROCK PRODUCTS INC	P045850	129431	170850	CONCRETE INV:129431 8/25/10	\$433.20
CITY OF RICHLAND		090810	170904	REIMBURSE PETTY CASH	\$288.00
GRANITE NORTHWEST INC dba	P045900	35298	171143	ASPHALT INV:35298 8/13/10	\$21,649.96
	P045900	35338		ASPHALT INV:35338 8/16/10	\$24,550.04
INLAND ASPHALT CO	P045832	32-1482397	170929	ASPHALT INV:32-1482397 8/26/10	\$144.40
TRI CITY HERALD	S012924	12344270	171227	CALL FOR BID "KEENE ROAD PHASE	\$589.31
	S012924	12354340		CALL FOR BID "FOWLER STREET	\$531.44
	S012924	12376830		NOTICE OF PUBLIC HEARING RAN O	\$63.53
WA STATE DEPT OF TRANSPORTATION	P045874	RE-3OF-JM1078-L00	171064	LEE BLVD IMPROVEMENTS - RECORD	\$899.13
ARTERIAL STREETS TOTAL ****					\$57,432.35
CITY STREETS Total ***					\$81,101.78



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 110 LIBRARY					
Division: 303 LIBRARY					
BANK OF AMERICA		TXN00004756	170882	ALBERTSONS #213 - BUG SPRAY /	\$14.79
		TXN00004847		OFFICE DEPOT #962 - USB DRIVES	\$46.27
		TXN00004884		TGT TARGET.COM - TABLE CUSSION	\$48.43
		TXN00004893		FRED-MEYER #0286 - BOARD MTG	\$24.72
BOOK WHOLESALERS INC	P045953	193250C	170971	AV MATL - 11 TITLES	\$173.32
CASCADE NATURAL GAS CORP	P045951	8/10-61897100006	170899	NATURAL GAS-LIBRARY 07/21-08/1	\$22.13
CITY OF RICHLAND		10-356 WORGULL	170905	10-356 WORGULL PNLA/WLA CONF	\$312.00
		10-357 BARNABY		10-357 BARNABY PNLA/WLA CONF	\$312.00
		10-358 ADAMS		10-358 ADAMS PNLA/WLA CONF	\$312.00
		10-359 MOKLER		10-359 MOKLER PNLA/WLA CONF	\$515.00
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$5.25
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$60.05
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$180.03
INGRAM LIBRARY SERVICES	P045961	52356729	171014	CREDIT FOR INVOICE #52103471	(\$1.08)
	P045958	52586559	171152	BOOKS - 1 TITLE	\$15.13
	P045958	52586560		BOOKS - 1 TITLE	\$19.65
	P045958	52586562		BOOKS - 1 TITLE	\$32.03
	P045958	52586563		BOOKS - 1 TITLE	\$20.24
	P045952	52699699		BOOKS - 1 TITLE	\$11.88
	P045958	52718144		BOOKS - 1 TITLE	\$12.51
	P045958	52718145		BOOKS - 1 TITLE	\$19.01
	P045958	52718146		BOOKS - 1 TITLE	\$13.16
	P045961	52718147	171014	BOOKS - 1 TITLE	\$12.51
	P045959	52718148	171152	BOOKS - 1 TITLE	\$5.38
	P045959	52718149		BOOKS - 3 TITLES	\$47.34
	P045959	52718150		BOOKS - 3 TITLES	\$51.25
	P045959	52718151		BOOKS - 2 TITLES	\$39.34
	P045959	52718152		BOOKS - 66 TITLES	\$1,124.78
	P045959	52718153		BOOKS - 18 TITLES	\$218.39
	P045952	52755115		BOOKS - 10 TITLES	\$107.66
	P045952	52755116		BOOKS - 1 TITLE	\$19.68
	P045952	52755117		BOOKS - 1 TITLE	\$19.65
	P045952	52755118		BOOKS - 20 TITLES	\$356.24
	P045952	52832850		BOOKS - 1 TITLE	\$19.65
	P045952	52832851		BOOKS - 1 TITLE	\$12.51
	P045952	52832852		BOOKS - 1 TITLE	\$7.98
	P045959	52855738		BOOKS - 1 TITLE	\$19.69
	P045959	52855739		BOOKS - 1 TITLE	\$17.06



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
INGRAM LIBRARY SERVICES	P045959	52855740	171152	BOOKS - 1 TITLE	\$19.04
	P045959	52855741		BOOKS - 1 TITLE	\$20.31
	P045959	52855742		BOOKS - 1 TITLE	\$13.06
	P045961	52875506	171014	CREDIT FOR INVOICE #52718152	(\$115.99)
	P045952	52918224	171152	BOOKS - 1 TITLE	\$15.46
	P045952	52918225		BOOKS - 1 TITLE	\$9.59
	P045952	52918226		BOOKS - 1 TITLE	\$13.12
	P045952	52918227		BOOKS - 1 TITLE	\$14.48
	P045952	52918228		BOOKS - 1 TITLE	\$12.53
	P045952	52918229		BOOKS - 1 TITLE	\$13.83
	P045952	52918230		BOOKS - 2 TITLES	\$46.20
	P045952	52918231		BOOKS - 1 TITLE	\$21.60
	P045952	52918232		BOOKS - 1 TITLE	\$9.28
	P045952	52918233		BOOKS - 1 TITLE	\$15.78
	P045960	52973536	171014	BOOKS - 1 TITLE	\$15.13
	P045960	52973537		BOOKS - 1 TITLE	\$19.01
	P045960	52973538		BOOKS - 1 TITLE	\$19.01
	P045960	52973539		BOOKS - 1 TITLE	\$7.98
	P045960	52973540		BOOKS - 1 TITLE	\$7.98
	P045960	52973541		BOOKS - 1 TITLE	\$19.01
	P045960	52973542		BOOKS - 1 TITLE	\$12.54
	P045960	52973543		BOOKS - 2 TITLES	\$27.66
	P045960	52973544		BOOKS - 1 TITLE	\$11.89
	P045958	52996648	171152	BOOKS - 1 TITLE	\$17.73
	P045958	52996649		BOOKS - 1 TITLE	\$6.03
	P045958	52996650		BOOKS - 1 TITLE	\$20.66
	P045952	53041584		BOOKS - 1 TITLE	\$14.82
	P045959	53055960		BOOKS - 3 TITLES	\$49.67
	P045959	53055961		BOOKS - 1 TITLE	\$19.98
	P045958	53055962		BOOKS - 1 TITLE	\$19.68
	P045958	53055963		BOOKS - 1 TITLE	\$19.04
	P045958	53055964		BOOKS - 2 TITLES	\$34.81
	P045958	53055965		BOOKS - 1 TITLE	\$19.68
	P045958	53055966		BOOKS - 2 TITLES	\$26.36
	P045958	53055967		BOOKS - 1 TITLE	\$19.03
	P045958	53055968		BOOKS - 4 TITLES	\$77.41
	P045958	53055969		BOOKS - 3 TITLES	\$53.17
	P045958	53055970		BOOKS - 1 TITLE	\$9.28
	P045958	53055971		BOOKS - 80 TITLES	\$1,287.45
	P045952	53063828		BOOKS - 5 TITLES	\$99.09
	P045959	53089481		BOOKS - 1 TITLE	\$11.66



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
INGRAM LIBRARY SERVICES	P045960	53118159	171014	BOOKS - 12 TITLES	\$145.70
	P045959	53142417	171152	BOOKS - 1 TITLE	\$12.53
	P045959	53142418		BOOKS - 1 TITLE	\$19.65
	P045959	53142419		BOOKS - 1 TITLE	\$11.88
	P045959	53142420		BOOKS - 1 TITLE	\$11.21
	P045959	53142421		BOOKS - 71 TITLES	\$986.02
	P045959	53142422		BOOKS - 2 TITLES	\$16.83
	P046107	53166360		BOOKS - 1 TITLE	\$19.03
	P045961	53168293	171014	BOOKS - 2 TITLES	\$17.56
	P045961	53168294		BOOKS - 1 TITLE	\$8.91
	P045961	53168295		BOOKS - 32 TITLES	\$417.56
	P045960	53168296		BOOKS - 3 TITLES	\$34.01
	P045960	53168297		BOOKS - 6 TITLES	\$90.02
	P045960	53174957		BOOKS - 4 TITLES	\$45.84
	P045960	53174958		BOOKS - 2 TITLES	\$37.62
	P045960	53174959		BOOKS - 2 TITLES	\$42.99
	P045961	53184914		BOOKS - 7 TITLES	\$69.00
	P045961	53184915		BOOKS - 1 TITLE	\$19.68
	P045961	53184916		BOOKS - 1 TITLE	\$20.98
	P045961	53184917		BOOKS - 1 TITLE	\$19.68
	P045961	53184918		BOOKS - 1 TITLE	\$20.31
	P045961	53184919		BOOKS - 1 TITLE	\$20.31
	P045961	53184920		BOOKS - 1 TITLE	\$40.16
	P045961	53184921		BOOKS - 3 TITLES	\$53.19
	P045960	53251069		BOOKS - 1 TITLE	\$20.98
	P045960	53251070		BOOKS - 61 TITLES	\$1,080.37
	P045960	53264636		BOOKS - 1 TITLE	\$17.52
	P045960	53273372		BOOKS - 3 TITLES	\$24.58
	P045960	53273373		BOOKS - 6 TITLES	\$137.79
	P046107	53317966	171152	BOOKS - 1 TITLE	\$19.01
	P046107	53317967		BOOKS - 1 TITLE	\$19.03
	P046107	53345402		BOOKS - 2 TITLES	\$8.62
	P046107	53345403		BOOKS - 2 TITLES	\$28.96
	P046107	53345404		BOOKS - 1 TITLE	\$17.06
	P046107	53383668		AV MATL - 1 TITLE	\$15.55
	P046107	53383669		AV MATL - 1 TITLE	\$15.55
	P046107	53383670		AV MATL - 7 TITLES	\$107.40
	P046107	53434226		BOOKS - 1 TITLE	\$12.51
	P046107	53434227		BOOKS - 1 TITLE	\$15.78
	P046107	53434228		BOOKS - 1 TITLE	\$19.03
	P046107	53434229		BOOKS - 40 TITLES	\$595.40



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VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
INGRAM LIBRARY SERVICES	P046107	53737801	171152	AV MATL - 1 TITLE	\$23.81
	P046107	53757548		BOOKS - 6 TITLES	\$135.54
	P046107	53766358		BOOKS - 1 TITLE	\$18.39
	P046107	53766359		BOOKS - 1 TITLE	\$7.33
	P046107	53798792		BOOKS - 1 TITLE	\$7.67
	P046107	53798793		BOOKS - 2 TITLES	\$27.86
	P046107	53798794		BOOKS - 3 TITLES	\$45.39
	P046107	53798795		BOOKS - 1 TITLE	\$15.78
	P046107	53798796		BOOKS - 1 TITLE	\$19.68
	P046107	53798797		BOOKS - 1 TITLE	\$19.69
MIDWEST TAPE	P045956	2259732	171169	AV MATL - 3 TITLES	\$95.27
MOKLER, EARLENE		10-359 MOKLER, E	170937	10-359 MOKLER PNLA/WLA CONF	\$140.22
OCCLC INC	P045955	86250	171183	CATALOGING & METADATA & OTHER	\$542.71
	P045955			RESOURCE SHARING & ILL	\$189.20
OVERDRIVE INC	P045957	1701-132957000	171184	AV MATL - 6 TITLES	\$263.81
RESEARCH TECHNOLOGY INTL	P045739	153185	171041	SUPPLIES FOR DISC MACHINE	\$263.47
SAGE PUBLICATIONS INC	P045733	19734182	171203	BOOKS - 1 TITLE	\$168.77
SCHINDLER ELEVATOR CORPORATION	P045926	8102650113	170942	ELEVATOR MAINT. 06/15/10-05/31	\$3,747.18
STAPLES CONTRACT & COMMERCIAL INC	S012959	228213608-001A	171218	CHARGE BUDGET CODE \$506.78	\$506.78
	S012959	229698412001		CANNON INK CARTS	\$210.68

LIBRARY TOTAL **** \$17,086.72

LIBRARY Total *** \$17,086.72

FUND 112 INDUSTRIAL DEVELOPMENT FUND

Division: 305 BUSINESS & ECONOMIC DEV
ADMIN

AT&T WIRELESS	P045927	8/10-875538977	170863	CELL CHARGE 7/27/10-8/26/10	\$139.86
BALLEW, GARY		10-373 BALLEW	171267	HOTEL TAXES/BALLEW	\$40.84
BANK OF AMERICA		TXN00004780	170882	TH - W.DIV ICSC SAN DIEGO	\$495.00
		TXN00004871		GB ICSC HOTEL- Purchase	\$220.00
		TXN00004922		2011-ICSC BOOTH RESERVE	\$1,650.00
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$4.82
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$9.99
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$29.95
HOME DEPOT CREDIT SERVICES		593512	171307	PLASTIC CHAIN, BUCKET	\$66.89
MACKAY & SPOSITO INC	P044689	011330	171167	CONTRACT #49-10 TO UPDATE THE	\$7,019.22
PARADISE BOTTLED WATER CO	P041670	8/10 CITY CLERK	170938	BOTTLED WATER 2010	\$12.11
RGW ENTERPRISES PC	P042016	AUGUST 2010	171345	2010 Contract C13-05 expert	\$4,157.50
WASHINGTON ECONOMIC DEVELOPMENT ASN	P045909	5206	171241	9/1/2010 INVOICE #5206	\$400.00

BUSINESS & ECONOMIC DEV ADMIN TOTAL **** \$14,246.18



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 306	ECONOMIC DEVELOPMENT PROJECTS				
MACKAY & SPOSITO INC	P044689	011330	171167	CONTRACT#49-10 - FOR UPDATE TO	\$7,019.23
TRI CITY HERALD	S012962	12379140	171227	FUNDING OPPORTUNITY RHLD BUSIN	\$195.52
	S012962			FUNDING OPPORTUNITY RHLD BUSIN	\$195.52
	S012962	266906		2011 HOTEL/MOTEL TAX FUND RAN	\$293.28
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$7,703.55
INDUSTRIAL DEVELOPMENT FUND Total ***					\$21,949.73
FUND 150	HOTEL/MOTEL FUND				
Division: 307	HOTEL/MOTEL TAX				
MID COLUMBIA BALLET	P045749	330.10	171025	INV. #330.10 8/22/2010 - HOT/M	\$3,500.00
HOTEL/MOTEL TAX TOTAL ****					\$3,500.00
HOTEL/MOTEL FUND Total ***					\$3,500.00
FUND 153	HOUSING DEVELOPMENT FUND				
Division: 308	CDBG PROGRAM				
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$0.13
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$2.50
	S012926			TELEPHONE CHARGE 8/22/10-9/21/	\$2.50
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$7.49
	S012945			TELEPHONE CHARGE 8/25/10-9/24/	\$7.49
TOTAL ENERGY MANAGEMENT INC	P046143	HP RETAINAGE	171224	LUTHER SR CENTER DUCTLESS HEAT	\$6,872.55
TRI CITY HERALD	S012924	12353630	171227	REQUEST FOR PROPOSALS ANALYSIS	\$53.90
	S012962	266950		2011 CDBG PUBLIC COMMENTS ACCE	\$305.50
TU DECIDES MEDIA INC	P045839	2010-6462	171060	TU DECIDES CDBG PROGRAM AD 8/1	\$150.00
CDBG PROGRAM TOTAL ****					\$7,402.06
HOUSING DEVELOPMENT FUND Total ***					\$7,402.06
FUND 154	HOME FUND				
Division: 309	HOME PROGRAM				
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$0.13
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$2.50
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$7.49
KIEMLE & HAGOOD COMPANY	P045917	23	171163	PASCO/DELEON REHAB/1131 W JAN	\$109.58
	P045917			PASCO/DIAZ/1563 JAY/KH PROJ DE	\$211.32
	P045917			PASCO DPA/ORTEGA & ORTIZ/4619	\$171.98
	P045917			PASCO/HINOJOSA REHAB/1203 WASH	\$109.58
	P045917			PASCO/5TH & AINSWORTH/KH PROJ	\$46.96
	P045917			PASCO DPA/RODRIGUEZ/3813 W ELL	\$271.72



