



**Agenda**  
**REGULAR CITY COUNCIL MEETING**  
**Richland City Hall ~ 505 Swift Boulevard**  
**Tuesday, March 19, 2013**

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**City Council Pre-Meeting, 7:00 p.m.**

*(Discussion Only - Annex Building)*

**City Council Meeting 7:30 p.m.**

*(City Hall Council Chamber)*

**Welcome and Roll Call:**

**Pledge of Allegiance:**

**Approval of Agenda:**

*(Approved by Motion)*

**Presentations:**

1. Richland Public Facilities District Quarterly Report (5 minutes)
2. Richland School District's "Future City Team" Competition Entry Presentation (7 minutes)
3. Recognition Video of City Staff Responding to the December 17, 2012, Wind Storm (5 minutes)

**Richland Report:**

*(Mayor and Council Members)*

**Public Hearing:**

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

1. 2013-2018 Transportation Improvement Program Amendments - Resolution No. 22-13  
- Pete Rogalsky, Public Works Director

**Comments:**

*(Please Limit Public Comments to 2 Minutes)*

1. Public Comments
2. Reports of Board, Commission, and Committees
3. Report of Visiting Officials

**Consent Calendar:**

*(Approved in its entirety by single vote or Council may pull Consent items and transfer to Items of Business)*

**Minutes - Approval:**

1. Council Meeting Held March 5, 2013  
- Jon Amundson, Assistant City Manager

**Ordinances - First Reading:**

2. Ordinance No. 08-13, Approving Rezone of 12.5-Acre Parcel Near Westcliffe Boulevard from Planned Unit Development (PUD) to Single-Family Residential (R1-10)  
- Rick Simon, Development Services Manager
3. Ordinance No. 09-13, Amending RMC 5.01.386, 5.04.387 and 5.04.388 Consolidating the Business License Reserve Committee with the Economic Development Committee  
- Gary Ballew, Economic Development Manager

**Resolutions - Adoption:**

4. Resolution No. 19-13, Appointment to the Planning Commission: Kent Madsen  
- Jon Amundson, Assistant City Manager
5. Resolution No. 20-13, Acknowledging Satisfaction of the Richland Public Facilities District's Sublease Requirements Related to Pre-Construction for the Hanford Reach Interpretive Center  
- Bill King, Deputy City Manager
6. Resolution No. 21-13, Declaring Certain Real Property on Swift Boulevard Surplus  
- Bill King, Deputy City Manager
7. Resolution No. 22-13, Adopting 2013-2018 Transportation Improvement Program Amendments  
- Pete Rogalsky, Public Works Director

**Items for Approval:**

8. Authorize Travel for Council Member Bob Thompson  
- Jon Amundson, Assistant City Manager
9. Approval to Use Water Equipment Emergency Reserve Funds  
- Pete Rogalsky, Public Works Director
10. Approval of the Final Subdivision Plats of Westcliffe Phases X and XI  
- Rick Simon, Development Services Manager
11. Authorize Budget Adjustments for the Repurchase of Columbia Point Property from ConAgra/Lamb Weston  
- Gary Ballew, Economic Development Manager
12. Grant Agreement with the Washington State Transportation Improvement Board for the Stevens Drive Extension Project  
- Pete Rogalsky, Public Works Director

Award of Bid - Approval:

13. Award of Bid to Goodman & Mehlenbacher for Stevens/Mahan Water Main Replacement and 2013 Stevens Overlay  
- Pete Rogalsky, Public Works Director
14. Award of Bid to Prater Electric, Inc. for Snyder Substation 115kV Upgrade Project  
- Bob Hammond, Energy Services Director

Expenditures - Approval:

15. February 25, 2013 - March 8, 2013, for \$6,166,036.68, including Check Nos. 199417-199842, Wire Nos. 5273-5285, Payroll Check Nos. 98880-98895, and Payroll Wire/ACH Nos. 7950-7963  
- Cathleen Koch, Administrative Services Director

**Items of Business:**

**Reports and Comments:**

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

**Adjournment**

THIS MEETING IS BROADCAST LIVE ON CITYVIEW CHANNEL 13 AND ON [WWW.CI.RICHLAND.WA.US/CITYVIEW](http://WWW.CI.RICHLAND.WA.US/CITYVIEW)

*Richland City Hall is ADA Accessible with Access and Special Parking Available at the Entrance Facing George Washington Way. Requests for Sign Interpreters, Audio Equipment, or Other Special Services Must be Received 48 Hours Prior to the Council Meeting Time by Calling the City Clerk's Office at 942-7388*



## Council Agenda Coversheet

Council Date: 03/19/2013

Category: Public Hearing

Agenda Item: PH1

Key Element: Key 2 - Infrastructure & Facilities

Subject: AMENDING THE 2013-2018 TRANSPORTATION IMPROVEMENT PROGRAM

Department: Public Works

Ordinance/Resolution:

Reference:

Document Type: Resolution

Recommended Motion:

None

Summary:

A public hearing will be held to receive testimony on Resolution No. 22-13 amending the 2013-2018 Transportation Improvement Program.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

City Manager Approved:

Johnson, Cindy  
Mar 14, 16:14:19 GMT-0700 2013



## Council Agenda Coversheet

Council Date: 03/19/2013

Category: Consent Calendar

Agenda Item: C1

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: COUNCIL MEETING MINUTES

Department: Assistant City Manager

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

Approve the minutes of the Council meeting held on March 5, 2013.

Summary:

None.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) Draft Council Meeting Minutes

City Manager Approved:

Johnson, Cindy  
Mar 14, 11:25:02 GMT-0700 2013



## **MINUTES**

### **RICHLAND CITY COUNCIL REGULAR MEETING**

**Richland City Hall ~ 505 Swift Boulevard**

**Tuesday, March 5, 2013**

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#### **Pre-Meeting:**

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

Mayor Fox, Mayor Pro Tem Rose, Council Members Anderson, Christenson, Kent, Lemley and Thompson were present.

Also present were City Manager Johnson, Deputy City Manager King, Acting City Attorney Rio, Hanford Projects Manager Brown, Economic Development Manager Ballew and City Clerk Hopkins.

Ms. Brown gave a brief background on the leaking tanks in the Hanford area, an update on the current leak issues and the possible effects on the Tri-Cities area from the publicity concerning the leaks. She reviewed the options being considered to address the leaks and ideas on how to obtain the funding needed to do so.

Mr. Ballew updated Council on Kadlec's Regional Medical Center's development plan and said it is scheduled to be on the April 16 Council agenda for review and adoption, if Council so chooses.

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

#### **Regular Meeting:**

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

#### **Welcome and Roll Call:**

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

Mayor Fox, Mayor Pro Tem Rose, Council Members Anderson, Christenson, Kent, Lemley and Thompson were present.

Also present were City Manager Johnson, Deputy City Manager King, Acting City Attorney Rio, Administrative Director Koch, Police Services Director Skinner, Public

Works Director Rogalsky, Energy Services Director Hammond, Parks and Recreation Director Schiessl and City Clerk Hopkins.

**Pledge of Allegiance:**

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

**Approval of Agenda:**

**MAYOR PRO TEM ROSE MOVED AND COUNCIL MEMBER KENT SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 7-0.**

**Presentations:**

1. Richland Police Annual Report (7 minutes)  
- Chris Skinner, Police Services Director

Chief Skinner presented the 2012 Police Services Annual Report. He said the department is operated by values, mission product, priorities and process or VMP3. Chief Skinner gave details on the organizational structure, crime statistics, field operations, support operations, administrative services and employee recognition programs.

**Richland Report:**

Council Member Christensen represented the City at a ribbon cutting ceremony on February 22, 2013, for the Shrub Steppe Smokehouse and Brewing Company at the Innovation Center.

**Comments:**

City Clerk Hopkins read the Public Comments procedures.

1. Public Comments  
No public comments.

2. Reports of Board and Commission Representatives  
No reports.

3. Reports of Visiting Officials  
No reports.

**Consent Calendar:**

City Clerk Hopkins read the Consent Calendar items.

Minutes - Approval:

1. Council Meetings Held February 19 and 26, 2013  
- Jon Amundson, Assistant City Manager

Ordinances - Passage:

2. Ordinance No. 03-13, Amending RMC Section 14.24.060, Retail Electric Rates

and Charges - Format Correction for Schedule 70 Security Lighting  
- Bob Hammond, Energy Services Director

3. Ordinance No. 07-13, Approving Zone Change for a 29-Acre Tract from Medium Industrial to Heavy Manufacturing  
- Rick Simon, Development Services Manager

Resolutions - Adoption:

4. Resolution No.17-13, Establishing a Public Hearing Date for the Torbett-Mahan Local Improvement District (LID) No. 196  
- Pete Rogalsky, Public Works Director
5. Resolution No. 18-13, Amendment to the Interlocal Agreement for the Tri-Cities Regional SWAT Team  
- Chris Skinner, Police Services Director

Items for Approval:

6. Arts Commission Funding Recommendation for Use of Public Art Fund Reserve  
- Bill King, Deputy City Manager
7. Accept and Expend Funds Donated to Parks and Recreation in 2013  
- Phil Pinard, Planning and Capital Projects Manager
8. Keene Road Trail Corridor Landscaping Master Plan Revision  
- Phil Pinard, Planning and Capital Projects Manager

Award of Bid - Approval:

9. Award of Bid to G&H Roofing, Inc. for 2013 Waste Water Treatment Facility Roof Replacement Project  
- Pete Rogalsky, Public Works Director

Expenditures - Approval:

10. February 11, 2013 - February 22, 2013, for \$4,371,623.73, including Check Nos. 199066-199416, Wire Nos. 5266-5272, Payroll Check Nos. 98867-98879, and Payroll Wire/ACH Nos. 7930-7949  
- Cathleen Koch, Administrative Services Director

**COUNCIL MEMBER KENT MOVED AND COUNCIL MEMBER THOMPSON SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 7-0.**

**REPORTS AND COMMENTS:**

1. City Manager Johnson had no comments.
2. Acting City Attorney Rio had no comments.
3. Council Members had no comments.



4. Mayor Fox had no comments.

**Adjournment:**

Mayor Fox adjourned the meeting at 7:46 p.m.

Respectfully Submitted,

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Marcia Hopkins  
City Clerk

**FORM APPROVED:**

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John Fox  
Mayor

**DATE APPROVED:**



## Council Agenda Coversheet

Council Date: 03/19/2013

Category: Consent Calendar

Agenda Item: C2

Key Element: Key 7 - Housing and Neighborhoods

Subject: ORDINANCE NO. 08-13 APPROVING REZONE OF 12.5 ACRES NEAR WESTCLIFFE FROM PUD TO R1-10.

Department: Community and Development Services

Ordinance/Resolution: 08-13

Reference:

Document Type: Ordinance

### Recommended Motion:

Give first reading, by title only, to Ordinance No. 08-13 for the rezoning of 12.5 acres of property near Westcliffe Boulevard and Gala Way from Planned Unit Development to R1-10 Single Family Residential.

### Summary:

The Richland School District is requesting the rezone to allow for development of the approximately 12.5 acre site with a new elementary school. The property is currently zoned Planned Unit Development (PUD) with development of the 12.5 acre parcel limited to development with 15 single family homes based on a legal settlement agreement that was entered into between the underlying property owners, the City of Richland, some adjoining homeowner's associations and other individual neighbors. That legal agreement was recently amended by the affected parties to allow for the proposed rezone and the proposed school.

The Richland School District held several meetings with surrounding homeowners associations and other individual adjoining property owners to gauge support and/or opposition to a proposed elementary school on the 12.5 acre site. The District has entered into a Memorandum of Agreement with some of the adjoining property owners and neighboring homeowner's associations that addresses several of the concerns raised during the neighborhood meetings. Although no specific building or site plans have been developed, the district has committed to some general design parameters intended to ensure that development of the site with an elementary school would be done in a manner that reduces some of the anticipated impacts on the surrounding residential uses. Among those design considerations are a single story building design with allowance for a taller gymnasium and specific minimum building setback requirements from the adjoining residential properties to the south.

In addition to the those design parameters agreed to by the School District, the Planning Commission action recommending approval of the rezone also included a condition requiring a traffic study prior to final design and construction of the proposed school. The intent would be to determine the most desirable points of ingress and egress to the school and locations of parking and drop-off/pick-up areas for buses, parents and staff. The study would help determine the best design to limit traffic impacts to the surrounding neighborhoods and to channel school related traffic to and through the signalized intersection at Westcliffe Boulevard and Keene Road and away from the local residential streets.

### Fiscal Impact?

☒ Yes ☐ No

As the School District acquires this property for a school, it will become tax exempt and slightly reduce the City's tax base. The reduction to current property tax revenues would be approximately \$2,500. This should more than be offset by expected new development in the neighborhood.

### Attachments:

- 1) ORD 08-13
- 2) Memo of Agreement Between School Dist & Neighbors
- 3) Vicinity Map
- 4) PC Staff Report w/ Attachments
- 5) Planning Commission Minutes

City Manager Approved:

Johnson, Cindy  
Mar 14, 11:31:46 GMT-0700 2013

WHEN RECORDED RETURN TO:

Richland City Clerk's Office  
505 Swift Boulevard  
Richland, WA 99352

ORDINANCE NO. 8-13

AN ORDINANCE of the City of Richland relating to land use, zoning classifications and districts and amending the Official Zoning Map of the City by amending Sectional Maps No. 60 and 61 so as to change the zoning designation of an approximately 12.5-acre parcel located west of Brantingham Road, east of Gala Way and generally south of Westcliffe Boulevard from Planned Unit Development (PUD) to Single Family Residential 10,000 (R1-10) contingent upon the recording of a properly executed, delivered and accepted Property Use and Development Agreement. [Richland School District]

WHEREAS, on February 27, 2013, the Richland Planning Commission held a properly advertised public hearing to consider a petition to change the zoning of the property hereafter described, said petitioners also filing a SEPA checklist indicating the expected environmental impact anticipated by such zone change; and

WHEREAS, the Richland Planning Commission took action at the February 27, 2013, meeting recommending approval of the requested rezone subject to several conditions; and

WHEREAS, City staff, prior to the Planning Commission's consideration and City Council's consideration of such proposed zone change, has reviewed said SEPA

checklist, assessed the environmental impact expected therefrom and has issued a Determination of Non-Significance (EA2-2013) dated February 20, 2013; and

WHEREAS, the Richland City Council has considered the recommendations and all reports submitted to it and all comments and arguments made to it at the public hearing.

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

Section 1.01 It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is Single Family Residential 10,000 (R1-10) when consideration is given to the interest of the general public.

Section 1.02 Contingent upon the recording, as in Section 1.04 hereof, and within 90 days of the passage of this ordinance, of a properly executed, delivered and accepted "Property Use and Development Agreement" substantially in the form attached hereto as Exhibit A by the petitioner for rezone of the property (Richland School District), restricting the use and development of such property and in order to provide for Single Family Residential 10,000 (R1-10) zoning of the approximate 12.5-acre site more particularly described as follows:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A UNITED STATES BUREAU OF RECLAMATION BRASS CAP MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, NORTH 2°11'30" EAST, A DISTANCE OF 606.31 FEET; THENCE LEAVING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, NORTH 89°20'57" WEST, 30.01 FEET TO A POINT; SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BRANTINGHAM ROAD AND

THE SOUTHERLY RIGHT-OF-WAY LINE OF WESTCLIFFE BOULEVARD (AUDITOR'S FILE NO. 2005-005967), SAID POINT BEING 30.00 FEET WESTERLY OF THE CENTERLINE OF SAID BRANTINGHAM ROAD AND 30.00 FEET SOUTHERLY OF THE CENTERLINE OF SAID WESTCLIFFE BOULEVARD WHEN MEASURED AT RIGHT ANGLES;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BRANTINGHAM ROAD, SOUTH 02°11'30" WEST PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27 FOR A DISTANCE OF 606.21 FEET; THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BRANTINGHAM ROAD, SOUTH 02°11'33" WEST PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27 FOR A DISTANCE OF 262.74 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID PARALLEL LINE, SOUTH 02°11'33" WEST 395.51 FEET; THENCE LEAVING SAID PARALLEL LINE, NORTH 89°07'23" WEST 1085.37 FEET; THENCE NORTH 00°09'53" WEST, 93.40 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 600.00-FOOT RADIUS, TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 89°50'07" EAST), THROUGH A CENTRAL ANGLE OF 10°41'08" FOR AN ARC DISTANCE OF 111.90 FEET; THENCE NORTH 10°31'15" EAST, 41.34 FEET; THENCE NORTHERLY ALONG THE ARC OF A 600.00-FOOT RADIUS, TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH 79°28'45" WEST), THROUGH A CENTRAL ANGLE OF 08°33'42" FOR AN ARC DISTANCE OF 89.66 FEET;

THENCE SOUTH 78°15'09" EAST 30.42 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GALA WAY AS SHOWN IN BADGER MOUNTAIN VILLAGE PHASE 2A, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 347, RECORDS OF BENTON COUNTY WASHINGTON, SAID POINT ALSO BEING 30.00 FEET EASTERLY OF THE CENTER LINE THEREOF, WHEN MEASURED RADially;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GALA WAY THE FOLLOWING COURSES:

THENCE NORTHEASTERLY, ALONG THE ARC OF A 16.00-FOOT RADIUS, NON TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS SOUTH 87°34'14" EAST), THROUGH A CENTRAL ANGLE OF 93°29'31" FOR AN ARC DISTANCE OF 26.10 FEET; THENCE NORTH 00°41'31" WEST, 50.36 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF 16.00-FOOT RADIUS, NON

TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 06°24'53" EAST) THROUGH A CENTRAL ANGLE OF 85°32'21" FOR AN ARC DISTANCE OF 23.89 FEET; THENCE NORTH 01°57'14" EAST, 318.87 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY OF GALA WAY, SOUTH 88°02'46" EAST 244.02 FEET; THENCE NORTH 02°11'30" EAST 56.30; THENCE SOUTH 87°48'30" EAST 93.43 FEET; THENCE SOUTH 02°11'30" WEST 367.97 FEET; THENCE SOUTH 87°48'30" EAST 705.00 FEET TO THE SAID TRUE POINT OF BEGINNING OF THIS DESCRIPTION, **CONTAINING 12.562 ACRES OF LAND, MORE OR LESS;**

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 9, 2010, UNDER AUDITOR'S FILE NUMBER 2010-025947.

Such land is rezoned from Planned Unit Development (PUD) to Single Family Residential 10,000 (R1-10).

Section 1.03 Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City as adopted by Section 23.08.040 of said title, are amended by amending Sectional Maps No. 60 and 61 which are two of a series of maps constituting said Official Zoning Map, as shown on the attached Sectional Maps No. 60 and 61 bearing the number and date of passage of this ordinance and by this reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 1.04 Upon receipt of a properly executed "Property Use and Development Agreement," as contemplated in Section 1.02 hereof, the City Manager is authorized to accept the same for and on behalf of the City, and upon such acceptance is authorized and directed to indicate such acceptance thereon, and, to cause said agreement to be recorded in the records of the Benton County Auditor, and to file said recorded agreement with the City Clerk.

Section 1.05 The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and the attached amended Sectional Maps No. 60 and 61, duly certified by the Clerk as a true copy.

Section 1.06 This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
JOHN FOX  
Mayor

ATTEST:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney

Date Published: \_\_\_\_\_

## EXHIBIT A

### PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2013, by and between the CITY OF RICHLAND and the RICHLAND SCHOOL DISTRICT 400, a public school district in Washington State (Petitioner).

#### W-I-T-N-E-S-S-E-T-H:

WHEREAS, the City of Richland is currently entertaining an application by the Richland School District No. 400, (hereinafter "Petitioner") for a change of zone covering a 12.5-acre parcel located in Benton County, Washington (hereinafter "Property") and more particularly described in Ordinance No. 08-13.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from Planned Unit Development (PUD) to Single Family Residential 10,000 (R1-10) pursuant to said application, Petitioner for himself and for and on behalf of his heirs, successors and assigns, covenants and agrees as follows:

1. Development of the subject property shall be limited to either 15 residential units or a school as set forth in the First Amendment to Settlement and Release Agreement between the Parties to that certain Settlement and Release Agreement restricting use of the subject party dated March 26, 2012.
2. If developed with a public school, said school design shall generally conform to the design criteria set forth in the Release of Restrictive Covenants Memorandum of Agreement (copy attached) entered into between the Richland School District No. 400 and the Neighbors as identified in that agreement as that agreement may be hereafter amended by the affected parties.

Nothing in this condition shall preclude the City from requiring traffic control or parking lot location and design restrictions consistent with recommendations set forth in the traffic study required pursuant to Condition No. 3 below.

3. Prior to development of the subject property with a public school a traffic study shall be prepared to identify traffic impacts of the proposed school on the adjoining



public street system. Said traffic study shall include recommendations for school parking lot location and design that would help mitigate school related traffic impacts to the surrounding neighborhoods including but not limited to methods of channeling school related traffic toward the Westcliffe Boulevard/Keene Road signalized intersection and away from the surrounding neighborhood streets while minimizing impacts to the adjoining residential uses.

This agreement shall be placed of record and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Petitioners with respect to the subject Property or any part thereof. The City of Richland shall be deemed a beneficiary of this covenant without regard to whether it owns any land or interest therein in the locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

CITY OF RICHLAND

\_\_\_\_\_  
Cindy Johnson  
City Manager

\_\_\_\_\_  
Richland School District No. 400  
Petitioner

APPROVED AS TO FORM:

\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney

STATE OF WASHINGTON)

:  
County of Benton )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Cindy Johnson to me known to be the City Manager of City of Richland, the corporation that executed the foregoing instrument, and acknowledged the said Instrument to be the free and voluntary act and deed of the said corporation, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

STATE OF WASHINGTON)

:  
County of Benton )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_ on behalf of Richland School District 400, to me known to be the person who executed the foregoing instrument and acknowledged the said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## **RELEASE OF RESTRICTIVE COVENANTS**

**BETWEEN THE RICHLAND SCHOOL DISTRICT No. 400,  
APPLEWOOD ESTATES HOMEOWNERS ASSOCIATION,  
BRANTINGHAM GREENS HOMEOWNERS ASSOCIATION,  
ROSS NEELY AND MARY JOANNE NEELY, AND  
MICHAEL LAUDISIO AND SHEILA LAUDISIO**

THIS MEMORANDUM OF AGREEMENT ("Agreement") is made and entered into as of January 31, 2013 (the "Effective Date"), by and between the RICHLAND SCHOOL DISTRICT No. 400, a public school district in Washington State (hereinafter referred to as "the District") and Applewood Estates Homeowners Association, Brantingham Greens Homeowners Association, Ross Neely and Mary Joanne Neely, and Michael Laudisio and Sheila Laudisio (collectively, the "Neighbors").

### **RECITALS**

WHEREAS, the Neighbors, the City of Richland, and a Fritz H. Wolff were involved in a property dispute regarding a parcel of property located in Benton County, Washington, legally described in Exhibit A hereto ("the Property"). A lawsuit was filed by the Neighbors regarding this property dispute. On March 26<sup>th</sup>, 2012, the Neighbors entered into a Settlement Agreement with the City of Richland and Fritz H. Wolff. The result of this Settlement Agreement was a number of restrictive covenants that were put into place on May 10<sup>th</sup>, 2012. The restrictive covenants were intended to bind and burden the Property for the benefit of the Neighbors;

WHEREAS, the District and the Neighbors desire that an elementary school be construction on the Property and because the current covenants make it impossible to build an elementary school on the Property, the Parties are entering into the agreement;

WHEREAS, the individuals executing this Release are each authorized and empowered on behalf of each of the respective Parties to make, execute, and deliver, or cause to be made, executed and delivered, this Release and any related documents in the name and on behalf of each of the Parties.

NOW, THEREFORE, the parties incorporate the foregoing recitals into this Agreement and further agree as follows:

#### **A. NEIGHBORS RIGHTS AND OBLIGATIONS**

Neighbors agree to sign a release ("First Amendment to Restrictive Covenant") of the restrictive covenants. Specifically, the Neighbors agree to allow the District to design, plan and construct a school building and associated school grounds on the Property.

## **B. DISTRICT RIGHTS AND OBLIGATIONS**

In consideration of the Neighbors waiving the restrictive covenants, the District agrees to complete the following:

- the school shall be of a one-story classroom design; however, the gymnasium may be two-stories;
- the one-story portion of the school shall not be less than fifty (50) feet north of the southern boundary of the Property;
- the gymnasium portion of the school shall not be less than seventy-five (75) feet north of the southern boundary of the Property;
- the staff and public school parking lot and school entrance shall be accessed from Gala Way only;
- the staff and public school parking lot shall be located not less than one hundred (100) feet north of the southern boundary of the Property;
- the District shall make its best effort, and if practicable, to locate ingress/egress for the bus loop from Brantingham Road on the northern property boundary. If this effort fails to secure ingress/egress from Brantingham Road, access shall be from Gala Way;
- satellite and detached classrooms shall have similar esthetics as those used on the main school building;
- construct a fence and mow strip on the south side of the Property;
- to the extent possible, install "hoods" on the exterior lights, on the exterior of the school and in the parking lots;
- incorporate trees into the landscape design of the Property; and
- maintain the grounds of the Property.

**SIGNATURES ARE ON THE FOLLOWING PAGE**

IN WITNESS WHEREOF, the Neighbors and District have caused this instrument to be executed the day and year written below.

Applewood Estates Homeowners Association

By

Tony J. Walden  
Printed Name Tony J. Walden

Date 01-07-2013

Richland School District

By

Rich Puryear  
Printed Name Rich PURYEAR

Date 01-11-13

Brantingham Greens Homeowners Association

By

Cliff Gordon  
Printed Name Cliff Gordon

Date 19 Jan 2013

Michael Laudisio and Sheila Laudisio

By

Michael Laudisio  
Michael Laudisio

Date 1/17/13

By

Sheila A. Laudisio  
Sheila Laudisio

Date 1/11/13

Ross Neely and Mary Joanne Neely

By

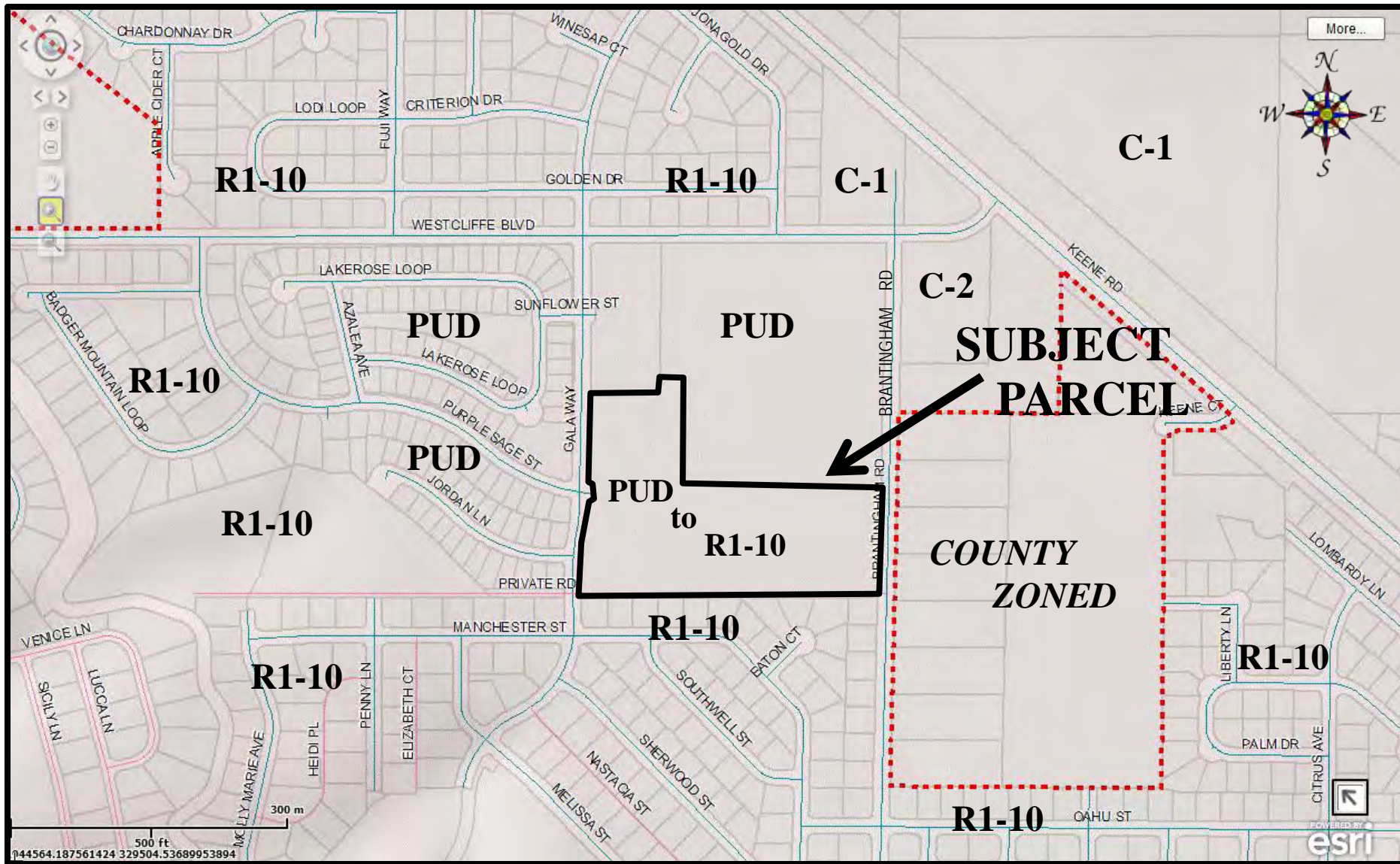
Ross Neely

Date \_\_\_\_\_

By

Mary Joanne Neely

Date \_\_\_\_\_



## Z2013-102 VICINITY MAP



## STAFF REPORT

TO: PLANNING COMMISSION  
FILE NO.: Z2013-102

PREPARED BY: JEFF ROLPH  
MEETING DATE: FEBRUARY 27, 2013

### GENERAL INFORMATION:

APPLICANT: RICHLAND SCHOOL DISTRICT (Z2013-102)

REQUEST: APPROVAL OF ZONE CHANGE FROM PLANNED UNIT DEVELOPMENT (PUD) TO SINGLE FAMILY RESIDENTIAL 10,000 (R1-10).