City Of Richland

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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
KIEMLE & HAGOOD COMPANY	P045917	23	171163	PASCO/KH ADMIN JULY 2010 INV #	\$1,389.62
	P045917			PASCO/PUTNAM REHAB/829 S 7TH/K	\$156.54
	P046200	REHAB - PUTNAM		PASCO REHAB/PUTNAM/829 S 7TH A	\$4,981.80
	P046200	REHAB-HINOJOSA		PASCO REHAB/HINOJOSA/1203 WASH	\$9,216.33
TRI CITY HERALD	S012924	12353630	171227	REQUEST FOR PROPOSALS ANALYSIS	\$53.89
HOME PROGRAM TOTAL ****					\$16,729.44
HOME FUND Total ***					\$16,729.44
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	337	PARKS & REC PROJECTS			
J & B CONSTRUCTION AND LANDSCAPING CO	P044466	090310	171160	C/O #1 9/7/10 ADDITIONAL CONC	\$487.35
	P044466			HOWARD AMON PARK SIDEWALK	\$17,232.70
MACKAY & SPOSITO INC	P044925	011257	171167	FINAL ENGINEERING FOR YAKIMA P	\$3,316.60
RAY POLAND & SONS INC	P045325	5951-10-01	171343	YAKIMA RIVER PUMP STATION INTA	\$24,539.70
PARKS & REC PROJECTS TOTAL ****					\$45,576.35
PARK PROJECT CONSTRUCTION Total ***					\$45,576.35
FUND 385	GENERAL GOVT CONSTRUCTION				
Division:	900	NON-DEPARTMENTAL			
LAWHEAD ARCHITECTS P.S.	P046156	3305	171319	IT FACILITY-ARCH-CHG ORDER #1	\$14,495.50
	P043953	3305A		IT FACILITY-ARCHITECT &CONSULT	\$5,133.35
	P046156	3306		IT FACILITY-ARCH-CHG ORDER #1	\$757.50
NON-DEPARTMENTAL TOTAL ****					\$20,386.35
GENERAL GOVT CONSTRUCTION Total ***					\$20,386.35
FUND 392	HUNT AVE LID#192				
Division:	430	CAPITAL PROJECTS			
TRI CITY HERALD	S012924	12354270	171227	NOTICE OF ASSESSMENT LID #192	\$322.78
CAPITAL PROJECTS TOTAL ****					\$322.78
HUNT AVE LID#192 Total ***					\$322.78
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
AMERICAN CASTING & MANUFACTURING CORP	S012865	180027	171258	METER, PADLOCK SEAL WP101	\$537.90
	S012865			PRICE/FREIGHT ADJUSTMENT	(\$0.10)
E.O. SCHWEITZER MANUFACTURING	P045367	2474-4568	171130	FAULT INDICATOR, UNDERGROUND	\$6,368.04
GENERAL PACIFIC INC	P045459	1116766	171140	CONN,BRONZE,VISE RICHARDS VC10	\$2,111.85
	P045498	1116769		TERMINAL, COMP 4/0 STR, 2-HOLE	\$326.46
NEW PIG CORP	P045433	4486766-00	171176	ABSORBENT, OIL DRIP PAN	\$99.00
	P045433			ABSORBENT, OIL-ONLY MAT	\$550.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
NORTH COAST ELECTRIC COMPANY	P045514	S3551012.001	171178	CLEANER CRC CO CONTACT, #2016	\$305.41
	P045514	S3551012.002		CLEANER CRC CO CONTACT, #2016	\$61.08
PLATT ELECTRIC SUPPLY INC	P045517	8200737	171189	CONDUCTOR, CU SD, #6 SOL BARE,	\$1,688.67
	P045695	8241328	171339	TAX ADJUSTMENT	\$0.02
	P045695			PLUG, PVC 3 IN POLY FOR SCH 40	\$336.33
STONEWAY ELECTRIC SUPPLY	P045696	2294896	171221	METER SOCKET 6 TERM, CT RATED,	\$1,776.12
WESCO DISTRIBUTION INC	P045145	205793	171068	TERM, 1/0 STEM CONNECTOR	\$122.38
	P045145	206342		TERM, JACKETED 1/0 SEALING KIT	\$2,446.50
	P045145			TERMINATION KIT, JACKETED 1/0,	\$2,335.81
	P045145			TERM, JACKETED 750, 3M #5644,	\$14,001.02
	P045145			TAX ADJUSTMENT	\$0.01
	P045473	207651	171248	ROD, GROUND 5/8 X 8 FT	\$2,036.04
	P045145	207653	171068	TERM, 1/0 STEM CONNECTOR	\$24.48
	P045460	207655	171248	INSULATOR PIN, CLASS 55-3, SKY	\$519.32
	P045392	208859		TERMINAL,COMP 350MCM-2/0 1HOLE	\$133.60
	P045473	208865		CONN, GRD XFMR, 3 SOL -4/0 STR	\$1,635.76
	P045473	209723		CONN, GRD XFMR, 3 SOL -4/0 STR	\$1,431.29
	P045795	210951	171367	SLEEVE, SERVICE #4-250,	\$363.89
	P045694	210980		ROPE HAND LINE, 3/8", POLY/DAC	\$463.44
		210980A		ADJUST SALES TAX P045694	(\$0.05)
	P045460	212532	171248	INSULATOR SPOOL,WHITE,CLS 53-2	\$140.36
TOTAL ****					\$39,814.63
Division:	501	ENERGY SERVICES ADMINISTRATION			
AT&T WIRELESS	P045944	8/10-992014767	170870	CELL CHARGES 7/27/10-8/26/10	\$40.67
BANK OF AMERICA		TXN00004797	170882	DISCOUNTMUGS-CITY FAIR BAGS-CA	\$359.00
		TXN00004836		MOORE-KEYCHAINS CITY FAIR-CARP	\$496.13
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$1.02
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$19.98
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$59.90
XEROX CORP	P045942	050130270	171370	W5655PT COPIER LEASE 8/2010	\$112.30
ENERGY SERVICES ADMINISTRATION TOTAL ****					\$1,089.00
Division:	502	ELECTRICAL ENGINEERING			
AT&T WIRELESS	P045944	8/10-8286366819	170855	CELL CHARGES 7/27-8/26/10	\$39.93
	P045944	8/10-872059755	170861	CELL CHARGES 7/27/10-8/26/10	\$39.93
	P045944	8/10-992014767	170870	CELL CHARGES 7/27-8/26/10	\$40.67
	P045944	8/10-994822598	170871	CELL CHARGES 7/27/10-8/26/10	\$41.38
	P045944	8/10-999429900	170874	CELL CHARGES 7/27/10-8/26/10	\$164.74
BANK OF AMERICA		TXN00004799	170882	BUYONLINENOW-PLANNING PAD-TALM	\$32.01
		TXN00004890		WSU CONF-WP RELAY CONF-BROWN	\$350.00
		TXN00004912		NEWEGG-KEYBOARD REPLACEMENT	\$129.99



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00004918	170882	WALMART-TOOLS-STAUFFER	\$121.30
		TXN00004934		WALMART-TOOLS-STAUFFER	\$108.30
		TXN00004941		WALMART-RETURNED TOOLS-STAUFFE	(\$121.30)
CITY OF RICHLAND		090810	170904	REIMBURSE PETTY CASH	\$576.00
	171115	092010		REIMBURSE PETTY CASH	\$410.00
	171276	10-261 PENA		METER SCHOOL/SEATTLE/PENA	\$141.00
D HITTLE & ASSOCIATES INC	P045704	7982	171123	BMID SUBSTATION RELOCATION TAS	\$420.00
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$49.86
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$37.46
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$112.30
GL INDUSTRIAL SERVICES USA INC	P046015	35643	171142	LICENSE FOR SYNERGEE ELECTRIC	\$20,000.00
GRAINGER	S012948	9325029388	170923	FLOOR RECEPTACLE	\$69.07
HOME DEPOT CREDIT SERVICES		3114144	171307	BUCKET, LID	\$38.12
MID COLUMBIA ENGINEERING INC	P043948	ST002143	171168	PENNY HOWARD, OFFICE ASSISTANT	\$97.75
PURE HEALTH SOLUTIONS INC	P046044	9666626	171192	WATER MACHINE PROPERTY TAX TRU	\$4.77
TRI CITY HERALD	S012924	12354280	171227	CALL FOR BID "RICHLAND SWITCH	\$551.01
UNITED PARCEL SERVICE	S012947	0000986641350	171061	2 GROUND PKGS TO BPA ENGINEERI	\$33.45
WATER SOLUTIONS INC	P046045	2766	171245	DSC BLDG 3 WTR UNITS - SEPT.20	\$13.55
XEROX CORP	P045942	050130265	171370	W5030P PRINTER LEASE 8/2010	\$60.95
ELECTRICAL ENGINEERING TOTAL****					\$23,562.24
Division:	503	POWER OPERATIONS			
AMERICAN ROCK PRODUCTS INC	P045663	128841	170955	DUMPING CLEAN CONCRETE	\$12.72
	P045663	128946		DUMPING CLEAN ASPHALT	\$15.92
	P045663	128947		TOP COURSE	\$47.92
	P045663	128949		CONCRETE DELIVERY	\$1,299.86
	P045663	129042		DUMPING CLEAN ASPHALT	\$34.49
	P045663	129043		MIXER DELIVERY	\$649.89
	P045945	129798		DUMPING CLEAN ASPHALT	\$47.33
	P045945	129908		MIXER DELIVERY 5/8 MINU AND FE	\$1,299.86
AMERIGAS-KENNEWICK	P045941	A120078	170956	SERVICE CALL:GAS LINE DAMAGE	\$295.55
ASPLUNDH TREE EXPERT CO	P041758	71K74710	170853	TREE TRIMMING SERVICES FOR 201	\$7,324.40
	P041758	71X67910	171082	TREE TRIMMING SERVICES FOR 201	\$7,324.00
	P041758			RECEIVING ADJUSTMENT	\$0.40
	P041758	72R84610		TREE TRIMMING SERVICES FOR 201	\$6,995.60
	P041758	73I20910		TREE TRIMMING SERVICES FOR 201	\$6,859.60
AT&T WIRELESS	P046004	8/10-829367586	170959	CELL PHONE CHARGES, 7/27-8/26/	\$175.55
	P045933	8/10-991912466	170869	CELL PHONE CHARGES, 7/27-8/26/	\$104.82
BANK OF AMERICA		TXN00004887	170882	WALMART-COFFEE POT	\$43.19
BEAVER BARK & ROCK	P046041	400839	171094	SOD	\$7.58
	P046041	403687		SOD	\$11.37
BENTON PUD	P041759	9/10-5743127752	171102	PRE-NOTIFICATION OF TREE TRIMM	\$1,244.74



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BENTON PUD	P045975	9/10-7286300000	170895	ELECTRIC & STREET LIGHTING SER	\$11.45
CITY OF RICHLAND	P045943	8/10-1901	170982	DROP BOX HAULING/DISP AUGUST 2	\$594.42
	P045943	8/10-28		COMM GREEN WSTE/DROP BOX DISP	\$217.33
COLUMBIA GRAIN & FEED		88958	171281	SHARPEN CHAINS	\$37.91
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$0.65
FASTENAL COMPANY		WARIC26436	171291	SOCKET BIT	\$18.17
FASTENERS INC		S2861491.001	171292	HOLES SAW, DRILL	\$62.23
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$50.06
	S012944	8/10-039000109458	170920	TELEPHONE CHARGES 8/19/10-9/18	\$667.14
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$150.08
GRAINGER	S012948	9330396087	170923	SOCKET ADAPTERS	\$11.18
	S012948	9336340907		EYE & EYE SLINGS	\$36.26
HD SUPPLY UTILITIES LTD	P045105	1534646-00	171146	GRIP-ALL CLAMPSTICK,	\$219.85
HERITAGE PROFESSIONAL LANDSCAPING INC	P046217	00830132	171304	SOD REPAIR & LABOR	\$503.60
HERTZ EQUIPMENT RENTAL CORP	S049276	25130995-002	171305	ROCK DRILL, BIT RENTAL 8/16-9/	\$314.07
HJ ARNETT INDUSTRIES LLC	S012905	INV16890	171306	TEST LOW VOLTAGE GLOVES	\$331.15
	S012905			GROUND SHIPPING CHARGE	\$59.32
	S012905			NEW GLOVES, 11", 5KV, YELLOW O	\$49.39
	S012905			NEW GLOVE ACCEPTANCE TEST	\$8.95
	S012905			TEST HIGH VOLTAGE GLOVES	\$375.90
HOME DEPOT CREDIT SERVICES		21766	171307	SHEETING	\$42.82
		4024122		SHEETING	\$161.04
INLAND ASPHALT CO	P045832	32-1480014	170929	ASPHALT INV:32-1480014 8/23/10	\$72.56
METALFAB INC		37565	171329	CUT PLATE	\$24.37
NORCO INC		07071831	171333	NECKWRAPS	\$73.64
OCE IMAGISTICS INC DBA	P046195	823602	171182	W3511 COPIER RENTAL CHARGE.	\$34.10
OXARC INC		2346NPS	171335	COOL-OFF BANDANAS	\$5.05
PARADISE BOTTLED WATER CO	S012956	#POWER OPS	171187	BOTTLED WATER FOR AUGUST 2010	\$48.40
RICHLAND ACE HARDWARE		022404	171346	SANDBELT, WIRE BRUSH	\$23.25
		202794/2		VALVE BOX	\$55.20
		202796/2		FASTENERS, RAKE	\$18.38
		202809/2		ELBOWS	\$6.99
ROWAND MACHINERY CO	S012918	1017291	171047	RENTAL OF MINI EXCAVATOR	\$686.62
	S012918	1017302	171202	RENTAL OF MINI EXCAVATOR	\$686.62
	S012918	1017339		RENTAL OF MINI EXCAVATOR	\$686.62
SAGEBRUSH CONCRETE SAWING & DRILLING INC	P045658	T010-A8-D27	171204	SLAB SAWED INVOICE T010-A8-D27	\$1,801.92
SHARI'S MANAGEMENT CORP	P046194	13308311055530	171207	OVERTIME MEALS FOR AUGUST 2010	\$52.51
STAPLES CONTRACT & COMMERCIAL INC	S012959	228218470002	171218	DESK STAPLER	\$15.94
TACOMA SCREW PRODUCTS INC		22029453	171359	HOLE SAW	\$12.15
		22030041		HEX KEYS	\$20.27
UNITED PARCEL SERVICE	S012947	0000986641350	171061	DIMENSION CORRECTION CHARGE	\$19.64



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
POWER OPERATIONS TOTAL****					\$42,061.99
Division: 504	SYSTEMS DIVISION				
ALLIED ELECTRONICS INC	P045044	36884V-00	171078	SPADE LUG TO INS. BANANA JACK,	\$198.73
	P045044			EXPANDABLE SLEEVING,	\$112.31
	P045044			SHIPPING CHARGES	\$17.23
	P045044			SPIRALWRAP, OUTSIDE DIA. .250,	\$69.42
AT&T WIRELESS	P046071	8/10-829386807	171085	CELL PHONE CHARGES 07/27-08/26	\$156.74
	P045930	8/10-875729990	170864	CELL PHONE CHRGES 07/27-08/26/	\$13.73
BANK OF AMERICA		TXN00004928	170882	ALLIED WIRE-TRAY CABLE	\$2,453.35
		TXN00004937		STAPLES/Office Supplies	\$133.71
CITY OF RICHLAND		10-374 M.SUAREZ	170980	10-374 SUAREZ METER SCHOOL	\$901.05
		10-375 A.SCOTT		10-375 SCOTT METER SCHOOL	\$901.05
COLUMBIA ELECTRIC SUPPLY		5858-634379	171280	LKG PLUG-HBL26519	\$922.72
D HITTLE & ASSOCIATES INC	P044514	7981	171123	SHOPS COMMUNICATION TOWER WORK	\$787.50
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$3.34
ELR CONSULTING INC	S012077	1773	171132	SOFTWARE INTEGRATION SUPPORT	\$4,393.95
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$47.57
	S012944	8/10-039000109458	170920	TELEPHONE CHARGES 8/19/10-9/18	\$109.30
	S012944			TELEPHONE CHARGES 8/19/10-9/18	\$59.75
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$142.59
GRAINGER	S012948	9328994661	170923	RIBBONS	\$278.57
	S012948	9335054749		LABEL CARTRIDGES	\$270.20
IMT INC	S012576	2122	171151	SOIL TESTING AT THAYER SUBSTAT	\$816.04
M & M BOLT COMPANY LLC		232369	171323	FASTENERS	\$12.47
NEW PIG CORP	P045433	4486766-00	171176	OIL SOAKING PILLOW, 20"L X 8"W	\$92.90
	P045433			FREIGHT	\$70.42
OAK HARBOR FREIGHT LINES INC	S012942	12305215	171334	FREIGHT TO SHIP AIR CONDITONE	\$146.09
	S012925	12308061	171032	SHIPPING CHARGES FOR CIRCUIT	\$770.70
	S012925	12308949		SHIPPING CHARGES FOR SWITCH	\$325.73
OCE IMAGISTICS INC DBA	P046195	823602	171182	W3511 COPIER RENTAL CHARGE.	\$34.11
OXARC INC		1592NPS	171335	NITROGEN	\$45.40
		2875NPS		NITROGEN	\$45.40
		3513NPS		NITROGEN	\$48.06
		R005910		CYLINDER RENT - AUGUST 2010	\$161.78
		R999908		CYLINDER RENT - JULY 2010	\$161.78
PLATT ELECTRIC SUPPLY INC		8190686	171339	LAMPS	\$35.74
		8193549CM		RETURN LAMPS	(\$35.74)
SCHNEIDER AUTOMATION	P045319	92609278	171050	ANNAUL SOFTWARE MAINTENANCE	\$1,500.00
STEEBER'S LOCK SERVICE		90243	171357	DUPLICATE KEYS	\$5.42
UNITED PARCEL SERVICE	S012969	0000986641360	171061	GROUND PKG TO ITRON	\$5.43
WESTERN STUD WELDING	P045525	598531	171249	STUD, NON FLANGED, FULL THREAD	\$97.47



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN STUD WELDING	P045525	598531	171249	FREIGHT	\$5.69
	P045525			STUD, NON FLANGED, FULL THREAD	\$95.30
	P045525			STUD, NON FLANGED, FULL THREAD	\$95.30
SYSTEMS DIVISION TOTAL ****					\$16,508.30
Division:	505	POWER AND RESOURCE MGMT			
ABODISHISH, IRMGARD	P045785	APP REBATE	171075	APP REBATE: IRMGARD ABODISHISH	\$25.00
ALLENDER, KURT	P045791		171077	APP REBATE: KURT ALLENDER 315	\$25.00
AT&T WIRELESS	P045944	8/10-873112366	170862	CELL CHARGES 7/27/10-8/26/10	\$136.55
BANK OF AMERICA		TXN00004783	170882	CDWG-LOGITECH KEYBOARD	\$40.69
		TXN00004835		NEWEGG-KEYBOARD RPCLMT	\$129.99
BARRECA, JOHN	P045790	APP REBATE	171091	APP REBATE: JOHN BARRECA 532	\$25.00
BENTON COUNTY AUDITOR/WEATHERWISE	P045760	112180	171098	RECORD LIEN: SCHUG, JOHN, JOAN	\$62.00
	P045760	230880		RECORD LIEN: HAYS, SUE ANN	\$62.00
	P045760	231160		RECORD LIEN: WALKER, BARBARA	\$62.00
	P045760	241640		RECORD LIEN: MANSPERGER, MARK	\$62.00
	P045760	291780		RECORD LIEN: JOHNSON, NORMAN,	\$62.00
	P046076	350660		RECORD LIEN: FORSMAN, ROBERT.K	\$62.00
	P046076	353240		RECORD LIEN: QUINLEY, ALICE	\$62.00
	P046076	431500		RECORD LIEN: PIROTTE, MICHELLE	\$62.00
	P045760	432580 BROWN		RECORD LIEN: BROWN, RICHARD DI	\$62.00
	P046076	52980		RECORD LIEN: CROOK, BRANDON.KA	\$62.00
	P046076	620560 PETTETT		RELEASE LIEN: PETTETT, GALT.LY	\$62.00
	P046076	622740		RECORD LIEN: WILLIAMS, MARK.DO	\$62.00
	P045760	723280		RECORD LIEN: CROOK, ROBERT & L	\$62.00
	P046076	742780		RECORD LIEN: SEELY, KATHIE	\$62.00
	P045760	790140		RECORD LIEN: UNDERWOOD,DANIEL,	\$62.00
	P046076	800500		RECORD LIEN: HOLBEN, GREG.BETH	\$62.00
	P045760	840380 FORMAN		RECORD LIEN: FORMAN, RICHARD	\$62.00
	P046078	931520 MED/DENT	171097	RELEASE LIEN: MEDICAL DENTAL P	\$62.00
	P046078			RELEASE LIEN: MEDICAL DENTAL P	\$62.00
	P046078			RELEASE LIEN: MEDICAL DENTAL P	\$62.00
	P045983	RELEASE SEC INT	171098	RELEASE LIEN: RADER,JEFFREY &	\$62.00
BORAK, JULIE	P045792	APP REBATE	171104	APP REBATE: JULIE BORAK 2874	\$25.00
CAPAN, CIGDEM	P045783		171110	APP REBATE: CIGDEM CAPAN 1701	\$25.00
CHERRY CREEK RADIO LLC	P045998	10050154	170978	ADVERTISING MAY 2010	\$85.00
	P045998	10080114		ADVERTISING AUGUST 2010	\$85.00
CHINOOK HEATING & AIR INC	P044558	8101	170901	WEATHERWISE LOAN: DONN DAFTE 5	\$8,678.46
CITY OF RICHLAND	P046177	1208 WILSON ST	171273	DHP REBATE FOR NORMAN JOHNSON	\$1,500.00
	P045822	96 GOETHALS DR	171275	DUCTLESS HEAT PUMP REBATE TO C	\$1,500.00
	P045878	LIB LIGHTING	170903	NEW CONSTRUCTION LIGHTING FOR	\$9,300.00
DELTA HEATING & COOLING INC	P045454	18423	171126	WEATHERWISE LOAN: NORMAN JOHNS	\$4,705.64



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
DELTA HEATING & COOLING INC	P045598	18433	170994	WEATHERWISE LOAN JERROD & CARO	\$6,405.95
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$51.62
EES CONSULTING	P042972	13386	171131	CONSERVATION POTENTIAL STUDY	\$11,267.80
ENERGY INCENTIVES INC	P045992	RICHJULY10	171134	CONSERVATION CONTRACT WORK	\$606.38
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$17.48
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$52.41
HELMES INC DBA	P046213	618 NASTACIA ST	171303	ES REBATE NEW TRADITIONS @ 618	\$800.00
IWI INC	P044048	39100	171017	WEATHERWISE LOAN DEBBIE PEARSO	\$1,368.91
JACOBS & RHODES INC	P045293	99031	171018	WEATHERWISE LOAN DAN UNDERWOOD	\$10,240.49
MID COLUMBIA ENGINEERING INC	P043948	ST002143	171168	PENNY HOWARD,OFFICE ASSISTANT	\$97.76
NIELSEN, RANDALL & KERRI	P045782	APP REBATE	171177	APP REBATE: RANDALL OR KERRI	\$25.00
NORTHWEST PUBLIC POWER ASN	P045940	00079953	171179	TIERED RATE METHODOLOGY	\$800.00
PURE HEALTH SOLUTIONS INC	P046044	9666626	171192	WATER MACHINE PROPERTY TAX TRU	\$6.10
RICHLAND MANOR HOUSE	P045781	APP REBATE D2	171196	APP REBATE: RICHLAND MANOR HOU	\$25.00
	P045776	APP REBATE O1		APP REBATE: RICHLAND MANOR HOU	\$25.00
ROBERTS, CONNIE	P045789	APP REBATE	171199	APP REBATE: CONNIE ROBERTS 141	\$25.00
	P045789			APP REBATE: CONNIE ROBERTS 141	\$25.00
SALAZAR, KAREN	P045786		171205	APP REBATE: KAREN SALAZAR 246	\$25.00
SEWART, BRADFORD & GRETCHEN	P045784		171206	APP REBATE: BRADFORD AND GRETC	\$25.00
WATER SOLUTIONS INC	P046045	2766	171245	DSC BLDG 3 WTR UNITS - SEPT.20	\$17.33
XEROX CORP	P045942	050130270	171370	W5655PT COPIER LEASE 8/2010	\$112.30
YOUNG, DENNIS	P045852	HP REBATE	171254	ductless heat pump rebate to	\$1,500.00
POWER AND RESOURCE MGMT TOTAL ****					\$61,107.86
Division:	506	TECHNICAL SERVICES			
ALLIED ELECTRONICS INC	P045044	36884V-00	171078	BATTERY, 2.4V, LITHIUM ION	\$60.00
ANIXTER INC	P045559	605-364030	170851	UPS SHIPPING	\$17.38
	P045559			CAMERA DOME DAY/NIGHT	\$431.72
AT&T WIRELESS	P045923	8/10-829411581	170859	CELL PHONE CHARGES	\$83.56
	P045925	8/10-999635660	170875	CELL PHONE CHARGES	\$267.37
OCE IMAGISTICS INC DBA	P046195	823602	171182	W3511 COPIER RENTAL CHARGE.	\$34.11
UNITED PARCEL SERVICE	S012981	0000986641370	171360	GROUND PKG TO TRAFFIC SENSOR	\$22.39
TECHNICAL SERVICES TOTAL ****					\$916.53
ELECTRIC UTILITY FUND Total ***					\$185,060.55
FUND	402	WATER UTILITY FUND			
Division:	000				
HD FOWLER COMPANY INC	S012933	I2780517	171145	FORD METER FITTINGS FOR STOCK	\$1,005.79
	S012933	I2789762		FORD BALL VALVES FOR STOCK	\$383.65
TOTAL ****					\$1,389.44
Division:	410	WATER CAPITAL PROJECTS			



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BADGER METER INC	S012715	88264201	170879	2" TURBO SERIES HEAD ASSEMBLY,	\$719.03
	S012715			TAX ADJUSTMENT	(\$0.01)
	S012715	88264501		3" TURBO SERIES HEAD ASSEMBLY,	\$812.16
	S012715	88264701		4" TURBO SERIES HEAD ASSEMBLY,	\$847.56
	S012715	88264801		3" COMPOUND SERIES HIGH FLOW H	\$866.18
	S012715			TAX ADJUSTMENT	\$0.01
	S012715	88265101		4" COMPOUND SERIES HIGH FLOW H	\$903.44
	S012715	88265301		6" COMPOUND SERIES HIGH FLOW H	\$2,410.41
	S012715	88534401		3" TURBO SERIES 450 METER W/TE	\$770.40
CITY OF RICHLAND	P045870	7/10-8	170982	N RHLD WELLFIELD OLD FACILITIE	\$3,624.79
HD FOWLER COMPANY INC	P045815	12784595	170926	VALVE BOXES - LEE BLVD PROJECT	\$1,453.21
KENNEWICK IND & ELECTRICAL SUPPLY	P045673	348824	170933	MALE PVC ADAPTER INV:348824 8/	\$7.80
	P045673	350739		MALE PVC ADAPTER INV:350739 8/	\$6.82
PREMIER EXCAVATION INC	P044430	PYMT 1 COL.PK TRL	171036	COLUMBIA PARK TRAIL WATER	\$364,174.89
PRO BUILD COMPANY LLC	P045843	71395653	171038	VISQUEEN INV:71395653 7/27/10	\$86.63
WA STATE DEPT OF TRANSPORTATION	P046209	RE-45-JE5335-L009	171365	COLUMBIA PARK TRAIL TRANSMISSI	\$427.05
	P045879	RE-45-JE5335-L010	171064	COLUMBIA PARK TRAIL TRANSMISSI	\$849.20
WATER CAPITAL PROJECTS TOTAL ****					\$377,959.57
Division: 411 WATER ADMINISTRATION					
DEPARTMENT OF COMMERCE	P045897	PW138713	171286	N RHLD WELLFIELD DISINFECTION	\$16,258.25
	P045897			N RHLD WELLFIELD DISINFECTION	\$116,130.36
	P045924	PW138714	171127	N RHLD WELLFIELD CAPACITY	\$8,055.08
	P045924			N RHLD WELLFIELD CAPACITY	\$57,536.30
	P045922	PW138844		BADGER MTN PUMP STATION UPGRAD	\$36,250.00
	P045922			BADGER MTN PUMP STATION UPGRAD	\$8,156.25
	P045920	PW139293	171287	HORN RAPIDS WATER RESERVOIR -	\$18,590.16
WATER ADMINISTRATION TOTAL ****					\$260,976.40
Division: 412 WATER OPERATIONS					
BANK OF AMERICA		TXN00004907	170882	IBT - HAZMAT - CDL LICENSE	\$89.25
CORRECT EQUIPMENT INC	S012900	23103	170988	CHLORINATION TABLETS, 55 LB PA	\$1,280.65
	S012900			FREIGHT	\$75.81
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$2.07
ENERGY NORTHWEST	P046118	ENV01580	171289	WATER SAMPLES INV:ENV01580 8/2	\$1,320.00
FIELD INSTRUMENTS & CONTROLS INC	S012904	145621	171294	FLOW-THROUGH ASSEMBLY, NYLON,	\$175.45
	S012904			ULTRASONIC CUVETTE ASSEMBLY, H	\$167.87
	S012904			SHIPPING AND HANDLING	\$10.39
	S012904			ADJUST TAX	(\$0.01)
FISHER SCIENTIFIC COMPANY, LLC	S012910	6998393	171139	FILTER PAPERS, WHATMAN GRADE 2	\$170.18
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$24.98
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$74.87