LOCATION: AN APPROXIMATELY 12.5-ACRE PARCEL LOCATED EAST OF GALA WAY, WEST OF BRANTINGHAM ROAD AND GENERALLY SOUTH OF WESTCLIFFE BOULEVARD.

### REASON FOR REQUEST

The request for rezone is based on the desire of the Richland School District to develop the site with a new elementary school which is not a permitted use in the existing PUD zoning district.

### FINDINGS AND CONCLUSIONS

Staff has completed its review of the requested zone change (Z2013-102) and subject to recommended conditions of approval submits that:

1. The City of Richland's adopted Comprehensive Land Use Plan designates the site as Low Density Residential (0-5 Dwellings/Acre).
2. Per Richland Municipal Code (RMC) Section 23.18.010(B), the requested R1-10 zoning classification is a zoning classification that is intended to be applied to areas of the City that are designated Low Density Residential per the Comprehensive Land Use Plan.
3. The Richland School District has identified a need for an additional elementary school in the general vicinity of the subject parcel.
4. RMC Section 23.18.030 identifies schools as permitted uses within the R1-10 zoning classification.
5. The 12.5 acre subject parcel is located adjacent to an approximately 3.5 acre City owned neighborhood park that is located at the southeast corner of the intersection of Westcliffe Boulevard and Gala Way.
6. Rezoning and subsequent development of a school on the subject property would be consistent with the Comprehensive Plan Land Use Goal 5 which states that

"The City will encourage efficient use and location of municipal and public facilities such as transportation centers, utility facilities, schools, parks and other public uses."

7. Rezoning and subsequent development of a school on the subject property would be consistent with the Comprehensive Plan Land Use Goal 5, Policy 4 which states "Wherever possible, the City will locate park and school facilities together."
8. Rezoning of the subject property to R1-10 and development with an elementary school would be consistent with the type of land use envisioned to occur on the property pursuant to the Comprehensive Plan and would provide for a use consistent with the requested R1-10 zoning classification.
9. The Richland School District has met with representatives of the surrounding neighborhoods and has entered into a Memorandum of Agreement setting forth general design parameters for a future elementary school that are intended to help mitigate adverse impacts to the surrounding residential uses.
10. As conditioned, the rezoning of the subject property and subsequent development with an elementary school will provide for a use that is compatible with the surrounding residential uses.
11. As required by State law and City Code, the applicant has submitted a State Environmental Policy Act (SEPA) environmental checklist.
12. 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 and determined that approval of the zone change request subject to recommended conditions would not have significant adverse environmental impacts.
13. On February 20, 2013 the City issued a Determination of Non-Significance for the proposal.
14. Based on the above findings and conclusions, approval of the request for zone change would be in the best interest of the community of Richland.

### RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2013-102) and recommend that the City Council rezone the subject parcel from Planned Unit Development (PUD) to Single Family Residential 10,000 (R1-10) subject to the conditions of approval set forth in the Draft Property Use and Development Agreement (Attachment B).



ATTACHMENTS

- A - Supplemental Information
- B – Draft Property Use and Development Agreement w/ Attachments
- C - Notice of Public Hearing with Vicinity Map
- D - Application for Zone Change
- E - Public Comment Letters/Emails
  - Fritz Wolff, Badger Mountain Apartments (2/6/2013)
  - Chris Van Mason (2/6/2013)
  - Dwayne Nys (2/8/2013)
- E - SEPA Checklist
- F - Determination of Non-Significance
- G - Aerial Photograph



## SUPPLEMENTAL INFORMATION

### DESCRIPTION OF PROPOSAL

The Richland School District is requesting the rezone to allow for development of the approximately 12.5 acre site with a new elementary school. The property is currently zoned Planned Unit Development (PUD) with development of the 12.5 acre parcel limited to development with 15 single family homes based on a legal settlement agreement that was entered into between the underlying property owners, the City of Richland and some adjoining homeowner's associations and other individual neighbors.

The rezone to R1-10 will allow the School District to move forward with the purchase of the property and subsequent design and construction of the proposed elementary school. No specific school design has been decided upon however, the School District has held meetings with some of the surrounding neighbors and has signed a memorandum of agreement that sets forth some basic school design parameters should the rezone be approved by the City of Richland and the school project moves forward.

### GENERAL INFORMATION

#### ZONING AND DEVELOPMENT HISTORY

The property was annexed into the City in 1979 as part of a larger 834 acre annexation. In 2005 the property was rezoned from R1-10 to PUD as part of the Badger Mountain Village PUD which was a 60-acre planned development that included 116 single family detached homes, 32 single family attached townhomes, 41 duplex units (82 dwelling units), a 3-story 90 unit senior apartment complex, a 2-story 45-unit assisted living facility together with related PUD community oriented convenience retail and service uses.

The single family detached dwelling subdivisions on the west side of Gala Way were developed according to the plans set forth in the original PUD however, based on changing market conditions the developer asked for amendments to the balance of the PUD lying on the east side of Gala Way. Based on staff approved revisions to the original PUD a 176 unit apartment complex was ultimately approved and is currently under construction in the northeasterly portion of the original 60-acre PUD area.

Subsequent legal actions regarding the approved revisions to the PUD and in particular the 176 unit apartment complex resulted in a settlement agreement between the underlying property owners, the City of Richland, adjoining homeowner's associations and some other individual adjoining property owners. The settlement agreement among other items resulted in dedication of a 3-acre City owned neighborhood park at the southeast corner of the Gala Way and Westcliffe Boulevard intersection and limited development of the remaining 12.5 acre subject parcel to a maximum of 15 single family residential dwellings.

In addition to the requested rezone to R1-10 to allow for the new elementary school as proposed by the Richland School District, all of the Parties to the original Settlement Agreement had to approve of the proposed change to the restriction on development of the 12.5 acre subject property. All of the Parties have now signed an amendment to the settlement agreement that would allow for development of a school as proposed provided the request for rezone is ultimately approved by the City after the required public review process.

### SITE DATA

**Size:** 12.5-acres.

**Physical Features:** The L-shaped parcel is relatively flat and covered primarily with grasses and weeds. The site has been somewhat disturbed due to the construction of the apartment complex on the adjoining parcel to the north.

**Access:** The parcel has frontage on Gala Way a designated arterial collector street on the west and Brantingham Road a local street on the east.

**Utilities:** Water, sewer and electrical utilities are available at the site boundary.

### SURROUNDING ZONING AND LAND USES

- North -** Property zoned PUD and developed with a 176 unit apartment complex with a 3-acre parcel located at the southeast corner of Gala Way and Westcliffe Boulevard zoned PUD and owned by the City of Richland with plans for development as a neighborhood park.
- South -** Property zoned R1-10 and developed with single family homes in the Brantingham Greens subdivision.
- West -** Across Gala Way is property zoned PUD and developed with single family homes in the Badger Mountain Village Phases 2A and 2B subdivisions.
- East -** Across Brantingham Road is property in unincorporated Benton County developed with single family homes on acreage size lots.

### ANALYSIS

**Conformance with Comprehensive Plan:** The Richland Comprehensive Plan Land Use Plan Map designates the subject site as Low Density Residential. The proposed R1-10 zoning classification is a zoning classification that is intended to implement a Low Density Residential Land Use designation. Schools are considered an outright permitted use in the R1-10 zoning district.

The proposed rezone to allow for development of a new elementary school would also be considered consistent with Comprehensive Land Use Plan Goals and Policies in particular Land Use Goal #5 and Policy #4 which state:

*Land Use Goal 5. The City will encourage efficient use and location of municipal and public facilities such as transportation centers, utility facilities, schools, parks and other public uses.*

*Policy 4 –Wherever possible, the City will locate park and school facilities together.*

**Compatibility with Surrounding Land Uses:** In general, schools and in particular elementary schools, are considered compatible with adjoining residential neighborhoods. Ideally, elementary schools are centrally located to the student population they serve allowing students to walk and ride bicycles as opposed to being bused or requiring other vehicular transportation. The schools and school grounds also serve as neighborhood activity centers and provide a general open space amenity to the surrounding neighborhoods.

Given the legal history and related restrictions on use of the subject property, prior to entering into a purchase and sale agreement, the Richland School District held several meetings with surrounding homeowners associations and other individual adjoining property owners to gauge support and/or opposition to a proposed elementary school on the 12.5 acre site. Concerns expressed by the neighbors included impacts of increased traffic, size, scale and location of proposed school buildings, glare from exterior lighting and buffer treatments including landscaping and fencing.

The District has entered into a Memorandum of Agreement (Included with Attachment B) with some of the adjoining property owners and neighboring homeowner's associations that addresses several of the concerns raised during the neighborhood meetings. Although no specific building or site plans have been developed, the district has committed to some general design parameters intended to ensure that development of the site with an elementary school would be done in a manner that reduces some of the anticipated impacts on the surrounding residential uses. Among those design considerations are a single story building design with allowance for a taller gymnasium and specific minimum building setback requirements from the adjoining residential properties to the south.

In addition to the those design parameters agreed to by the School District, staff has recommended a condition requiring that a traffic study be done prior to final design and construction of the proposed school. The intent would be to determine the most desirable points of ingress and egress to the school and locations of parking and drop-off/pick-up areas for buses, parents and staff. The traffic study would help determine the best design to limit traffic related impacts to the surrounding neighborhoods and to the extent possible channel school related traffic to and through the signalized intersection at Westcliffe Boulevard and Keene Road and away from the local residential streets.

**State Environmental Policy Act (SEPA):** The rezone application was accompanied by a SEPA Checklist as required for any rezone application. Given the land use history where the property had previously been zoned R1-10 prior to the rezone to PUD in 2005 and given the proposed conditions of approval and other environmental information available to staff the City issued a Determination of Non-Significance to satisfy the requirements of the State Environmental Policy Act. A copy of the environmental checklist and SEPA determination are attached.

### **CONCLUSION**

The proposed zone change and subsequent development of the property with an elementary school would be consistent with and implement the adopted Comprehensive Land Use Plan and as conditioned would result in a use of the property compatible with the existing and planned surrounding land uses.

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2013, by and between the CITY OF RICHLAND and the Richland School District 400, a public school district in Washington State (Petitioner).

W-I-T-N-E-S-S-E-T-H:

WHEREAS, the City of Richland is currently entertaining an application by the Richland School District No. 400, (hereinafter "Petitioner") for a change of zone covering a 12.5-acre parcel located in Benton County, Washington (hereinafter "Property") and more particularly described in Ordinance No. \_\_\_\_\_.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from Planned Unit Development (PUD) to Single Family Residential 10,000 (R1-10) pursuant to said application, Petitioner for himself and for and on behalf of his heirs, successors and assigns, covenants and agrees as follows:

1. Development of the subject property shall be limited to either 15 residential units or a school as set forth in the First Amendment to Settlement and Release Agreement between the Parties to that certain Settlement and Release Agreement restricting use of the subject party dated March 26, 2012.
2. If developed with a public school, said school design shall generally conform to the design criteria set forth in the Release of Restrictive Covenants Memorandum of Agreement (copy attached) entered into between the Richland School District No. 400 and the Neighbors as identified in that agreement as that agreement may be hereafter amended by the affected parties.

Nothing in this condition shall preclude the City from requiring traffic control or parking lot location and design restrictions consistent with recommendations set forth in the traffic study required pursuant to Condition No. 3 below.

3. Prior to development of the subject property with a public school a traffic study shall be prepared to identify traffic impacts of the proposed school on the adjoining public street system. Said traffic study shall include recommendations for school

parking lot location and design that would help mitigate school related traffic impacts to the surrounding neighborhoods including but not limited to methods of channeling school related traffic toward the Westcliffe Boulevard/Keene Road signalized intersection and away from the surrounding neighborhood streets while minimizing impacts to the adjoining residential uses.

This agreement shall be placed of record and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Petitioners with respect to the subject Property or any part thereof. The City of Richland shall be deemed a beneficiary of this covenant without regard to whether it owns any land or interest therein in the locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

CITY OF RICHLAND

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Cindy Johnson  
City Manager

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Richland School District No. 400  
Petitioner

APPROVED AS TO FORM:

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THOMAS O. LAMPSON  
City Attorney



## **FIRST AMENDMENT TO SETTLEMENT AND RELEASE AGREEMENT**

THIS FIRST AMENDMENT TO SETTLEMENT AND RELEASE AGREEMENT ("First Amendment") is entered into as of \_\_\_\_\_, 2013 ("First Amendment Date"), by and between APPLEWOOD ESTATES HOMEOWNERS ASSOCIATION, BRANTINGHAM GREENS HOMEOWNERS ASSOCIATION, ROSS NEELY and MARY JOANNE NEELY, and MICHAEL LAUDISIO and SHEILA LAUDISIO (collectively, the "Neighbors"), the CITY OF RICHLAND ("City"), and WOLFF ENTERPRISES II, LLC, BADGER MOUNTAIN APARTMENTS I, LLC, BADGER MOUNTAIN APARTMENTS II, LLC, and BADGER MOUNTAIN APARTMENTS III, LLC (collectively, the "Developer"), together all collectively referred to as the "Parties" and each individually referred to as a "Party" in this First Amendment.

The Parties entered into that certain Settlement and Release Agreement, dated March 26, 2012 ("Agreement"). All capitalized terms in this First Amendment that are not defined in this First Amendment will have the definitions ascribed to them in the Agreement.

The Parties desire to amend the Agreement as more particularly set forth in this First Amendment.

NOW, THEREFORE, it is agreed as follows:

1. Phase IV Development Restrictions. The following is hereby added to Section 2(f) of the Agreement.

"Notwithstanding the development restrictions set forth in this Section 2(f), the Parties acknowledge and agree that the Developer or its successors, including, without limitation, the Richland School District No. 400, may apply for permits and other development entitlements required under applicable law to develop and operate a school on the Undeveloped Property, to include, but not be limited to, rezone of the Phase IV land to allow construction of a school; provided that the City does not hereby commit itself to any specific course of action or result in regards to any such applications."

2. No Other Amendments. In all other respects (except as provided in this First Amendment), the Agreement remains unmodified and in full force and effect.

3. Counterparts and Facsimile Signatures. This First Amendment may be executed in counterpart and by facsimile signature.

IN WITNESS WHEREOF, Purchaser and Seller have executed this First Amendment effective as of the First Amendment Date.

**Applewood Estates Homeowners Association**

By [Signature]  
Name: TONY HUBBARD  
Date: 01-22-2013

**Ross Neely and Mary Joanne Neely**

By Ross Neely  
Ross Neely  
Date: 1-24-13  
By Mary Joanne Neely  
Mary Joanne Neely  
Date: 1-24-2013

**Brantingham Greens Homeowners Association**

By [Signature]  
Name: Chris Buckner  
Date: 22 Jan 2013

**Michael Laudisio and Sheila Laudisio**

By Michael Laudisio  
Michael Laudisio  
Date: [Signature]  
By Sheila Laudisio  
Sheila Laudisio  
Date: 1/24/2013

**CITY OF RICHLAND**

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**WOLFF ENTERPRISES II, LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

**BADGER MOUNTAIN APARTMENTS I,  
LLC, a Washington limited liability company**

By: \_\_\_\_\_

Its: Fritz H. Wolff, Manager

**BADGER MOUNTAIN APARTMENTS II,  
LLC, a Washington limited liability company**

By: \_\_\_\_\_

Its: Fritz H. Wolff, Manager

**BADGER MOUNTAIN APARTMENTS III,  
LLC, a Washington limited liability company**

By: \_\_\_\_\_

Its: Fritz H. Wolff, Manager

## **RELEASE OF RESTRICTIVE COVENANTS**

**BETWEEN THE RICHLAND SCHOOL DISTRICT No. 400,  
APPLEWOOD ESTATES HOMEOWNERS ASSOCIATION,  
BRANTINGHAM GREENS HOMEOWNERS ASSOCIATION,  
ROSS NEELY AND MARY JOANNE NEELY, AND  
MICHAEL LAUDISIO AND SHEILA LAUDISIO**

THIS MEMORANDUM OF AGREEMENT ("Agreement") is made and entered into as of January 31, 2013 (the "Effective Date"), by and between the RICHLAND SCHOOL DISTRICT No. 400, a public school district in Washington State (hereinafter referred to as "the District") and Applewood Estates Homeowners Association, Brantingham Greens Homeowners Association, Ross Neely and Mary Joanne Neely, and Michael Laudisio and Sheila Laudisio (collectively, the "Neighbors").

### **RECITALS**

WHEREAS, the Neighbors, the City of Richland, and a Fritz H. Wolff were involved in a property dispute regarding a parcel of property located in Benton County, Washington, legally described in Exhibit A hereto ("the Property"). A lawsuit was filed by the Neighbors regarding this property dispute. On March 26<sup>th</sup>, 2012, the Neighbors entered into a Settlement Agreement with the City of Richland and Fritz H. Wolff. The result of this Settlement Agreement was a number of restrictive covenants that were put into place on May 10<sup>th</sup>, 2012. The restrictive covenants were intended to bind and burden the Property for the benefit of the Neighbors;

WHEREAS, the District and the Neighbors desire that an elementary school be construction on the Property and because the current covenants make it impossible to build an elementary school on the Property, the Parties are entering into the agreement;

WHEREAS, the individuals executing this Release are each authorized and empowered on behalf of each of the respective Parties to make, execute, and deliver, or cause to be made, executed and delivered, this Release and any related documents in the name and on behalf of each of the Parties.

NOW, THEREFORE, the parties incorporate the foregoing recitals into this Agreement and further agree as follows:

#### **A. NEIGHBORS RIGHTS AND OBLIGATIONS**

Neighbors agree to sign a release ("First Amendment to Restrictive Covenant") of the restrictive covenants. Specifically, the Neighbors agree to allow the District to design, plan and construct a school building and associated school grounds on the Property.

## B. DISTRICT RIGHTS AND OBLIGATIONS

In consideration of the Neighbors waiving the restrictive covenants, the District agrees to complete the following:

- the school shall be of a one-story classroom design; however, the gymnasium may be two-stories;
- the one-story portion of the school shall not be less than fifty (50) feet north of the southern boundary of the Property;
- the gymnasium portion of the school shall not be less than seventy-five (75) feet north of the southern boundary of the Property;
- the staff and public school parking lot and school entrance shall be accessed from Gala Way only;
- the staff and public school parking lot shall be located not less than one hundred (100) feet north of the southern boundary of the Property;
- the District shall make its best effort, and if practicable, to locate ingress/egress for the bus loop from Brantingham Road on the northern property boundary. If this effort fails to secure ingress/egress from Brantingham Road, access shall be from Gala Way;
- satellite and detached classrooms shall have similar esthetics as those used on the main school building;
- construct a fence and mow strip on the south side of the Property;
- to the extent possible, install "hoods" on the exterior lights, on the exterior of the school and in the parking lots;
- incorporate trees into the landscape design of the Property; and
- maintain the grounds of the Property.

SIGNATURES ARE ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the Neighbors and District have caused this instrument to be executed the day and year written below.

Applewood Estates Homeowners Association

By Tony J. Valdez

Printed Name TONY J. VALDEZ

Date 01-07-2013

Richland School District

By Rich Puryear

Printed Name Rich PURYEAR

Date 01-11-13

Brantingham Greens Homeowners Association

By Cliff Gordon

Printed Name Cliff Gordon

Date 11-26-13

Michael Laudisio and Sheila Laudisio

By Michael Laudisio

Date 11/11/13

By Sheila Laudisio

Date 11/11/13

Ross Neely and Mary Joanne Neely

By \_\_\_\_\_

Date \_\_\_\_\_

By \_\_\_\_\_

Date \_\_\_\_\_

**EXHIBIT "A"**  
**UPDATED LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A UNITED STATES BUREAU OF RECLAMATION BRASS CAP MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, NORTH 2°11'30" EAST, A DISTANCE OF 606.31 FEET;

THENCE LEAVING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, NORTH 89°20'57" WEST, 30.01 FEET TO A POINT; SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BRANTINGHAM ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WESTCLIFFE BOULEVARD (AUDITOR'S FILE NO. 2005-005967), SAID POINT BEING 30.00 FEET WESTERLY OF THE CENTERLINE OF SAID BRANTINGHAM ROAD AND 30.00 FEET SOUTHERLY OF THE CENTERLINE OF SAID WESTCLIFFE BOULEVARD WHEN MEASURED AT RIGHT ANGLES;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BRANTINGHAM ROAD, SOUTH 02°11'30" WEST PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27 FOR A DISTANCE OF 606.21 FEET;

THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BRANTINGHAM ROAD, SOUTH 02°11'33" WEST PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27 FOR A DISTANCE OF 262.74 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID PARALLEL LINE, SOUTH 02°11'33" WEST 395.51 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH 89°07'23" WEST 1085.37 FEET;  
THENCE NORTH 00°09'53" WEST, 93.40 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF A 600.00-FOOT RADIUS, TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 89°50'07" EAST), THROUGH A CENTRAL ANGLE OF 10°41'08" FOR AN ARC DISTANCE OF 111.90 FEET;

THENCE NORTH 10°31'15" EAST, 41.34 FEET;

THENCE NORTHERLY ALONG THE ARC OF A 600.00-FOOT RADIUS, TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH 79°28'45" WEST), THROUGH A CENTRAL ANGLE OF 08°33'42" FOR AN ARC DISTANCE OF 89.66 FEET;

THENCE SOUTH 78°15'09" EAST 30.42 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GALA WAY AS SHOWN IN BADGER MOUNTAIN VILLAGE PHASE 2A,  
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 347, RECORDS OF BENTON COUNTY WASHINGTON, SAID POINT ALSO BEING 30.00

FEET EASTERLY OF THE CENTER LINE THEREOF, WHEN MEASURED RADially;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GALA WAY THE FOLLOWING COURSES:

THENCE NORTHEASTERLY, ALONG THE ARC OF A 16.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS SOUTH 87°34'14" EAST), THROUGH A CENTRAL ANGLE OF 93°29'31" FOR AN ARC DISTANCE OF 26.10 FEET;

THENCE NORTH 00°41'31" WEST, 50.36 FEET;

THENCE NORTHWESTERLY, ALONG THE ARC OF 16.00-FOOT RADIUS, NON TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 06°24'53" EAST) THROUGH A CENTRAL ANGLE OF 85°32'21" FOR AN ARC DISTANCE OF 23.89 FEET;

THENCE NORTH 01°57'14" EAST, 318.87 FEET;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY OF GALA WAY, SOUTH 88°02'46" EAST 244.02 FEET;

THENCE NORTH 02°11'30" EAST 56.30;

THENCE SOUTH 87°48'30" EAST 93.43 FEET;

THENCE SOUTH 02°11'30" WEST 367.97 FEET;

THENCE SOUTH 87°48'30" EAST 705.00 FEET TO THE SAID TRUE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 12.562 ACRES OF LAND, MORE OR LESS;

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 9, 2010, UNDER AUDITOR'S FILE NUMBER 2010-025947.



**CITY OF RICHLAND**  
**NOTICE OF APPLICATION**  
**AND PUBLIC HEARING (Z2013-102)**

Notice is hereby given that the Richland School District, on January 9, 2013 filed application for a zone change from Planned Unit Development (PUD) to Single Family Residential 10,000 (R1-10) for an approximately 12.5-acre parcel located east of Gala Way, west of Brantingham Road and generally south of Westcliffe Boulevard. Pursuant to Richland Municipal Code (RMC) Section 19.30.030 the City of Richland determined the application complete for processing on January 14, 2013.

The Richland Planning Commission, on Wednesday, February 27, 2013, will conduct a public hearing and review of the application at 7:00 p.m. in the Council Chamber Richland City Hall, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

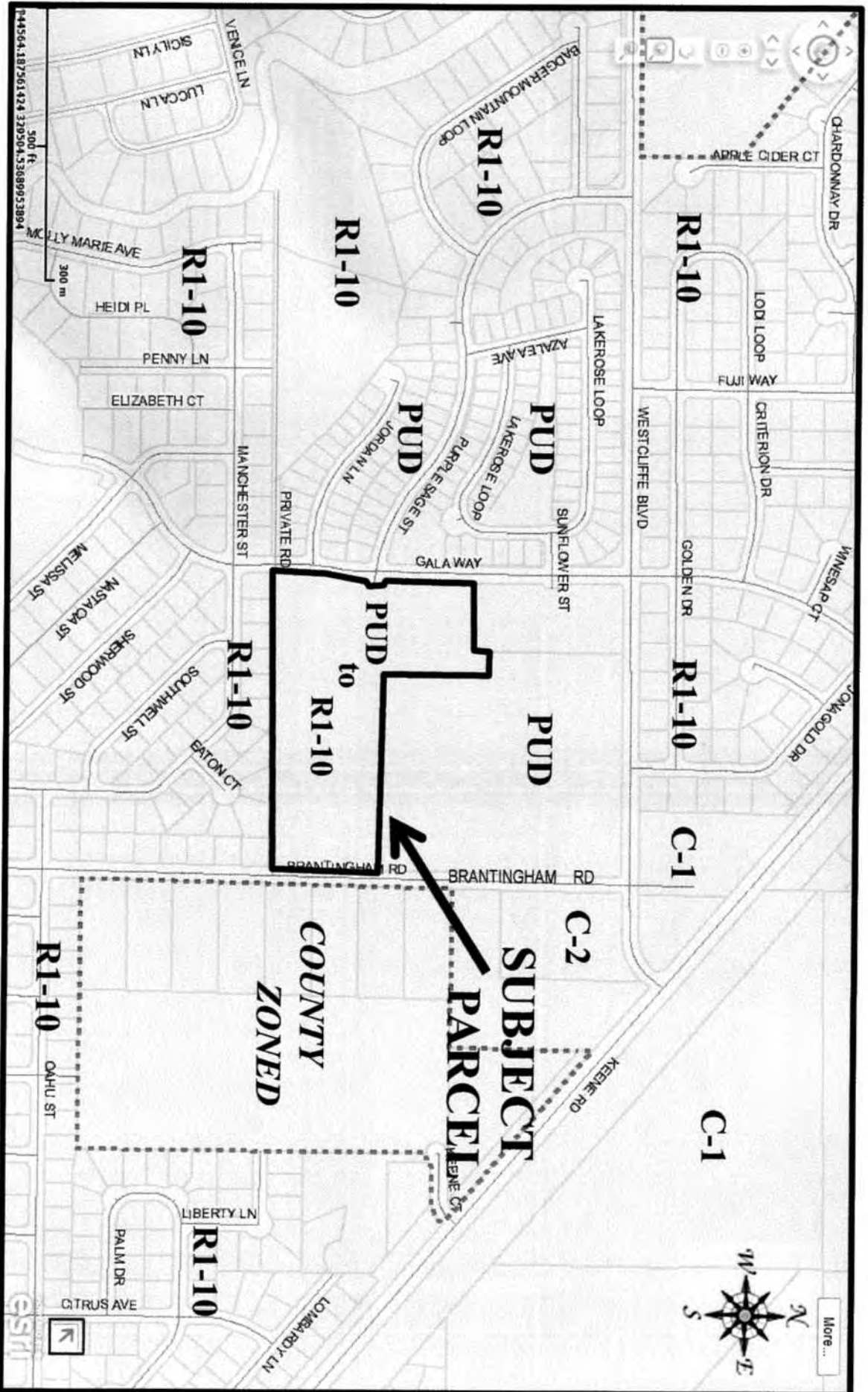
Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Rick Simon, Development Services Manager, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to [rsimon@ci.richland.wa.us](mailto:rsimon@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on February 18, 2013 to be included in the material that is distributed to the Planning Commission prior to their meeting.

Notice is further given that the applicant has filed an environmental checklist as required by the State Environmental Policy Act (SEPA). Copies of the checklist and other information related to the application are available for review at the Richland Development Services Division Office, 840 Northgate Drive. Copies of the staff report and recommendation will be available in the Development Services Division Office and the Richland Public Library beginning Friday February 22, 2013.

The proposed application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulation Administration and Title 23 Zoning. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Development Services Division at the above referenced address with questions related to the available appeal process.

---

Rick Simon, Development Services Manager



# Z2013-102

## VICINITY MAP



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

P.O. Box 190 Richland, WA 99352  
www.ci.richland.wa.us

### Petition for Change of Zoning District Classification

Application is hereby made to the City of Richland for a change of zone, pursuant to Section 23.82.190 of the City of Richland Municipal Code.

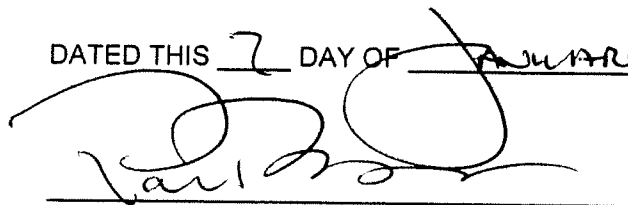
The following required information must be typed or printed legibly in the appropriate spaces.

<b>SECTION I – APPLICANT INFORMATION</b>			
Applicant's Name: <u>RICHLAND School District</u>			
Address: <u>615 SNOW</u>			
City: <u>Richland</u>		State: <u>WA</u>	Zip: <u>99352</u>
Phone: <u>509 967 6000</u>	Fax:	Other and/or e-mail address: <u>mark.pantner@rsd.edu</u>	
Please check under what capacity you are filing:			
<input type="checkbox"/> Recorded owner of the property as of		<input checked="" type="checkbox"/> Purchasing under contract as of <u>August 21, 2012</u>	
<input type="checkbox"/> The lessee as of		<input type="checkbox"/> The authorized agent of any of the foregoing, duly authorized in writing (written authorization must be attached to application).	
<b>SECTION II – PROPERTY LOCATION AND GENERAL DESCRIPTION</b>			
Street address(es) of property for which the zone change is requested, if applicable: <u>County Tax Parcel 1-27898-400-0001-032 ALSO KNOWN AS</u>			
<u>BROOK MOUNTAIN HOMESTEAD Phase IV</u>			
Relationship to adjacent streets (i.e., west of Main Street between 1 <sup>st</sup> Avenue and 2 <sup>nd</sup> Avenue): <u>EAST GALA WAY - South Westcliffe Blvd - west of</u>			
<u>BRIANTINGHAM</u>			
General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement): <u>12.562 undeveloped acres</u>			
Size of petition area		acres and	square feet
<u>12.562</u>			
<b>SECTION III - CHANGE OF ZONE REQUEST</b>			
A change of zone from <u>Planned Unit Development</u> To <u>R-1-10 SFR</u>			
is requested for the property described in Section II of this application.			
<b>SECTION IV – JUSTIFICATION</b>			
State the reason(s) for the requested change of zone:			
<u>THE School district is purchasing the property for an</u>			
<u>elementary school site which was not included in the</u>			
<u>PUD. Zoning R-1-10 allows School</u>			

[ Continued

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE, CORRECT AND COMPLETE.