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GRAINGER	S012948	9327330917	170923	EXHAUST VENT	\$671.57
HACH COMPANY	S012911	6875604	171008	CHLORINE TEST KIT (FREE & TOTA	\$163.07
	S012911			FREIGHT CHARGE	\$29.19
	S012911			SILICONE OIL, 15 ML DROPPER,	\$40.68
	S012911			DPD FREE CHLORINE REAGENT, ACC	\$90.32
	S012911			GLASS VIEWING TUBE, 5-10 ML,	\$74.03
	S011680	6888261	171144	FREE CHLORINE REAGENT SET FOR	\$737.74
	S012928	6888340	171301	SHIPPING AND HANDLING	\$17.27
	S012928			LAMP ASSEMBLY, FOR LOW-RANGE	\$89.46
OXARC INC		2243NPS	171335	CHOLORINE FOR WATER PLANT	\$4,896.24
		2244NPS		CHLORINE FOR WATER PLANT	\$2,134.59
		R005907		CYLINDER RENT - AUGUST 2010	\$39.85
TESTAMERICA LABORATORIES INC	P045849	30069469	171056	WATER SAMPLES INV:30069469 8/2	\$1,260.00
UNIVAR USA INC	S012826	SK-560130	171235	PRAESTOL, #2515TR, 50 LB BAGS	\$1,625.00
WATER OPERATIONS TOTAL****					\$15,260.52
Division:	413	WATER MAINTENANCE			
BADGER METER INC	S012858	88725401	171266	FREIGHT	\$18.15
	S012858			METER GASKET, RUBBER, FOR 1-1/	\$966.58
	S012858	89304500		RETURN METER GASKETS, 1-1/2"	(\$821.59)
BANK OF AMERICA		TXN00004905	170882	AT&T WIRELESS/BLUETOOTH	\$129.93
CENTRAL HOSE & FITTINGS INC		306766	171270	FIREHOSE ADAPTER	\$191.82
CZEBOTAR FARMS	P045875	7/10-103064503	170910	HORN RAPIDS FARM LEASE-POWER C	\$7,223.05
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$2.84
FASTENAL COMPANY		WARIC26447	171291	FASTENERS	\$29.91
		WARIC26556		FASTENERS	\$16.85
		WARIC26714		FASTENERS	\$60.64
		WARIC26732		FASTENERS	\$96.60
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$7.49
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$22.46
GC SYSTEMS INC	S012915	000023503A	171298	DIAPHRAGM ASSEMBLY FOR 100-01	\$810.08
	S012915			FREIGHT	\$10.33
	S012915			ADJUST SALES TAX	\$0.01
GRAINGER	S012948	9333787803	170923	SQUARE HEAD PLUGS	\$97.99
HARBOR FREIGHT TOOLS USA INC	S012980	02-408210	171302	HANG-ALL-V SHAPED *046	\$25.86
HD FOWLER COMPANY INC	S012933	I2789762	171145	METER BOX TOP SECTIONS- HEAVY	\$99.38
IRRIGATION SPECIALISTS INC	P045842	1480473-01	171159	4" PVC SLIP INV:1480473-01 8/2	\$14.56
	P045842	1480474-01		4" PVC PARTS INV:1480474-01 8/	\$164.56
KELLEY'S TELE-COMMUNICATIONS INC	P045817	13652252	170932	ANSWERING SERVICE - SEPT.2010	\$62.19
NORCO INC		07017037	171333	CYLINDER RENT JULY 2010	\$9.74
		07131623		CYLINDER RENT AUGUST 2010	\$9.74
OCE IMAGISTICS INC DBA	P046195	823602	171182	W3511 COPIER RENTAL CHARGE.	\$34.11



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
OXARC INC		R999905	171335	CYLINDER RENT - JULY 2010	\$39.85
PRO BUILD COMPANY LLC	P045843	71396890	171038	STAKES INV:71396890 8/18/10	\$24.90
RICHLAND ACE HARDWARE		022338	171346	COMPRESSION UNION	\$11.89
SHERWIN WILLIAMS CO	P045844	4493-7	171051	PURDY XL GLIDE INV:4493-7 8/11	\$21.85
	P045844	4693-2		TAPE INV:4693-2 8/17/10	\$4.48
	P045844	7347-1		PAINT & SUPPLIES FOR TRAILER	\$34.36
STEEBER'S LOCK SERVICE		90161	171357	DUPLICATE KEYS	\$8.45
		90167		DUPLICATE KEYS	\$7.58
UNITED PARCEL SERVICE	S012947	0000986641350	171061	ADDITIONAL HANDLING CHARGE	\$8.00
	S012947			GROUND PKG TO DEPT OF LABOR/IN	\$5.57
	S012947			GROUND PKG TO BADGER METER	\$16.76
	S012969	0000986641360		GROUND PKG TO DEPT OF LABOR	\$5.57
	S012981	0000986641370	171360	GROUND PKG TO DEPT OF LABOR	\$5.83
USA BLUEBOOK	S012938	227934	171363	TEST STRIPS, FREE CHLORINE 0-1	\$60.60
	S012938			SHIPPING	\$12.65
WAZEE COMPANIES LLC DBA	P046120	0055088-IN	171366	COOLING FAN INV:0055088-IN 9/1	\$69.31

WATER MAINTENANCE TOTAL **** \$9,620.93

WATER UTILITY FUND Total *** \$665,206.86

FUND 403

WASTEWATER UTILITY FUND

Division:

421

SEWER CAPITAL PROJECTS

BROWN AND CALDWELL	P037684	137742	171105	CHANGE ORDER #1 - CONSTRUCTION	\$10,538.07
COLUMBIA PUMPING & CONSTRUCTION INC	P045549	12069	170907	SUPPLY, PREPARE AND PLACE ONE	\$1,586.60
	P045549			REINSTATE SEWER SIDE SERVICE	\$270.75
	P045549			SEWER BY-PASS PUMPING, IF NEED	\$541.50
	P045547	12070		CUT SEWER LINING AT TAP TO RE-	\$758.10
MICROBAC LABORATORIES	P045877	15992	171023	2009 SANITARY SEWER TRENCHLESS	\$1,980.00
TRI CITY HERALD	S012924	12362710	171227	BROADMOOR SEWER IMPROVEMENTS R	\$133.67
	S012924	12373340		CALL FOR BID "BROADMOOR SEWER	\$482.54

SEWER CAPITAL PROJECTS TOTAL **** \$16,291.23

Division:

422

SEWER OPERATIONS

AT&T WIRELESS	P046005	8/10-991944157	170962	CELL CHARGES 07/27/10-08/26/10	\$31.72
BANK OF AMERICA		TXN00004793	170882	A MATTER OF FAX-ROLLER KIT	\$94.94
BEAVER BARK & ROCK	P045600	402428	170967	ROCK, RED BRICK LAVA	\$46.55
BENTON FRANKLIN HEALTH DISTRICT	P044907	2598	171101	TOTAL KJELDAHL NITROGEN	\$48.00
	P044907			ORTHO-PHOSPHATE	\$18.00
	P044907			AUGUST 2010 LABORATORY TESTING	\$28.00
	P044907			TOTAL PHOSPHORUS	\$18.00
CENTRAL HOSE & FITTINGS INC	P045506	307813	170977	BRASS FOG NOZZLES	\$441.86
COLUMBIA ANALYTICAL SERVICES	P044359	01-132514-0	171117	WATER - ASTM TOTAL KJELDAHL	\$35.00



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COLUMBIA ANALYTICAL SERVICES	P044359	01-132514-0	171117	WATER - 335.4 TOTAL CYANIDE	\$40.00
	P044359			WATER - 420.1 PHENOLICS	\$45.00
	P044359			WATER - 1631E TOTAL MERCURY	\$60.00
	P044359			WATER - 624 VOLATILE ORGANIC C	\$400.00
	P044359			WATER - 608 ORGANOCHLOR PEST/P	\$160.00
	P044359			WATER - 625 SEMIVOL ORGANIC CO	\$215.00
	P044359			WATER - OIL & GREASE TOTAL HEM	\$200.00
	P044359			RICHLAND LAUNDRY 06/29/10 SAMP	\$130.00
	P044679	01-132527-0		LOCAL LIMITS 07/15/2010 SAMPLI	\$130.00
	P044679			UPS POSTAGE	\$61.77
	P044679			WATER - 1631E TOTAL MERCURY	\$60.00
	P044908	01-133183-0	171279	WATER- 335.4 TOTAL CYANIDE	\$40.00
	P044908			WATER- 608 ORGANOCHLOR PEST/PC	\$160.00
	P044908			WATER- 625 SEMIVOL ORGANIC COM	\$215.00
	P044908			WATER- 200.8 TRACE ELEMENTS	\$130.00
	P044908			WATER- 624 VOLATILE ORGANIC CO	\$400.00
	P044908			WATER- 1631E TOTAL MERCURY	\$60.00
	P044908			WATER- 420.1 PHENOLICS	\$45.00
	P044908			WATER- ASTM TOTAL KJELDAHL	\$35.00
	P044908			APEL 07/20/10 SAMPLING EVENT	\$60.00
	S044678	01-133869-0	171117	AREVA 07/13/2010 SAMPLING EVEN	\$215.00
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$2.69
FISHER SCIENTIFIC COMPANY, LLC	P045703	9139903	171296	FOAM-TIPPED SWABS W/POLYPROPYL	\$81.05
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$39.96
	S012944	8/10-039000109458	170920	TELEPHONE CHARGES 8/19/10-9/18	\$124.29
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$119.79
GRAINGER	S012948	9332719039	170923	FLEXIBLE TUBING	\$155.30
HOME DEPOT CREDIT SERVICES		7170070	171307	JET SPIKE, RISER, BARREL	\$123.84
NW SAFETY FOOTWEAR	P045978	1441	171181	SAFETY SHOE COVERS,	\$64.97
	P045978			SAFETY SHOE COVERS,	\$54.15
OXARC INC		9005MPS	171335	HYDROSTATIC TEST OF CYLINDER	\$59.85
PARADISE BOTTLED WATER CO	P045977	8/10 WWTP	171187	BOTTLED WATER FOR LABORATORY	\$253.06
PLATT ELECTRIC SUPPLY INC		8203835	171339	HANDYBOX EXTNESION	\$10.30
POLYDYNE INC	P045414	557957	171341	CP9919 HYPERFLOCK, ORGANIC POL	\$5,390.00
RICHLAND ACE HARDWARE		022307	171346	HOE	\$19.49
				GREENWORKS	\$11.33
		022416		LANDSCAPING MATERIALS	\$22.27
STATE OF WASHINGTON DEPT OF ECOLOGY	P045427	2011-BA0020419	170944	BIOSOLIDS PERMIT FEE FOR THE F	\$4,048.29
TRI CITY HERALD	S012924	12331750	171227	ANNOUNCEMENT OF APPLICATION FO	\$290.17
UNITED PIPE & SUPPLY INC	P045976	8563172	171361	MANIFOLD, RISER, XERI-SPRAY, R	\$48.29
SEWER OPERATIONS TOTAL ****					\$14,542.93



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 423 SEWER MAINTENANCE					
AMERICAN ROCK PRODUCTS INC	P045854	129528	170850	3500 EXTERIOR CONCRETE W/POLY	\$385.01
AT&T WIRELESS	P045921	8/10-829473472	170860	CELL CHARGES 07/27/10-08/26/10	\$61.57
	P046005	8/10-991944157	170962	CELL CHARGES 07/27/10-08/26/10	\$178.41
BANK OF AMERICA		TXN00004903	170882	STAPLES/COMPUTER CLEANER	\$7.57
CENTRAL HOSE & FITTINGS INC	P045661	308298	171114	4" MALE PLUG W/PULL RING POLY	\$32.48
	171270	308593		COMPRESSIONS, MATE PLUGS	\$53.59
COLE DRAINS INC	P045699	3680	171116	SEWER SERVICE	\$324.90
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$5.26
FASTENAL COMPANY		WARIC26388	171291	AEROSOL PAINTS	\$18.16
		WARIC26486		LENOX LASERS	\$51.64
		WARIC26513		FASTENERS	\$128.53
		WARIC26524		FASTENERS	\$118.89
		WARIC26569		SOCKET	\$26.54
		WARIC26632		TAP	\$13.75
GRAINGER	S012948	9325553510	170923	FLASHLIGHT ACCESSORIES	\$16.40
HERTZ EQUIPMENT RENTAL CORP	P046221	25216149-001	171305	WELDER RENTAL	\$94.22
	P046221	25220404-001		SIDEWALK EDGER	\$12.99
IRRIGATION SPECIALISTS INC	P045757	1479961-0001-01	171159	Simmons 5'F/F hydrant	\$76.12
	P045757	1480094-01		PVC PARTS.	\$65.62
KELLEY'S TELE-COMMUNICATIONS INC	P045817	13652252	170932	NEW EQUIPMENT PAGER - WASTEWAT	\$88.84
	P045817			ANSWERING SERVICE - SEPT.2010	\$62.19
MONARCH MACHINE & TOOL CO INC	P045660	B145747	171171	TURN DOWN TEE AND REDUCER 1/4"	\$434.87
MOTION INDUSTRIES INC	P045524	WA05-287304	171173	V-BELTS	\$11.61
	P045334	WA05-287453		TIE ROD 4-STA CL1 MAN AXT336-5	\$15.47
	P045334			CONDUIT COVER-CL1 4-STA AXT336	\$30.19
	P045334			FREIGHT	\$45.48
	P045334			SIDE PLATE ME401LR	\$55.58
	P045334			VALVE SOL 110 VAC NVS4114-1109	\$466.12
	P045334	WA05-287744		VALVE SOL 110 VAC NVS4114-1109	\$466.12
	P045334			DISCOUNT ON INVOICE #WA-05-287	(\$4.30)
	P045334			FREIGHT	\$11.89
OXARC INC	P045853	3564NPS	171185	PLASMA CUTTER REPAIR	\$234.68
	171335	R005906		CYLINDER RENT - AUGUST 2010	\$14.30
		R999904		CYLINDER RENT - JULY 2010	\$14.30
PARAMOUNT SUPPLY COMPANY	S012919	243525	171337	3" BALL VALVE, STAINLESS STEEL	\$308.66
	S012919			WELD-ON CEMENT, GRAY #711, PIN	\$10.43
	S012919			3" PVC MIP ADAPTER, SCHED 80,	\$15.81
REESE CONCRETE PRODUCTS MFG	P045530	46355	171039	DELIVERY CHARGE	\$135.38
	P045530			CLEAN OUT 8" COVER, "CO"	\$259.92
	P045530			MANHOLE COVER, (SEWER) 24"	\$3,898.80



City Of Richland

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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
REESE CONCRETE PRODUCTS MFG	P045530	46355	171039	MAHOLE FRAME, 24"X4" (371010)	\$2,599.20
	P045530			CLEANOUT FRAME AND COVER, 8"	\$454.86
RICHLAND ACE HARDWARE		022301	171346	LOCK HASP	\$20.57
		022302		RAKE	\$18.40
		022303		EXTENSION CORD	\$23.82
		022357		CLEANING SUPPLIES	\$32.49
		10.27		CAULKING	\$10.27
SAGEBRUSH CONCRETE SAWING & DRILLING INC	P045570	T010-A8-029	171049	CORE DRILLED	\$162.45
STAPLES CONTRACT & COMMERCIAL INC	S012959	229735079001	171218	CLIPS/FOLDERS/ENVELOPES/PENS	\$108.43
STEEBER'S LOCK SERVICE		90162	171357	DUPLICATE KEYS	\$5.69
TACOMA SCREW PRODUCTS INC		22029952	171359	MASONRY BIT, MACHINE SCREWS	\$8.38
		22030021		GREASE GUN KIT	\$184.06
		22030429		PIPE SEALS, MACHINE SCREWS	\$65.36
THE DRAIN SURGEON	P045863	090110	170945	SNAKE MAIN LINE OUT 100' INTO	\$215.52
WAZEE COMPANIES LLC DBA	P046218	0055104-IN	171366	STEARNS 460V BRAKE COIL KIT	\$444.44
WESTERN INTEGRATED TECHNOLOGIES INC	S012890	1243268	171069	HOSE ASSEMBLY	\$248.80
	S012890	1243914		PARFLEX HOSE 3PAX 590-16	\$269.42
	S012890	1244120		1" ID HOSE X 1-11-1/2 MALE TAP	\$83.24
	S012890			1" ID HOSE X 1-11-1/2 FEMALE T	\$339.25
	S012890			SHIPPING AND HANDLING	\$10.34
SEWER MAINTENANCE TOTAL ****					\$13,552.98
WASTEWATER UTILITY FUND Total ***					\$44,387.14
FUND 404	SOLID WASTE UTILITY FUND				
Division:	430	CAPITAL PROJECTS			
AMERICAN ROCK PRODUCTS INC	P045880	127052	170850	LANDFILL CLOSURE & Disposal	\$606.48
	P045876	127710		COMPOST FACILITY - top course	\$6,138.37
	P046211	129041	171260	COMPOST FACILITY-top course fo	\$5,609.82
SHOEMAKER EXCAVATION INC	P044516	FINAL-TREE REMOVE	171209	C/O #1 TREE REMOVAL CONCRETE R	\$3,551.87
	P044516			LANDFILL SCALEHOUSE SEPTIC SYS	\$10,142.83
CAPITAL PROJECTS TOTAL ****					\$26,049.37
Division:	432	SOLID WASTE COLLECTION			
AT&T WIRELESS	P045931	8/10-990472030	170867	CELL CHARGE 7/27/10-8/26/10	\$81.34
BANK OF AMERICA		TXN00004837	170882	SWANA -confr S Williamson	\$255.00
CLAYTON WARD COMPANY	P045913	402901	171277	CURBSIDE RECYCLING AUG.2010	\$2,100.74
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$6.52
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$7.49
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$22.46
LOURDES OCCUPATIONAL HEALTH CENTER	P045905	221645-001	171165	CDL PHYSICAL-BLASDEL,J	\$59.00
RICHLAND ACE HARDWARE		202805/2	171346	MAGNET STRIP, SHOE BOX	\$4.86



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		202806/2	171346	MAGNET STRIP, VELCRO	\$1.08
STANDARD PAINT & ABBEY CARPET LLC	P045821	407574	171054	MOORGARD LATEX ULTRA DEEP BASE	\$90.96
STAPLES CONTRACT & COMMERCIAL INC	S012959	229544263001	171218	TONER CART	\$78.84
SOLID WASTE COLLECTION TOTAL ****					\$2,708.29
Division:	433	SOLID WASTE DISPOSAL			
AMERICAN ROCK PRODUCTS INC	P045880	127052	170850	LANDFILL CLOSURE & Disposal	\$606.48
AT&T WIRELESS	P045901	8/10-996738737	170872	CELL PHONE 7/27/10-8/26/10	\$42.67
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$1.65
FOLLETT, LYNNE		VEH MILEAGE	170917	VEHICLE MILEAGE AUGUST 10	\$21.00
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$17.48
	S012944	8/10-039000109458	170920	TELEPHONE CHARGES 8/19/10-9/18	\$383.74
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$52.41
LOURDES OCCUPATIONAL HEALTH CENTER	P045905	220883-001	171165	CDL PHYSICAL-ANDERSON,M	\$59.00
PARADISE BOTTLED WATER CO	P045902	#LANDFILL	171187	BOTTLED WATER SERVICE-AUG 2010	\$105.72
UNITED PIPE & SUPPLY INC	P045898	8551804	171234	4" CL125 PVC PIPE,6X4 FLEX CPL	\$515.05
WASTE MANAGEMENT	P045634	00077583-1819-2	171244	PORT-O-LET SERVICE AUG 2010	\$88.38
SOLID WASTE DISPOSAL TOTAL ****					\$1,893.58
Division:	434	MODERATE RISK WASTE			
AT&T WIRELESS	P045901	8/10-996738737	170872	CELL PHONE 7/27/10-8/26/10	\$40.90
BANK OF AMERICA		TXN00004837	170882	SWANA -confr S Williamson	\$848.00
		TXN00004886		FISHER SCIENTIFIC-PH STRIPS	\$19.41
DINERS CLUB		9/10-530625000002	170997	AIR FARE-S.WILLIAMSON 10-386	\$957.80
EMERALD SERVICES INC DBA	P045934	601533	171133	ANTIFREEZE DISPOSAL-AUG2010	\$132.25
PARADISE BOTTLED WATER CO	P046039	8/10 PW-HHW	171187	HHHW BOTTLED WATER - AUGUST 20	\$17.26
MODERATE RISK WASTE TOTAL ****					\$2,015.62
SOLID WASTE UTILITY FUND Total ***					\$32,666.86
FUND	405	STORMWATER UTILITY FUND			
Division:	440	STORMWATER CAPITAL PROJECTS			
SAFEGUARD BUSINESS SYSTEMS	P046146	026240274	171351	STORMWATER PROMOTIONAL CARPENT	\$250.89
STORMWATER CAPITAL PROJECTS TOTAL ****					\$250.89
Division:	441	STORMWATER			
AT&T WIRELESS	P045921	8/10-829473472	170860	CELL CHARGES 07/27/10-08/26/10	\$12.35
COLUMBIA ANALYTICAL SERVICES	P044917	01-132541-0	170985	SOIL/OTHER- 8260B VOLATILE ORG	\$105.00
	P044917			SOIL/OTHER- NWT PH-DX	\$85.00
	P044917			DECANT FACILITY VAC TRUCK SAMP	\$85.00
	P044917			SOIL/OTHER- 200.8 TRACE ELEMEN	\$40.00
	P044917			SOIL/OTHER-TSMET TOTAL SOLIDS	\$10.00
	P044917			SOIL/OTHER- 8270SIM PAH'S BY G	\$260.00
HOME DEPOT CREDIT SERVICES		1025486	171307	RETAINING WALL	\$723.71



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HOME DEPOT CREDIT SERVICES		8122110	171307	RETURN RETAINING WALL	(\$434.23)
REESE CONCRETE PRODUCTS MFG	P045530	46355	171039	CATCH BASIN D2 VAIN GRATE, 20"	\$1,353.75
	P045530			CATCH BASIN D1 VAIN GRATE	\$1,489.13
	P045530			MANHOLE COVER, (STORM) 24"	\$1,169.64
STORMWATER TOTAL ****					\$4,899.35
STORMWATER UTILITY FUND Total ***					\$5,150.24
FUND 406	GOLF COURSE FUND				
Division:	336	GOLF COURSE			
BANK OF AMERICA		TXN00004811	170882	CITY BUFFET-RM-BUDGETMTG-7-29	\$41.97
		TXN00004825		ALBERTSONS-GOLF CRS INTERVIEWS	\$19.18
		TXN00004870		D&B-REPORT GOLF BACKGROUND	\$43.31
GOLF COURSE TOTAL ****					\$104.46
GOLF COURSE FUND Total ***					\$104.46
FUND 407	MEDICAL SERVICES FUND				
Division:	121	AMBULANCE			
ANOVAWORKS	P045968	00058716	170957	TB SKIN TESTING	\$98.00
B & B RENTALS	P045828	6219	170876	PHASER 3300 MFP, SN NRB069955	\$162.18
BANK OF AMERICA		TXN00004766	170882	MAG INSTRUMENT - LIGHT BATT'S	\$76.50
		TXN00004882		PROVANTAGE - SHIPPING CREDIT	(\$5.52)
		TXN00004914		MEDTRONIC EMERGENCY RESPO - Pu	\$206.11
		TXN00004940		FRED MEYER - ST 73 KITCH SUPP'	\$86.36
COOK PAGING INC	P045966	8047976	170987	PAGING SERVICE THROUGH 09/30/1	\$54.78
DINERS CLUB		9/10-530625000002	170997	AIR FARE-B.DUCAT 10-422	\$577.70
JT AUTOMOTIVE PARTS INC DBA		222516	171314	BULBS	\$50.75
OXARC INC	P045964	2878NPS	171185	MEDICAL OXYGEN	\$44.08
	P045964	3943NPS		MEDICAL OXYGEN	\$41.74
	P045964	3944NPS		MEDICAL OXYGEN	\$32.25
AMBULANCE TOTAL ****					\$1,424.93
MEDICAL SERVICES FUND Total ***					\$1,424.93
FUND 501	CENTRAL STORES FUND				
Division:	000				
BANK OF AMERICA		TXN00004767	170882	WAL MART/APC LEMON/"C"STOCK	\$15.73
GRAINGER	S012948	9330396079	170923	INSECT REPELLENT	\$132.95
	S012948	9332027755		SEAT COVERS, GREASE GUN, PLIER	\$323.93
HOME DEPOT CREDIT SERVICES		221616	171307	FASTSET CONCRETE	\$339.78
INDEPENDENT AUTOMOTIVE WAREHOUSE INC		84780	171310	HAND CLEANER, ANTI-SEIZE	\$313.81
NORCO INC		07044565	171333	EARPLUGS FOR INVENTORY	\$252.24



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
URM STORES INC		C30360512	171362	CLEANERS FOR INVENTORY	\$56.40
TOTAL ****					\$1,434.84
CENTRAL STORES FUND Total ***					\$1,434.84
FUND 502	EQUIPMENT MAINTENANCE FUND				
Division:	000				
JT AUTOMOTIVE PARTS INC DBA	P045493	221802	170931	FILTER	\$29.57
	P045493			FILTER	\$29.37
	P045493			FILTER	\$24.19
	P045507	221953		TRL CONN	\$30.28
	P045569	222210		TRAILER CONN	\$60.56
TOTAL ****					\$173.97
Division:	214	EQUIPMENT MAINTENANCE			
A & E TOWING LLC	P045861	3785	170951	TOWING 1369/WO24676/FUEL PUMP	\$64.98
ALA-CART GOLF CARTS, LLC		2010-385	171256	DRIVE BELT-VEH 6555	\$87.27
AMERICAN RADIATOR INC		AA084016	171259	REBUILD RADIATOR - VEH 6545	\$204.69
AMERICAN WEST CHROME INC	P045526	49228	171080	PARTS AND MATERIAL	\$823.08
	P045526			ENVIRO CHARGE	\$10.83
	P045526			SEALS AND PACKING	\$796.01
	P045526			REBUILD PACKER CYLINDERS	\$1,992.72
APPLIED INDUSTRIAL TECH INC		40649218	171261	CAM FOLLOWER - VEH 3240	\$342.62
AT&T WIRELESS	P045886	8/10-829371822	170858	CELL CHARGES 7/27/10-8/26/10	\$55.77
B AND B TRAILERS LLC		49	171265	JACK HANDLE - VEH 4078	\$5.42
		72		HARNESS,RECEIVER - VEH 3187	\$330.32
CASADAY BEE-LINE SERVICE & TOWING LLC		13786	171269	WHEEL ALIGNMENT - VEH 3295	\$94.63
CENTRAL HOSE & FITTINGS INC		307214-A	171270	FITTINGS - VEH 3280	\$48.17
		307329		HOSE, FITTINGS - VEH 3247	\$24.79
		307733		HOSE, FITTINGS - VEH 7101	\$43.04
COMMERCIAL TIRE INC	P046025	138080	171118	TIRES 24578	\$219.20
	P046025	138083		TIRES 24806	\$247.97
	P046018	138084		TIRES/LABOR 24742	\$32.17
	P046018	138085		TIRES/LABOR 24892	\$33.96
	P046018	138086		TIRES/LABOR 24805	\$192.34
	P046018	138087		TIRES/LABOR 24884	\$192.34
	P046018	138088		TIRES/LABOR 24891	\$32.53
	P046018	138090		TIRES/LABOR 24899	\$33.96
	P046018	138212		TIRES/LABOR 24933	\$123.33
	P046018	138213		TIRES/LABOR 24601	\$32.53
	P046018	138214		TIRES/LABOR 24813	\$96.17
	P046025	138216		TIRES 24913	\$163.80



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COMMERCIAL TIRE INC	P046025	138217	171118	TIRES 24914	\$163.80
	P046018	138218		TIRES/LABOR 24807	\$54.32
	P046018	138270		TIRES/LABOR 24808	\$54.32
	P046018	138271		TIRES/LABOR 24809	\$54.32
	P046018	138272		TIRES/LABOR 24810	\$54.32
	P046025	138273		TIRES 24898	\$210.28
	P046018	138274		TIRES/LABOR 24896	\$54.32
	P046018	138275		TIRES/LABOR 24811	\$54.32
	P046018	138355		TIRES/LABOR 24902	\$60.12
	P046025	138359		TIRES 24805	\$765.12
	P046025	138432		TIRES 24634	\$127.08
	P046025	138433		TIRES 24622	\$96.90
	P046025	138438		TIRES/TPMS CRADLE 24354	\$21.92
	P046018	138456		TIRES/LABOR 24354	\$16.08
	P046025	138457		TIRES 24468	\$420.57
	P046025	138458		TIRES STOCK	\$541.56
	P046018	138459		TIRES/LABOR 24812	\$27.16
	P046025	138460		TIRES 24544	\$430.99
	P046025	138461		TIRES 24588	\$461.32
	P046025	138462		TIRES 24544	\$430.99
	P046025	138486		TIRES 24619	\$210.28
	P046025	138690		TIRES/24884/24887	\$3,148.33
	P046025	138691		TIRES 24744	\$1,169.32
	P046018	138769		TIRES/LABOR 24887	\$192.34
	P046018	138775		TIRES/LABOR 24667	\$82.83
	P046025	138776		TIRES 24900	\$159.46
	P046025	139140		TIRES 24901	\$103.56
	P046025	139160		TIRES 24775	\$280.70
	P046018	139161		TIRES/LABOR 24742	\$32.17
	P046025	139162		TIRES 24743	\$330.21
	P046025	139163		TIRES 24882	\$546.64
	P046018	139164		TIRES/LABOR 24895	\$67.93
	P046018	139165		TIRES/LABOR 24893	\$33.96
	P046025	139166		TIRES 24509	\$224.47
	P046018	139167		TIRES/LABOR 24894	\$33.96
	P046018	139168		TIRES/LABOR 24892	\$33.96
	P046018	139169		TIRES/LABOR 24744	\$260.22
	P046025	139170		TIRES 24327	\$217.83
CONNELL OIL INC	P045860	C014063-IN	171282	LUBRICATION PRODUCTS	\$82.36
DENCHELS INC DBA		F1CS253706	171285	ENGINE REPAIR - VEH 5037	\$601.50
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$4.01



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FARMERS EXCHANGE		47861	171290	FILTERS - VEH 6555/6557	\$99.77
FASTENERS INC		S2812962.001A	171292	HANDS PADS, DRILL BITS, WASHER	\$70.70
		S2827858.002A		TIE WRAPS	\$54.13
		S2828294.001A		TOOL CABINET	\$161.36
		S2836476.003		SHOP SUPPLIES	\$10.78
		S2836476.004		SHOP SUPPLIES	\$48.94
		S2840317.001		SHOP TOOLS	\$229.16
		S2842385.001		SHOP TOOLS	\$124.48
		S2862610.001		SHOP SUPPLIES	\$121.96
FINAL TOUCH UPHOLSTERY	P046109	19551	171138	SEAT REPAIR 2310/WO24817	\$568.57
	P046197	19588	171295	TARP REPAIR 3222/WO24825	\$113.72
	P046197	19589		SEAT REPAIR/3243/WO24774	\$324.90
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$27.47
	S012944	8/10-039000109458	170920	TELEPHONE CHARGES 8/19/10-9/18	\$107.23
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$82.36
GRAINGER	S012948	9331771387	170923	PENNANTS	\$40.72
GROVER DYKES AUTO GROUP INC DBA		358760FOW	171300	ELEMENTS - VEH 5041	\$107.94
		358762FOW		ELEMENTS - VEH 5040	\$107.94
		358764FOW		ELEMENTS - VEH 5037	\$107.94
		359651-1FOW		WEATHERSTRIP - VEH 5040	\$54.77
		359651FOW		WEATHERSTRIP,PLUG - VEH 5040	\$5.87
		359964FOW		ELEMENT - VEH 5032	\$155.87
HARBOR FREIGHT TOOLS USA INC	S012980	02-409549	171302	RATCHET 3/8 IN INDEXABLE	\$18.40
JIM'S PACIFIC GARAGES INC		1181566	171313	FILTERS - VEH 3255	\$63.38
		1182275		WINDOW CRANK - VEH #3247	\$16.25
		1184290		SAFETY VALVE - VEH 3222	\$80.35
JT AUTOMOTIVE PARTS INC DBA		221763	171314	FILTER - VEH 3239	\$18.82
		221897		CIRCUIT BREAKER-VEH 1007	\$21.57
		221898		LED KIT - VEH 5041	\$24.40
		221905		FILTERS - VEH 7134	\$38.18
		221918		FILTER - VEH 1007	\$3.67
		221925		FILTERS - VEH 4136	\$37.24
		221991		BOLTS - VEH 5040	\$73.60
		222039		RETURN BOLT	(\$18.40)
		222071		COUPLING - VEH 4115	\$32.48
		222135		PIN HOOK - VEH 3278	\$119.12
		222141		FILTERS, BLADES - VEH 2304	\$41.94
		222146		LAMPS - VEH 6543	\$11.71
		222150		DISC PAD - VEH 0908	\$64.90
		222157		WIPER BLADES - VEH 2304	\$21.30
		222218		TENSIONER, BELT - VEH 1338	\$69.56