DATED THIS 2 DAY OF January, 2013



Applicant's Signature

615 Snow Ave

Address

Richland WA

City, State, Zip

509 967-6112

Phone

Applicant's Signature

Address

City, State, Zip

Phone

**FOR OFFICE USE ONLY**

Date accepted for filing

Items enclosed: Filing fee and Title Insurance  
Company Ownership Report showing all property  
Owners of Record within 300-feet.

City Official's Signature

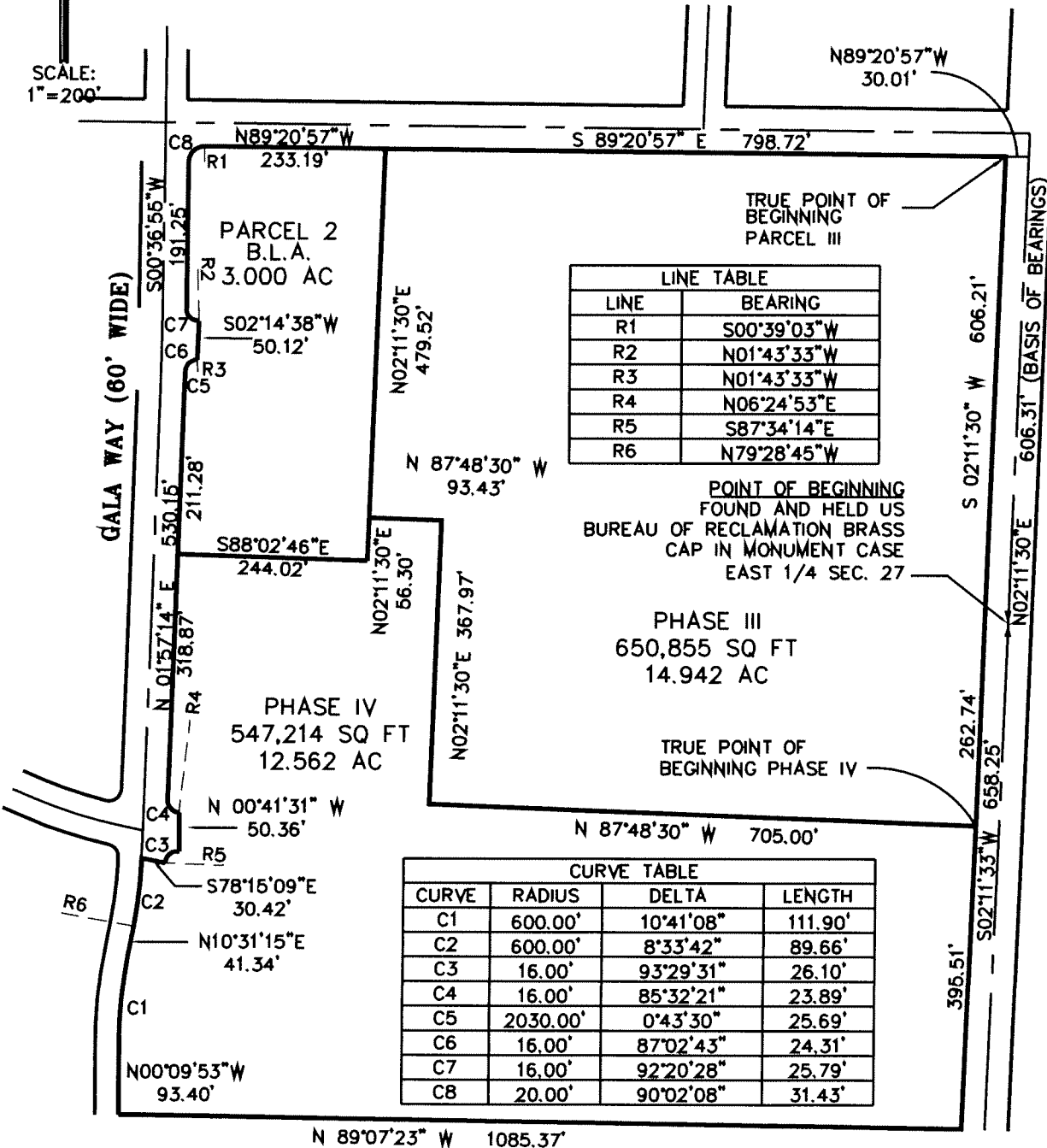
SCALE:  
1"=200'

WESTCLIFFE BOULEVARD (60' WIDE)

N89°20'57"W  
30.01'

GALA WAY (60' WIDE)

BRANTINGHAM ROAD (60' WIDE)



PLAT TO ACCOMPANY DESCRIPTION  
PHASE III & PHASE IV  
PORTION OF E 1/2 OF SECTION 27  
TOWNSHIP 9, RANGE 28 EAST, W.M.  
CITY OF RICHLAND,  
BENTON COUNTY, WASHINGTON

**DURYEA & ASSOCIATES, P.S.**

2702 N. Perry Street, Spokane WA 99207  
tel: (509) 465-8007  
www.duryea-associates.com  
Job No. 10-1502

**Exhibit A**

**A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:**

**BEGINNING AT A UNITED STATES BUREAU OF RECLAMATION BRASS CAP MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27;**

**THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, NORTH 2°11'30" EAST, A DISTANCE OF 606.31 FEET;**

**THENCE LEAVING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, NORTH 89°20'57" WEST, 30.01 FEET TO A POINT; SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BRANTINGHAM ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WESTCLIFFE BOULEVARD (AUDITOR'S FILE NO. 2005-005967), SAID POINT BEING 30.00 FEET WESTERLY OF THE CENTERLINE OF SAID BRANTINGHAM ROAD AND 30.00 FEET SOUTHERLY OF THE CENTERLINE OF SAID WESTCLIFFE BOULEVARD WHEN MEASURED AT RIGHT ANGLES;**

**THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BRANTINGHAM ROAD, SOUTH 02°11'30" WEST PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27 FOR A DISTANCE OF 606.21 FEET;**

**THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BRANTINGHAM ROAD, SOUTH 02°11'33" WEST PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27 FOR A DISTANCE OF 262.74 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;**

**THENCE CONTINUING ALONG SAID PARALLEL LINE, SOUTH 02°11'33" WEST 395.51 FEET;**

**THENCE LEAVING SAID PARALLEL LINE, NORTH 89°07'23" WEST 1085.37 FEET; THENCE NORTH 00°09'53" WEST 93.40 FEET;**

**THENCE NORTHEASTERLY ALONG THE ARC OF A 600.00-FOOT RADIUS, TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 89°50'07" EAST), THROUGH A CENTRAL ANGLE OF 10°41'08" FOR AN ARC DISTANCE OF 111.90 FEET;**

**THENCE NORTH 10°31'15" EAST, 41.34 FEET;**

**THENCE NORTHERLY ALONG THE ARC OF A 600.00-FOOT RADIUS, TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH 79°28'45" WEST), THROUGH A CENTRAL ANGLE OF 08°33'42" FOR AN ARC DISTANCE OF 89.66 FEET;**

**THENCE SOUTH 78°15'09" EAST 30.42 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GALA WAY AS SHOWN IN BADGER MOUNTAIN VILLAGE PHASE 2A, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 347. RECORDS OF BENTON COUNTY WASHINGTON, SAID POINT ALSO BEING 30.00 FEET EASTERLY OF THE CENTER LINE THEREOF, WHEN MEASURED RADially;**

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GALA WAY THE FOLLOWING COURSES:

THENCE NORTHEASTERLY ALONG THE ARC OF A 16.00-FOOT RADIUS, NON TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS SOUTH 87°34'14" EAST), THROUGH A CENTRAL ANGLE OF 93°29'31" FOR AN ARC DISTANCE OF 26.10 FEET;

THENCE NORTH 00°41'31" WEST, 50.36 FEET;

THENCE NORTHWESTERLY, ALONG THE ARC OF 16.00-FOOT RADIUS, NON TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 06°24'53" EAST) THROUGH A CENTRAL ANGLE OF 85°32'21" FOR AN ARC DISTANCE OF 23.89 FEET

THENCE NORTH 01°57'14" EAST, 318.87 FEET;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY OF GALA WAY, SOUTH 88°02'46" EAST 244.02 FEET;

THENCE NORTH 02°11'30" EAST 56.30;

THENCE SOUTH 87°48'30" EAST 93.43 FEET;

THENCE SOUTH 02°11'30" WEST 367.97 FEET;

THENCE SOUTH 87°48'30" EAST 705.00 FEET TO THE SAID TRUE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 12.562 ACRES OF LAND MORE OR LESS;

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 9, 2010, UNDER AUDITOR'S FILE NUMBER 2010-025947.



RECEIVED

Nov 14 2012

City of Richland  
Community &  
Development Services

November 7, 2012

**Via First Class Mail Only**

Mr. Rick Simon  
Manager Building and Permitting  
City of Richland  
505 Swift Blvd.  
Richland, WA 993532

RE: "Badger Mountain" apartment development site – Phase IV of PUD – Re-zone  
Permission to City of Richland's School District Number 400

Dear Rick:

As you know from our prior dealings we are the control principals and sponsors of each of Badger Mountain Apartments I, LLC, Badger Mountain Apartments II, LLC, and Badger Mountain Apartments III, LLC, each Washington limited liability companies (collectively the "Developer") that are the co-tenant co-owners of certain real property located in the City of Richland, including, but not limited to, an approximate 12.562 acre site located in Benton County identified as Tax Parcel No. 1-2798-400-0001-032 (the "Real Property").

As you are aware, the Developers entered into a "Real Property Purchase and Sale Agreement and Escrow Instructions" dated August 21, 2012 (the "PSA") for the sale of the Real Property to Richland School District No. 400 (the "District") which is interested in developing a school at the Real Property.

It is almost certainly the case that to build a school at the Real Property will require that a Settlement Agreement purporting to restrict the Real Property as a private matter to certain types of single family residence development will need to be amended. However, we the Developer are also advised by the District that the Real Property must be re-zoned to R-110 under the Richland Municipal Code in order for the District to actually eventually construct a school at the Real Property.

This letter is to advise the City of Richland, formally and in writing, that the Developer consents to the application by the District of a re-zone of the Real Property to R-110 zoning. This permission is granted on the understanding that: (i) it could be formally revoked in the case of the District determining to terminate the PSA prior to the effectiveness of the zoning change, if any, and (ii) could also be formally revoked in the event that the aforementioned Settlement





Agreement is not formally amended in writing prior to the effectiveness of the zoning change, such amendment being required as a private matter for certain neighbors and parties-in-interest adjacent to the Real Property to waive or otherwise relinquish their private rights regarding the Developer's current plan to develop the Real Property, if at all, as single family residences. The Developer obviously has no current plan to develop a school at the Real Property, but is certainly interested to see that the District acquires the Real Property and does not object to an eventual development of a school at the Real Property.

Should you have any further inquiries you or the City of Richland's legal counsel is welcome to call me at (480) 993-0487 as an authorized representative of the Developer.

All best regards,

Jared B. Black, Esq.

*General Counsel*

*The Wolff Company, LLC*

*and for the Developer*

JBB:jbb  
Enclosure

February 6, 2013

Mr. Rick Simon  
Development Services Manager  
City of Richland  
Richland, Washington

Re: Z2013-102

Dear Mr. Simon,

I write in support of the above mentioned action which would result in an elementary school being built in our neighborhood and adjacent to our property, the Badger Mountain Apartments.

In concert with the adjoining homeowners association and the City, we helped provide the community park on our west boundary at Westcliffe and Gala. This school would complete the development of a fine neighborhood including that park, the single family homes, our property, and now, the school.

With this school, children could walk to and from school and no longer need to be bussed to other parts of the city. And the school will be "their" school: a source of pride which is becoming a rarity in present America. This enhances the sense of community among both the children and adults in the neighborhood, a good thing.

Originally we had planned up to 40 homes on this land. Later, the plan agreed to by us and the neighboring homeowners associations included 15 single family homes as a buffer to the neighborhoods to the south and west. Though those large lots would have provided some buffer, they would not have provided any further useful function accruing to the benefit of this area. In fact, there were some concerned that the large lots may be too large and accumulate unsightly junk.

The school will provide an even better buffer and this buffer will also provide function that will benefit the property owners throughout the entire neighborhood.

This is better than what we had envisioned on a number of levels. It is good for the children and their parents, it is good for the neighborhood, and it is an improvement over the land entitlements in place now.

Accordingly, we support the action.

Respectfully,

*Fritz Wolff*

For Badger Mountain Apartments

## Rolph, Jeff

---

**From:** Simon, Rick  
**Sent:** Wednesday, February 06, 2013 8:35 AM  
**To:** Rolph, Jeff  
**Subject:** FW: new elementary next to Brantingham Greens

**From:** Chris VanMason [<mailto:chrisvanmason@gmail.com>]  
**Sent:** Tuesday, February 05, 2013 3:22 PM  
**To:** Simon, Rick  
**Subject:** new elementary next to Brantingham Greens

Rick Simon

I would like to express a few concerns in regards to the proposed new elementary school near Brantingham Greens. I live at 1629 Brantingham Road right on the corner that would be directly next to the school property. First of all I'm not against the school. I know it's needed in the neighborhood, I just wish I didn't live right next to it.

I hope that the school district will make things as easy as they can for all of us that live on the south boundary line all along the fence. I would like to see some kind of buffer zone between us and the play field. Maybe some landscaping up along the fence with some trees that would soften our view of the apartments ( since now there won't be homes to shield our view of them) I keep having a visual of passing my Grandson snacks over the back fence at recess. Another idea would be to keep the dirt driveway that is already there and agree to maintain it. Many of us use it to get to the park and walk our dogs. Wolf construction was going to make a walk thru off of Brantingham for the neighborhood to use.

I also am wondering about the set back off of Brantingham road. I hope it will be at least as deep as the rest of the neighborhood. I don't want to look out from my desk and see chain link fencing come up right to my yard.

I am concerned most with the visual aspects of the plan. And the safety of the children. It doesn't have to be expensive to be thoughtful of neighbors next to the school when planning.

Thank you for your time in reading this

Chris VanMason  
[chrisvanmason@gmail.com](mailto:chrisvanmason@gmail.com)  
1629 Brantingham Road

**Rolph, Jeff**

---

**From:** Simon, Rick  
**Sent:** Friday, February 08, 2013 2:40 PM  
**To:** Rolph, Jeff  
**Subject:** FW: Zone Change at Westcliffe and Gala, Proposed School

**From:** Dwayne Nys [<mailto:dwaynenys@yahoo.com>]  
**Sent:** Friday, February 08, 2013 2:34 PM  
**To:** Simon, Rick  
**Subject:** Zone Change at Westcliffe and Gala, Proposed School

I am in favor of building the grade school next to Brantingham Greens but am very concerned about traffic patterns. Combining the existing traffic with traffic from Badger Mountain Ranch Apartments and grade school bussing and student pick up and drop off will overload the intersection at Westcliffe and Keene. Personally, I will start going through Applewood to Shockley again. I am sure that the Applewood residents would object to increased traffic on Fuji. It will probably be higher than it was before the Westcliffe-Keene intersection was completed. A possible solution would be to extend Keene Court to Brantingham Road allowing people headed toward Kennewick an easy right turn onto Keene.

Please address traffic issues when determining the outcome of the zoning change.

Thank you,

Dwayne Nys  
Brantingham Greens  
633 Southwell Street  
Richland WA 99352

**WAC 197-11-960 Environmental checklist.**

## ENVIRONMENTAL CHECKLIST

*Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

1. Name of proposed project, if applicable: **Richland School District Elementary School #8 (NEW unnamed at this time)**
2. Name of applicant: **Richland School District No. 400**
3. Address and phone number of applicant and contact person:  
**Mark L. Panther, Executive Director of Support Services**  
**701 Stevens Drive, Richland Wa. 99352 509-967-6102**
4. Date checklist prepared: **January 3, 2013**
5. Agency requesting checklist: **City of Richland, Planning Department**
6. Proposed timing or schedule (including phasing, if applicable): **March 2013, Purchase of property, January 2014 Construction depending on passage of bond issue.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
**No.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**Phase 1 Environmental was prepared by Wolffe Enterprises on this parcel of property June 25, 2010, by Earth Solution NW, LLC**

**Geotechnical Engineering Study, October 2012, Shannon and Wilson**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

**City of Richland Planning Commission, and Richland Codes and Ordinances, including International Building Code, Office of the Superintendent of Public Instruction**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Richland School District is proposing to construct a new Elementary school to serve south Richland. The school is preliminarily planned to be approximately 60,000 to 65,000 square feet. **Containing a gymnasium, commons, and approximately 28 classrooms, playground and campus area.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The proposed school will be constructed on an eleven (12) acre parcel located West of Brantingham Road, East of Gala Way and South of Westcliffe Blvd and North of Brantingham Greens phase one, which is also known as Badger Mountain Apartments Phase IV. Legal description is attached.**

**TO BE COMPLETED BY APPLICANT**

**EVALUATION FOR  
AGENCY USE ONLY**

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other . . . . . **Flat**
- b. What is the steepest slope on the site (approximate percent slope)? **2% estimate**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**9 inches of organic topsoil, covering medium-dense, sandy silt, overlaying clayey soils at deeper depths.**

**The Geologic Map of the Richland 1:1000,000 Quadrangle (DNR 1994) describes these soils as lacustrine silt and fine sand, and fluvial coarse to fine sand.**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**None known**

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

**Foundation, footings and site grading with crushed rock aggregate for foundation stabilization.**

**Utility trenching and backfill will be utilizing accepted standard practices APWA specifications**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**Erosion could occur with miss-managed grading and site preparation. However, site supervision will be present.**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**25%**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**Dust control during construction, landscaping and ground cover**

a. **Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**During Construction, emissions from construction equipment. Emissions from the HVAC system once construction is complete, which will be permitted and inspected by Clean Air Authority.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**None Known**



c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**No Proposed Measures, other than inspection and permitting of heating emissions from the Benton Clean Air Authority.**

**3. Water**

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**No.**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**No**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**None**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**No**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**The proposed project is not within the 100 year flood plain.**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No**

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

**No**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **None**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**Runoff may occur from roofs and paved areas. This water will be collected and discharged into City storm water system**

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

**No, the design of the project should eliminate any waste materials entering ground or surface waters.**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

**Plans and procedure will be implemented to minimize the origination of any water impacts on the site during construction. Dust control should be the only concern.**

4. Plants

a. Check or circle types of vegetation found on the site:

- \_\_\_\_\_ deciduous tree: alder, maple, aspen, other  
\_\_\_\_\_ evergreen tree: fir, cedar, pine, other  
\_\_\_\_\_ Shrubs  
X\_\_\_\_\_ grass  
\_\_\_\_\_ pasture  
\_\_\_\_\_ crop or grain  
\_\_\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
\_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other  
X\_\_\_\_\_ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

**Site will be cleared of all vegetation, it currently contains weeds, native grasses, sagebrush and Russian Olive scrub**

c. List threatened or endangered species known to be on or near the site.

**None known to be on or near site**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping will include grass turf, shrubbery, trees, as prescribed by COR municipal code

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site. **None known to be on or near site**

- c. Is the site part of a migration route? If so, explain.

No

- d. Proposed measures to preserve or enhance wildlife, if any:

None identified

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric energy and natural gas may be used to heat and cool structures.

- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

The project will undergo a review of energy saving design features by the Office of the Superintendent of Public Instruction, in compliance with RCW 39.35 to incorporate high-performance features into their school design and construction. School districts can use either Leadership in Energy and Environmental Design (LEED) 2009 or Washington Sustainable Schools Protocol (WSSP) 2010. The Washington Sustainable Schools Protocol (WSSP) is modeled after the Collaborative for High Performance Schools (CHPS) green building protocol and adapted to fit Washington schools. WSSP is a self-certifying standard developed to help school districts comply with the goals of the law. It is a planning tool that allows designers to plan a high-performance school while considering the regional, district, and site-specific possibilities and constraints for each project. The categories in the protocol include those related to Site, Water, Materials, Energy, Indoor Environmental Quality, and Planning and Operations.

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe.

None anticipated

- 1) Describe special emergency services that might be required.

None

- 2) Proposed measures to reduce or control environmental health hazards, if any:

Traffic control and site access to minimize impact to City streets and residents, fencing to secure area during and after construction.

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

**None**

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**Typical construction noise is expected during normal working hours (7am to 6 pm) on weekdays during construction.  
After construction, noise may result from students on the playground and external bells and monthly fire alarm drills.**

3) Proposed measures to reduce or control noise impacts, if any:

**None other than disable external bell system when school is not in session during summer and breaks.**

**8. Land and shoreline use**

a. What is the current use of the site and adjacent properties?

**Residential**

b. Has the site been used for agriculture? If so, describe.

**Yes, indications are that this was at one time orchard property**

c. Describe any structures on the site.

**None**

d. Will any structures be demolished? If so, what?

**No**

e. What is the current zoning classification of the site?

**Planned Unit Development**

f. What is the current comprehensive plan designation of the site?

**Planned Unit Development**

g. If applicable, what is the current shoreline master program designation of the site?

**Not applicable**

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

**No**

i. Approximately how many people would reside or work in the completed project?

**40 staff and up to 600 students**

j. Approximately how many people would the completed project displace?

**None, vacant land**

k. Proposed measures to avoid or reduce displacement impacts, if any:

**None**

— Low Density Residential  
(0-5 Dwellings/Acre)

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**Proposed project is consistent with existing and projected land use.**

9. **Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**None**

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**None**

- c. Proposed measures to reduce or control housing impacts, if any:

**None**

10. **Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**Forty (40) feet is anticipated however, design will be based on a one story structure which will include a gymnasium with a higher roof height.**

- b. What views in the immediate vicinity would be altered or obstructed?

**None Identified**

— As currently undeveloped site is developed views in the vicinity will be altered.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

**One story structure, with trees, downward lighting, swale and green buffer zone between adjacent single family residential area.**

11. **Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Consistent with the COR municipal lighting code.**

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

**Not known, but not anticipated if it meets COR code requirements**

- c. What existing off-site sources of light or glare may affect your proposal?

**None known**

- d. Proposed measures to reduce or control light and glare impacts, if any:

**Compliance with lighting code, hooded lights to direct lighting to avoid light pollution in adjacent neighborhoods.**



**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

**School playground with typical amenities for kindergarten through fifth (5<sup>th</sup>) grade students would improve neighborhood access to recreation.**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

**No**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**None**

**13. Historic and cultural preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**No**

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

**None**

- c. Proposed measures to reduce or control impacts, if any:

**None**

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

**Gala Way, Westcliffe Blvd, and Brantingham Road,**

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**yes**

- c. How many parking spaces would the completed project have? How many would the project eliminate?

**Project would not eliminate any parking, but would comply with COR code requirements for a school structure**

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

**Curbs and sidewalks along adjacent roadways**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

50 PER ITE 520, 600 STUDENTS GENERATE ~ 774 DAILY TRIPS: 270 AM, 90 PM  
AM PEAK BETWEEN 7 AM : 8 AM ?  
OR  
40 STAFF GENERATE ~ 620 DAILY TRIPS: 215 AM, 72 PM

g. Proposed measures to reduce or control transportation impacts, if any:

Proposal of a school speed zone, with flashing beacon and crosswalk treatments.

RSD WILL WORK DIRECTLY WITH PUBLIC WORKS ON PICK-UP/DROP OFF  
LOCATIONS TO BEST ACCOMMODATE ADDED LOADS TO RESIDENTIAL STREETS.  
MAINTENANCE FUNDING ; JONAGOLD.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Yes, the school will impact fire and police services, fire code compliance and inspection, traffic control and enforcement of proposed speed zone.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

All of the above except septic

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water, sewer, storm water, electrical, natural gas, refuse service, communications

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: .....

Date Submitted: .....

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

**TO BE COMPLETED BY APPLICANT**

**EVALUATION FOR  
AGENCY USE ONLY**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**CITY OF RICHLAND**  
**Determination of Non-Significance**

**Description of Proposal** Rezone an approximately 12.5 acre site from Planned Unit Development (PUD) to Single Family Residential 10,000 (R1-10) to allow for construction of a new elementary school for approximately 600-students and 40-staff with associated parking, utilities, landscaping and playground areas.

**Proponent** Richland School District

**Location of Proposal** East of and adjacent to Gala Way, west of and adjacent to Brantingham Road, north of the Brantingham Greens subdivision and generally south of Westcliffe Boulevard.

**Lead Agency** City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

[XX] There is no comment for the DNS.

[ ] This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. **Comments must be submitted by** \_\_\_\_\_.

[ ] This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

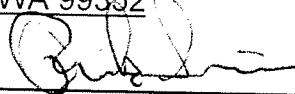
**SEPA Responsible Official** Rick Simon

**Position/Title** Development Services Manager

**Address** P.O. Box 190, Richland, WA 99352

**Date** 2/20/2013

**Signature**



**Comments/Conditions**

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## **MINUTES - EXCERPT**

### **RICHLAND PLANNING COMMISSION MEETING No. 2-2013**

Richland City Hall – 550 Swift Boulevard – Council Chamber

**WEDNESDAY, February 27, 2013**

**7:00 p.m.**

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#### **Call to Order:**

**Chairman Boring** called the meeting to order at 7:00 p.m.

#### **Attendance:**

Present: Chairman Boring, Commission Members Berkowitz, Clark, Jones, Moser, Wallner and Wise. Also present were City Council Liaison Phil Lemley, Deputy City Manager Bill King, City Engineer Jeff Peters, Planning Manager Rick Simon, Senior Planner Jeff Rolph and Recorder Pam Bykonen.

#### **PUBLIC HEARING**

**Public Hearing Explanation:** **Ms. Bykonen** explained the public hearing notice and appeal process and asked Commissioners to identify any conflicts of interest, ex-parte contact or any other appearance of fairness issues. Commissioners Berkowitz, Jones, and Moser and Chairman Boring disclosed that they were members of the Columbia Basin Racquet Club and personally knew the applicant but felt their membership would not affect their decision on Agenda Item 2. There were no objections to this disclosure.

#### **New Business**

##### **1. RICHLAND SCHOOL DISTRICT (RSD) – Zone change on 12.5 acre parcel near Westcliffe Boulevard/Brantingham Road from PUD to R1-10 (Z2013-102)**

**Mr. Rolph** presented the staff report for a proposed change in zoning of a 12.5-acre parcel located east of Gala Way, west of Brantingham Road, and generally south of Westcliffe Boulevard. The applicant is requesting the zone change to allow for the construction of a school which is allowed in a residential zone (R1-10) but not allowed in a PUD zone. The property is part of the Badger Mountain Village settlement agreement which required various uses around the apartment complex to act as a buffer between the apartments and surrounding neighborhoods. A new agreement was signed by the parties of the settlement who concur that construction of an elementary school with design parameters and a required traffic study was a compatible use for the property. Staff recommends approval of the zone change with conditions outlined in the draft Property Use Agreement. Mr. Rolph added that an e-mail received during the public comment period but had been inadvertently left out of the meeting packet.

**Chairman Boring** opened the Public Hearing at 7:18 PM and asked if there were any comments from the public on this item. Seeing none, she closed the Public Hearing at 7:19 PM.

**Discussion:**

**Commissioner Wise** asked about the timeline for construction of the school. **Mark Panther**, Richland School District, explained that while the school board had not given specific instructions, the assumption is that design and construction of the elementary school would begin once the sale of the property to RSD was complete. He expects the process to take about two years.

**Commissioner Berkowitz** asked if construction of the school was part of the bond measure that recently passed. **Mr. Panther** said it was.

**Commissioner Moser** asked about the possibility that the required traffic study would not align with the Memorandum of Understanding (MOU). **Mr. Peters** explained that the MOU required a traffic study but did not ask for any specific outcomes of the traffic study. RSD and the nearby homeowner associations had agreed upon a collaborative effort to determine the best configuration for parking, student drop-off areas, etc. to minimize impacts to the surrounding neighborhoods.

**Commissioner Moser** asked staff for clarification regarding the statement made by Michael and Sheila Laudisio via email that Brantingham Road was a county road and the City and RSD would need permission to use the road to allow for ingress and egress. **Mr. Rolph** assured everyone that Brantingham is a city road. **Mr. Peters** added that the property to the east of Brantingham Road was in the county but the road itself was City of Richland.

Using a chain link fence that is currently in place as a geographical reference, **Commissioner Berkowitz** asked for clarification regarding the property boundaries between the school and the apartment complex. **Mr. Panther** explained that the fenced area is being used as a lay-down yard by the apartment developer but is part of the property to be purchased by RSD which extends beyond the fence and ends near the sidewalk.

**Chairman Boring** expressed her appreciation for the work accomplished by RSD, the City and the homeowners associations prior to the public hearing.

**Commissioner Wise** noted his appreciation for the MOU which allowed for flexibility in design for the school.

**A motion was made by Commissioner Moser and seconded by Commissioner Jones that the Planning Commission concur with the findings and conclusions set forth in Staff Report Z2013-102 and recommend to the City Council rezone the subject parcel from Planned Unit Development (PUD) to Single-Family Residential (R1-10) subject to the conditions of approval set forth in the draft Property Use and Development Agreement known as Attachment B.**



**Called for a vote: Commissioner Berkowitz: Yes; Commissioner Clark: Yes; Commissioner Jones: Yes; Commissioner Moser: Yes; Commissioner Wallner: Yes; Commissioner Wise: Yes; Chairman Boring: Yes.**

**MOTION CARRIED 7-0.**



## Council Agenda Coversheet

Council Date: 03/19/2013

Category: Consent Calendar

Agenda Item: C3

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE AMENDING RMC TITLE 5 BUSINESS LICENSE REGARDING CONSOLIDATING COMMITTEES

Department: Community and Development Services

Ordinance/Resolution: 09-13

Reference:

Document Type: Ordinance

**Recommended Motion:**

Give first reading, by title only, to Ordinance No. 09-13, Amending RMC Chapter 5.04.386, 5.04.387 and 5.04.388 consolidating the Business License Reserve Fund subcommittee with the Economic Development Committee.

**Summary:**

The proposed Ordinance will amend the Richland Municipal Code and modify the duties of several committees, consolidating the functions of the Business License Reserve Fund subcommittee and the Commercial Improvement Program review panel into the Economic Development Committee.