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount		
JT AUTOMOTIVE PARTS INC DBA		222225	171314	COMPRESSOR - VEH 1338	\$260.34		
		222279		COMPRESSOR	\$260.34		
		222310		CREDIT OVERCHARGE-COMPRESSOR	(\$260.34)		
		222311		FILTERS - VEH 3211	\$75.71		
		222354		BATTERY - VEH 1338	\$93.08		
		222386		FILTER - VEH 0030	\$4.17		
		222476		FILTER - VEH 5032	\$11.13		
		222503		TRANS. FLUID - VEH 2251	\$8.00		
		222504		BATTERY - VEH 7118	\$68.17		
		222636		FILTERS - VEH 4136	\$37.24		
		222660		FILTERS - VEH 0904	\$9.13		
		222661		FILTERS - VEH 0909	\$9.13		
		222710		FILTERS - VEH 1006	\$9.13		
		222711		FILTERS - VEH 1004	\$9.13		
		222712		FILTERS - VEH 1002	\$9.13		
		222715		CLEAN AIR-VEH 2382	\$10.06		
		222725		WATER PUMP - VEH 3266	\$119.23		
		222748		MANIFOLD SET - VEH 2289	\$118.42		
		222750		BRAKE PADS - VEH 0906	\$64.90		
		LESKOVAR LINCOLN MERCURY SUZUKI		P046204	03023	171320	SEALS - VEH 2329
MASCOTT EQUIPMENT	215378	171325	REPAIR FUEL PUMPS @ SHOP SITE		\$239.70		
MCCURLEY CHEVROLET	177584	171326	FUEL TANK REPAIR - VEH 2392		\$149.60		
	177851		WHEEL ALIGNMENT - VEH 2314		\$70.45		
	177997		DIAGNOSTICS - VEH 1369		\$583.49		
	761782		TENSIONERS - VEH 2325		\$366.80		
	761994		MODULE - VEH 3237		\$333.27		
	762337		CYLINDER - VEH 3224		\$424.48		
	762619		PIPE - VEH 2286		\$87.86		
	762634		VALVE - VEH 2251		\$1.91		
	762635		FILTER,COVER - VEH 2310		\$38.66		
	762799		MODULE - VEH 1369		\$394.87		
	762957		MIRROR - VEH 2240		\$129.85		
	763055		SEAT HANDLE - VEH 2299		\$5.49		
	763106		MODULE - VEH 3257		\$333.27		
	763733		FILTER KIT - VEH 3271		\$45.48		
	763826		HANDLE - VEH 2310		\$72.94		
	763837		CHECK PART - VEH 3266		\$42.94		
	MIDAS AUTO SERVICES		1009787		171330	MUFFLER - VEH 3237	\$247.79
			1009980			MUFFLER - VEH 2310	\$410.64
MONARCH MACHINE & TOOL CO INC	A145352	171331	TUBE FORM - VEH 3279	\$522.28			
	B145828		ALUMINUM BAR - VEH 5036	\$30.54			



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
NOVUS GLASS	P045859	K0065858	171180	GLASS REPAIR 3175/WO24836	\$48.74
	P045885	K0065955		GLASS REPLACEMENT 2354/WO24799	\$289.24
	P045859	K0065991		GLASS REPAIR 0906/WO24837	\$32.49
	P045708	K065785		GLASS REPAIR 2258/WO24721	\$289.82
	P045702	K65065		GLASS REPAIR 2192/WO24748	\$32.49
	P045702	K65071		GLASS REPAIR 3282/WO24747	\$43.32
OXARC INC	P045949	R005909	171335	SHOP SUPPLIES/GASSES	\$72.56
PAPE' MATERIAL HANDLING	P045565	6498600	171186	SHIPPING	\$74.21
	P045565			AXEL SHAFT #6688829	\$475.19
	P045565			SEAL #6690111	\$1.27
	P045565			O-RING #6689564	\$3.86
	P045565			HUB SEAL #6692397	\$15.39
PETERSON PACIFIC CORP	P045693	00122887	171338	SCREENS #65245-02	\$938.38
	P045693			SHIPPING	\$89.26
RDO EQUIPMENT CO		P22866	171344	BLADES - VEH 6566	\$70.80
		P22867		BLADES - VEH 6565	\$70.80
RMT EQUIPMENT	P045437	Q25264	171046	MOWER BLADES #2810030	\$140.03
	P045437			SHIPPING & HANDLING ITEM 7	\$17.18
	P045437	Q25296		SHIP & HANDLING ITEMS 1-4	\$13.47
	P045437			CAP L/H #2810634	\$163.04
	P045437			KNOB #362008	\$57.78
	P045437			CAP R/H #3008554	\$126.31
	P045437			INDICATOR LIGHT #366751	\$22.70
	P045437	Q25369		FREIGHT/S & H FOR ITEMS 5 & 6	\$17.07
	P045437			SPRINGS #3008374	\$12.20
	P045437			SHACKLES #1627162	\$59.12
ROWAND MACHINERY CO		71403	171350	BEARINTS, TIE ROD - VEH 7122	\$658.51
		71410		FILTERS - VEH 7125	\$101.26
		71501		FILTERS - VEH 7124	\$79.05
		71636		TEETH, PINS - VEH 7101	\$68.17
SIX STATES DISTRIBUTORS INC		06 169856	171353	DOUBLE EYE SPRING - VEH 4115	\$83.69
SNAP ON TOOLS COMPANY	P045140	ARV12936060	171213	SCREWDRIVER #SDDD101	\$13.00
	P045140			SHIPPING AND HANDLING	\$22.15
	P045140			SCREWDRIVER RATCHINGTON #SGDMR	\$97.47
	P045140			SCREWDRIVERS #SSDMR4B	\$311.90
	P045140	ARV13036267		MULTIMETER KIT #EEDM596DK	\$367.14
SOLID WASTE SYSTEMS INC	P045242	0046191-IN	171214	SHIPPING	\$94.62
	P045242			CONTROL KIT #W3360401AB	\$1,539.41
STEEBER'S LOCK SERVICE		90209	171357	DUPLICATE KEYS - VEH 7118	\$5.69
URM STORES INC		C30348564	171362	SHOP SUPPLIES	\$11.47
WESTERN PETERBILT INC		H160214	171368	SWITCH - VEH 3284	\$115.44



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN PETERBILT INC		H160294	171368	WATER PUMP CORE CREDIT	(\$211.19)
		H160591		BELTS, FILTERS - VEH 3272	\$489.09
		H160650		THERMOSTAT - VEH 6545	\$42.34
		H160662		ARMREST SUPPORT - VEH 3272	\$187.59
		H160989		FILTER - VEH 3282	\$233.91
		H160990		FAN ASSEMBLY - VEH 3282	\$243.23
		H161043		HOSE ASSEMBLY - VEH 3272	\$170.81
		H161601		COMPRESSOR - VEH 3309	\$558.53
		H161602		SEAL - VEH 3222	\$32.59
WESTERN SYSTEMS & FABRICATION INC	P045654	10-26567	171070	TAX ADJUSTMENT	\$0.01
	P045654			REBUILD PUMP #23233	\$1,719.40
WONDRACK DISTRIBUTING INC	P046193	0647532	171369	CARDLOCK FUEL 090910 TO 091510	\$16,091.04
	P045516	382053	170949	OFF ROAD DYED DIESEL/LANDFILL	\$2,090.77
	P045701	382411		OFF ROAD DYED DIESEL/LANDFILL	\$1,826.23
	P045948	382995		OFF ROAD DYED DIESEL/LANDFILL	\$1,992.81
	P046114	383388	171252	OFF ROAD DYED DIESEL/LANDFILL	\$1,634.99
	P046017	646947	171072	CARDLOCK FUEL 090110-090810	\$17,954.47
	P045858	050130280	171370	W5135PT COPIER LEASE AUGUST 20	\$115.23

EQUIPMENT MAINTENANCE TOTAL ****

\$79,135.11

EQUIPMENT MAINTENANCE FUND Total ***

\$79,309.08

FUND 503

EQUIPMENT REPLACEMENT FUND

Division:

215

EQUIPMENT REPLACEMENT

BANC OF AMERICA PUBLIC & INSTITUTIONAL	P045950	011620600	170880	FOURTH ANNUAL LEASE PAYMENT FO	\$46,152.68
WESTERN SYSTEMS & FABRICATION INC	P041401	10-26565	171250	R&R EXISTING REFUSE BODY AND	\$126,716.42
	P041401			HYDRAULICALLY ACTUATED SLIDING	\$5,967.33
	P041401			SEVERE DUTY HOPPER WEAR BARS	\$758.10

EQUIPMENT REPLACEMENT TOTAL ****

\$179,594.53

EQUIPMENT REPLACEMENT FUND Total ***

\$179,594.53

FUND 505

PUBLIC WORKS ADMIN & ENGINEER

Division:

450

PW ADMIN & ENGINEERING

AMERICAN PUBLIC WORKS ASSOCIATION	P045990	2010696	171079	2010 APWA CONF. - PETE ROGALSKY	\$400.00
AT&T WIRELESS	P046002	8/10-991821273	170961	PW CELL PHONES 7/27/10 - 8/26/	\$856.65
BANK OF AMERICA		TXN00004788	170882	LSAW-2010 Renewal-B Lopez	\$60.00
		TXN00004801		JORDAN DAVID-shoe grips	\$254.51
		TXN00004908		UW EDUCTNL OUTREACH-D Thomas	\$545.00
		TXN00004909		UW EDUCATIONAL OUTREACH-D Giles	\$545.00
		TXN00004932		INST OF TRANS ENGINEERS-book	\$150.00
BRUTZMAN'S INC	P045812	710416	171106	FOAM BOARD	\$700.64



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		090810	170904	REIMBURSE PETTY CASH	\$73.00
	171115	092010		REIMBURSE PETTY CASH	\$130.00
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$67.16
DINERS CLUB		9/10-530625000002	170997	AIR FARE-D.SOWARDS 10-418	\$361.80
FEDERAL EXPRESS CORP	P045823	7-205-41016	170916	SHIPPING CHARGES - JULY 27-AUG	\$12.86
FRONTIER	S012926	8/10-030444105951	170919	TELEPHONE CHARGE 8/22/10-9/21/	\$70.05
	S012944	8/10-039000109458	170920	TELEPHONE CHARGES 8/19/10-9/18	\$159.32
	S012945	9/10-5099427300	171004	TELEPHONE CHARGE 8/25/10-9/24/	\$209.95
GEOLINE INC	P045825	306954	171141	ORANGE VEST,MARKERS,SCREEN	\$235.50
INTERNATIONAL MUNICIPAL SIGNAL ASSN	P045899	CERT RENEWAL	171158	TRAFFIC SIGNAL ELECTRICIAN LVL	\$60.00
MID COLUMBIA ENGINEERING INC	P042343	ST002115	170936	ENGINEERING ASSISTANT, ZACH LU	\$305.90
	P043227	ST002117		TODD LOCATI, ENGINEERING ASSIS	\$502.08
	P043227	ST002141	171168	TODD LOCATI, ENGINEERING ASSIS	\$465.50
NORTHWEST PAVEMENT MGMT ASN	P045830	2010F019	171031	NW PAVMNT MANGMNT ASSOC 2010 C	\$200.00
PURE HEALTH SOLUTIONS INC	P046044	9666626	171192	WATER MACHINE PROPERTY TAX TRU	\$26.67
STAPLES CONTRACT & COMMERCIAL INC	S012959	22789528001	171218	PADS/FLAGS/DUSTER CLNR	\$90.41
	S012960	230439661001		TAPE/TONER CARTS	\$176.25
	S012961	230657930001		CARD STOCK	\$258.60
	S012961	230729188001		SANITIZING WIPES	\$83.20
TRI CITY HERALD	S012924	12373100	171227	CALL FOR BID "GEORGE WASHINGTO	\$492.32
	P045986	266252		ROAD/DETOUR AD 8/8/10	\$391.04
	P045986	266253		ROAD/DETOUR AD 8/15/10	\$391.04
	P045986	266258		ROAD/DETOUR AD 8/22/10	\$391.04
	P045986	266259		ROAD/DETOUR AD 8/29/10	\$391.04
UNITED PARCEL SERVICE	S012947	0000986641350	171061	GROUND PKG TO LAWHEAD ARCHITEC	\$14.49
VERIZON WIRELESS	P045835	0898612364	171063	PW INSPECTION LAP TOP- 7/20-8/	\$42.10
WATER SOLUTIONS INC	P046045	2766	171245	DSC BLDG 3 WTR UNITS - SEPT.20	\$75.80
XEROX CORP	P045989	050130273	171370	XEROX W5638PT COPIER - AUGUST	\$154.98

PW ADMIN & ENGINEERING TOTAL ****

\$9,343.90

PUBLIC WORKS ADMIN & ENGINEER Total ***

\$9,343.90

FUND 520

HEALTH CARE/BENEFITS PLAN

Division:

222

EMPLOYEE BENEFIT PROGRAM

LIFE INSURANCE COMPANY OF NORTH AMERICA	P046203	9/10-FLI051384	171321	SEPTEMBER PREMIUM FOR LIFE POL	\$10,237.75
	P046203	9/10-LK030278		SEPTEMBER PREMIUM FOR LTD POLI	\$12,166.55
	P046203	9/10-OK807703		SEPTEMBER PREMIUM FOR AD&D POL	\$2,623.85
MAGELLAN BEHAVIORAL HEALTH	P045963	0031067666	171324	2010 4TH QUARTER PREMIUM FOR	\$2,118.78
VERDE SERVICES INC	P046214	658834	171364	THIRD QUARTER PREMIUM FOR FLEX	\$795.00

EMPLOYEE BENEFIT PROGRAM TOTAL ****

\$27,941.93

HEALTH CARE/BENEFITS PLAN Total ***

\$27,941.93



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 611		FIREMAN'S PENSION			
Division:	216	FIRE PENSION			
AT HOME CARE		0703-071310MB	170964	FIRE-MEDICAL	\$2,320.50
BEARDEMPHL, RON		9/6/10RB	171093	FIRE-VISION	\$85.00
CYPRESS POINT VENTURES LLC		11392-080910	170989	FIRE-MEDICAL	\$18.92
DEAN, MICHAEL J DDS		7/27/10RL	171124	FIRE-DENTAL	\$15.00
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$0.62
MULROY, JAMES P		1001-123110JM	171027	FIRE-MEDICAL	\$331.50
RKSO LLC DBA		082310HC	171045	FIRE-MEDICAL	\$826.43
SIEMENS, DONALD		9/6/10DS	171210	FIRE-MEDICAL	\$29.99
SUMMIT PHYSICAL THERAPY, INC		8/17/10RB	171222	FIRE-MEDICAL	\$10.00
FIRE PENSION TOTAL ****					\$3,637.96
FIREMAN'S PENSION Total ***					\$3,637.96
FUND 612		POLICEMEN'S PENSION FUND			
Division:	217	POLICE PENSION			
CENTER VISION AND CONTACT LENS CLINIC		8/5/10JG	171113	POLICE-MEDICAL	\$41.00
DEPARTMENT OF INFORMATION SERVICES	S012963	2010080095	171128	SCAN CHARGE FOR AUGUST 2010	\$0.62
KADLEC MEDICAL CENTER		6/16-6/18/10RL	171161	POLICE-MEDICAL	\$15.92
SPARKS, DAVID W		8/11/10DS	171215	POLICE-MEDICAL	\$25.00
TANNER, WILLIAM		072110BT	171055	POLICE-MEDICAL	\$200.00
WEHDE, BRANDI LMP		8/24-9/1/10MC	171247	POLICE-MEDICAL	\$130.00
POLICE PENSION TOTAL ****					\$412.54
POLICEMEN'S PENSION FUND Total ***					\$412.54
FUND 641		SOUTHEAST COMMUNICATIONS CTR			
Division:	600	SECOMM OPERATIONS GENERAL			
ALBERTSONS PURCHASE ADVANTAGE CARD		9/10-603037510000	171257	911 DAY	\$14.38
AVERY, BUNNIE		MILEAGE 6/8-8/18	171264	AVERY/MILEAGE 6/8-8/18/10	\$24.00
BANK OF AMERICA		TXN00004891	170882	PIZZA HUT 39500186 - Purch	\$120.00
		TXN00004892		PIZZA HUT FOUR - \$30 GIFT	\$120.00
		TXN00004894		FRED-MEYER #0163 - SHARED VALU	\$100.00
		TXN00004945		BAUDVILLE, INC - BADGE HOLDERS	\$99.50
CITY OF RICHLAND		10-169 HAMILTON	170980	10-169 HAMILTON INTEGRAPH CONF	\$811.00
		10-170 deGRAAF		10-170 deGRAAF INTEGRAPH CONF	\$761.00
	P046121	1813613	171274	UTILITIES FOR 8/2-9/1/10	\$1,498.63
COOK PAGING INC	P045911	8047957	170987	EMPLOYEE PAGERS FOR SEPTEMBER	\$31.27
	P045911	8047984		CIRCUIT CHAGE FOR SEPTEMBER	\$56.86
COSTCO WHOLESALE #486	P045962	091005912	170908	CAKE & COOKIES FOR 911 DAY	\$23.83
DE GRAAF, DOUGLAS		10-170 deGRAAF	170993	10-170 deGRAAF INTEGRAPH CONF	\$122.72