At their January 28, 2013 meeting, the Economic Development Committee invited the representatives of the Business License Reserve Fund (BLRF) review committee and the Commercial Improvement Program (CIP) review committee to discuss the potential of consolidating the function of the BLRF and CIP committees into the Economic Development Committee's function. If Council agrees to undertake this action, it would eliminate the need for the BLRF and CIP committees. After considerable discussion between the various committee members, the Economic Development Committee passed the following motion:

"to make a recommendation to the City Council that the Economic Development Committee absorb the Business License Reserve Fund and Commercial Improvement Program sub-committees as part of the EDC's ongoing duties."

In supporting the recommendation, the representatives noted the overlap in the membership of the committees and that the timing of the application process could be adjusted to fit in the current Economic Development Committee schedule. The proposal was discussed with Council at their February 26, 2013, workshop. Members of the BLRF and CIP review committees participated in the Economic Development Committee meeting. The members were also informed of the Council workshop and were notified of this first reading. Staff has not received any negative responses from the members of the BLRF and CIP review committees.

Fiscal Impact?

☐ Yes ☒ No

**Attachments:**

1) Draft Ordinance No. 09-13

City Manager Approved:

Johnson, Cindy  
Mar 14, 11:31:26 GMT-0700 2013

ORDINANCE NO. 9-13

AN ORDINANCE of the City of Richland amending certain sections of Richland Municipal Code Title 5: Licensing and Taxation of the Richland Municipal Code relating to the utilization of proceeds derived from business license fees paid into the General Fund of the city.

WHEREAS, the Richland City Council desires recommendations and advice from citizen boards, commissions, subcommittees and panels; and

WHEREAS, the Richland City Council also desires to make efficient use of city resources; and

WHEREAS, in consultation with the Business License Reserve Fund subcommittee and the Commercial Improvement Program panel, the Economic Development Committee recommends that the Richland City Council take such action as necessary to assign the duties of the Business License Reserve Fund subcommittee and the Commercial Improvement Program panel to the Economic Development Committee and disband the Business License Reserve Fund subcommittee and the Commercial Improvement Program panel; and

NOW THEREFORE, IT IS HEREBY ORDAINED by the City Council of the City of Richland the following:

Section 1.01 Richland Municipal Code Section 5.04.386, as enacted by Ordinance No. 17-90 and amended by Ordinance No. 15-08, is hereby amended to read as follows:

**5.04.386 Organizations qualified to use business license reserves.** Organizations qualified to use the funding reserved and accumulated in the categories as listed above shall include the Tri-Cities ~~R~~Regional ~~C~~Chamber of ~~C~~ommerce, the Tri-Cities ~~V~~isitors and ~~C~~onvention ~~B~~Bureau, and business improvement districts. These groups shall have as their charter the enhancement of the local business community and the improvement of the environs of the city of Richland. The determination of the appropriate groups to be awarded these funds shall be made by the Richland ~~C~~ity ~~C~~ouncil based upon recommendations to the council by ~~a-council subcommittee~~ the Economic Development Committee which shall review the applications submitted to them. The ~~council-subcommittee~~ Economic Development Committee shall develop a set of guidelines for the selection of the recipients, said guidelines to be approved by the city attorney and accepted by the city council.

Section 1.02 Section 5.04.387, as enacted by Ordinance No. 15-08 of the Richland Municipal Code is hereby amended as follows:

**5.04.387 City of Richland department use of business license reserves.** City of Richland departments are also eligible for use of business license reserves for program or capital expenditures that meet the criteria as set forth in RMC 5.04.385 and as recommended by the ~~council-subcommittee~~ Economic Development Committee as set forth in RMC 5.04.386.

Section 1.03 Section 5.04.388, as enacted by Ordinance No. 15-08 of the Richland Municipal Code is hereby amended as follows:

**5.04.388 Commercial improvement program.**

The city of Richland's office of business and economic development is authorized to establish and manage a commercial improvement program ("program"). The purpose of the program is to encourage and enhance economic development, and reduce blight in the city. The program shall be funded annually as determined by the process set forth in RMC 5.04.386. Use of the funds shall be designated for improvement of commercial areas or properties that exhibit preblight conditions as identified by the ~~council-subcommittee~~ Economic Development Committee established by RMC 5.04.386 and for public investment to facilitate private economic development and to limit or eliminate blight. The city's program and participation shall be secured by agreement, such agreement to provide for the city ownership of an interest in the facilities and improvements funded pursuant to the agreement. The city interest in facilities and improvements will be amortized and reduced at the rate of 20 percent per year for each of five years after the construction or installation of the facility or improvement. The consideration for a program agreement includes but is not limited to the anticipated increase in sales tax received by the city and the avoidance of public expenditure on blighted areas. Program facilities and improvements shall be permanent in nature, within view of a public right-of-way or property, and shall be maintained in good, clean working condition by the private party for the duration of the agreement. ~~The council-subcommittee~~ Determination of the appropriate projects to be awarded these funds shall be made by the Richland City Council based upon recommendations to the council by the Economic Development Committee which shall review the applications submitted to them. The ~~council-subcommittee~~ Economic Development Committee established by RMC 5.04.386 shall develop administrative guidelines for the program. Said guidelines shall be reviewed by staff and accepted by the city council.

Section 1.04 This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
JOHN FOX  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney

Date Published: \_\_\_\_\_



## Council Agenda Coversheet

Council Date: 03/19/2013

Category: Consent Calendar

Agenda Item: C4

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: APPOINTMENT TO THE PLANNING COMMISSION: KENT MADSEN

Department: Assistant City Manager

Ordinance/Resolution: 19-13

Reference:

Document Type: Resolution

**Recommended Motion:**

Adopt Resolution No. 19-13, reappointing Kent Madsen to the Planning Commission.

**Summary:**

The term for Planning Commission Position No. 3 expired on March 1, 2013, which was held by Kent Madsen. He has served on the Planning Commission since June 2005.

Chair Boring and Council Member Lemley are recommending the reappointment of Kent Madsen to Position No. 3. The term for this appointment is six years or until March 1, 2019.

The applications of Bradley Bricker, Garland Huff, Saligrama Rao and Phillip Townsend were also considered for appointment.

Fiscal Impact?

☐ Yes ☒ No

**Attachments:**

- 1) Proposed Resolution
- 2) Recommendation and Application

City Manager Approved:

Johnson, Cindy  
Mar 14, 11:25:27 GMT-0700 2013

RESOLUTION NO. 19-13

A RESOLUTION of the City of Richland confirming the position reappointment of Kent Madsen to the Planning Commission

BE IT RESOLVED by the City Council of the City of Richland that the following position reappointment to the Planning Commission are hereby confirmed.

<u>NAME</u>	<u>ADDRESS</u>	<u>POSITION NO.</u>	<u>TERM ENDING</u>
<u>Reappointment</u> Kent Madsen	1621 Venus Cr	3	3/1/19

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 19th day of March 2013.

\_\_\_\_\_  
JOHN FOX  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney

## Barham, Debby

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**From:** mboring001@aol.com  
**Sent:** Monday, March 11, 2013 4:45 PM  
**To:** Barham, Debby  
**Cc:** Simon, Rick; james.utz@gmail.com  
**Subject:** Planning Commission recommendation for vacancy for Position #3

Hello Ms. Barham:

We interviewed four (4) potential candidates for the Planning Commission vacancy, and while I'm certain all 4 would have proven to be wonderful candidates, Vice Chair Utz and I would like to recommend the City Council reappoint Kent Madsen for Position #3 on the Planning Commission.

For any questions at all, please feel free to reach out to me.

All my best,  
Marianne Boring  
509.531.5475





# APPLICATION FORM

## BOARD ~ COMMISSION ~ COMMITTEE

BOARD/COMMISSION/COMMITTEE FOR WHICH APPLYING: \_\_\_\_\_

NAME: W KENT MADSEN Contact Telephone: 509-627-3777ADDRESS: 1621 VENUS CIRCLE Alternate Telephone: 509-302-7545 cellCITY, STATE, ZIP: RICHLAND WA 99352 E-mail: WKMADSEN@MSN.COM

Parks &amp; Recreation Applicants Only: → Adult: \_\_\_\_\_ Youth / Grade: \_\_\_\_\_

LENGTH OF RESIDENCE IN RICHLAND: 31 YEARSOCCUPATIONAL AND EDUCATIONAL BACKGROUND: RETIRED - SALES

EXPERIENCE RELATED TO THE BOARD/COMMISSION/COMMITTEE, WHICH YOU ARE APPLYING FOR:

FIRST APPOINTED TO COMMISSION MAY 2005.SERVED AS CHAIR 3 YEARSARE YOU CURRENTLY SERVING ON A BOARD, COMMISSION, OR COMMITTEE? IF YES, WHICH: YESRICHLAND PLANNING COMMISSION

HAVE YOU SERVED ON A BOARD, COMMISSION, OR COMMITTEE BEFORE? IF YES, WHICH: \_\_\_\_\_

COMMUNITY DEVELOPMENT - RICHLAND 1970's

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 qualification requirements of this appointment.*

Date: 1/15/13Signature: W Kent Madsen**Note: A resume may not be 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****JAN 16 2013****RICHLAND CITY CLERK**





## Council Agenda Coversheet

Council Date: 03/19/2013

Category: Consent Calendar

Agenda Item: C5

Key Element: Key 6 - Community Amenities

Subject: RES NO. 20-13 ACKNOWLEDGING SATISFACTION OF RICHLAND PFD SUBLEASE REQUIREMENTS

Department: Community and Development Services

Ordinance/Resolution: 20-13

Reference:

Document Type: Resolution

### Recommended Motion:

Adopt Resolution No. 20-13, acknowledging that the Richland Public Facilities District has satisfied all of the construction related pre-conditions of their sublease with the City of Richland.

### Summary:

The Richland Public Facilities District (PFD) is making great progress towards the realization of the Hanford Reach Interpretive Center (Reach) at the west end of Columbia Park. This site is owned by the US Army Corps of Engineers and is leased to the City who in turn has subleased the site to the PFD. The sublease establishes certain performance thresholds which must be satisfied prior to proceeding with each phase of the project. In September of 2012, Council passed Resolution 82-12, approving the financial pro forma. On January 15, 2013, Council awarded a contract for the Phase One work, including infrastructure and site improvements. The PFD is seeking authorization for commencement of Phase Two work which will construct the first building on the site.

Before proceeding with construction of the first building, the PFD must have cash or committed grants equal to 115% of the construction cost; pledges for 50% of the cost of exhibits and equipment; plus reserves and endowments equal to \$1.25 million. The PFD has negotiated a contract for the first building with a design/build team lead by DRG Grant in the amount of \$3.35 million. Between the City held construction fund (\$3.81 million) and Washington State Department of Commerce grants (\$647,000), the PFD has funds in excess of the \$3,852,500 needed to satisfy the required 115% of construction cost. Since the PFD has been awarded a grant from US Department of the Interior (\$2.95 million) which will fully fund exhibits and has received pledges adequate to fund the needed furniture fixtures and equipment in the proposed building, the requirement to have 50% of needed funds for exhibits and equipment is clearly met. The requirement for reserves and endowments is satisfied by a \$250,000 City-held bond reserve and an endowment account in excess of \$1 million. In total, the PFD currently has cash, endowments and pledges exceeding \$12 million.

In acknowledgement of sufficient funds to fulfill the construction pre-conditions in the sublease, Council is asked to adopt the attached resolution allowing the PFD to proceed with Phase Two (the first building) of the Hanford Reach Interpretive Center.

Fiscal Impact?

☐ Yes ☒ No

The requirements to demonstrate adequacy of construction funds plus sufficient funds for later phases of the project is intended to protect the City from any unintended fiscal impacts.

### Attachments:

- 1) Draft Resolution No. 20-13
- 2) Hanford Reach Letter of Certification of Construction Funds

City Manager Approved:

Johnson, Cindy  
Mar 14, 11:28:10 GMT-0700 2013

## RESOLUTION NO. 20-13

A RESOLUTION of the City of Richland acknowledging that the Richland Public Facilities District has satisfied the construction related pre-conditions of their sublease with the City of Richland.

WHEREAS, the Richland Public Facilities District (PFD) intends to build and operate the Hanford Reach Interpretive Center (Reach) on a site leased from the City of Richland (City) in Columbia Park West; and

WHEREAS, the sublease between the City and PFD established financial pre-conditions which must be satisfied prior to building the Reach on the lease site, and

WHEREAS, the City has received federal grant funds and awarded a contract for the construction of Phase I improvements on the leased property including infrastructure and site improvements; and

WHEREAS, the PFD has completed a process to select a design/build team and has negotiated a fixed price of \$3.35 million to construct the first building of the Reach; and

WHEREAS, the PFD has provided information demonstrating that sufficient funds, pledges and reserves are in place to fulfill all of the sublease requirements which must be satisfied prior to construction of the first building.

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

The Richland Public Facilities District has demonstrated the availability of sufficient funds, pledges and reserves to satisfy the construction related pre-conditions of the sublease (Sections 8.2b, 8.3c, 8.4 and 8.5) and may, therefore, construct the first building of the of the Hanford Reach Interpretive Center once all required permits are obtained.

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 19<sup>th</sup> day of March, 2013.

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JOHN FOX  
Mayor

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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THOMAS O. LAMPSON  
City Attorney



# THE REACH

GATEWAY TO THE HANFORD REACH NATIONAL MONUMENT

P.O. Box 1160  
Richland, WA 99352

WWW.VISITHEREACH.ORG

March 5, 2013

Richland City Council  
Attn: Mr. Bill King  
PO Box 190  
Richland, WA 99352

**Re: Letter of Certification of Construction Funds – Phase I & II**

This letter provides written notification certifying availability of funds for construction of Phase I and II of the Hanford Reach Interpretive Center, a project of the Richland Public Facilities District.

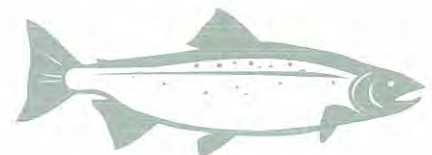
As stated in Exhibit F of the Sub-Lease between the City of Richland and the Richland Public Facilities District for Columbia Park West, 25% of construction costs for Phase II must be pledged or in hand prior to commencement of Phase I construction. As well as 115% of construction costs for Phase II are needed prior to commencement of construction for Phase II. In addition it has been requested by the City of Richland this be certified in writing.

The attached document provides a breakdown of construction costs for Phase I and II of the Reach Project and also list funds in hand and pledged. This document demonstrates that the Richland Public Facilities District has the necessary funds in hand or pledged to meet the Sub-Lease requirements. Additional documents give specific account balances and pledged totals.

If you have any questions please contact me at 509-943-4100 or email at [lisat@visitthereach.org](mailto:lisat@visitthereach.org).

Thank you,

Lisa Toomey, Chief Executive Officer  
Richland Public Facilities District





<b>Funds In-Hand or Pledged as of 12/31/2012 for Construction of Phase I &amp; II</b>	<b>\$ 8,138,117.00</b>
<b>Phase I Construction - March 2013</b>	
Phase I Construction Costs	\$ 3,683,703.00
25% of Estimated Construction Cost	\$ 837,500.00
Existing Debt Service Reserve	\$ 250,000.00
(Existing Debt Service Reserve held by City of Richland)	\$ (250,000.00)
Insurance, Honorarium	\$ 81,250.00
Current Operating needs	\$ 225,000.00
<b>Total needed for City Council to allow Phase I to Begin</b>	<b>\$ 4,827,453.00</b>
<b>Remaining Balance of Funds in Hand &amp; Pledged after Phase I</b>	<b>\$ 3,310,664.00</b>
<b>Phase II Construction - June 2013</b>	
Phase II Construction Costs	\$ 3,350,000.00
15% above Phase II Construction Costs (Includes 10% Contingency)	\$ 502,500.00
50 % of Estimated Cost of Exhibits & FF&E	\$ 37,500.00
Project Management	\$ 200,000.00
Existing Endowment Fund - Coming from CREHST	\$ 1,000,000.00
Facility Contingency Fund - Funded by Debt Service Account	\$ -
(25% raised Prior to Phase I for Phase II)	\$ (837,500.00)
CREHST Funds Already in Hand	\$ (1,000,000.00)
Legal Fees	\$ 50,000.00
<b>Total needed for City Council to allow Phase II to Begin</b>	<b>\$ 3,302,500.00</b>
<b>Remaining Balance of Funds in Hand &amp; Pledged after Phase II</b>	<b>\$ 8,164.00</b>



# EXHIBIT F

## Required Funding and Thresholds

ACTIVITY THRESHOLD	REQUIRED APPROVALS	FINANCIAL REQUIREMENTS TO PROCEED			KEY DATES	
		Cash, awards or committed grants	Cash or pledges for subsequent activity	Reserve Funds & Endowments	Target	Default
Approval of Financial Pro Forma	Landlord				04/17/2012 09/18/2012	09/30/2012 06/01/2013
Phase One Contract Award involves extension of all utilities to the site, construction of streets and driveways, construction of parking areas, some site grading and other site improvements.	Landlord, Corps, & Regulators	110% of bid amount City Grants	25% of estimated construction costs inc. construction documents and permits	Existing Bond Reserve Fund (\$250,000)	04/03/2012 02/19/2013	09/30/2012 07/31/2013
Substantial completion of Phase 1	Landlord & Regulators				11/01/2012 06/01/2013	09/30/2013 04/30/2014
Phase Two Contract Award includes Construction Documents, Project Management and Permit fees plus complete construction of the Reach Center building with alternates	Landlord, Corps, & Regulators	115% of bid amount on "Design Build" contract with a not to exceed price plus actual cost for construction doc & permitting	50% of the estimated cost of exhibits and FF&E	\$1,000,000 Endowment \$500,000 Facility Contingency Fund (FCF) <sup>1</sup>	10/15/2012 06/01/2013	12/31/2013 06/30/2014
Award Contracts for Exhibits Fabrication, Furniture, Fixtures and Equipment <sup>2</sup>	Landlord	110 % of bid amount	50% of first year required support revenue <sup>3</sup>	\$400,000 Operating reserve <sup>4</sup> Reserve equal to 13 weeks of operating budget Add \$250,000 FCF	01/15/2013 07/01/2013	N/A
Substantial Completion of Phase 2	Landlord & Regulators			Additional \$250,000 operating reserve Year One Facility Contingency Fund contribution (\$18 x total sq. ft. ÷ 5) <sup>1</sup> Add \$250,000 FCF	04/01/2014	09/30/2014 10/31/2015
Grand Opening & capitalized operations		\$500,000 plus 50% of remaining yr 1 support revenue			07/01/2014 08/01/2014	03/31/2016 05/30/2016
Ongoing Operations	Per Sublease					

<sup>1</sup> Facility Contingency Fund (FCF) will be established by mutually acceptable separate instrument prior to approval of Phase 2.

<sup>2</sup> If awarded in multiple contracts, financial requirements will be apportioned based on size of the contract as a percent of total cost for this activity

<sup>3</sup> Support Revenues are that portion of the annual operating budget in excess of projected earned income.

<sup>4</sup> Form of Tenant's operating reserve to be approved by Landlord prior to award of contracts for exhibits, furniture, fixtures or equipment

# Hanford Reach Interpretive Center CCSC Update Report - December 31, 2012



Funding Sources	Pledge Payments	Pledges Outstanding	Total	Pledged	Restricted Undrestricted	% of Total
<b>Board/CCSC Giving</b>						
Board Members	\$ 497,789.10	\$ 60,357.38	\$ 558,146.48		Construction	
<b>Total Board/CCSC Giving</b>	<b>\$ 497,789.10</b>	<b>\$ 60,357.38</b>	<b>\$ 558,146.48</b>			<b>2%</b>
<b>Community Campaign Gifts under \$10K</b>						
Corporations	\$ 79,958.40	\$ 8,500.00	\$ 88,458.40		Construction	
Individuals	\$ 122,062.43	\$ 5,605.00	\$ 127,667.43		Construction	
<b>Total Community Campaign</b>	<b>\$ 202,020.83</b>	<b>\$ 14,105.00</b>	<b>\$ 216,125.83</b>			<b>1%</b>
<b>Corporations Gifts over \$10K</b>						
Corporations	\$ 165,000.00	\$ -	\$ 165,000.00		Construction	
<b>Total Corporation</b>	<b>\$ 165,000.00</b>	<b>\$ -</b>	<b>\$ 165,000.00</b>			<b>1%</b>
<b>Foundations</b>						
Atomic Heritage Foundation	\$ 213,000.00	\$ -	\$ 213,000.00		Construction	
<b>Total Foundations</b>	<b>\$ 213,000.00</b>	<b>\$ -</b>	<b>\$ 213,000.00</b>			<b>1%</b>
<b>DOE Contractors</b>						
Battelle - Held by ESTF	\$ 1,000,000.00	\$ -	\$ 1,000,000.00		Endowment	
Battelle	\$ 1,300,000.00	\$ -	\$ 1,300,000.00			
Mission Support Alliance	\$ 50,000.00	\$ 450,000.00	\$ 500,000.00			
Washington River Protection	\$ 600,000.00	\$ -	\$ 600,000.00			
Bechtel	\$ 50,000.00	\$ -	\$ 50,000.00			
Contractors	\$ 13,000.00	\$ -	\$ 13,000.00		Construction	
<b>Total Hanford Contractors</b>	<b>\$ 3,013,000.00</b>	<b>\$ 450,000.00</b>	<b>\$ 3,463,000.00</b>			<b>13%</b>
<b>Lead Gifts \$100K &amp; Up</b>						
	\$ -	\$ -	\$ -			
<b>Total Lead Gifts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			<b>0%</b>
<b>Major Gifts \$10K - \$99K</b>						
Individuals	\$ -	\$ -	\$ -			
<b>Total Major Gifts</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			<b>0%</b>
<b>Public Funding Taskforce</b>						
<b>Federal-Gov</b>						
Department of HUD	\$ 214,530.00	\$ -	\$ 214,530.00		Site Selection	
Department of Interior (USFW)	\$ 487,612.62	\$ 2,468,865.38	\$ 2,956,478.00		Exhibits	
Department of Transportation	\$ 435,715.99	\$ 3,536,703.14	\$ 3,972,419.13		Site Work	
<b>Total Federal</b>	<b>\$ 1,137,858.61</b>	<b>\$ 6,005,568.52</b>	<b>\$ 7,143,427.13</b>			<b>28%</b>
<b>State-Gov</b>						
Washington State Parks & Rec Comm	\$ 4,950,000.00	\$ -	\$ 4,950,000.00		Pre-Construction	
Energy Facility Site Evaluation Council	\$ 250,000.00	\$ -	\$ 250,000.00		Construction	
2009 - 2011 Biennium Funding	\$ -	\$ 647,000.00	\$ 647,000.00		Site Work/Construction	
<b>Total State</b>	<b>\$ 5,200,000.00</b>	<b>\$ 647,000.00</b>	<b>\$ 5,847,000.00</b>			<b>23%</b>
<b>Local-Gov</b>						
Richland Public Facilities District (bonding)	\$ 7,000,000.00	\$ -	\$ 7,000,000.00		Construction	
Benton County PFD	\$ 190,380.09	\$ -	\$ 190,380.09		Constr/Operations	
City of Richland	\$ 938,471.00	\$ -	\$ 938,471.00		Utility Crossing	
Other Local Agencies	\$ 250.00	\$ -	\$ 250.00		Construction	
<b>Total Local</b>	<b>\$ 8,129,101.09</b>	<b>\$ -</b>	<b>\$ 8,129,101.09</b>			<b>32%</b>
<b>Total Public Funding Taskforce</b>	<b>\$ 14,466,959.70</b>	<b>\$ 6,652,568.52</b>	<b>\$ 21,119,528.22</b>			
<b>Total Secured Funds</b>	<b>\$ 18,557,769.63</b>	<b>\$ 7,177,030.90</b>	<b>\$ 25,734,800.53</b>			<b>100%</b>
<b>Changes in December 2012</b>						
	\$ 19,614.45	\$ (18,544.37)	\$ 1,070.08			

**Hanford Reach Interpretive Center  
CCSC Update Report - December 31, 2012**

<b>Funds Available as of 12/2012</b>		
Outstanding Pledges	\$	7,177,030.90
City of Richland, Construction Account (In Hand)	\$	3,429,950.99
HRIC - Reach Account	\$	<b>21,663.27</b>
<b>Funds for Construction</b>	<b>\$</b>	<b>10,628,645.16</b>
PFD Operations Account	\$	22,946.16
City of Richland, Operations Account (including debt service)	\$	620,798.87
RPFD/Reach Endowment Account	\$	1,002,095.87
<b>Funds for Operations/Debt Service/Endowment</b>	<b>\$</b>	<b>1,645,840.90</b>
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$</b>	<b>12,274,486.06</b>



### Important Messages

As financial services professionals, we respect the privacy of our clients and are committed to treating their information responsibly. Please view the enclosed Privacy Policy Notice to learn how Baker Boyer protects your personal information.

Baker Boyer Bank. Guiding you to a brighter financial future.

0Z 01 RETURN SERVICE REQUESTED  
RICHLAND PUBLIC FACILITIES DISTRICT  
REACH ENDOWMENT  
PO BOX 1160  
RICHLAND WA 99352-1160



### CHECKING ACCOUNTS

#### Money Market Gold Public

Account Number	21576012	Statement Dates	12/03/12 thru 12/31/12
Previous Balance	1,002,095.87	Days in the statement period	29
Deposits/Credits	.00	Avg Ledger Balance	1,002,095.87
Checks/Debits	.00	Avg Collected Balance	1,002,095.87
Service Charge	.00		
Interest Paid	87.34		
Current Balance	1,002,183.21	2012 Interest Paid	1,652.09

#### Miscellaneous Debits and Deposits

Date	Description	Amount
12/31	Interest Deposit	87.34 CR

#### Daily Balance Information

Date	Balance	Date	Balance
12/03	1,002,095.87	12/31	1,002,183.21

#### Interest Rate Summary

Date	Rate
12/02	0.110000%

\*\*\* END OF STATEMENT \*\*\*



**HANFORD REACH INTERPRETIVE CENTER  
FINANCIAL REPORT  
MONTH ENDING, DECEMBER 31, 2011  
FUND # 345**

**BALANCE SHEET  
REVENUE  
EXPENSE**

# City of Richland Balance Sheet

FUND	345	HANFORD REACH INTERPRETIVE CTR				
Account #			Current Month			
Beginning Balance			Current Month		Ending Balance	
			Debits	Credits		
<b>Assets and Other Debits</b>						
111100	CASH & EQUIVALENTS	3,087,955.93	20,067.28	1,951.19-	3,106,072.02	
118100	INVESTMENTS	302,339.51	33.51		302,373.02	
124000	INTEREST RECEIVABLE	.00			.00	
<b>Liabilities and Other Credits</b>						
213100	ACCOUNTS PAYABLE	1,917.68-	1,917.68	29,342.22-	29,342.22-	
231400	ACCRUED EXPENSES	.00			.00	
<b>Type 3 Liabilities</b>						
281100	ENCUMBRANCES	.00			.00	
281200	RESERVE FOR ENCUMBRANCES	.00			.00	
288000	FUND BAL/RET EARNINGS	.00			.00	
<b>Total Assets</b>			20,100.79	1,951.19-	3,408,445.04	
<b>Total Liabilities</b>			1,917.68	29,342.22-	29,342.22-	
<b>Total Revenue</b>			.00	20,067.28-	14,979,826.94-	
<b>Total Expense</b>			29,342.22	.00	11,600,724.12	
<b>Fund Total</b>			51,360.69	51,360.69-	.00	

# Fin-6 City of Richland Revenue Report

Fund Basub Ele	345	HANFORD REACH INTERPRETIVE CTR	Account Description	Orig. Budget	Adj. Budget	Monthly Receipts	Y-T-D	Uncollected Revenue	Percent Collected	Previous Y-T-D
<b>INTERGOVERNMENTAL REVENUES</b>										
333850		INTERIOR FUNDING DESIGN - FED		1,239,416	1,239,416	0.00	1,238,662.62	753.38	99.9%	0.00
334424		WA CTED GRANT - PARKS		2,000,000	2,000,000	0.00	3,239,229.00	1,239,229.00-	162.0%	0.00
<b>Total</b>		<b>INTERGOVERNMENTAL REVENUES</b>		<b>3,239,416</b>	<b>3,239,416</b>	<b>0.00</b>	<b>4,477,891.62</b>	<b>1,238,475.62-</b>	<b>138.2%</b>	<b>0.00</b>
<b>MISCELLANEOUS REVENUES</b>										
361100		INVESTMENT INTEREST		234,247	234,242	6,835.61	571,504.02	337,262.02-	244.0%	0.00
361320		NET CHANGE IN FMV INVEST		0	0	0.00	0.00	0.00	0.0%	0.00
362407		RENTAL INCOME		0	0	0.00	0.00	0.00	0.0%	0.00
367105		DONATIONS-BATTELLE GRANT		0	0	0.00	0.00	0.00	0.0%	0.00
367106		DONATIONS-PFD UNRESTRICTED		0	36,390,166	13,231.67	1,769,460.30	34,620,705.70	4.9%	0.00
367107		DONATIONS-PFD RESTRICTED		0	0	0.00	9,500.00	9,500.00-	0.0%	0.00
367193		ATOMIC HERITAGE FOUNDATION		213,000	213,000	0.00	213,000.00	0.00	100.0%	0.00
<b>Total</b>		<b>MISCELLANEOUS REVENUES</b>		<b>447,247</b>	<b>36,837,408</b>	<b>20,067.28</b>	<b>2,563,464.32</b>	<b>34,273,943.68</b>	<b>7.0%</b>	<b>0.00</b>
<b>NONREVENUES</b>										
382200		REVENUE BOND PROCEEDS		7,000,000	7,000,000	0.00	7,000,000.00	0.00	100.0%	0.00
<b>Total</b>		<b>NONREVENUES</b>		<b>7,000,000</b>	<b>7,000,000</b>	<b>0.00</b>	<b>7,000,000.00</b>	<b>0.00</b>	<b>100.0%</b>	<b>0.00</b>
<b>OTHER FINANCING SOURCES</b>										
397150		OP TRANS IN-HOTEL/MOTEL		500,000	500,000	0.00	500,000.00	0.00	100.0%	0.00
397631		OP TRANS IN-PFD ADMIN		438,471	438,471	0.00	438,471.00	0.00	100.0%	0.00
<b>Total</b>		<b>OTHER FINANCING SOURCES</b>		<b>938,471</b>	<b>938,471</b>	<b>0.00</b>	<b>938,471.00</b>	<b>0.00</b>	<b>100.0%</b>	<b>0.00</b>
<b>Total</b>		<b>HANFORD REACH INTERPRETIVE C</b>		<b>11,625,134</b>	<b>48,015,295</b>	<b>20,067.28</b>	<b>14,979,826.94</b>	<b>33,035,468.06</b>	<b>31.2%</b>	<b>0.00</b>