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FRONTIER	P045840	8/10-9999002933	170921	GENERAL TELEPHONE FOR 8/19-9/1	\$470.59
	P045919	9/10-5096282609	171003	GENERAL TELEPHONE FOR 8/25-9/2	\$1,083.94
HAMILTON, CRAIG		10-169 C.HAMILTON	171010	10-169 HAMILTON INTEGRAPH CONF	\$54.72
HARRA, TRACEY		VEHICLE FUEL	171011	FUEL FOR COMPANY VEHICLE	\$44.22
LANGUAGE LINE SERVICES LLC	P046124	2590067	171318	TRANSLATION FOR AUGUST	\$189.83
PURE HEALTH SOLUTIONS INC	P045912	0000470017	171192	BOTTLED WATER FOR SEPTEMBER	\$33.57
RECALL SECURE DESTRUCTION SERVICES INC	P045903	4002930099	171193	SHREDDING FOR 7/23-8/19/10	\$36.74
SPRAGUE PEST SOLUTIONS	P045723	1447444	171052	CONTRACT & INTERIOR SERVICES -	\$92.05
STAPLES CONTRACT & COMMERCIAL INC	S012959	229790106001	171218	STAPLER/INDEX MAKER/PADS/RPT C	\$342.16
	S012961	230657944001		HP PRINT CART	\$281.36
VERIZON WIRELESS	P045808	0894498078	171063	EMPLOYEE BLACKBERRIES & CELL P	\$255.57
SECOMM OPERATIONS GENERAL TOTAL ****					\$6,667.94
Division:	601	E911 OPERATIONS			
BANK OF AMERICA		TXN00004875	170881	EASY UP CANOPY PUB ED	\$107.22
ENTERPRISE LEASING CO	P045806	D329209-4562	170913	RENTAL CAR - WILSON TRIP# 10-3	\$73.71
FRONTIER	P045919	9/10 509NW42249	171002	FRAME RELAY FOR 9/2-10/1/10	\$1,736.64
POCKETINET COMMUNICATIONS INC	P045999	169307	171340	INTERNET & WIRELESS TRANSPORT	\$250.00
QWEST	P045908	70112763	170940	E911 SYSTEM MALFUNCTION	\$164.62
	P045908	70113103		E911 PHONE MAINTENANCE	\$97.47
E911 OPERATIONS TOTAL ****					\$2,429.66
Division:	602	SECOMM AGENCY			
BENTON RURAL ELECTRIC ASSOCIATION	P045988	8/10-74170526	170969	RADIO TOWER LEASE - COLLINS RD	\$29.49
CHARTER COMMUNICATIONS	P045994	10/10-11253SUB B	171272	INSPIRATION POINT TOWER LEASE	\$618.00
SECOMM AGENCY TOTAL ****					\$647.49
SOUTHEAST COMMUNICATIONS CTR Total ***					\$9,745.09
FUND	642	800 MHZ PROJECT			
Division:	610	800 MHZ			
ALBERTSONS PURCHASE ADVANTAGE CARD		9/10-603037510000	171257	RECEIPT COPY FEE	\$5.00
BENTON PUD	P045984	8/10-4843174575	170968	BADGER UTILITIES FOR 7/109-8/1	\$320.67
	P045984			SULLISI UTILITIES 7/31-8/31/10	\$182.61
DAY WIRELESS SYSTEMS	P045061	55152	171283	800MHZ CONVENTIONAL FREQUENCY	\$3,205.68
	P045061	55350		800MHZ LOGGING & CONTROL RADIO	\$2,631.69
KLICKITAT COUNTY PUD	P046000	9/10-69552623	171021	GOLGOTHA UTILITIES 7/30-8/31/1	\$179.44
RICHLAND ACE HARDWARE		202777/2	171346	JANITORIAL SUPPLIES/TOOLS	\$562.80
		325224/2		RUBBERMAID CABINETS	\$400.69
800 MHZ TOTAL ****					\$7,488.58
800 MHZ PROJECT Total ***					\$7,488.58
FUND	643	EMERGENCY MANAGEMENT			



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division:	620	STATE / LOCAL ASSISTANCE			
BANK OF AMERICA		TXN00004770	170882	STAPLES/BANNERS	\$21.66
		TXN00004806		GO WIRELESS WA RIC 352 - JAWBO	\$86.63
		TXN00004809		HOLIDAY INN EXPRESS DOWNT - JA	\$96.10
		TXN00004843		BEST BUY 00005900 - BECK	\$86.63
		TXN00004852		AMAZON MKTPLACE PMTS - LASER D	\$108.61
		TXN00004853		Amazon.com - OPTICAL TRACMAM -	\$60.82
		TXN00004854		Amazon.com - CHILL MAT	\$75.47
		TXN00004856		AMAZON MKTPLACE PMTS - ERGONOM	\$101.80
		TXN00004859		INTERNATIONAL ASSOCIATION - IA	\$280.00
		TXN00004902		EAGLE PRINTING INC - EMPLOYEE	\$524.76
CITY OF RICHLAND	P046121	1813613	171274	UTILITIES FOR 8/2-9/1/10	\$499.56
DELL COMPUTER CORPORATION	P045438	DTN3J4.2L6.JM4359	171125	Dell Precision T1500 64 Bit -	\$3,430.94
ELECTRONIC TECHNOLOGIES CORP DBA	S012954	203958	170998	100 PROX CARDS	\$384.03
HUSK OFFICE SUPPLY INC	P045985	H617352	171149	FILING CABINET	\$179.78
STAPLES CONTRACT & COMMERCIAL INC	S012959	229544641001	171218	BATTERIES/RUBBERBAND/POSTIT NO	\$51.22
VERIZON WIRELESS	P045808	0894498078	171063	EMPLOYEE BLACKBERRIES & CELL P	\$158.72
STATE / LOCAL ASSISTANCE TOTAL ****					\$6,146.73
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES			
ALBERTSONS PURCHASE ADVANTAGE CARD		9/10-603037510000	171257	CGS DRILL	\$39.79
				CGS DRILL	\$40.03
BANK OF AMERICA		TXN00004792	170882	TAP PUBLISHING CO - WEATHERTAP	\$70.34
CITY OF RICHLAND	P046121	1813613	171274	UTILITIES FOR 8/2-9/1/10	\$499.54
HOME DEPOT CREDIT SERVICES		1572630	171307	POLY SHEET	\$86.60
SPUDNUT SHOP	P045820	535936	171053	DONUTS FOR CGS DRILL	\$29.46
THE COUNTRY GENTLEMEN	P045904	E08822	171058	LUNCH FOR CGS DRILL 7/20/10	\$574.56
UNITED PARCEL SERVICE	S012981	0000986641370	171360	3 GROUND PKGS TO LUDLUM MEASUR	\$209.86
VERIZON WIRELESS	P045808	0894498078	171063	EMPLOYEE BLACKBERRIES & CELL P	\$38.36
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$1,588.54
Division:	622	DOE EMERGENCY PREPAREDNESS			
AT&T LONG DISTANCE	P045819	8/10-0303010721	170854	LONG DISTANCE FOR 7/24-8/17/10	\$160.57
	P046119	9/10-131204357501	171262	800 LINE FOR 9/7-10/6/10	\$37.23
BANK OF AMERICA		TXN00004792	170882	TAP PUBLISHING CO - WEATHERTAP	\$70.34
		TXN00004802		MYTOPO.COM/UPGRADE	\$500.00
				MYTOPO.COM/UPGRADE	\$204.00
		TXN00004865		DELTA AIR 0062332069439 - SP	\$438.80
		TXN00004925		GO WIRELESS WA RIC 352 - BLUET	\$119.08
FEDERAL EXPRESS CORP	P046122	7-219-70225	171293	MAILING BY EBONI TWITTY	\$14.84
LUDLUM MEASUREMENTS INC	P045139	00277674	171166	FREIGHT	\$69.96



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
LUDLUM MEASUREMENTS INC	P045139	00277674	171166	REPLACE CABLE FOR LUDLUM 12	\$63.90
	P045139			LUMLUM MODEL 12 CALIBRATION WI	\$519.84
	P045139	00278058		LABOR	\$48.74
	P045139			FREIGHT	\$21.84
	P045139			DIAGNOSE AND REPAIR LUDLUM 12	\$290.24
	P045139			LUMLUM MODEL 12 CALIBRATION WI	\$129.96
SPRAGUE PEST SOLUTIONS	P045723	1447444	171052	CONTRACT & INTERIOR SERVICES -	\$82.31
STAPLES CONTRACT & COMMERCIAL INC	S012959	229543913001	171218	LASER TRANSPARENCY FILM	\$50.60
DOE EMERGENCY PREPAREDNESS TOTAL****					\$2,822.25
Division:	623	JURISIDICITION			
BANK OF AMERICA		TXN00004792	170882	TAP PUBLISHING CO - WEATHERTAP	\$70.35
		TXN00004859		INTERNATIONAL ASSOCIATION - IA	\$150.00
		TXN00004894		FRED-MEYER #0163 - SHARED VALU	\$100.00
CITY OF RICHLAND	P046121	1813613	171274	UTILTIES FOR 8/2-9/1/10	\$499.54
PURE HEALTH SOLUTIONS INC	P045912	0000470017	171192	BOTTLED WATER FOR SEPTEMBER	\$33.57
RECALL SECURE DESTRUCTION SERVICES INC	P045903	4002930099	171193	SHREDDING FOR 7/23-8/19/10	\$12.24
JURISIDICITION TOTAL****					\$865.70
Division:	625	CHEMICAL STOCKPILE - CSEPP			
ALBERTSONS PURCHASE ADVANTAGE CARD		9/10-603037510000	171257	CSEPP CLOSEOUT MEETING	\$7.72
				B-F FAIR	\$15.16
				CSEPP CLOSEOUT MEETING	\$13.89
AMERIGAS-KENNEWICK	P045987	0910-442735A	171081	PROPANE FOR 8/31/10	\$121.66
B&H PHOTO VIDEO PRO-AUDIO	P045472	45131270	170878	Lavalier Condenser Microphone,	\$97.95
	P045472			Wireless Bodypack Transmitter,	\$195.02
	P045472	45198870		Handheld Wireless System, Shur	\$714.42
BANK OF AMERICA		TXN00004773	170882	WAL-MART #3261 - 72 HR EMERGEN	\$27.86
		TXN00004774		UNITED AIR /TICKETS S. SCHWAR	\$546.80
		TXN00004883		FOUR SEASONS HOTELS - EVELAND	\$1,140.75
		TXN00004888		GO WIRELESS WA RIC 352 - JAWBO	\$86.60
		TXN00004901		NORCO PASCO - Purchase	\$104.75
		TXN00004935		NEWEGG.COM-SOFTWARE	\$672.01
		TXN00004944		NEWEGG.COM-SOFTWARE	\$884.67
CITY OF RICHLAND		10-426 D.DAVIS	170980	10-426 D.DAVIS CSEPP CLOSEOUT	\$275.00
	P046121	1813613	171274	UTILTIES FOR 8/2-9/1/10	\$1,868.75
COOK PAGING INC	P045911	8047957	170987	EMPLOYEE PAGERS FOR SEPTEMBER	\$93.81
DELL COMPUTER CORPORATION	P045438	DTN3J4.2L6.JM4359	171125	Dell Precision T1500 64 Bit -	\$69,076.34
	P045438			ADJUST TAX	(\$0.02)
DEPARTMENT OF INFORMATION SERVICES	P045009	1163096	171128	65048440WT Photoshop CS5 MAC	\$164.29
DESERTGREEN LAWN & TREE CARE LLC	P045914	44680	170996	SHRUB BED WEED CONTROL	\$335.73
ELECTRONIC TECHNOLOGIES CORP DBA	P041554	199551	170998	16 READER CONTROLLER,	\$3,802.22



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ELECTRONIC TECHNOLOGIES CORP DBA	P041554	199551	170998	ENROLLMENT READER	\$836.61
	P041554			CONSUMABLES	\$316.32
	P041554			READER INTERFACE,	\$334.65
	P041554			ELECTRONIC LATCH RIM DEVICE	\$5,813.25
	P041554			PANEL INTERFACE MODULE,	\$756.75
	P041554			POWER SUPPLY, 12VDC OR 24V OUT	\$817.76
	P041554			WIRELESS GATE CONTROLLER	\$2,639.27
	P041554			SALES TAX	\$1,526.50
	P041554			PROXIMITY READER, THINLINE II,	\$548.16
	P041554			POWER SUPPLIES STANDARD	\$1,417.47
	P041554			IP ADDRESSABLE MODULE,	\$1,109.12
	P041554	204603		TAX	\$312.83
	P041554			INSTALLATION, WARRANTY, SHIPIN	\$3,769.08
EVELAND, VALERIE		REIMBURSEMENT	170914	REIMBURSE FOR FUEL PURCHASE	\$20.00
FEDERAL EXPRESS CORP	P045991	7-212-26550	171137	MAILING BY DEANNA DAVIS	\$22.47
FORD MOTOR CREDIT COMPANY	P045915	9/10-8671600	170918	FORD F250 LEASE FOR SEPTEMBER	\$495.01
GLOBALSTAR USA	P045833	2430991	170922	SATELLITE PHONE FOR 7/16-8/15/	\$81.34
MICROSOFT CORPORATION	P045627	9620559957	171024	MICROSOFT 5-PACK OF IT PRO ANN	\$1,289.00
MOTOROLA	P045546	13802739	171174	ENH:TRUNKING 9600 BAUD FLASHPO	\$1,949.40
	P045546			ADD: DIGITAL ID DISPLAY	\$649.80
	P045546			ENH: DIGITAL ID DISPLAY G114A	\$812.25
	P045546			ENH:9600 Trunking FlashportQ57	\$1,516.20
	P045546			ENH:ASTRO PROJECT 25 TRUNKING	\$1,598.51
	P045546			ENH PROJECT 25 9600 BAUD TRUNK	\$1,871.61
	P045546			ENH: ASTRO PROJECT 25 TRUNKING	\$2,664.18
	P045546			ENH: SMARTZONE UPGRADE G347AF	\$4,332.00
	P045546			ENH PROJECT 25 9600 BAUD TRUNK	\$727.59
POCKETINET COMMUNICATIONS INC	P045999	169307	171340	INTERNET & WIRELESS TRANSPORT	\$495.00
RIGGLE PLUMBING INC	P045995	18288	171197	MEN'S BATHROOM LEAK REPAIR	\$157.04
STAPLES CONTRACT & COMMERCIAL INC	S012960	230034016001	171218	TAMPON	\$143.84
STATE AUDITOR'S OFFICE	P046117	L84811	171356	ANNUAL AUDIT FOR AUGUST	\$589.50
VERIZON WIRELESS	P045808	0894498078	171063	EMPLOYEE BLACKBERRIES & CELL P	\$75.80
	P045808			EMPLOYEE BLACKBERRIES & CELL P	\$386.46
	P045808			EMPLOYEE BLACKBERRIES & CELL P	\$173.06
	P045808			EMPLOYEE BLACKBERRIES & CELL P	\$321.16
CHEMICAL STOCKPILE - CSEPP TOTAL ****					\$120,814.37
Division:	630	HOMELAND SECURITY PREPARDNESS			
BANK OF AMERICA		TXN00004866	170882	PAPA JOHN'S PIZZA#3765 - CERT	\$72.48
		TXN00004867		VIERA'S BAKERY 2 LLC - CERT BA	\$21.70
		TXN00004874		WM SUPERCENTER - CERT SODA	\$20.71