# Fin-1 City of Richland Expense Summary

Fund	345	HANFORD REACH INTERPRETIVE CTR	Orig.Budget	Adj.Budget	Current Month	Y-T-D	Current Encumbered	Unencumbered Balance	Y-T-D % Committed	Previous Y-T-D
<b>Division 909 PUBLIC FACILITIES DISTRICT</b>										
<b>Basub/Element 586000 AGENCY TYPE DISBURSEMENTS</b>										
5102	INTERLOCAL AGREEMENTS	403,000	403,000	0.00	403,000.00	0.00	0.00	0.00	100.0%	403,000.00
<b>Total Basub 586000</b>		<b>403,000</b>	<b>403,000</b>	<b>0.00</b>	<b>403,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>100.0%</b>	<b>403,000.00</b>
<b>Basub/Element 594589 CAPITALIZED EXP-PFD</b>										
4105	ENGINEERING SERVICES	375,000	375,000	0.00	424,274.97	0.00	0.00	49,274.97-	113.1%	424,274.97
4106	ARCHITECTURAL SERVICES	6,397,000	6,397,000	0.00	5,755,497.97	0.00	0.00	641,502.03	90.0%	5,689,302.95
4108	CONSTRUCTION MANAGEMENT	2,572,297	2,572,297	0.00	2,123,368.33	0.00	0.00	448,928.67	82.5%	2,123,368.33
4109	PROJECT INSPECTION SERVICE	0	0	0.00	0.00	0.00	0.00	0.00	0.0%	0.00
4123	CONSULTANT-DESIGN SERVICE	0	0	0.00	231,114.11	0.00	0.00	231,114.11-	0.0%	223,240.67
6208	MISC PUBLIC FACILITIES	0	0	0.00	0.00	0.00	0.00	0.00	0.0%	0.00
6402	ART PROJECTS	0	0	0.00	5,817.00	0.00	0.00	5,817.00-	0.0%	5,817.00
6403	CAPITALIZED EXP	1,032,716	1,032,716	0.00	1,050,487.46	0.00	0.00	17,771.46-	101.7%	1,048,520.46
6406	FURNITURE & FIXTURES > \$5,000	0	0	0.00	21,902.38	0.00	0.00	21,902.38-	0.0%	21,902.38
6599	CONSTRUCTION CONTINGENCY	139,225	139,225	0.00	0.00	0.00	0.00	139,225.00	0.0%	0.00
8402	COST OF BOND ISSUANCE	273,798	273,798	0.00	273,797.29	0.00	0.00	0.71	100.0%	273,797.29
9986	FACILITY MAINTENANCE RESER	300,000	300,000	0.00	0.00	0.00	0.00	300,000.00	0.0%	0.00
9995	CONTRIBUTION RESERVE	132,098	132,098	0.00	0.00	0.00	0.00	132,098.00	0.0%	0.00
<b>Total Basub 594589</b>		<b>11,222,134</b>	<b>11,222,134</b>	<b>0.00</b>	<b>9,886,259.51</b>	<b>0.00</b>	<b>0.00</b>	<b>1,335,874.49</b>	<b>88.1%</b>	<b>9,810,224.05</b>
<b>Basub/Element 594601 CAPITALIZED EXP-OPERATIONS</b>										
4990	OTHER MISC EXP	0	3,484,148	0.00	0.00	0.00	0.00	3,484,148.00	0.0%	0.00
4997	UNALLOCATED EXPENSES	0	2,000,000	0.00	0.00	0.00	0.00	2,000,000.00	0.0%	0.00
<b>Total Basub 594601</b>		<b>0</b>	<b>5,484,148</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,484,148.00</b>	<b>0.0%</b>	<b>0.00</b>
<b>Basub/Element 594602 CAPITALIZED EXP-PRE CONST</b>										
4105	ENGINEERING SERVICES	0	95,000	0.00	83,748.11	0.00	0.00	11,251.89	88.2%	0.00
4106	ARCHITECTURAL SERVICES	0	2,496,165	0.00	473,033.07	0.00	0.00	2,023,131.93	19.0%	0.00
4123	CONSULTANT-DESIGN SERVICE	0	70,000	0.00	68,472.29	0.00	0.00	1,527.71	97.8%	0.00
4908	LICENSES & PERMITS	0	235,000	1,342.22	32,473.78	0.00	0.00	202,526.22	13.8%	0.00
6406	FURNITURE & FIXTURES > \$5,000	0	500,000	0.00	0.00	0.00	0.00	500,000.00	0.0%	0.00
6486	SITE PREPARATION	0	425,420	28,000.00	634,541.70	0.00	0.00	209,121.70-	149.2%	0.00
<b>Total Basub 594602</b>		<b>0</b>	<b>3,821,585</b>	<b>29,342.22</b>	<b>1,292,268.95</b>	<b>0.00</b>	<b>0.00</b>	<b>2,529,316.05</b>	<b>33.8%</b>	<b>0.00</b>
<b>Basub/Element 594603 CAPITALIZED EXP-CONSTRUCTION</b>										
4102	LEGAL FEES	0	0	0.00	0.00	0.00	0.00	0.00	0.0%	0.00
4108	CONSTRUCTION MANAGEMENT	0	225,000	0.00	473.50	0.00	0.00	224,526.50	0.2%	0.00
4117	EXPERT SERVICES	0	0	0.00	0.00	0.00	0.00	0.00	0.0%	0.00
4118	CONSULTING SERVICES	0	0	0.00	0.00	0.00	0.00	0.00	0.0%	0.00
4401	ADVERTISING	0	0	0.00	0.00	0.00	0.00	0.00	0.0%	0.00
4402	PUBLICATIONS	0	0	0.00	0.00	0.00	0.00	0.00	0.0%	0.00
4601	INSURANCE	0	51,233	0.00	0.00	0.00	0.00	51,233.00	0.0%	0.00
6403	CAPITALIZED EXP	0	13,858,870	0.00	4,500.00	0.00	0.00	13,854,370.00	0.0%	0.00

# **Fin-1 City of Richland Expense Summary**

Fund	345	HANFORD REACH INTERPRETIVE CTR	Orig.Budget	Adj.Budget	Current Month	Y-T-D	Current Encumbered	Unencumbered Balance	Y-T-D % Committed	Previous Y-T-D
<b>Division 909 PUBLIC FACILITIES DISTRICT</b>										
<b>Basub/Element 594603 CAPITALIZED EXP-CONSTRUCTION</b>										
6406		FURNITURE & FIXTURES > \$5,000	0	885,724	0.00	14,222.16	0.00	871,501.84	1.6%	0.00
6417		OTHER STRUCTURES/IMP > \$5.0	0	7,000,000	0.00	0.00	0.00	7,000,000.00	0.0%	0.00
6486		SITE PREPARATION	0	3,523,727	0.00	0.00	0.00	3,523,727.00	0.0%	0.00
6599		CONSTRUCTION CONTINGENCY	0	1,539,874	0.00	0.00	0.00	1,539,874.00	0.0%	0.00
<b>Total Basub</b>	<b>594603</b>		<b>0</b>	<b>27,084,428</b>	<b>0.00</b>	<b>19,195.66</b>	<b>0.00</b>	<b>27,065,232.34</b>	<b>0.1%</b>	<b>0.00</b>
<b>Basub/Element 595300 ROADWAY</b>										
6372		COLUMBIA POINT SOUTH RD	0	0	0.00	0.00	0.00	0.00	0.0%	0.00
<b>Total Basub</b>	<b>595300</b>		<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>
<b>Basub/Element 599900 OTHER INTRAGOV-GEN ADMIN</b>										
9999		OTHER EXPENSES/RESERVE	0	0	0.00	0.00	0.00	0.00	0.0%	0.00
<b>Total Basub</b>	<b>599900</b>		<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>
<b>Total Division</b>	<b>909</b>		<b>11,625,134</b>	<b>48,015,295</b>	<b>29,342.22</b>	<b>11,600,724.12</b>	<b>0.00</b>	<b>36,414,570.88</b>	<b>24.2%</b>	<b>10,213,224.05</b>
<b>Total Fund</b>	<b>345</b>		<b>11,625,134</b>	<b>48,015,295</b>	<b>29,342.22</b>	<b>11,600,724.12</b>	<b>0.00</b>	<b>36,414,570.88</b>	<b>24.2%</b>	<b>10,213,224.05</b>



## Council Agenda Coversheet

Council Date: 03/19/2013

Category: Consent Calendar

Agenda Item: C6

Key Element: Key 4 - Central Richland and Island View District Revitalization

Subject: RESOLUTION NO. 21-13, DECLARATION OF SURPLUS PROPERTY LOCATED ON SWIFT BOULEVARD

Department: Community and Development Services

Ordinance/Resolution: 21-13

Reference:

Document Type: Resolution

### Recommended Motion:

Adopt Resolution No. 21-13 declaring city property at the northwest corner of Swift Boulevard and George Washington Way surplus to the City's needs and authorizing staff to negotiate a Purchase and Sales Agreement with the abutting land owner.

### Summary:

The City's Strategic Plan identifies redevelopment and urbanization of Richland's Central Business District (CBD) as a key goal. In 2010, City Council recognized the Swift Corridor as a prime opportunity for revitalization and hired a consulting team to make a recommendation on future development. The City's under-utilized parking lot north of Swift Boulevard between Jadwin Avenue and GWW was identified by the study as an important "opportunity site". The consultants noted, however, that it would be difficult to develop the property without partnering with the adjacent owner to the north.

Greg Markel, the owner of the property north of the city parking lot, recently approached the City about redevelopment of his site. Staff used this opportunity to discuss the potential of a larger project incorporating recommendations from the Swift Corridor Study. Before the City parcel can be made available for redevelopment, it must be declared surplus to City needs. RCM Section 3.06.030 requires a public hearing and review by the Economic Development Committee (EDC) and the Planning Commission (PC) before Council makes the final decision. Once the property is determined to be surplus, Council may decide if it should be sold or leased by open bid or negotiation. Since in this case, greater development potential is created by combining the City parcel with the adjacent site, it is recommended that staff be directed to negotiate a market value sale to the abutting owner.

On February 25, the EDC considered this matter and has forwarded a recommendation that the property be found surplus and that staff be authorized to negotiate a sale to the adjacent owner based on an appraised market value. On February 27, the PC held a public hearing and forwarded a recommendation that the property be found surplus and sold to the abutting owner subject to special conditions. The Commission recommendations and other supporting information are attached.

### Fiscal Impact?

☒ Yes ☐ No

Declaring the property surplus to City needs will not have an immediate fiscal impact. However, if the property is later sold, the City will receive the fair market value (\$100,000 to \$120,000) and the property will be added to the tax rolls. Development of the property will further enhance tax revenues but also create a slight additional demand for City services.

### Attachments:

- 1) Resolution 21-13
- 2) Aerial Map of Subject Property - Swift Blvd
- 3) Analysis of Proposed Surplus Action
- 4) Planning Commission Public Hearing 2-27-13 Excerpt of Swift Blvd Surplus Property
- 5) Staff Report to the EDC
- 6) Staff Report to PC

City Manager Approved:

Johnson, Cindy  
Mar 14, 14:19:01 GMT-0700 2013

RESOLUTION NO. 21-13

A RESOLUTION of the City of Richland declaring certain real property surplus to the City's needs.

WHEREAS, the City of Richland owns approximately 21,000 square feet of land near the northwest corner of Swift and George Washington Way and as further described in a legal description attached hereto; and

WHEREAS, the City Council, as legislative authority of the City of Richland, is authorized to declare property surplus per Richland Municipal Code 3.06.030; and

WHEREAS, the 2011 **City of Richland Swift Corridor and Civic Center Study** recommends that the City work with the adjacent property owner to develop this key property at the east entrance to the Swift Corridor; and

WHEREAS, the abutting property owner, Gregory Markel, is currently planning to redevelop his property north of the subject site; and

WHEREAS, the Executive Leadership Team identified no future municipal need for the property; and

WHEREAS, at their February 25, 2013 meeting, the Economic Development Committee provided a positive recommendation to surplus the property and to further recommend that the City negotiate a land sale to the abutting property owner in order to create a more developable parcel; and

WHEREAS, the Richland Planning Commission held a duly advertised Public Hearing on February 27, 2013, in accordance with RMC Title 3.06.030 and received no public comment on the declaration of surplus; and

WHEREAS, at their February 27, 2013 meeting, the Planning Commission provided a positive recommendation to surplus the property and further recommended that conditions be placed on the sale to ensure the development will help achieve the City's goals for the Swift Corridor; and

WHEREAS, the City has obtained an Appraisal Report from an unbiased State Certified Appraiser, establishing the fair market value of the property.

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

Section 1.01 The City Council finds and declares that certain real property as provided in the attached legal description, is no longer needed and therefore is surplus to the City's needs.



Section 1.02 The City Council further finds that special consideration should be given to the abutting property owner Gregory Markel in accordance with RMC Title 3.06.030 and directs staff to negotiate a market value sale of the property to Mr. Markel subject to conditions recommended by the Planning Commission.

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 19<sup>th</sup> day March, 2013.

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JOHN FOX  
Mayor

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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THOMAS O. LAMPSON  
City Attorney





1949844.8725713866 348076.2991756578



## Attachment 3

### Analysis of Proposed Surplus Action

The subject property is a City owned parking lot of approximately 21,000 square feet, located north of Swift Boulevard between Jadwin and GWW. Based on observation, this parking lot is utilized at about 24% of its capacity, perhaps mostly by employees of Burger King. Richland City Hall has sufficient parking south of Swift Boulevard to satisfy code requirements. Except on very rare occasions, there is a surplus of available public parking in this portion of the CBD. The opportunity to establish an urban street frontage along Swift is much more important to the City's goals than continuing to maintain this underutilized surface parking lot. This property should therefore be classified as surplus to city needs and made available for sale subject to restrictions which will promote the type of urban development the City is seeking at this key location.

An internal staff review determined no future City need for this site. Per RMC 3.06.030, a public hearing was held before the Planning Commission and no comments were received. The Planning Commission and the Economic Development Committee have each forwarded a recommendation that the site be found surplus to City needs and that staff be authorized to negotiate a market value sale to the abutting owner. If Council agrees and determines the property is surplus to city needs, addition direction may provide on each of the following:

1. *Whether the parcel should be sold or leased:* In this case, staff recommends that the property be sold since it is of limited value as a free standing parcel.
2. *Whether special consideration should be given to abutting land owners:* Yes, since the greatest value is created by combining this parcel with the abutting property.
3. *Whether special covenants or restrictions should be placed on the real property as a condition of sale or lease:* Yes, it is recommended that conditions be placed on the property that insures it will be developed in conformance with the City's goals for the CBD.
4. *Whether the parcel should be sold or leased by sealed bid:* In this case, it is recommended that the City pursue a negotiated sale with the abutting owner per RMC 3.06.040 (B).
5. *What formality of appraisal is necessary to set the minimum acceptable price to achieve reasonable value:* It is recommended that a third party appraisal be used to establish a fair market price.

If the City's parking lot is found to be surplus and sold to Mr. Markel for a fair price, the combined site can accommodate three buildings with space for six or more tenants. Two of the buildings would be sited along Swift Boulevard helping to achieve the City's vision for this corridor. The third building would accommodate a gourmet sandwich shop with a drive-thru window and on-site dining. The entire project would conform to the City's new downtown design standards and represents a step forward in the implementation of the City's goals for the CBD and the Swift corridor.

**3. CITY OF RICHLAND – Surplus of approximately .5 acres of City property to make available for private development. (M2013-101)**

**Bill King, Deputy City Manager**, reviewed the staff report for the proposed surplus property which is located on the north side of Swift Boulevard between George Washington Way and Jadwin Avenue. The property is currently used as overflow parking for City Hall and is not needed to meet its off-street parking requirements. No other city uses have been identified for the property prompting and it was identified as a development “opportunity site” in the 2011 Swift Corridor Study. That study recommended that the city site be combined with the abutting property to the north. Greg Markel, the property owner adjacent to the north side of the parking lot, has expressed interest in redeveloping his property and incorporating the City’s parking lot in that redevelopment.

As required by RMC 3.06.030, the Economic Development Committee reviewed the proposal to surplus the property at their February meeting and had no objections to the proposal. The next step is to seek approval from the Planning Commission on the recommendation to surplus the property before it can go before the City Council for final approval.

**Chairman Boring** opened the Public Hearing at 8:24 PM and asked if there were any comments from the public on this item. Seeing none, she closed the Public Hearing at 8:24 PM.

**Discussion:**

Although she did not object to the proposal, **Commissioner Berkowitz** expressed her concern regarding trading a parking lot on Swift Boulevard for a parking lot on Jadwin Avenue and having a drive-through in the Central Business District. Both items had been discussed at the February Planning Commission workshop. She did feel that declaring the property surplus and available for redevelopment was a reasonable alternative.

**Commissioner Moser** agreed that redevelopment of the property was a beneficial alternative and removed the need for visitors to City Hall to cross a busy street. She added that since Mr. Markel had not yet submitted an application for redevelopment it was not possible to deny the proposal based on something that has not occurred. **Mr. King** noted that Mr. Markel’s use permit would come before the Planning Commission for approval at their next meeting.

**Chairman Boring** commented that the property is long and narrow and felt that the best way to accomplish redevelopment of the property would be to combine it with an adjoining property.

**Commissioner Berkowitz** asked about ADA access and parking spots for City Hall. **Mr. King** said there were ADA parking stalls located on the south side of Swift

Boulevard with additional ADA parking stalls in the parking lot behind City Hall on George Washington Way.

**A motion was made by Commissioner Moser and seconded by Commissioner Wallner that the Planning Commission concur with the findings and conclusions set forth in Staff Report M2013-101 and forward a recommendation to the City Council to adopt a resolution declaring the .5 acres of city property at the northwest corner of Swift Boulevard and George Washington Way surplus to the City's needs and authorizing staff to negotiate a Purchase and Sales Agreement with the abutting land owner (Greg Markel) subject to special conditions of development, as allowed by RMC 3.06.030 and 3.06.040(B) and further subject to the following conditions:**

- 1. Site must be developed with a minimum of 12,000 square feet of building fronting on Swift Boulevard.**
- 2. No drive-thru or auto-oriented uses are permitted.**
- 3. Development must fully conform to all of the CBD design guidelines.**
- 4. City reserves the right to repurchase the property if vertical construction has not begun within 12 months of the sale.**

**Called for a vote: Commissioner Berkowitz: Yes; Commissioner Clark: Yes; Commissioner Jones: Yes; Commissioner Moser: Yes; Commissioner Wallner: Yes; Commissioner Wise: Yes; Chairman Boring: Yes.**

**MOTION CARRIED 7-0.**



## **MEMORANDUM**

*Economic Development Office*

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**TO: Economic Development Committee**

**FROM: Community and Development Services**

**DATE: February 25, 2013**

**SUBJECT: Proposed Surplus of .5 Acres of City Land on Swift Boulevard**

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### **BACKGROUND**

The City's Strategic Plan identifies redevelopment and urbanization of Richland's Central Business District (CBD) as a key goal. In 2010, City Council recognized the Swift Corridor as a prime focus area for the City's revitalization activities. The corridor was chosen because much of the frontage is in public ownership, the City has already made major investments in the library, and there is significant private sector investment occurring around Kadlec Medical Center. In 2011, the City hired a consulting team comprised of staff from LMN Architects, Lorax Partners and ALD Architects to study the corridor and make a recommendation on future development. The consultants identified several opportunity sites for beneficial development along the corridor. One such site is the underutilized city-owned parking lot north of Swift Boulevard between Jadwin Avenue and George Washington Way. This is an important site at the east entrance of the corridor, but the consultants noted that it would be difficult to develop the property without partnering with the adjacent owner to the north.

Greg Markel, the owner of that property north of the city parking lot, recently approached the City about redevelopment of his site. He is hoping to demolish the obsolete office building he owns at 1010-1020 Jadwin Avenue and replace it with new buildings to accommodate a mobile phone store and sandwich shop. Staff used this opportunity to discuss the potential of a larger project incorporating recommendations from the Swift Corridor Study. Before the city parcel can be made available for redevelopment it must be declared surplus to city needs. This process requires review by the Economic Development Committee (EDC) and the Planning Commission (PC) as well as a public hearing before Council makes the final decision.

### **PROPOSAL**

If the City's parking lot is found to be surplus and sold to Mr. Markel for a fair price, the combined site can accommodate three buildings with space for six or more tenants (see attached site plan and renderings). Two of the buildings would be sited along Swift Boulevard helping to achieve the City's vision for this corridor. The third building would accommodate a gourmet sandwich shop with a drive-thru window and on-site dining. The entire project would conform to the City's new downtown design standards and

represents a step forward in the implementation of the City's goals for the CBD and the Swift corridor.

#### ANALYSIS:

Richland City Hall has sufficient parking south of Swift Boulevard to satisfy code requirements. Based on observation, the parking lot north of Swift is utilized at about 24% of its capacity. It appears that most of the daily use is by employees of Burger King. Except on very rare occasions, there is a surplus of available public parking in this portion of the CBD. The opportunity to establish an urban street frontage along Swift is much more important to the City's goals than continuing to maintain this underutilized surface parking lot. This property should therefore be classified as surplus to city needs and made available for sale subject to restrictions which will promote the type of urban development the City is seeking at this key location.

#### PROCESS

Per RMC 3.06, staff is seeking input from other departments, the Planning Commission and the Economic Development Committee prior to bringing the item before Council. A survey of city departments indicated that there is no future need for the property, though use of the property will require recording easements, segregating the land, and possibly relocating some utilities. The Planning Commission has been briefed on this issue and will consider a formal recommendation to Council at their February 27 meeting. City Council will hold a public hearing and consider the recommendations from both the EDC and the PC before making a final determination.

If the property is determined to be surplus to city needs, Council may provide direction on each of the following:

1. *Whether the parcel should be sold or leased:* In this case, staff recommends that the property be sold since it is of limited value as a free standing parcel.
2. *Whether special consideration should be given to abutting land owners:* Yes, since the greatest value is created by combining this parcel with the abutting property.
3. *Whether special covenants or restrictions should be placed on the real property as a condition of sale or lease:* Yes, it is recommended that conditions be placed on the property that insures it will be developed in conformance with the City's goals for the CBD.
4. *Whether the parcel should be sold or leased by sealed bid:* In this case, it is recommended that the City pursue a negotiated sale with the abutting owner per RMC 3.06.040 (B).
5. *What formality of appraisal is necessary to set the minimum acceptable price to achieve reasonable value:* It is recommended that a third party appraisal be used to establish a fair market price.

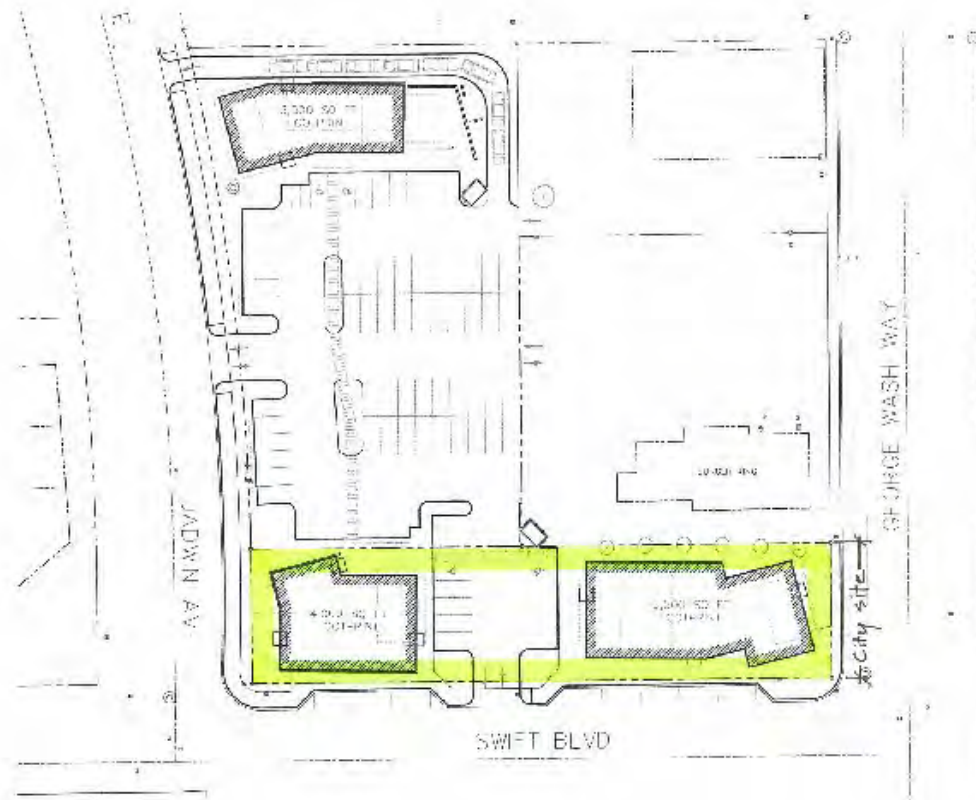
## RECOMMENDED MOTION

*The Economic Development Committee recommends that City Council adopt a resolution declaring the .5 acres of city property at the northwest corner of Swift Boulevard and George Washington Way surplus to the City's needs and authorizing staff to negotiate a Purchase and Sales Agreement with the abutting land owner (Gregg Markel) subject to special conditions of development, as allowed by RMC 3.06.030 and 3.06.040(B).*





Preliminary Street View



Proposed Project Site Plan

## **STAFF REPORT**

TO: PLANNING COMMISSION  
FILE NO.: M2013-101

PREPARED BY: BILL KING  
MEETING DATE: FEBRUARY 27, 2013

### **GENERAL INFORMATION:**

APPLICANT: CITY OF RICHLAND

REQUEST: SURPLUS OF APPROXIMATELY ½ ACRE OF CITY PROPERTY TO MAKE AVAILABLE FOR PRIVATE DEVELOPMENT

LOCATION: NORTH OF SWIFT BOULEVARD, WEST OF GEORGE WASHINGTON WAY AND EAST OF JADWIN AVENUE.

### **REASON FOR REQUEST**

The City is considering declaring a ½ acre parcel of its property as surplus to its needs, thereby allowing for its sale to the abutting land owner for redevelopment.

### **FINDINGS AND CONCLUSIONS**

Staff has completed their review of the request to recommend this City property surplus and available for sale and subject to the recommended conditions of approval, submits that:

1. This City owned property is currently used as overflow parking, is generally underutilized and is not needed to meet the off-street parking requirements associated with City Hall.
2. The Planning Commission is required to consider and forward a recommendation to City Council on the appropriateness of declaring the property surplus pursuant to RMC Section 3.06.030;
3. The site is located within the Central Business District and is adjacent to the intersection of George Washington Way and Swift Boulevard, which has been identified as an opportunity site for redevelopment in a study prepared by a consulting team hired by the City to study the Swift Corridor.
4. The adjoining property owner, Greg Markel, has expressed interest in the redevelopment of his property. Combining the two properties would enhance the potential for a redevelopment project that would meet the City's goals for redevelopment and urbanization of the Central Business District.

5. Based on the above findings and conclusions, a recommendation to surplus the property would be in the best interest of the community of Richland.

### RECOMMENDATION

Staff recommends that the Planning Commission concur with the findings and conclusions set forth in Staff Report (M2013-101) and forward a recommendation to the City Council to adopt a resolution declaring the .5 acres of city property at the northwest corner of Swift Boulevard and George Washington Way surplus to the City's needs and authorizing staff to negotiate a Purchase and Sales Agreement with the abutting land owner (Gregg Markel) subject to special conditions of development, as allowed by RMC 3.06.030 and 3.06.040(B) and further subject to the following conditions:

1. Site must be developed with a minimum of 12,000 square feet of building fronting on Swift Boulevard.
2. No drive-thru or auto oriented uses are permitted.
3. Development must fully conform to all of the CBD design guidelines.
4. City reserves the right to repurchase the property if vertical construction has not begun within 12 months of the sale.

### ATTACHMENTS

A - Supplemental Information  
B- Site Plan

## SUPPLEMENTAL INFORMATION

### BACKGROUND

The City's Strategic Plan identifies redevelopment and urbanization of Richland's Central Business District (CBD) as a key goal. In 2010, City Council recognized the Swift Corridor as a prime focus area for the City's revitalization activities. The corridor was chosen because much of the frontage is in public ownership, the City has already made major investments in the library, and there is significant private sector investment occurring around Kadlec Medical Center. In 2011, the City hired a consulting team comprised of staff from LMN Architects, Lorax Partners and ALD Architects to study the corridor and make a recommendation on future development. The consultants identified several opportunity sites for beneficial development along the corridor. One such site is the underutilized city-owned parking lot north of Swift Boulevard between Jadwin Avenue and George Washington Way. This is an important site at the east entrance of the corridor, but the consultants noted that it would be difficult to develop the property without partnering with the adjacent owner to the north.

Greg Markel, the owner of that property north of the city parking lot, recently approached the City about redevelopment of his site. He is hoping to demolish the obsolete office building he owns at 1010-1020 Jadwin Avenue and replace it with new buildings to accommodate a mobile phone store and sandwich shop. Staff used this opportunity to discuss the potential of a larger project incorporating recommendations from the Swift Corridor Study. Before the city parcel can be made available for redevelopment it must be declared surplus to city needs. This process requires review by the Economic Development Committee (EDC) and the Planning Commission (PC) as well as a public hearing before Council makes the final decision.

### PROPOSAL

If the City's parking lot is found to be surplus and sold to Mr. Markel for a fair price, the combined site can accommodate three buildings with space for six or more tenants (see attached site plan and renderings). Two of the buildings would be sited along Swift Boulevard helping to achieve the City's vision for this corridor. The third building would accommodate a gourmet sandwich shop with a drive-thru window and on-site dining. The entire project would conform to the City's new downtown design standards and represents a step forward in the implementation of the City's goals for the CBD and the Swift corridor.