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00004889	170882	GETPERSONALIZEDPENCILS - CERT	\$198.99
		TXN00004916		THE HOME DEPOT #4746 - GAS GRI	\$228.11
PIZZA HUT INC/COLUMBIA BASIN	P045824	103784	171188	PIZZA FOR CERT VOLUNTEERS	\$13.54
SINCLAIR TECHNOLOGIES INC	S042929	DR0000000218	171211	PRICE CORRECTION FOR ANTENNA F	\$523.26
HOMELAND SECURITY PREPARDNESS TOTAL****					\$1,078.79
EMERGENCY MANAGEMENT Total ***					\$133,316.38



City Of Richland

VL-1 Voucher Listing From: 9/13/2010 To: 9/24/2010

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: ****

\$1,822,708.00

Number of Invoices

Amount

Vouchers In Richland	157	\$55,960.55
Vouchers In Tri Cities	203	\$525,669.96
Vouchers In WA	319	\$620,757.93
Vouchers Outside WA	995	\$620,319.56
Vouchers Final Total.....	1674	\$1,822,708.00

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$2,573.33	0.14%
2	BENEFITS	\$29,213.86	1.6%
3	SUPPLIES	\$206,885.87	11.35%
4	OTHER SERVICES & CHARGES	\$442,136.34	24.26%
5	INTERGOVERNMENTAL SERVICES	\$2,278.12	0.12%
6	CAPITAL PROJECTS	\$544,880.20	29.89%
	MACHINERY & EQUIPMENT	\$290,877.53	15.96%
7	DEBT SERVICE PRINCIPAL	\$209,916.66	11.52%
8	INTEREST	\$51,059.74	2.8%
9	INTERFUND SERVICES	\$73.47	0%
	INVENTORY PURCHASES	\$42,812.88	2.35%
	Total	\$1,822,708.00	



Council Agenda Coversheet

Council Date: 10/05/2010

Category: Items of Business

Agenda Item: B1

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: 2011 BUDGET INTRODUCTION AND OVERVIEW OF THE CITY MANAGER PROPOSED BUDGET

Department: Administrative Services

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

None.

Summary:

This evening, the City Manager and staff will present an overview of the proposed 2011 Budget. At the October 19, 2010, Council meeting, staff will further review the 2011 Budget along with projects identified within the 2011-2015 Capital Improvement Plan for 2011.

In addition, a town hall meeting is scheduled at the Richland Public Library on October 28, 2010, with a public hearing on the 2011 Budget scheduled for November 2, 2010. First reading of the 2011 Budget and Capital Improvement Plan ordinance is scheduled for November 16, 2010, with a second reading and passage planned for December 7, 2010.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

City Manager Approved:

Johnson, Cindy
Sep 29, 14:50:52 GMT-0700 2010



Council Agenda Coversheet

Council Date: 10/05/2010

Category: Items of Business

Agenda Item: B2

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: POTENTIAL COUNCIL POSITION ON WASHINGTON STATE INITIATIVES NOS. 1100 AND 1105

Department: City Manager

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

None

Summary:

If approved by voters, Initiatives 1100 and 1105 each impact a revenue stream for the City of Richland. This item of business is being placed on the agenda to give the Council the opportunity to discuss the initiatives and what formal position, if any, the Council would prefer.

In accordance with RCW 42.17.130, City Council may take a position in support of or against a ballot proposition, provided that a legal notice about the council meeting includes the title and number of the ballot proposition and members of Council or members of the public have an opportunity to express an opposing view (to that taken).

Should the Council determine a formal position, a public hearing can be scheduled for the next City Council Regular Meeting, October 19, 2010.

Initiatives 1100 and 1105 both propose to take the state out of the liquor sales/distribution business, thus allowing privatization of all liquor sales and distribution throughout the state. The financial impact would be as follows:

Initiative 1100: maintains liquor tax but eliminates profit distribution. The potential loss for Richland is estimated at \$390,000.

Initiative 1105: includes direction to the liquor Control Board to recommend a new liquor tax structure that would avoid any loss to state and local governments; however, there is no obligation on the legislature to adopt such a structure (and another initiative on the ballot, if passed, would make it more difficult for the legislature to do so). The potential loss for Richland is estimated between and \$390,000 and \$624,680.

The attached documents give further details as to the impact to the City; how the City can inform citizens and position papers from the Association of Washington Cities.

Fiscal Impact?

☒ Yes ☐ No

Discussion of item creates no fiscal impact, however, the passing of the either initiative would have a significant negative impact to the City's general fund.

Attachments:

- 1) Richland Impact of Proposed Liquor Initiatives
- 2) Memo: Options for Supporting or Opposing an Initiative
- 3) AWC Position Paper on Initiatives 1100 & 1105

City Manager Approved:

Johnson, Cindy
Sep 30, 13:17:23 GMT-0700 2010



Local impacts of Statewide “Liquor Initiatives”

How do the City of Richland and its residents benefit from liquor sales under the current system?

- Currently, the State of Washington is both the distributor and retailer of hard liquor or “spirits.”
- The State charges a mark-up on liquor sales and imposes a liquor tax; cities receive shares of both these revenue sources.
- Liquor profits: After the State covers the cost of its liquor operations, it divides the remaining revenue with 50% to the State, 40% to cities and 10% to counties. The State distributes cities and counties’ shares on a per capita basis. ***In 2010, the estimated amount per capita is \$8.21, which will provide \$390,000 to the City of Richland.***
- Liquor taxes: The State divides excise taxes from liquor sales with 65% to the State, 28% to cities and 7% to counties. The State also distributes these funds on a per capita basis. ***The estimated per capita amount for 2010 is \$4.95, which will provide \$234,680 to Richland.***
- The City uses both funding sources to support general government services, including public safety (police and fire), parks, transportation, library, development and administration.

What would the initiatives do?

Initiative 1100	Initiative 1105
Privatizes distribution and retail sales.	Privatizes distribution and retail sales.
Does not require a separate distributor, so retailers may also be distributors.	Requires retailers to purchase from licensed distributors.
Allows for volume discounts on liquor, beer and wine sales.	Allows for volume discounts on liquor sales.
Allows any retailer currently selling beer or wine to sell liquor. (Currently, the State licenses 5,200 such outlets.)	Directs Washington State Liquor Control Board to develop criteria for issuing retail liquor licenses.
	Repeals all liquor taxes and directs the Liquor Control Board to develop a recommendation to the State Legislature for a new tax structure that would generate the same amount of revenue plus \$100 million over five years.

How would the initiatives impact Richland?

Initiative 1100	Initiative 1105
Eliminates liquor profits.	Eliminates liquor profits.
	Eliminates liquor taxes.
Allows for more liquor outlets.	Potentially allows for more liquor outlets.

Would sales taxes on liquor make up for the lost revenue?

If voters approve Initiative 1100, local liquor sales would have to equal \$967 for **every** Richland resident to make up the lost revenue. If Initiative 1105 passes, local liquor sales would have to equal \$1,550 for **every** Richland resident to make up the lost revenue. If you have questions about potential financial impacts to Richland, please call the Finance office at 942-7302.



MEMORANDUM

City of Richland Public Information Office

TO: Cindy Johnson, City Manager

FROM: Candace Andrews, Public Information Manager

DATE: September 22, 2010

RE: State Initiatives 1100 and 1105

By state law, the City of Richland may provide information to its residents about State Initiatives 1100 and 1105. This information may include the ballot proposals and their potential impacts to the city's budget and services.

In regards to these initiatives, I recommend that we prepare a fact sheet to post to the city's website and print for placement at city facilities. Through CityView TV, Facebook, Twitter, the city reader board and a notice to the media, we can direct people to the website or hard copies.

Benton County will mail ballots for the general election on October 13, so we have a narrow window in which to prepare and present this information, should the city decide to do so.

In accordance with RCW 42.17.130, city council may take a position in support of or against a ballot proposition, provided that a legal notice about the council meeting includes the title and number of the ballot proposition and members of council or members of the public have an opportunity to express an opposing view (to that taken).

Initiatives 1100 & 1105: The Privatization of Liquor

If approved by voters, Initiatives 1100 & 1105 each impact a significant revenue stream for cities, counties, and the state. While both initiatives close state liquor stores and privatize the sale and distribution of liquor, the measures have different effective dates and different impacts to state and local government revenue.

How do the initiatives impact local and state revenue?

State and local governments get two types of revenue from the sale of liquor: liquor profits and liquor taxes.

- Liquor board profits are revenues from permits, licenses, and liquor store sales. The state first pays for the activities of the Liquor Control Board (administration, sales people, leases, etc.), and the remaining profits are divided 50% to the state, 40% to cities, and 10% to counties (border areas receive an additional distribution).
- Liquor excise taxes come from a state tax to consumers and restaurant licensees. The tax rates include a basic rate plus surcharges. Revenues from the basic rates of 15% for consumers and 10% for restaurants are shared 65% to the state, 28% to cities, and 7% to counties.

According to estimates in MRSC's *Budget Suggestions For 2011*, the following are city distributions:

Distributions to cities	2008	2009	2010 revised	2011 estimate*
Liquor profits	\$27,090,572	\$27,091,000	\$34,072,000	\$31,200,000
Per capita profits	\$6.73	\$6.67	\$8.21	\$7.34
Liquor tax	\$19,301,609	\$19,900,000	\$20,551,000	\$21,161,000
Per capita liquor tax	\$4.80	\$4.90	\$4.95	\$4.98

*Subject to change if either of the initiatives pass.

This means that a city of 35,000 received \$460,000 in taxes and profits in 2010, while a city of 5,000 received \$66,000.

What do the two initiatives do to profits and taxes?

Both initiatives eliminate liquor profits. I-1100 maintains the liquor tax; I-1105 eliminates the liquor tax effective April 1, 2012.

Do the initiatives require a new method of liquor taxation?

No. I-1105 has intent language that the privatization of liquor sales and distribution "not result in revenue losses to state or local governments" and directs the Liquor Control Board to recommend to the Legislature "a rate of taxation that, along with other spirits-related revenue sources, would project to generate at least the same annual revenue for the state and local jurisdictions as under the current state control system..." The Legislature is under no obligation to enact the Liquor Control Board's proposal, and if I-1053 (Eyman's initiative) passes, it makes it far more challenging to enact new or replacement tax rates on liquor sales. That initiative requires a 2/3 vote by the Legislature to raise taxes.

With the removal of the state liquor taxes, liquor sales and distribution would become subject to two local taxes: the local sales tax and the local B&O tax, if located in the 38 towns and cities that impose such a tax. Any sales tax revenues would be distributed based on the point of sale and not the current per capita system for liquor revenue.

Will the state save money by closing liquor stores?

No. The state pays for the administration and operation of state liquor stores from the revenue of selling liquor. In addition, liquor generates additional money for the state. For 2011 – 2015, the Office of Financial Management estimates that the state general fund will lose between \$115 and \$123

million under I-1100 and between \$513 and \$547 million under I-1105.

continued

AWC has not taken a position for or against this ballot initiative. AWC's role is to provide its members educational materials that can be shared with elected officials, staff and the community.

Are there other impacts on local governments from these initiatives?

The Liquor Control Board indicates that if either liquor initiative passes, they likely will have sufficient funding from other sources to continue their current enforcement operations. However, they do not anticipate sufficient additional enforcement funding to mitigate a substantial increase in the number of liquor retailers. As a result of the increased work load and limited resources, local law enforcement could feel the impact from the expansion of liquor sales.

Additionally, the Municipal Research and Services Center receives almost all of its funding from a contract with the state. The contract is funded through cities' (76.7%) and counties' (15.9%) share of liquor revenue. The city share is paid out of city liquor profits, which would be eliminated by both initiatives, and the county share is paid out of county liquor taxes, which would be eliminated by I-1105.

When would private stores open? When would liquor profits and taxes end?

The initiatives have different effective dates:

	I 100	I 105
Date private liquor distribution begins	1/1/2011	10/1/2011
Private liquor stores open	6/1/2011	11/1/2011
State liquor stores close – according to OFM fiscal note	6/15/2011	11/15/2011
State liquor distribution & liquor profits end – according to OFM fiscal note	6/15/2011	11/15/2011
State liquor stores must close	12/31/2011	4/1/2012
State liquor distribution must end & liquor profits end	12/31/2011	4/1/2012
State liquor taxes end	N/A	4/1/2012

How many stores will be able to sell liquor if one or both of the initiatives pass?

Currently, Washington has 315 state and contract liquor stores, and it is unknown how many private retailers will choose to sell liquor if one or both initiatives pass. Earlier this year, the Washington State Auditor estimated 3,357 private stores would sell liquor under a privatized system. I-1100 would allow any current retailer with a beer and/or wine grocery store license or specialty store license to sell liquor; approximately 5,200 stores currently have one of these licenses and would be eligible to sell liquor. I-1105

directs the Liquor Control Board to develop criteria for issuing retail liquor licenses.

Why are there two liquor initiatives?

While both initiatives allow private retailers to sell liquor, one primary difference is who is allowed to distribute liquor. Currently, the state distributes liquor to the liquor stores. I-1100 would allow retailers to negotiate and buy liquor directly from the manufacturers. I-1105 would require retailers to buy liquor from a third-party distributor; the distributors would sell to all retailers at the same price.

According to the Washington State Public Disclosure Commission, Initiative 1100's campaign is primarily funded by Costco, and Initiative 1105 is funded by Odom Southern Holdings and Young's Market Company, two beverage distribution companies.

Large retailers likely would benefit by negotiating discounts directly with the makers of liquor. Smaller retailers (and distributors), on the other hand, likely would benefit from a distribution system that sells to small and large retailers at the same price.

What happens if both initiatives pass?

In 1993, when two rival tax-limit measures, I-601 and I-602, were on the ballot, the Attorney General issued a formal opinion observing it would be possible for the Legislature to resolve any conflict by amending either or both measures with a two-thirds vote. Failing that, the courts would be tasked with resolving the differences, possibly by giving deference to the initiative that got the most votes or that had the later effective date.

What is AWC's role?

AWC will continue to provide our members with educational materials. Please check our website for additional information at www.awcnet.org/initiatives. This website includes:

- Summaries of I-1100 and I-1105.
- Tables of liquor taxes and profits received by each city from 2006 – 2008.
- News articles about the initiatives.
- Resources from the Public Disclosure Commission & Attorney General's Office about elected and appointed officials ballot measure campaign activities and use of public funds.

For more information

Candice Bock, Legislative & Policy Advocate
candiceb@awcnet.org, (360) 753-4137.