### PROCESS

Per RMC 3.06, staff is seeking input from other departments, the Planning Commission and the Economic Development Committee prior to bringing the item before Council. A

survey of city departments indicated that there is no future need for the property, though use of the property will require recording easements, segregating the land, and possibly relocating some utilities.

If the property is determined to be surplus to city needs, Council may provide direction on each of the following:

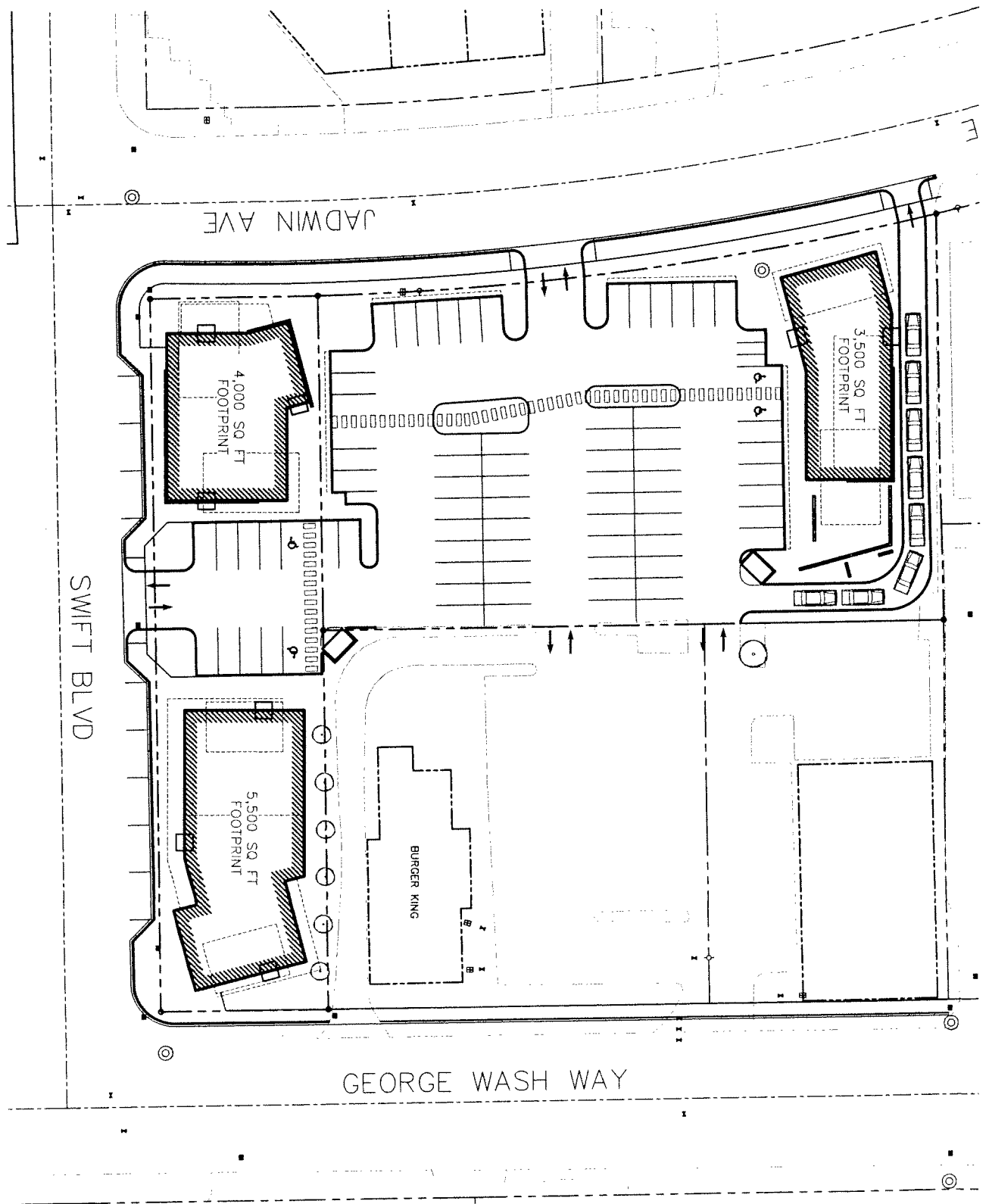
1. *Whether the parcel should be sold or leased:* In this case, staff recommends that the property be sold since it is of limited value as a free standing parcel.
2. *Whether special consideration should be given to abutting land owners:* Yes, since the greatest value is created by combining this parcel with the abutting property.
3. *Whether special covenants or restrictions should be placed on the real property as a condition of sale or lease:* Yes, it is recommended that conditions be placed on the property that insures it will be developed in conformance with the City's goals for the CBD.
4. *Whether the parcel should be sold or leased by sealed bid:* In this case, it is recommended that the City pursue a negotiated sale with the abutting owner per RMC 3.06.040 (B).
5. *What formality of appraisal is necessary to set the minimum acceptable price to achieve reasonable value:* It is recommended that a third party appraisal be used to establish a fair market price.

#### ANALYSIS:

Richland City Hall has sufficient parking south of Swift Boulevard to satisfy code requirements. Based on observation, the parking lot north of Swift is utilized at about 24% of its capacity. It appears that most of the daily use is by employees of Burger King. Except on very rare occasions, there is a surplus of available public parking in this portion of the CBD. The opportunity to establish an urban street frontage along Swift is much more important to the City's goals than continuing to maintain this underutilized surface parking lot. This property should therefore be classified as surplus to city needs and made available for sale subject to restrictions which will promote the type of urban development the City is seeking at this key location.

#### SUMMARY

The proposed surplus of City property would result in the redevelopment of a key property along the Swift Corridor and would be consistent with the City's Comprehensive Plan goals and strategic keys relating to the revitalization of the Central Business District.







## Council Agenda Coversheet

Council Date: 03/19/2013

Category: Consent Calendar

Agenda Item: C7

Key Element: Key 2 - Infrastructure & Facilities

Subject: ORDINANCE NO. 22-13, AMENDMENTS TO THE 2013-2018 TRANSPORTATION IMPROVEMENT PROGRAM

Department: Public Works

Ordinance/Resolution: 22-13

Reference:

Document Type: Resolution

### Recommended Motion:

Adopt Resolution No. 22-13, amending the 2013-2018 Transportation Improvement Program (TIP). Also, authorize staff to amend the 2013-2017 Capital Improvement Plan (CIP) and 2013 budget to reflect the new funds and authorize staff to execute funding agreements and project documents with the Washington State Department of Transportation to implement the projects.

### Summary:

The 2013-2018 TIP was adopted by Council on June 19, 2012, by Resolution No. 53-12. The proposed Resolution No. 22-13 amends the TIP to add secured federal funds to Duportail Bridge and Stevens Drive Extension projects. It also changes the construction phase date for the Citywide Safety Improvement project to the current year, 2013, since the project wasn't ready for construction obligation in 2012 as anticipated.

City staff participated in the Benton Franklin Council of Governments (BFCOG) most recent project selection process to distribute federal transportation funds. The staff level process is complete and resulted in several City applications receiving funding. Staff expects that the BFCOG board will formalize project selections at its March 15, 2013 meeting. The expected awards include \$1,056,000 of federal Surface Transportation Program (STP) money for right-of-way acquisition on the Duportail Bridge project. This money, combined with previously authorized City money, fully funds the right-of-way phase for this project. Staff expects that the BFCOG will award \$1,265,000 for the Stevens Drive Extension project. The additional funding, combined with the previously acquired Transportation Improvement Board funding of \$1,110,000 and City funds of \$234,200, completes the funding package needed for the segment of this project from Lee Boulevard to Wellsian Way. Once the federal money is obligated for the preliminary engineering and right-of-way phases, staff will begin preparing construction plans and acquiring the necessary right-of-way. The remaining segment of this project, between Wellsian Way and Thayer Drive, will be funded and implemented separately.

The Citywide Safety Improvement project was originally anticipated to have the construction phase obligated in 2012. This project was on the 2012-2017 TIP and was not shown on the 2013-2018 TIP for this reason. Because the design was not finalized and a detailed construction cost estimate was not complete by the end of 2012, staff was not able to obligate the construction funds that year. Therefore, the City must add the project to the 2013-2018 TIP to obligate the construction funds. The design is nearly complete and it is anticipated that the construction work will begin in late summer.

### Fiscal Impact?

☒ Yes ☐ No

The proposed TIP amendments will formalize the availability of \$2,321,000 in new STP funds for City projects. Prior Council action has budgeted funds sufficient to act as matching funds for the new funds, so no additional funds are needed from City sources. The attached amended CIP entries for the Duportail Bridge (page 89) and Stevens South Extension (91) reflect the new STP funds.

### Attachments:

- 1) RES 22-13 Amending Six-Year TIP
- 2) 2013 TIP Amend No 1
- 3) CIP - Duportail Bridge - Revised 3-19-2013

City Manager Approved:

Johnson, Cindy  
Mar 14, 16:20:28 GMT-0700 2013



## RESOLUTION NO. 22-13

A RESOLUTION of the City of Richland amending the 2013-2018 Six-Year Transportation Improvement Program (TIP) to add secured federal Surface Transportation Program money to the Duportail Bridge and Stevens Drive Extension projects, as well as obligate federal construction funding to the Citywide Safety Project.

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

WHEREAS, pursuant to a public hearing, on June 19, 2012 the City Council adopted the 2013-2018 Six-Year Transportation Improvement Program by Resolution 53-12; and

WHEREAS, the City applied for Surface Transportation Program (STP) federal funding through the Benton Franklin Council of Governments (BFCOG) for the Duportail Bridge and Stevens Drive Extension projects; and

WHEREAS, the City did not obligate the construction money from the Highway Safety Improvement Program in 2012 as intended; and

WHEREAS, a TIP amendment is needed to obligate the federal funds that were received for use in 2013; and

WHEREAS, the proposed amendment is consistent with the city, regional and state transportation plans.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland hereby authorizes the amendment to the 2013-2018 Six-Year Transportation Improvement Program as follows:

Section 1.0 Add \$1,056,000 of secured federal STP funding to the right-of-way (RW) phase of the Duportail Bridge project.

Section 2.0 Add \$50,000 of secured federal STP funding to the preliminary engineering (PE) phase, \$865,000 of secured federal STP funding to the right-of-way (RW) phase, and \$350,000 of secured federal STP funding to the construction (CN) phase of the Stevens Drive Extension project.

Section 3.0 Change the Phase Start year to 2013 for the construction (CN) phase of the Citywide Safety Improvement project.

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 19<sup>th</sup> day of March, 2013.

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JOHN FOX  
Mayor

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

---

THOMAS O. LAMPSON  
City Attorney



# Six Year Transportation Improvement Program From 2013 to 2018

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
00		Citywide Safety Improvements Citywide Various to Various Improve traffic signal timing, install countdown pedestrian signals, and increase the visibility of a crosswalk on Leslie Rd.	R025	03/19/13				21			CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2013	HSIP	300,000		0	8,200	308,200
Totals				300,000		0	8,200	308,200

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	308,200	0	0	0	0
Totals	308,200	0	0	0	0



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16	2	/ 3440(001) Duportail Bridge Duportail Street City View Drive to Cottonwood Drive Construct a 4-lane road and bridge over the Yakima River with a 12' multi-use pathway for ped/bike access. Reconstruct SR-240/Duportail intersection and modify traffic signal to accommodate additional lanes. Widen and raise at-grade railroad crossing of Port of Benton track. Prior \$2,405,562.	R002	06/19/12	06/19/12		53-12	01	C P T W	0.670	EA	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2014	STP	1,206,200		0	188,238	1,394,438
S	RW	2013	STP(U)	1,056,000		0	194,000	1,250,000
P	CN	2015	STP(U)	3,750,000	TIB	4,500,000	23,250,000	31,500,000
Totals				6,012,200		4,500,000	23,632,238	34,144,438

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	1,394,438	0	0	0
RW	1,250,000	0	0	0	0
CN	0	0	10,500,000	10,500,000	10,500,000
Totals	1,250,000	1,394,438	10,500,000	10,500,000	10,500,000

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14	3	Stevens Drive Extension Stevens Drive Wellsian Way to Lee Boulevard Construct new 4 lane street with sidewalks, curb, gutter, and ADA accessibility.	R005	06/19/12	06/19/12		53-12	01	P W	0.360	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	PE	2013	STP(U)	50,000	TIB	100,000	0	150,000
S	RW	2013	STP(U)	865,000		0	135,000	1,000,000
S	CN	2014	STP(U)	350,000	TIB	1,010,000	99,200	1,459,200
Totals				1,265,000		1,110,000	234,200	2,609,200

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	150,000	0	0	0	0
RW	1,000,000	0	0	0	0
CN	0	1,459,200	0	0	0
Totals	1,150,000	1,459,200	0	0	0

## PROJECT DESCRIPTION

**PROJECT NAME:** Duportail Street Bridge

### KEY ELEMENT

**Key # 2 Goal # 4 Objective #**

**PROJECT ADMINISTRATION:** Public Works Administration and Engineering

**PROJECT LOCATION:** Duportail Street over the Yakima River from SR 240 to Queensgate

**PROJECT DESCRIPTION:** Construction of a bridge over the Yakima River. The bridge will provide four travel lanes along with a combined bike/pedestrian pathway on the north side. Project has a companion project in Water - Water Transmission Line-2nd Yakima Crossing on page 147.

**PROJECT STATUS:** Staff is working to secure construction funding for this project. Design is 30% complete and environmental assessment is complete. Right-of-way acquisition is set to begin in 2013. Funding is anticipated to be adequate to complete right-of-way acquisition. Predesign work will resume in 2013.

**RESPONSE TO GMA LEVEL OF SERVICE:** Yes

<i>REVISION to Council 3-19-2013</i>				PROJECT EXPENDITURES BY YEAR				
PROJECT BUDGET	Total Estimated Project Cost	Project Costs To Date 12/31/11	Prior Years Remaining Budget	2013	2014	2015	2016	2017
DESIGN	2,469,383	1,707,282	72,897	325,383	363,821	-	-	-
CONSTRUCTION MGMT	500,000	-			-	500,000	-	-
CONSTRUCTION	27,136,363	-			-	16,363,636	10,772,727	-
10% CONTINGENCY	2,713,637	-			-	1,636,364	1,077,273	-
OTHER - LAND ACQUISITION	1,356,000	-	300,000	1,056,000	-	-	-	-
<b>TOTAL</b>	<b>\$ 34,175,383</b>	<b>\$ 1,707,282</b>	<b>\$ 372,897</b>	<b>\$ 1,381,383</b>	<b>\$ 363,821</b>	<b>\$ 18,500,000</b>	<b>\$ 11,850,000</b>	<b>\$ -</b>

PARTICIPATING FUNDS	Total Estimated Project Revenue	Project Revenue To Date 12/31/11	Prior Years Remaining Budget	PROJECT REVENUES BY YEAR				
				2013	2014	2015	2016	2017
STP URBAN GRANT	1,580,990	524,990		1,056,000	-	-	-	-
CAPITAL IMPROVEMENT FUND (REET 2ND 1/4%)	47,000	47,000			-	-	-	-
STREET FUND - FUEL TAX	208,189	208,189			-	-	-	-
LOAN - PUBLIC WORKS TRUST FUND	1,000,000	912,451	87,549		-	-	-	-
FEDERAL APPROPRIATION	325,383	-		325,383	-	-	-	-
LTGO 98 FUND	300,000	14,652	285,348		-	-	-	-
UNFUNDED	30,713,821	-			363,821	18,500,000	11,850,000	
<b>TOTAL</b>	<b>\$ 34,175,383</b>	<b>\$ 1,707,282</b>	<b>\$ 372,897</b>	<b>\$ 1,381,383</b>	<b>\$ 363,821</b>	<b>\$ 18,500,000</b>	<b>\$ 11,850,000</b>	<b>\$ -</b>

IMPACT ON OPERATING FUNDS				2013	2014	2015	2016	2017
REVENUE INCREASE (DECREASE)				-	-	-	-	-
EXPENDITURE INCREASE (DECREASE)				-	-	-	-	-
<b>TOTAL</b>				<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>



## Council Agenda Coversheet

Council Date: 03/19/2013

Category: Consent Calendar

Agenda Item: C8

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: AUTHORIZE COUNCIL TRAVEL

Department: Assistant City Manager

Ordinance/Resolution:

Reference:

Document Type: General Business Item

**Recommended Motion:**

Authorize travel for Council Member Thompson to attend the Energy Communities Alliance (ECA) Peer Exchange, April 7-12, 2013.

**Summary:**

The Energy Communities Alliance (ECA) will hold a Peer Exchange in Washington, DC from April 10-12. Council Member Thompson will engage in separate meetings with managers at the Department of Energy (DOE) and Congressional delegation and their staff members prior to the Exchange on April 8 and 9. On April 10, Council Member Thompson will meet with DOE on Energy Parks and later will have a meeting on the proposed Manhattan Project National Park. The focus of the Peer Exchange will be the future of the Department of Energy (DOE) and its new leadership. Top DOE officials from Environmental Management, Nuclear Energy and National Nuclear Security Administration will address the group. Other invited speakers will include Congressional members, Hill staff members and Washington insiders.

The Richland Municipal Code, Sections 1.01.010 and 2.26.062, require Council's approval when Council Members request permission for out-of-state travel, when travel expenses exceed \$500 or when travel requires an overnight stay.

**Fiscal Impact?**

☒ Yes ☐ No

The estimated expenses for the meetings and ECA Peer Exchange are \$2,966. ECA will reimburse for travel and hotel costs from April 9-12. Per diem expenses for this peer exchange are not reimbursable. Estimated reimbursable expenses are \$1,734. There are enough funds in Council's travel budget to cover expenses.

**Attachments:**

City Manager Approved:

Johnson, Cindy  
Mar 14, 11:25:52 GMT-0700 2013



## Council Agenda Coversheet

Council Date: 03/19/2013

Category: Consent Calendar

Agenda Item: C9

Key Element: Key 2 - Infrastructure & Facilities

Subject: WATER UTILITY BUDGET ADJUSTMENT

Department: Public Works

Ordinance/Resolution:

Reference:

Document Type: General Business Item

**Recommended Motion:**

Authorize staff to transfer \$27,000 from the Water Utility Equipment Emergency Reserve for unanticipated repairs to water pumping equipment.

**Summary:**

In late 2012, staff inspection of the two pumps that supply water to the North Richland Slow Sand Facility from the Columbia River revealed the need to make repairs. The pumps, which have been in service since the 1970's, were worn to the point of operating at significantly reduced efficiency. The North Richland Slow Sand Facility is the City's primary water source during the winter shutdown of the Columbia River Water Treatment Plant located on Saint Street. Water Division staff determined that the cost of the repairs was \$27,000. Availability of repair parts forced the Water Division to operate one of the pumps through this past winter. The repairs will restore optimal efficiency to both pumps.

The 2013 budget for Equipment Repairs and Maintenance in the Water Operations Division is \$10,000, which has been shown to be adequate for routine repairs. The Water Utility budget also includes an Equipment Emergency Reserve of \$100,000 to be used for unscheduled high cost repairs. Council action is required to appropriate funds from the Equipment Emergency Reserve to the Water Utility operating budget. Staff recommends this budget adjustment to maintain water delivery reliability and equipment efficiency.

**Fiscal Impact?**

☒ Yes ☐ No

The action will transfer \$27,000 from the Water Fund Equipment Emergency Reserve to the 2013 Water Utility operating budget. There is currently \$100,000 available in the Water Fund Equipment Emergency Reserve that was set aside for this type of expense.

**Attachments:**

City Manager Approved:

Johnson, Cindy  
Mar 14, 16:15:08 GMT-0700 2013





## Council Agenda Coversheet

Council Date: 03/19/2013

Category: Consent Calendar

Agenda Item: C10

Key Element: Key 3 - Economic Vitality

Subject: APPROVAL OF THE FINAL SUBDIVISION PLATS OF WESTCLIFFE PHASES X AND XI

Department: Community and Development Services

Ordinance/Resolution:

Reference:

Document Type: Plat

### Recommended Motion:

Approve the final plats of Westcliffe Phases X and XI subject to completion or bonding for completion of all required public infrastructure.

### Summary:

The plats of Westcliffe Phases X and XI are located generally west of the Kennewick Irrigation District canal and the plat of Westcliffe Phase IX (Attachment 1). The preliminary plat of Westcliffe was originally approved in 1994 and provided for the phased development of a 232-acre parcel into 426 lots and several tracts. In 2002, the City conditionally approved several revisions to the preliminary plat. In 2004, the City entered into a settlement agreement with the developer regarding timing and costs associated with collector street improvements planned to serve the proposed subdivision. The plat currently has collector street access from Queensgate Drive/Shockley Road and from Westcliffe Boulevard. A third collector street connection to the subdivision via the extension of Gala Way across the KID canal is currently under construction as part of the plat of Lexington Heights below the canal.

The first nine phases of development created a total of 258 residential lots with the last phase, Westcliffe Phase IX approved by Council on August 2, 2011. The final plats of Westcliffe Phases X and XI (Attachment 2) would create 31 new residential lots. The average lot size for these two phases of the development will be just over 16,000 square feet.

The final plats of Westcliffe Phase X and XI are in conformance with the conditions of the approved preliminary plat (Attachment 3) as those conditions had been amended pursuant to the settlement agreement referenced above. The lots within the final plats are also consistent with the development standards of the underlying Single Family Residential 10,000 (R1-10) zoning district. The public infrastructure improvements to serve the plats have been substantially completed and, if approved by Council, will either be completed, or acceptable financial security guaranteeing completion will be provided prior to recordation of the final plats. Traffic impact fees and park fees as required by the RMC will also be collected prior to issuance of any final certificates of occupancy for new homes within the subdivision.

### Fiscal Impact?

☒ Yes ☐ No

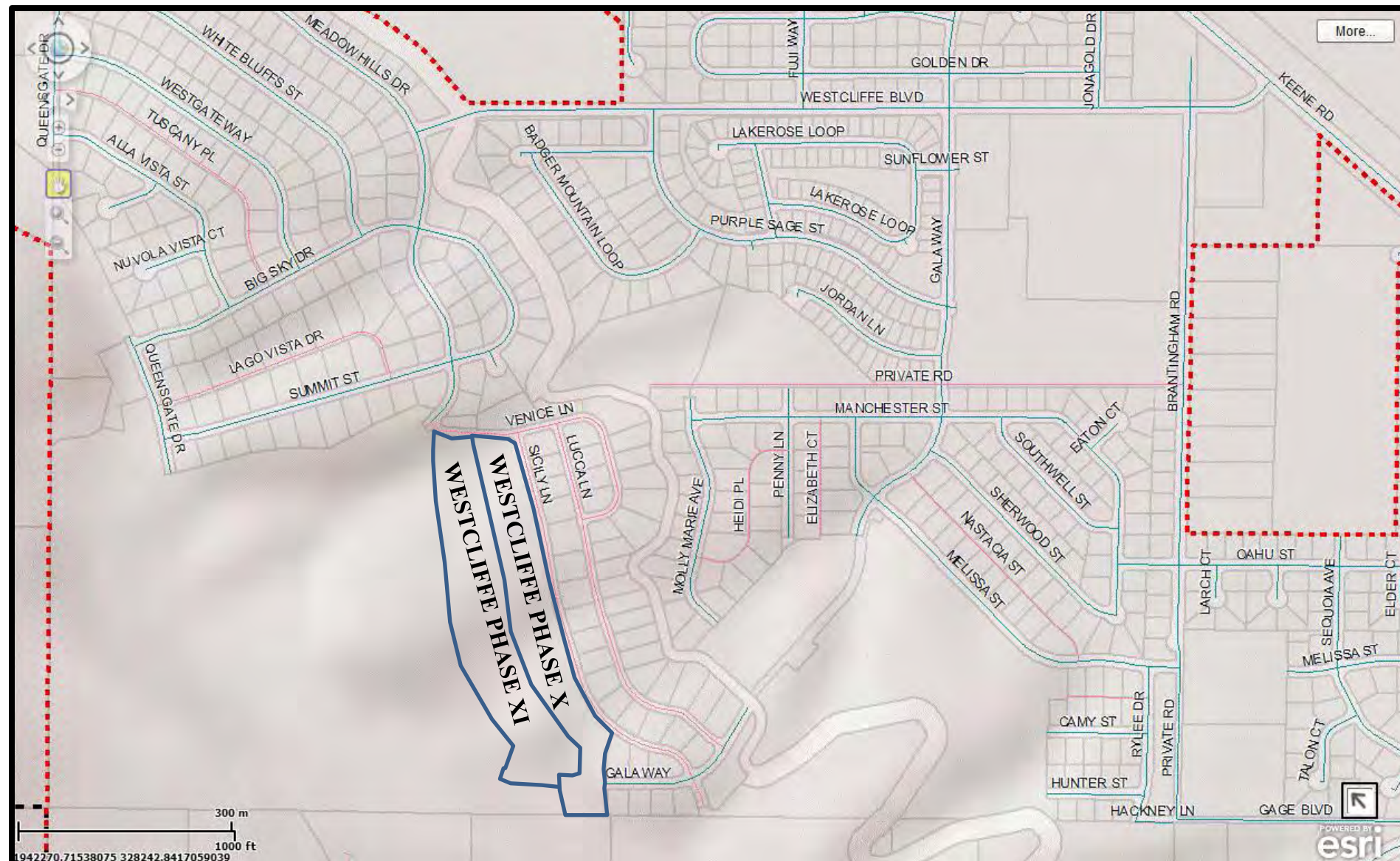
Approval and recording of the final plats creating new residential lots will increase the underlying property value and will provide for future residential construction that will further increase property value with a corresponding increase in property tax revenue to the City. Increased revenues will be offset by an increase in demand for City services and ongoing maintenance responsibilities for the public infrastructure within the final plat boundaries.

### Attachments:

- 1) Vicinity Map
- 2) Final Plats
- 3) Conditions of Approval

City Manager Approved:

Johnson, Cindy  
Mar 12, 12:49:14 GMT-0700 2013



# WESTCLIFFE PHASES X & XI VICINITY MAP

# PLAT OF WESTCLIFFE PHASE X, RICHLAND, WASHINGTON SECTION 27, T. 9 N., R. 28 E., W.M.

## LEGAL DESCRIPTION

WESTCLIFFE PHASE 10

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, CITY OF RICHLAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SOUTH HALF; THENCE NORTH 88°16'57" WEST ALONG THE SOUTH LINE OF SAID SOUTH HALF A DISTANCE OF 14.68 FEET TO THE SOUTHWEST CORNER OF LOT 27 OF THE PLAT OF WESTCLIFFE PHASE IX, AS RECORDED IN VOLUME 15 OF PLATS, PAGE 422, RECORDS OF BENTON COUNTY WASHINGTON AND BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID PLAT AND CONTINUING ALONG SAID SOUTH LINE OF SAID SECTION NORTH 88°16'57" WEST A DISTANCE OF 233.40 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 10°53'35" WEST A DISTANCE OF 129.07 FEET; THENCE NORTH 09°38'28" EAST (RADIAL) A DISTANCE OF 54.00 FEET TO A POINT ON CURVE, THE RADIUS POINT BEARS NORTH 09°38'28" EAST; THENCE ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 03°45'45", A RADIUS OF 973.00 FEET AND AN ARC DISTANCE OF 63.90 FEET AND A CHORD BEARING OF SOUTH 82°14'25" EAST TO A POINT OF REVERSE CURVE, THE RADIUS POINT BEARS NORTH 05°52'42" EAST; THENCE ALONG SAID CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 02°43'15", A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 40.48 FEET AND A CHORD BEARING OF NORTH 49°31'04" EAST TO A POINT OF TANGENT; THENCE NORTH 03°09'27" EAST A DISTANCE OF 62.78 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43°40'56", A RADIUS OF 80.00 FEET AND AN ARC DISTANCE OF 60.99 FEET AND A CHORD BEARING OF NORTH 18°41'01" WEST TO A POINT OF REVERSE CURVE, THE RADIUS POINT BEARS NORTH 49°28'31" EAST; THENCE ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 25°07'32", A RADIUS OF 670.00 FEET AND AN ARC DISTANCE OF 293.81 FEET AND A CHORD BEARING OF NORTH 27°57'43" WEST TO A POINT OF TANGENT; THENCE NORTH 15°23'57" WEST A DISTANCE OF 346.82 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°04'42", A RADIUS OF 1220.00 FEET AND AN ARC DISTANCE OF 129.43 FEET AND A CHORD BEARING OF NORTH 12°21'36" WEST TO A POINT OF TANGENT; THENCE NORTH 09°18'15" WEST A DISTANCE OF 186.75 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°13'53", A RADIUS OF 1180.00 FEET AND AN ARC DISTANCE OF 107.74 FEET AND A CHORD BEARING OF NORTH 11°56'11" WEST TO A POINT OF TANGENT; THENCE NORTH 14°33'08" WEST A DISTANCE OF 391.38 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°57'32", A RADIUS OF 120.00 FEET AND AN ARC DISTANCE OF 25.05 FEET AND A CHORD BEARING OF NORTH 08°34'22" WEST TO A POINT OF REVERSE CURVE, THE RADIUS POINT BEARS NORTH 87°24'24" WEST; THENCE ALONG SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 84°06'47", A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 36.70 FEET AND A CHORD BEARING OF NORTH 44°38'59" WEST TO A POINT ON THE SOUTHERLY RIGHT OF WAY MARGIN OF VENICE LANE AND BEING ON THE PLAT BOUNDARY OF THE PLAT OF WESTCLIFFE, PHASE VII AS RECORDED IN VOLUME 15 OF PLATS, PAGE 409, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTHEAST ALONG SAID SOUTHERLY MARGIN SOUTH 86°42'23" EAST A DISTANCE OF 168.05 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°01'07", A RADIUS OF 120.00 FEET AND AN ARC DISTANCE OF 14.70 FEET AND A CHORD BEARING OF NORTH 89°47'04" EAST TO A POINT OF REVERSE CURVE, THE RADIUS POINT BEARS SOUTH 03°43'30" WEST; THENCE ALONG SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 79°08'03", A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 34.51 FEET AND A CHORD BEARING OF SOUTH 54°10'28" EAST TO A POINT OF TANGENT AND BEING ON THE WESTERLY RIGHT OF WAY MARGIN OF SICILY LANE AND SAID PLAT BOUNDARY OF WESTCLIFFE, PHASE VII; THENCE SOUTH 14°37'27" EAST ALONG SAID MARGIN A DISTANCE OF 368.94 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°27'10", A RADIUS OF 1180.00 FEET AND AN ARC DISTANCE OF 112.30 FEET AND A CHORD BEARING OF SOUTH 11°53'51" EAST TO A POINT OF TANGENT; THENCE SOUTH 09°10'16" EAST A DISTANCE OF 73.59 FEET TO THE MOST SOUTHERLY CORNER OF SAID PLAT OF WESTCLIFFE, PHASE VII AND BEING THE MOST SOUTHERLY CORNER OF THE PLAT OF WESTCLIFFE, PHASE IX, AS RECORDED IN VOLUME 15 OF PLATS, PAGE 422, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE CONTINUING SOUTH 09°10'16" EAST AND CONTINUING ALONG SAID SOUTHWESTERLY MARGIN A DISTANCE OF 144.11 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°04'21", A RADIUS OF 1220.00 FEET AND AN ARC DISTANCE OF 150.59 FEET AND A CHORD BEARING OF SOUTH 12°42'42" EAST TO A POINT OF TANGENT; THENCE SOUTH 16°14'37" EAST AND CONTINUING ALONG SAID SOUTHWESTERLY MARGIN A DISTANCE OF 278.85 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34°41'41", A RADIUS OF 500.00 FEET AND AN ARC DISTANCE OF 302.77 FEET AND A CHORD BEARING OF SOUTH 35°35'27" EAST TO A POINT ON CURVE AND BEING THE NORTHWEST CORNER OF LOT 26 OF SAID PLAT OF WESTCLIFFE, PHASE IX; THENCE LEAVING SAID SOUTHERLY MARGIN SOUTH 15°42'13" WEST AND CONTINUING ALONG SAID PLAT BOUNDARY OF WESTCLIFFE, PHASE IX A DISTANCE OF 94.79 FEET; THENCE SOUTH 03°23'52" WEST ALONG THE WESTERLY LINE OF SAID LOT 26 A DISTANCE OF 120.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26 AND BEING ON THE NORTHERLY RIGHT OF WAY MARGIN OF GALA WAY; THENCE SOUTH 07°48'55" WEST A DISTANCE OF 54.00 FEET TO THE SOUTHERLY MARGIN OF SAID GALA WAY; THENCE SOUTH 89°11'05" EAST ALONG SAID SOUTHERLY MARGIN A DISTANCE OF 7.88 FEET TO THE NORTHWEST CORNER OF LOT 27 OF SAID PLAT OF WESTCLIFFE, PHASE IX; THENCE SOUTH 00°48'55" WEST ALONG THE WEST LINE OF SAID LOT 27 A DISTANCE OF 117.86 FEET TO THE TRUE POINT OF BEGINNING.

LINE	BEARING	LENGTH
L1	S89°11'05"E	7.89'
L2	N88°16'57"W	14.68'
L3	S16°14'53"E	7.34'
L4	S03°17'37"W	30.13'
L5	N77°15'48"E	20.89'
L6	S44°23'17"E	22.91'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	34.51'	25.00'	79°08'03"	N54°10'28"W	31.84'
C2	14.70'	120.00'	7°01'07"	N89°47'04"E	14.89'
C3	27.98'	100.00'	16°01'49"	N85°16'42"E	27.89'
C4	46.12'	25.00'	106°41'18"	S40°26'38"W	39.85'
C5	3.01'	80.00'	7°08'27"	S13°28'24"E	3.01'
C6	31.15'	100.00'	17°50'45"	S08°37'45"E	31.02'
C7	25.05'	120.00'	11°57'32"	S08°34'22"E	25.00'
C8	36.70'	25.00'	84°06'47"	N44°38'59"W	33.49'
C9	73.88'	100.00'	42°19'08"	S65°32'50"E	72.19'
C10	107.74'	1180.00'	5°13'53"	N11°56'11"W	107.70'
C11	69.25'	1220.00'	3°15'08"	N12°55'33"W	69.24'
C12	42.14'	1220.00'	1°58'45"	N10°18'37"W	42.14'
C13	109.58'	1200.00'	5°13'53"	S11°56'11"E	109.53'
C14	107.58'	1180.00'	5°13'21"	S11°55'55"E	107.52'
C15	17.63'	1180.00'	0°51'21"	S14°58'18"E	17.63'
C16	122.31'	1200.00'	6°04'42"	S12°21'36"E	122.25'
C17	129.43'	1220.00'	6°04'42"	S12°21'36"E	129.37'
C18	112.47'	630.00'	10°13'42"	S20°30'48"E	112.32'
C19	129.31'	630.00'	11°45'38"	S31°30'28"E	129.09'
C20	34.49'	630.00'	7°08'12"	S38°57'23"E	34.49'
C21	285.04'	850.00'	28°07'32"	S27°37'43"E	282.78'
C22	283.81'	870.00'	28°07'32"	S27°37'43"E	281.46'
C23	60.99'	80.00'	43°40'56"	N18°41'01"W	59.53'
C24	76.24'	100.00'	43°40'56"	S18°41'01"E	74.41'
C25	57.48'	120.00'	27°26'37"	N26°48'10"W	56.93'
C26	34.61'	120.00'	18°14'18"	N05°47'42"W	33.80'
C27	40.29'	25.00'	92°00'38"	S43°00'48"E	36.07'
C28	40.48'	25.00'	92°43'15"	N49°31'04"E	38.18'
C29	63.90'	873.00'	3°45'46"	S82°14'25"E	63.89'
C30	113.18'	1000.00'	6°29'01"	N83°36'02"W	113.10'
C31	144.60'	1027.00'	8°04'01"	S84°23'32"E	144.48'
C32	40.88'	1000.00'	7°20'39"	N88°00'59"W	40.88'
C33	13.60'	1027.00'	0°46'32"	S88°48'19"E	13.60'
C34	109.57'	500.00'	12°33'23"	S44°39'37"E	109.36'
C35	101.53'	500.00'	11°38'03"	S32°33'44"E	101.35'
C36	91.67'	500.00'	10°30'15"	S21°29'44"E	91.64'
C37	302.77'	500.00'	34°41'41"	S33°35'27"E	298.18'
C38	74.00'	1220.00'	3°28'32"	S14°30'21"E	73.99'
C39	76.58'	1220.00'	3°35'49"	S10°58'10"E	76.58'
C40	150.59'	1220.00'	7°04'21"	S12°42'26"E	150.50'
C41	42.28'	1180.00'	2°03'08"	N10°11'50"W	42.28'
C42	70.04'	1180.00'	5°24'03"	N12°55'25"W	70.03'
C43	112.30'	1180.00'	5°27'10"	N11°53'51"W	112.28'
C44	114.21'	1200.00'	5°27'10"	N11°53'51"W	114.16'
C45	148.12'	1200.00'	7°04'21"	S12°42'26"E	148.03'
C46	538.37'	480.00'	84°15'49"	S48°22'31"E	510.59'

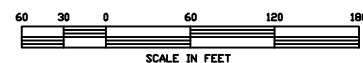


## SURVEYOR'S CERTIFICATION

"I, MICHAEL C. FOWLER, A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON, (REG.#34087) HEREBY CERTIFY THAT THE PLAT OF WESTCLIFFE PHASE X AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED AS SHOWN ON THE PLAT.

MICHAEL C. FOWLER

DATE



## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_, AT THE REQUEST OF MARK BAUDER.

BENTON COUNTY AUDITOR

FEE NUMBER

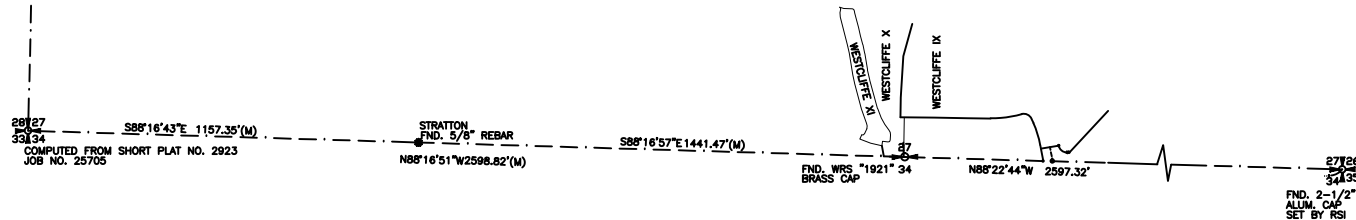
BY DEPUTY

SHEET 1 OF 2

PROJECT: 20812  
REVISION: NONE  
JOB: F:\BAUDER\WESTCLIFFE\12\20812-PLAT.DWG



SECTION 27  
SECTION 28  
A 12.62.10  
522652



BADGER MOUNTAIN IRRIGATION DISTRICT DATE

MICHAEL C. FOWLER                      DATE

KNOW ALL PERSONS BY THESE PRESENTS THAT WESTCLIFFE, L.L.C., OWNER OF THE LAND SHOWN ON THE PLAT OF WESTCLIFFE PHASE X, HEREBY DECLARE SAID PLAT AND DEDICATE TO THE PUBLIC, FOR THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS AND RIGHT OF WAYS AS SHOWN HEREON.

MILO B. BAUDER, MEMBER WESTCLIFFE LLC, A WASHINGTON LIMITED LIABILITY CO.	MARK R. BAUDER, MEMBER WESTCLIFFE LLC, A WASHINGTON LIMITED LIABILITY CO.
--	--

STATE OF WASHINGTON }  
COUNTY OF BENTON } S.S.

THIS IS TO CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. PERSONALLY APPEARED BEFORE ME, MILO B. BAUDER, MEMBER OF WESTCLIFFE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO SIGNED THE ABOVE "OWNER'S CERTIFICATE", AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF WASHINGTON }  
COUNTY OF BENTON } s.s.

THIS IS TO CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. PERSONALLY APPEARED BEFORE ME, MARK R. BAUDER, MEMBER OF WESTCLIFFE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO SIGNED THE ABOVE "OWNER'S CERTIFICATE", AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, CO. OF BENTON, STATE OF WASHINGTON.

CITY MANAGER	DATE
CITY CLERK	DATE
CITY ENGINEER	DATE
CHAIRMAN CITY PLANNING COMMISSION	DATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20\_\_.

_____	_____
BENTON COUNTY TREASURER	DATE
_____	_____
BENTON COUNTY ASSESSOR	DATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_  
MINUTES PAST \_\_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS,  
PAGE \_\_\_\_\_, AT THE REQUEST OF MARK BAUDER.

\_\_\_\_\_

BENTON COUNTY AUDITOR

\_\_\_\_\_

BY DEPUTY

\_\_\_\_\_

FEE NUMBER

SHEET 2 OF 2

PROJECT: 20812  
REVISION: NONE  
JOB: F:\BAUDER\WESTCLIFFE\12\20812-PLAT.DWG





PLAT OF  
WESTCLIFFE PHASE XI,  
RICHLAND, WASHINGTON  
SECTION 27, T. 9 N., R. 28 E., W.M.

LEGAL DESCRIPTION

WESTCLIFFE PHASE XI

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, CITY OF RICHLAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SOUTH HALF; THENCE NORTH 88°16'57" WEST ALONG THE SOUTH LINE OF SAID SOUTH HALF A DISTANCE OF 14.88 FEET TO THE SOUTHWEST CORNER OF LOT 27 OF THE PLAT OF WESTCLIFFE PHASE IX, AS RECORDED IN VOLUME 15 OF PLATS, PAGE 422, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE LEAVING SAID PLAT OF WESTCLIFFE, PHASE IX AND ALONG SAID SOUTH LINE NORTH 88°16'57" WEST A DISTANCE OF 233.40 FEET; THENCE NORTH 10°53'35" WEST A DISTANCE OF 129.07 FEET TO A POINT ON CURVE, THE RADIUS POINT BEARS NORTH 09°38'28" EAST AND BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 1°17'12", A RADIUS OF 1027.00 FEET AND AN ARC DISTANCE OF 274.09 FEET AND A CHORD BEARING OF NORTH 72°42'47" WEST TO A POINT ON CURVE; THENCE NORTH 24°58'08" EAST (RADIAL) A DISTANCE OF 54.00 FEET TO A POINT ON CURVE, THE RADIUS POINT BEARS NORTH 24°58'08" EAST; THENCE ALONG SAID CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 92°43'27", A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 40.46 FEET AND A CHORD BEARING OF NORTH 68°34'22" EAST TO A POINT OF TANGENT; THENCE NORTH 22°12'39" EAST A DISTANCE OF 64.46 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 47°05'09", A RADIUS OF 80.00 FEET AND AN ARC DISTANCE OF 65.74 FEET TO A POINT OF TANGENT; THENCE NORTH 14°40'05" WEST A DISTANCE OF 308.85 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 0°04'11", A RADIUS OF 1220.00 FEET AND AN ARC DISTANCE OF 107.95 FEET TO A POINT OF TANGENT; THENCE NORTH 09°35'54" WEST A DISTANCE OF 259.22 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 0°04'29", A RADIUS OF 1180.00 FEET AND AN ARC DISTANCE OF 104.51 FEET TO A POINT OF TANGENT; THENCE NORTH 14°40'23" WEST A DISTANCE OF 335.71 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°22'38", A RADIUS OF 120.00 FEET AND AN ARC DISTANCE OF 53.15 FEET TO A POINT OF TANGENT; THENCE NORTH 10°42'12" EAST A DISTANCE OF 38.93 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 71°55'12", A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 31.38 FEET TO A POINT ON CURVE, THE RADIUS POINT BEARS NORTH 28°47'00" EAST AND BEING ON THE SOUTHERLY RIGHT OF WAY MARGIN OF VENICE LANE AND THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF WESTCLIFFE, PHASE VIII AS RECORDED IN VOLUME 15 OF PLATS, PAGE 409, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE ALONG SAID MARGIN AND PLAT BOUNDARY ON CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 2°29'22", A RADIUS OF 120.00 FEET AND AN ARC DISTANCE OF 53.39 FEET AND A CHORD BEARING OF SOUTH 73°57'41" EAST TO A POINT OF TANGENT; THENCE SOUTH 86°42'23" EAST A DISTANCE OF 100.39 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT AND LEAVING SAID SOUTHERLY MARGIN AND PLAT BOUNDARY HAVING A CENTRAL ANGLE OF 84°08'47", A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 36.70 FEET AND A CHORD BEARING OF SOUTH 44°38'50" EAST TO A POINT OF REVERSE CURVE, THE RADIUS POINT BEARS NORTH 87°24'24" EAST; THENCE ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 11°57'32", A RADIUS OF 120.00 FEET AND AN ARC DISTANCE OF 25.05 FEET AND A CHORD BEARING OF SOUTH 08°34'22" EAST TO A POINT OF TANGENT; THENCE SOUTH 14°33'08" EAST A DISTANCE OF 391.38 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 0°13'53", A RADIUS OF 1180.00 FEET AND AN ARC DISTANCE OF 107.74 FEET TO A POINT OF TANGENT; THENCE SOUTH 09°19'15" EAST A DISTANCE OF 186.75 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°04'42", A RADIUS OF 1220.00 FEET AND AN ARC DISTANCE OF 129.43 FEET TO A POINT OF TANGENT; THENCE SOUTH 15°23'57" EAST A DISTANCE OF 348.82 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°07'32", A RADIUS OF 670.00 FEET AND AN ARC DISTANCE OF 293.81 FEET TO A POINT OF REVERSE CURVE, THE RADIUS POINT BEARS SOUTH 49°28'31" WEST; THENCE ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 43°40'56", A RADIUS OF 80.00 FEET AND AN ARC DISTANCE OF 60.99 FEET AND A CHORD BEARING OF SOUTH 18°41'01" EAST TO A POINT OF TANGENT; THENCE SOUTH 03°09'27" WEST A DISTANCE OF 62.78 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°43'15", A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 40.46 FEET AND A CHORD BEARING OF SOUTH 49°31'04" WEST TO A POINT OF COMPOUND CURVE, THE RADIUS POINT BEARS NORTH 05°52'42" EAST; THENCE ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 03°45'46", A RADIUS OF 873.00 FEET AND AN ARC DISTANCE OF 63.90 FEET AND A CHORD BEARING OF NORTH 82°14'25" WEST TO A POINT ON CURVE; THENCE SOUTH 09°38'28" WEST A DISTANCE OF 54.00 FEET TO THE TRUE POINT OF BEGINNING.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	60.93'	100.00'	34°54'31"	S61°50'32"E 59.99'
C2	12.93'	100.00'	7°24'36"	S83°00'05"E 12.92'
C3	73.86'	100.00'	42°19'06"	S85°32'50"E 72.19'
C4	53.38'	120.00'	28°22'23"	S73°57'41"E 52.95'
C5	31.38'	25.00'	71°55'12"	N02°15'24"W 28.36'
C6	36.04'	25.00'	82°38'25"	S51°59'55"W 33.00'
C7	35.43'	80.00'	28°22'36"	S01°59'05"E 35.14'
C8	44.28'	100.00'	28°22'36"	S01°59'05"E 43.93'
C9	53.15'	120.00'	28°22'36"	S01°59'05"E 52.71'
C10	85.20'	1220.00'	3°12'10"	N11°11'59"W 85.19'
C11	39.86'	1220.00'	1°52'18"	N13°44'13"W 39.85'
C12	106.28'	1200.00'	5°04'29"	N12°08'08"W 106.25'
C13	104.51'	1180.00'	5°04'29"	N12°08'08"W 104.48'
C14	104.41'	1180.00'	5°04'11"	S12°08'00"E 104.38'
C15	106.16'	1200.00'	5°04'11"	S12°08'00"E 106.15'
C16	107.85'	1220.00'	5°04'11"	S12°08'00"E 107.82'
C17	51.63'	980.00'	3°01'08"	S16°10'39"E 51.63'
C18	119.39'	980.00'	6°58'49"	S21°10'38"E 119.32'
C19	3.56'	980.00'	0°12'28"	S24°46'16"E 3.56'
C20	178.15'	1000.00'	10°12'28"	S19°46'18"E 177.91'
C21	181.71'	1020.00'	10°12'28"	S19°46'18"E 181.47'
C22	65.74'	80.00'	47°05'09"	N01°19'56"W 63.91'
C23	82.18'	100.00'	47°05'09"	S01°19'56"E 79.89'
C24	78.83'	120.00'	37°38'22"	N06°03'20"W 77.42'
C25	18.78'	120.00'	0°28'47"	N17°29'15"E 18.78'
C26	40.46'	25.00'	92°43'12"	S24°08'57"E 36.18'
C27	40.46'	25.00'	92°43'27"	N85°34'22"E 36.19'
C28	274.09'	1027.00'	18°17'29"	S72°42'47"E 273.28'
C29	219.39'	1000.00'	12°34'15"	N74°04'25"W 218.95'
C30	113.16'	1000.00'	6°29'01"	N63°36'02"W 113.10'
C31	332.85'	1000.00'	19°05'14"	N77°18'56"W 331.02'
C32	103.91'	973.00'	6°07'08"	S73°34'07"E 103.86'
C33	127.25'	973.00'	7°29'36"	S80°22'30"E 127.16'
C34	63.35'	973.00'	3°43'50"	S78°29'57"E 63.34'
C35	63.90'	973.00'	3°43'46"	S82°14'25"E 63.89'
C36	40.46'	25.00'	92°43'15"	N49°31'04"E 36.18'
C37	60.99'	80.00'	43°40'56"	N18°41'01"W 59.53'
C38	78.24'	100.00'	43°40'56"	S18°41'01"E 74.41'
C39	84.62'	670.00'	7°14'12"	S36°54'23"E 84.57'
C40	85.60'	670.00'	7°14'12"	S29°37'40"E 85.54'
C41	118.43'	670.00'	10°12'48"	S05°11'40"E 118.27'
C42	293.81'	670.00'	25°07'32"	S27°57'43"E 291.46'
C43	2.19'	1220.00'	0°08'10"	S15°20'52"E 2.19'
C44	118.68'	1220.00'	5°34'26"	S12°30'34"E 118.63'
C45	8.56'	1220.00'	0°24'07"	S09°31'18"E 8.56'
C46	129.43'	1220.00'	6°04'42"	S12°21'36"E 129.37'
C47	127.31'	1200.00'	6°04'42"	S12°21'36"E 127.25'
C48	285.04'	650.00'	25°07'32"	S27°57'43"E 282.76'
C49	95.66'	1180.00'	4°38'42"	N12°13'47"W 95.64'
C50	12.08'	1180.00'	0°35'11"	N09°38'50"W 12.08'
C51	107.74'	1180.00'	6°13'53"	N11°56'11"W 107.70'
C52	109.55'	1200.00'	5°13'53"	S11°56'11"E 109.53'
C53	31.15'	100.00'	17°50'46"	S05°37'45"E 31.02'
C54	25.05'	120.00'	11°57'32"	S08°34'22"E 25.00'
C55	36.70'	25.00'	84°08'47"	N44°38'59"W 33.49'
C56	4.15'	670.00'	0°21'19"	S18°34'37"E 4.15'
C57	47.48'	1000.00'	2°43'15"	N66°26'41"W 47.48'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°23'17"E	22.91'
L2	S14°33'08"E	7.88'
L3	S14°40'05"E	4.08'
L4	S03°17'37"W	30.13'

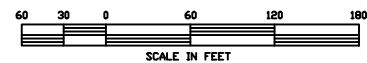


SURVEYOR'S CERTIFICATE

I, MICHAEL C. FOWLER, A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON, (REG.#34897) HEREBY CERTIFY THAT THE PLAT OF WESTCLIFFE PHASE XI AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED AS SHOWN ON THE PLAT.

MICHAEL C. FOWLER

DATE



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_, AT THE REQUEST OF MARK BAUDER.

BENTON COUNTY AUDITOR

FEE NUMBER

BY DEPUTY

SHEET 1 OF 2

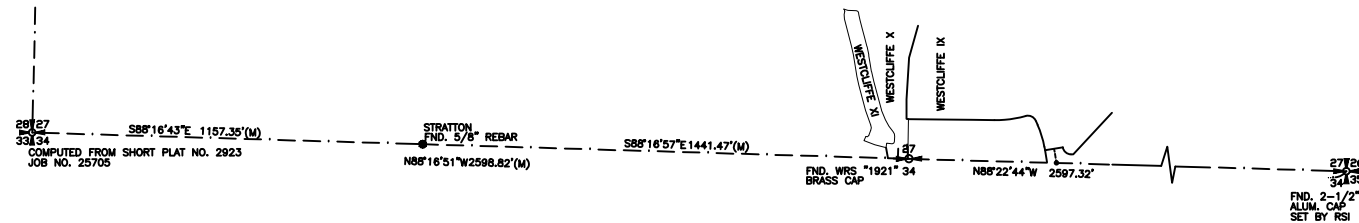
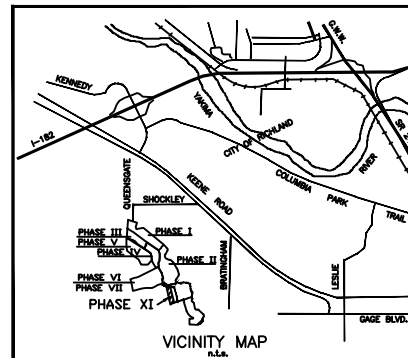
PROJECT: 20812

REVISION: NONE

JOB: F:\BAUDER\WESTCLIFFE\12\20812-PLAT11.DWG



SECTION 27  
SECTION 28  
A 12,422.10 S.  
1,5276652



1. BASIS OF BEARINGS: THE SOUTH LINE OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON.

2. [ ] = ADDRESSES SHOWN IN BRACKETS ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND, ZIP CODE: 99352.

3. @ = MONUMENTS TO BE SET UPON ROAD CONSTRUCTION COMPLETION.

4. O = SET 5/8" REBAR W/YELLOW PLASTIC CAP STAMPED "RSI MCF 34587".

5. ● = FOUND 5/8" REBAR W/YELLOW CAP PLASTIC CAP STAMPED "RSI MCF 34587, UNLESS OTHERWISE NOTED.

6. (C) = COMPUTED (P) = PLAT (M) = MEASURED

7. CENTRALIZED DELIVERY UNITS (CBU/MALBOX) TO BE INSTALLED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.

8. 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.

9. ABSOLUTELY NO STRUCTURES OR CHANGING OF GRADE WILL BE ALLOWED WITHIN SAID DOMESTIC WATER EASEMENT, STORM DRAIN EASEMENT AND UTILITY EASEMENTS. CONTACT RICHLAND PUBLIC WORKS WITH QUESTIONS.

10. THE GRADE OVER THE IRRIGATION EASEMENT CANNOT BE MODIFIED WITHOUT PRIOR APPROVAL FROM THE BADGER MOUNTAIN IRRIGATION DISTRICT.

11. THIS PLAT LIES WITHIN THE BOUNDARY OF THE "SOUTH RICHLAND COLLECTOR STREET FINANCING PLAN". FEES SHALL BE PAID AS REQUIRED BY RICHLAND MUNICIPAL CODE CHAPTER 12.03 BY THE PROPERTY OWNER AT THE TIME OF THE BUILDING PERMIT ISSUANCE FOR THE CONSTRUCTION OF A HOME ON ANY LOT WITHIN THE SUBDIVISION.

12. SORRENTO LANE IS "NO PARKING" ON ONE SIDE.



AN AGREEMENT HAS BEEN REACHED WITH THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT FOR THE FUTURE ANNEXATION OF THIS PROPERTY INTO THE BADGER MOUNTAIN IRRIGATION DISTRICT AND THAT SAID DISTRICT AGREES TO PROVIDE IRRIGATION WATER TO SAID PLATTED LOTS AS SHOWN HEREON. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON SAID PLAT ARE ADEQUATE TO SERVE ALL SAID LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310.

**BADGER MOUNTAIN IRRIGATION DISTRICT**

7. MICHAEL C. FOWLER, A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON, (REG.#34587) HEREBY CERTIFY THAT THE PLAT OF WESTCLIFFE PHASE X AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED AS SHOWN ON THE PLAT.

MICHAEL C. FOWLER DATE

KNOW ALL PERSONS BY THESE PRESENTS THAT WESTCLIFFE, L.L.C., OWNER OF THE LAND SHOWN ON THE PLAT OF WESTCLIFFE PHASE XI, HEREBY DECLARE SAID PLAT AND DEDICATE TO THE PUBLIC, FOR THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS AND RIGHT OF WAYS AS SHOWN HEREON.

**MILO B. BAUDER, MEMBER**  
WESTCLIFFE LLC, A WASHINGTON LIMITED LIABILITY CO.

MARK R. BAUDER, MEMBER  
WESTCLIFFE LLC, A WASHINGTON LIMITED LIABILITY CO.

STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ } S.S.

THIS IS TO CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. PERSONALLY APPEARED BEFORE ME, MILO B. BAUDER, MEMBER OF WESTCLIFFE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO SIGNED THE ABOVE "OWNER'S CERTIFICATE", AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ } S.S.

THIS IS TO CERTIFY ON THIS        DAY OF       , 20  , A.D. PERSONALLY APPEARED BEFORE ME, MARK R. BAUDER, MEMBER OF WESTCLIFFE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO SIGNED THE ABOVE "OWNER'S CERTIFICATE", AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, CO. OF BENTON, STATE OF WASHINGTON.

CITY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN CITY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20\_\_.

\_\_\_\_\_  
BENTON COUNTY TREASURER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BENTON COUNTY ASSESSOR

\_\_\_\_\_  
DATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_

MINUTES PAST \_\_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS,

PAGE \_\_\_\_\_ , AT THE REQUEST OF MARK BAUDER.

BENTON COUNTY AUDITOR

FFF NUMBER

BY DEPUTY

**SHEET 2 OF 2**

**SHEET 2 OF 2**  
PROJECT: 20812  
REVISION: NONE  
JOB: F:\BAUDER\WESTCLIFFE\12\20812-PLAT1.DWG



ATTACHMENT G  
(S94-101-Amendment)

**RICHLAND PLANNING COMMISSION  
REVISED TECHNICAL ADVISORY COMMITTEE REPORT (S94-101)  
APRIL 3, 2002**

Note: The original Report was dated March 27, 2002 in preparation of the April 3, 2002 Planning Commission Hearing. Staff presented revised conditions at the April 3<sup>rd</sup> hearing, which are reflected by underlined and ~~strike through~~ typesyles.

APPLICANT: MILO BAUDER

REQUEST: AMENDMENT TO THE PREVIOUSLY APPROVED  
WESTCLIFFE PRELIMINARY PLAT, CHANGING THE  
LOCATION OF THE PROPOSED ACCESS ROAD.

LOCATION: SOUTH OF SHOCKLEY ROAD AND THE VINEYARDS  
SUBDIVISION

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

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

1. Fire hydrants capable of supplying the required fire flow and blue reflective markers shall be provided at locations approved by the Fire and Emergency Services Department.
2. Fire hydrants capable of delivering the required fire flow shall be provided prior to combustible construction.
3. Secondary Emergency Vehicle Access (SEVA) roads, shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Bridges and roads must be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. A SEVA road shall be provided at the initial phase of development. If the Queensgate Drive extension serves as the initial access road for phase 1A of the development, then a SEVA road shall be constructed at or east of the proposed Westcliffe Boulevard alignment. An additional SEVA road will be required at or east of the proposed "F" street alignment at the time phase 1B is developed. If Westcliffe Boulevard is constructed as the initial access road, then a SEVA road shall be constructed at or near the proposed Queensgate Drive extension.

4. All street names shall be approved by the Fire and Emergency Services Department prior to recording of final plats for any phases.
5. The applicant must submit a written request for electrical service from the City of Richland, prior to the provision of electrical service.
6. Facilities fees shall be assessed at actual costs for main electrical feeds.
7. The proposed preliminary plat shall comply with all recommendations set forth in the Geotechnical Report prepared by Howard Consultants, Inc. dated January 28, 1994.
8. The proposal shall comply with all applicable comments and conditions set forth in the attached memorandum from Phil Pinard, City Engineer, dated March 25, 2002, as amended.
9. The Parks and Recreation Commission shall review the project for determination of compliance with Title 22 of the Richland Municipal Code, relating to parks dedication/fee payment.



CITY OF RICHLAND  
CIVIL AND UTILITY ENGINEERING  
DEVELOPMENT COMMENTS

Note: The original memo was dated March 25, 2002 in preparation of the April 3, 2002 Planning Commission hearing. Staff presented revised conditions which are reflected by underlined and ~~strike through~~ typesyles.

DATE: APRIL 3, 2002

TO: JEFF ROLPH, SENIOR PLANNER

PLAT REVIEW BY: PHIL PINARD, CITY ENGINEER

PROJECT NAME: WESTCLIFFE

PROJECT LOCATION: SOUTHWEST OF THE PLAT OF THE VINEYARDS

The Civil and Utility Engineering Division has reviewed the plat received in this office on March 7, 2002, for the above referenced property and has the following 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 record drawings to the City. 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 public access and utility easements, such as water, sewer, electrical etc., must be provided prior to final acceptance by the City.
3. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
4. A storm sewer system shall be designed to contain or pass a 25-year frequency 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. As per City ordinance 24.20.070, 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.
5. 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. Water lines shall be aligned on the south and east side of street centerlines.
  - D. Watermains larger than 8-inches in diameter shall be ductile iron.
  - E. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
  - F. 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.
  - G. A composite utility plan shall be included in the submitted plan set.
  - H. A detailed grading plan shall be included in the submitted plan set.

- I. 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 a minimum 10-foot wide public utility easement to be conveyed to the City of Richland.
  - J. 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.
  - K. All public improvements shall comply with the State of Washington and City of Richland requirements and codes.
  - L. All cul-de-sacs shall have a minimum radius of 45 feet to the face of curb to allow for adequate turning radius.
  - M. All public streets shall meet design requirements for sight distance (horizontal, vertical, and intersectional).
  - N. The final plans shall identify locations for irrigation, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes.
  - O. 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.).
  - P. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of acceptance by the City of Richland.
6. 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.
7. If the project will be built in phases the applicant shall submit a new 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. The original master plan for the above-mentioned utilities has been negated by the changes to the preliminary plat.
8. The proposed plat of Westcliffe is within the Tapteal 3 and 4 water pressure zones. Because of a lack of infrastructure the elevation of 710-feet has been agreed upon to be the cut-off for temporary use of Tapteal 2 water within this plat. As proposed, approximately 139 lots in the plat of Westcliffe have their meter elevation at or below the elevation of 710-feet, and may temporarily use Tapteal 2 water. The City's comprehensive water plan indicates that the watermain from the 16-inch Tapteal 2 mainline recently installed in Shockley Road to the site of the future Westcliffe Tapteal 3 pump station shall be 12-inches in diameter. This 12-inch transmission main shall be installed by the developer, and shall be designed to accommodate the installation of a future pump station in the vicinity of the intersection of Queensgate Drive and "Street A". It shall also be designed so that it may be switched over to Tapteal 3 at a future date so that the proper pressure zones may be established.
9. The developer shall provide to the City, at no cost, the necessary land for the future pump station and reservoir site. This property shall be sufficient in size and location to meet the Cities requirements for the Tapteal 3 pressure zone.
10. The portion of the pre-plat that is between the elevations of 800-feet and 945-feet will be required to be served by the Tapteal 4 water pressure zone. Domestic water for all homes within this elevation will have to come from a Tapteal 4 reservoir.
11. In accordance with RMC 18.34.020, the City will reimburse the developer for any oversizing costs necessary to install the watermain from the existing 16-inch main in Shockley Road to the future pump station, and from the pump station to the future reservoir. The reimbursement shall be for the

amount needed to oversize the watermain from an 8-inch main to a 12-inch main, as specified in the City's comprehensive water plan.

12. The developer of the proposed preliminary plat shall contribute a pro-rata share towards the construction of traffic improvements (including but not limited to a future traffic signal) at the intersection of Keene Road and Shockley Road, and/or at the intersection of Keene Road and Westcliffe Blvd. The City Engineer and the developer have previously agreed on the amount of \$148 per lot, which shall be paid at the time of final plat and shall be set aside and used exclusively for the construction of said traffic improvements.
13. The Right-of-Way width for the portion of Queensgate Drive that needs to be constructed to serve this plat shall be 66-feet.
14. A note will be shown on the face of the final plat stating that Queensgate Drive is classified as a "Arterial Collector street" within the boundaries of the plat.
- ~~15. The preliminary plat map as submitted shows three canal crossings connecting this property with proposed arterial collector streets. Two of these arterial collector streets will have to be constructed to serve the Westcliffe plat once it is completely built out. Phases 1A and 1B (equaling 64 lots, as indicated on the preliminary plat map received in this office on March 7, 2002), may be constructed with Queensgate Drive & Shockley Road as the sole Arterial Collector route. If either of the other two canal crossings are built prior to the proposed Queensgate Drive/Shockley Road access, 200 lots may be served by either of these individual arterial collectors. The developer will be required to build each of the three canal crossings when the phase that is immediately adjacent to the crossing is constructed.~~
15. Chapter 12.02 of the Richland Municipal Code has established design year traffic volume ranges for City streets. Arterial Collector streets having a range of 1,000 to 4,000 ADT. The functional classification plan identifies three Arterial Collector streets providing access to the Westcliffe plat. The plat of Westcliffe may develop to the capacity limits of the Arterial Collector street. Existing traffic, if any, shall be accounted for in the total design volume. Lot development may be limited by the City Engineer until such time as traffic can be distributed over two Arterial Collectors or the City addresses temporary spikes in the design volume range or the City Council reclassifies one of the Arterial Collector Streets to a higher classification or the classification range is revised by the City Council.
16. Shockley Road from the western boundary of the plat of The Vineyards and Queensgate Drive from Shockley to the northern boundary of the KID canal shall be constructed by the developer to meet the City standard "rural street" section. The developer of the property abutting the Right-of-Way of either of these roads shall build them to their ultimate design width.
17. Shockley Road shall be constructed within the existing 40-foot Right-of-Way, and the design shall meet the approval of the City Engineer. The Right-of-Way shall be widened to its ultimate width (60-feet) when the adjacent property owners develop their property.
18. 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.

19. Ten-foot wide public utility easements will be required along both sides of all Right-of-Ways within the proposed plat.
20. An irrigation source and distribution system, separate from the City's domestic water system, shall be provided for this development. Easements shall be provided for this system where needed. 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.
21. Any proposed crossings of the KID canal with utilities or roadways shall be reviewed and approved by the Kennewick Irrigation District prior to acceptance of the final plat which required the crossing.
22. Any work within the public right-of-way or easements 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 first submittal.
23. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
24. 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.



## Council Agenda Coversheet

Council Date: 03/19/2013

Category: Consent Calendar

Agenda Item: C11

Key Element: Key 3 - Economic Vitality

Subject: REPURCHASE OF COLUMBIA POINT PROPERTY FROM CONAGRA FOODS LAMB WESTON

Department: Community and Development Services

Ordinance/Resolution:

Reference: C142-11

Document Type: General Business Item

Recommended Motion:

Authorize the City Manager to make the necessary budget adjustments to fund the repurchase of an 8.6-acre site at Columbia Point.

Summary:

In August 2010, ConAgra Foods - Lamb Weston (Lamb Weston) purchased an 8.63-acre site at Columbia Point from the City for the development of their administrative office complex. After a change in leadership, Lamb Weston reassessed their office needs and by mid-2011, had decided to expand their current Kennewick location instead of building new at Columbia Point. The City had negotiated a right to repurchase the Columbia Point property for the price paid in 2010. However, in this same time frame, Lamb Weston was also negotiating with the City on the purchase of an 80-acre site at Horn Rapids Industrial Park for the construction of new cold storage facility and other related uses. Because the value of the Horn Rapids property was roughly equivalent to the repurchase price of the Columbia Point site, a land exchange was proposed and ultimately approved by Council on November 29, 2011. One provision of this agreement calls for the City to repurchase the land at Columbia Point by March 29, 2013, if the exchange for the Horn Rapids Industrial Park had not occurred by January 31, 2013. While Lamb Weston is still pursuing the site in the Industrial Park, they are not yet ready to execute the land exchange. The City is therefore obligated to repurchase the Columbia Point site for the original sale price of \$1,426,734, plus closing costs. Staff believes the current value of this property is well in excess of this repurchase price and City control of the site is important to assure the quality of development at Columbia Point.

Based on discussion with Council at their February 26, 2013, workshop, staff is proposing budget adjustment in several Funds to pay for the repurchase. The transferred funds will be repaid when the 80 acres at Horn Rapids Industrial Park is sold (purchase price of \$1,480,000), which should occur later this year. If the sale falls through, the funds will need to be repaid from the future sale of land at Columbia Point, the timing of which will depend on the type of restrictions the City may place on development.

Fiscal Impact?

☒ Yes ☐ No

City will repurchase land for \$1,426,734, plus closing costs. Resources to be utilized to fund the land repurchase: General Fund Land Sale Reserve - \$300,000; General Fund Stabilization Reserve - \$296,365; Industrial Development Fund - \$280,885; Reallocation of prior land sale proceeds currently committed by Council in the Capital Improvement Program to the following projects: Swift Corridor Improvements - \$479,484; Columbia Point Tract D Riverfront Improvements - \$70,000.

Attachments:

- 1) Columbia Point Repurchase
- 2) Repurchase Funding Sources

City Manager Approved:

Johnson, Cindy  
Mar 12, 13:13:07 GMT-0700 2013



## **MEMORANDUM**

*Economic Development Office*

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To: Richland City Council

From: Gary Ballew, Economic Development Manager

Date: February 15, 2013

Subject: Repurchase of 8.63 Acres at Columbia Point

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In August of 2010, ConAgra Foods - Lamb Weston (Lamb Weston) purchased an 8.63 acres site from the City at Columbia Point for the development of their administrative office complex. After a change in leadership, Lamb Weston reassessed their office needs and by mid-2011 had decided to expand their current Kennewick location instead of building new at Columbia Point. The City had negotiated a right to repurchase the Columbia Point property for the price paid in 2010. However, in this same time frame, Lamb Weston was also negotiating with the City on the purchase of an 80 Acre site at Horn Rapids Industrial Park for the construction of new cold storage facility and other related uses. Because the value of the Horn Rapids property was roughly equivalent to the repurchase price of the Columbia Point site, a land exchange was proposed and ultimately approved by Council on November 29, 2011. One provision of this agreement calls for the City to repurchase the land at Columbia Point by April 1, 2013 if the exchange for the Horn Rapids Industrial Park had not occurred during 2012. While, ConAgra Foods, Lamb Weston is still pursuing the site in the Industrial Park, they are not yet ready to execute the land exchange. The City will therefore need to repurchase the Columbia Point site for \$1,426,734, which is the amount of the original sale. Staff believes the current value of this property is well in excess of this repurchase price and City control of the site is important to assure the quality of development at Columbia Point.

Until recently staff had expected the land exchange to occur, so did not budget funds in 2013 for the repurchase. A budget adjustment will therefore be necessary to execute our portion of the 2011 agreement. Of the original sale proceeds, \$1,127,969 was deposited into the LTGO 98 Debt Service Fund and later used for Capital Improvements including John Dam Plaza, Claybell Park, and Duportail Bridge. The remaining \$280,885 was deposited in the Industrial Development Fund. Staff is proposing budget adjustments from the Industrial Development Fund and other sources to fund the repurchase. The transferred funds will be repaid when the 80 acres at Horn Rapids Industrial Park is sold (purchase price of \$1,480,000), which should occur later this year. If the sale falls through then the funds will need to be repaid from the future sale of land at Columbia Point, the timing of which will depend on the type of restrictions the City may place on development.

Lamb Weston is planning to utilize the Horn Rapids Industrial Park site for the development of an automated cold storage warehouse. The facility will be constructed and owned by a third party and in the middle of 2012 Lamb Weston released a Request for Proposals soliciting cold storage firms interested in pursuing the project. Through the process Lamb Weston narrowed the field to two finalists and presented a recommendation to the ConAgra executive team in early February. The reason this is important to the City is that Lamb Weston will likely have the third party actually purchase the land either through a simultaneous closing or assignment of the Purchase and Sales Agreement. Selection of the third party will affect the timing of the purchase at Horn Rapids, and therefore the repayment of the repurchase funds. One of the third parties has done considerable due diligence and is anxious to proceed at the earliest opportunity with the purchase. The other firm has had limited contact with the City and will likely need additional time to close.



## **MEMORANDUM**

*Finance Department*

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To: Cathleen Koch

From: Brandon Suchy

Date: January 9, 2013

Subject: Potential long-term resources to fund required land acquisition

On January 4, 2013 a meeting was held between Cindy Johnson, Bill King, Cathleen Koch, and Brandon Suchy to discuss the funding philosophy for the required repurchase of land in the Columbia Point area from ConAgra, as a result of certain events surrounding a land swap agreement. The following concepts were discussed:

- We should assume worst-case scenario, where we would not depend on ConAgra's follow through with a proposed purchase of 80-acres in the Spring of 2013 to fund the purchase. Likewise, we should not necessarily depend on the subsequent resale of the CP property in the short-term. As such,
- We should not tie up funds with an interfund loan unless those funds can be tied up for the long-term.
- Review available reserves that can be utilized to fund the purchase.
- Consider the possibility of repurposing available funds that are designated by Council for capital projects (CIP) that would be either temporarily or permanently supplanted by the land purchase.

The purpose of this memo is to discuss the last two points regarding resources.

### **Reserves**

The Industrial Development fund received **\$280,885** from the original sale to ConAgra. Half was reserved for permits related to the sale, and the other half can be made available from the proceeds of the Tiegs farm lease prepayment.

The General Fund has the following reserves that can be made available for the repurchase:



Land Sale Reserve	\$300,000
Stabilization Reserve	<u>\$296,365</u>
<b>Total</b>	<b>\$596,365</b>

Both of these reserves were set up as a way to pigeonhole some excess resources in prior years as an additional hedge against economic circumstances. The Stabilization Reserve consists of excess fund balance from the 2009 budget year. The Land Sale Reserve is especially appropriate for use, as it originated from excess balances in the LGTO 98 fund that were transferred to the General Fund and not utilized.

All told, *specific reserves in the General Fund and Industrial Development Fund could cover at least \$877,250 of the repurchase* without impacting current budgeted programs, leaving approximately \$550,000 left to fund.

### **Capital Improvement Plan (CIP)**

Most projects in the CIP are funded by specific, restricted revenues that do not lend themselves to being repurposed towards a purchase of land that is going to be held for resale. That said, there are three potential sources of funds that can be repurposed, based upon their original source. These are planned contributions toward projects from the General Fund, and unspent prior year allocations from General Fund, Industrial Development Fund, or the LTGO 98 Fund.

Projects with available funding are as follows:

Columbia Point Tract D Riverfront Improvements (Parks) <sup>1</sup>	\$70,000
Swift Corridor Improvements (Gen Gov't Const) <sup>2</sup>	\$651,180
650 George Washington Way (Industrial Dev)	\$193,800
Animal Control Shelter (General Fund)	<u>\$100,000</u>
<b>Total</b>	<b>\$1,014,980</b>

1 – Funds originated in the Industrial Development fund

2 – Funds originated in LTGO 98 fund (\$550,000) and General Fund (\$101,180)

### **Recommendation**

It is recommended that the amounts identified in the Reserves discussion above, combined with the Swift Blvd and Columbia Point Tract D project resources, be utilized to fund the land repurchase. It is further recommended that this funding be structured as a loan of resources so that when and if either the land sale at Horn Rapids or resale at Columbia Point takes place the identified funding would be restored to their original levels.



## Council Agenda Coversheet

Council Date: 03/19/2013

Category: Consent Calendar

Agenda Item: C12

Key Element: Key 2 - Infrastructure & Facilities

Subject: AGREEMENT WITH WA ST TRANSPORTATION IMPROVEMENT BOARD FOR STEVENS DR S. EXTENSION

Department: Public Works

Ordinance/Resolution:

Reference:

Document Type: Contract/Agreement/Lease

### Recommended Motion:

Authorize staff to sign and execute an agreement and project documents with the Transportation Improvement Board granting the City \$1,110,000 toward the Stevens Drive South Extension project. Also, authorize staff to amend the Capital Improvement Plan to reflect the new funds.

### Summary:

In November 2012, the Washington State Transportation Improvement Board (TIB) announced a grant award to the City for the Stevens Drive South Extension. The attached agreement will formalize the grant award, making the funds available to the City.

The 2012 - 2016 Capital Improvement Plan (CIP) included \$400,000 to acquire rights of way for this project. Staff initiated the right of way acquisition work in 2012 and updated its cost estimates for right of way, engineering and construction. The resulting higher cost estimates were used to apply for both TIB and Benton Franklin Council of Governments (BFCOG) funding programs. The proposed TIB grant agreement and BFCOG award will provide the funding needed to complete the Stevens Drive South Extension between Lee Boulevard and Wellsian Way without need for additional City funds.

In the next few months, staff anticipates receiving authorization from the Federal Highway Administration to begin right of way acquisition on this project, utilizing federal funds. This process will likely take six months or more, during which the City will complete engineering design for the project. Staff anticipates construction will occur in 2014.

### Fiscal Impact?

☒ Yes ☐ No

The agreement makes \$1,110,000 in Washington State funds available for the Stevens Drive South Extension project. No additional City funds are needed.

### Attachments:

- 1) TIB Fuel Tax Agreement - Stevens Drive South Extension
- 2) TIB FY2014 Funded Projects - Project Status Form - Stevens Drive

City Manager Approved:

Hopkins, Marcia  
Mar 15, 13:45:13 GMT-0700 2013



City of Richland  
9-E-171(005)-1  
Stevens Drive  
Wellsian Way to Lee Boulevard

STATE OF WASHINGTON  
TRANSPORTATION IMPROVEMENT BOARD  
AND  
City of Richland  
AGREEMENT

THIS GRANT AGREEMENT (hereinafter "Agreement") for the Stevens Drive, Wellsian Way to Lee Boulevard (hereinafter "Project") is entered into by the WASHINGTON STATE TRANSPORTATION IMPROVEMENT BOARD (hereinafter "TIB") and City of Richland, a political subdivision of the State of Washington (hereinafter "RECIPIENT").

1.0 PURPOSE

TIB hereby grants funds in the amount of \$1,110,000 for the project specified above, pursuant to terms contained in the RECIPIENT'S Grant Application, supporting documentation, chapter 47.26 RCW, title 479 WAC, and the terms and conditions listed below.

2.0 SCOPE AND BUDGET

The Project Scope and Budget are initially described in RECIPIENT's Grant Application and incorporated by reference into this Agreement. Scope and Budget will be further developed and refined, but not substantially altered during the Design, Bid Authorization and Construction Phases. Any material alterations to the original Project Scope or Budget as initially described in the Grant Application must be authorized by TIB in advance by written amendment.

3.0 PROJECT DOCUMENTATION

TIB requires RECIPIENT to make reasonable progress and submit timely Project documentation as applicable throughout the Project. Upon RECIPIENT's submission of each Project document to TIB, the terms contained in the document will be incorporated by reference into the Agreement. Required documents include, but are not limited to the following:

- a) Project Funding Status Form
- b) Bid Authorization Form with plans and engineers estimate
- c) Award Updated Cost Estimate
- d) Bid Tabulations
- e) Contract Completion Updated Cost Estimate with final summary of quantities
- f) Project Accounting History

4.0 BILLING AND PAYMENT

The local agency shall submit progress billings as project costs are incurred to enable TIB to maintain accurate budgeting and fund management. Payment requests may be submitted as often as the RECIPIENT deems necessary, but shall be submitted at least quarterly if billable



amounts are greater than \$50,000. If progress billings are not submitted, large payments may be delayed or scheduled in a payment plan.

## 5.0 TERM OF AGREEMENT

This Agreement shall be effective upon execution by TIB and shall continue through closeout of the grant or until terminated as provided herein, but shall not exceed 10 years unless amended by the Parties.

## 6.0 AMENDMENTS

This Agreement may be amended by mutual agreement of the Parties. Such amendments shall not be binding unless they are in writing and signed by persons authorized to bind each of the Parties.

## 7.0 ASSIGNMENT

The RECIPIENT shall not assign or transfer its rights, benefits, or obligations under this Agreement without the prior written consent of TIB. The RECIPIENT is deemed to consent to assignment of this Agreement by TIB to a successor entity. Such consent shall not constitute a waiver of the RECIPIENT's other rights under this Agreement.

## 8.0 GOVERNANCE & VENUE

This Agreement shall be construed and interpreted in accordance with the laws of the state of Washington and venue of any action brought hereunder shall be in the Superior Court for Thurston County.

## 9.0 DEFAULT AND TERMINATION

### 9.1 NON-COMPLIANCE

- a) In the event TIB determines, in its sole discretion, the RECIPIENT has failed to comply with the terms and conditions of this Agreement, TIB shall notify the RECIPIENT, in writing, of the non-compliance.
- b) In response to the notice, RECIPIENT shall provide a written response within 10 business days of receipt of TIB's notice of non-compliance, which should include either a detailed plan to correct the non-compliance, a request to amend the Project, or a denial accompanied by supporting details.
- c) TIB will provide 30 days for RECIPIENT to make reasonable progress toward compliance pursuant to its plan to correct or implement its amendment to the Project.
- d) Should RECIPIENT dispute non-compliance, TIB will investigate the dispute and may withhold further payments or prohibit the RECIPIENT from incurring additional reimbursable costs during the investigation.

### 9.2 DEFAULT

RECIPIENT may be considered in default if TIB determines, in its sole discretion, that:



- a) RECIPIENT is not making reasonable progress toward correction and compliance.
- b) TIB denies the RECIPIENT's request to amend the Project.
- c) After investigation TIB confirms RECIPIENT'S non-compliance.

TIB reserves the right to order RECIPIENT to immediately stop work on the Project and TIB may stop Project payments until the requested corrections have been made or the Agreement has been terminated.

### 9.3 TERMINATION

- a) In the event of default by the RECIPIENT as determined pursuant to Section 9.2, TIB shall serve RECIPIENT with a written notice of termination of this Agreement, which shall be served in person, by email or by certified letter. Upon service of notice of termination, the RECIPIENT shall immediately stop work and/or take such action as may be directed by TIB.
- b) In the event of default and/or termination by either PARTY, the RECIPIENT may be liable for damages as authorized by law including, but not limited to, repayment of grant funds.
- c) The rights and remedies of TIB provided in the AGREEMENT are not exclusive and are in addition to any other rights and remedies provided by law.

### 9.4 TERMINATION FOR NECESSITY

TIB may, with ten (10) days written notice, terminate this Agreement, in whole or in part, because funds are no longer available for the purpose of meeting TIB's obligations. If this Agreement is so terminated, TIB shall be liable only for payment required under this Agreement for performance rendered or costs incurred prior to the effective date of termination.

## 10.0 USE OF TIB GRANT FUNDS

TIB grant funds come from Motor Vehicle Fuel Tax revenue. Any use of these funds for anything other than highway or roadway system improvements is prohibited and shall subject the RECIPIENT to the terms, conditions and remedies set forth in Section 9. If Right of Way is purchased using TIB funds, and some or all of the Right of Way is subsequently sold, proceeds from the sale must be deposited into the RECIPIENT's motor vehicle fund and used for a motor vehicle purpose.

## 11.0 INCREASE OR DECREASE IN TIB GRANT FUNDS

At Bid Award and Contract Completion, RECIPIENT may request an increase in the TIB funds for the specific project. Requests must be made in writing and will be considered by TIB and awarded at the sole discretion of TIB. All increase requests must be made pursuant to WAC 479-05-202 and/or WAC 479-01-060. If an increase is denied, the recipient shall be liable for costs incurred in excess of the grant amount. In the event that final costs related to the specific project are less than the initial grant award, TIB funds will be decreased and/or refunded to TIB in a manner that maintains the original ratio between TIB funds and total project costs.



## 12.0 INDEPENDENT CAPACITY

The RECIPIENT shall be deemed an independent contractor for all purposes and the employees of the RECIPIENT or any of its contractors, subcontractors, and employees thereof shall not in any manner be deemed employees of TIB.

## 13.0 INDEMNIFICATION AND HOLD HARMLESS

The PARTIES agree to the following:

Each of the PARTIES, shall protect, defend, indemnify, and save harmless the other PARTY, its officers, officials, employees, and agents, while acting within the scope of their employment as such, from any and all costs, claims, judgment, and/or awards of damages, arising out of, or in any way resulting from, that PARTY's own negligent acts or omissions which may arise in connection with its performance under this Agreement. No PARTY will be required to indemnify, defend, or save harmless the other PARTY if the claim, suit, or action for injuries, death, or damages is caused by the sole negligence of the other PARTY. Where such claims, suits, or actions result from the concurrent negligence of the PARTIES, the indemnity provisions provided herein shall be valid and enforceable only to the extent of a PARTY's own negligence. Each of the PARTIES agrees that its obligations under this subparagraph extend to any claim, demand and/or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, each of the PARTIES, by mutual negotiation, hereby waives, with respect to the other PARTY only, any immunity that would otherwise be available to it against such claims under the Industrial Insurance provision of Title 51 RCW. In any action to enforce the provisions of the Section, the prevailing PARTY shall be entitled to recover its reasonable attorney's fees and costs incurred from the other PARTY. The obligations of this Section shall survive termination of this Agreement.

## 14.0 DISPUTE RESOLUTION

- a) The PARTIES shall make good faith efforts to quickly and collaboratively resolve any dispute arising under or in connection with this AGREEMENT. The dispute resolution process outlined in this Section applies to disputes arising under or in connection with the terms of this AGREEMENT.
- b) Informal Resolution. The PARTIES shall use their best efforts to resolve disputes promptly and at the lowest organizational level.
- c) In the event that the PARTIES are unable to resolve the dispute, the PARTIES shall submit the matter to non-binding mediation facilitated by a mutually agreed upon mediator. The PARTIES shall share equally in the cost of the mediator.
- d) Each PARTY agrees to compromise to the fullest extent possible in resolving the dispute in order to avoid delays or additional incurred cost to the Project.
- e) The PARTIES agree that they shall have no right to seek relief in a court of law until and unless the Dispute Resolution process has been exhausted.



## 15.0 ENTIRE AGREEMENT

This Agreement, together with the RECIPIENT'S Grant Application, the provisions of chapter 47.26 Revised Code of Washington, the provisions of title 479 Washington Administrative Code, and TIB Policies, constitutes the entire agreement between the PARTIES and supersedes all previous written or oral agreements between the PARTIES.

## 16.0 RECORDS MAINTENANCE

The RECIPIENT shall maintain books, records, documents, data and other evidence relating to this Agreement and performance of the services described herein, including but not limited to accounting procedures and practices which sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Agreement. RECIPIENT shall retain such records for a period of six years following the date of final payment. At no additional cost, these records, including materials generated under the Agreement shall be subject at all reasonable times to inspection, review or audit by TIB personnel duly authorized by TIB, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

Approved as to Form  
Attorney General

By:

Signature on file

\_\_\_\_\_  
Guy Bowman  
Assistant Attorney General

Lead Agency

Transportation Improvement Board

\_\_\_\_\_  
Signature of Chairman/Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Executive Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name



Transportation Improvement Board

# Project Funding Status Form

Agency: **RICHLAND**  
Project Name: **Stevens Drive**  
**Wellsian Way to Lee Boulevard**

TIB Project Number: **9-E-171(005)-1**

Verify the information below and revise if necessary.

Return to:  
Transportation Improvement Board  
PO Box 40901  
Olympia, WA 98504-0901

## PROJECT SCHEDULE

	Target Dates
Construction Approval Date	<b>2/2014</b>
Contract Bid Award	<b>4/2014</b>
Contract Completion	<b>9/2014</b>

## PROJECT FUNDING PARTNERS

List additional funding partners and amount.

Funding Partners	Amount	Revised Funding
<b>RICHLAND</b>	<b>949,200</b>	<b>234,200</b>
<b>WSDOT</b>	<b>0</b>	<b>0</b>
<b>Federal Funds</b>	<b>0</b>	<b>1,265,000</b>
<b>TOTAL LOCAL FUNDS</b>	<b>949,200</b>	<b>1,499,200</b>

Signatures are required from two different agency officials. Return the originally signed form to the TIB office.

**Mayor or Public Works Director**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed or Typed Name

\_\_\_\_\_  
Title

**Financial Officer**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed or Typed Name

\_\_\_\_\_  
Title





## Council Agenda Coversheet

Council Date: 03/19/2013

Category: Consent Calendar

Agenda Item: C13

Key Element: Key 2 - Infrastructure & Facilities

Subject: AWARD OF BID FOR STEVENS/MAHAN WATER MAIN REPLACEMENT AND OVERLAY PROJECT

Department: Public Works

Ordinance/Resolution:

Reference:

Document Type: Contract/Agreement/Lease

### Recommended Motion:

Authorize the City Manager to sign and execute a contract with Goodman & Mehlenbacher Enterprises, Inc. in the amount of \$1,301,523.03 for the Stevens/Mahan Water Main Replacement and 2013 Stevens Overlay project. Also, authorize staff to make the appropriate budget adjustments.

### Summary:

The Stevens Drive water main replacement project was programmed and authorized as part of the 2012 - 2016 Capital Improvement Plan (CIP). The project was delayed until 2013 as a result of dialogue with some area residents about formation of a local improvement district (LID) street improvement project. Staff will be advancing the LID formation to Council in the near future, beginning with a public hearing at the April 2 Council meeting.

An overlay of Stevens Drive was programmed and authorized as part of the 2013 - 2017 CIP. The segment of Stevens Drive selected for overlay was originally between Jadwin Avenue and Woodbury Street. Staff is proposing to change the overlay to coincide with the water main replacement to complete all needed work on this road segment in one construction season. The Energy Services Department has additional work scheduled for future years between Woodbury and Jadwin that makes deferral of a street overlay on this segment logical.

The project will replace old water mains in Stevens Drive and Mahan Avenue from Williams Boulevard to Van Giesen Street. There are 170 residential services which will be switched over to the new main with new meters and house service lines. The work will involve roadway and residential landscape restoration. The project also includes asphalt removal and overlay along Stevens Drive from Williams Boulevard to Van Giesen Street.

A bid additive was included in the bidding process to haul asphalt grindings to the landfill for use as on-site roadways. Staff recommends award of this additive as the cost represents a good value for the materials.

A second bid additive to install sidewalks along the east side was included in the bidding process as well. Currently, there is a 4-foot sidewalk along the east side of Stevens Drive. The new sidewalk on the east side would be 5-feet wide, keeping with current City and State standards, with driveway slopes and ramps that meet ADA accessibility standards. Staff recommends utilizing overlay funds to award this additive in the amount of \$179,587.39.

Four bids were received on March 11, 2013, with a low bid of \$1,301,523.03 and a high bid of \$1,351,393.97. The Engineer's estimate for the project was \$1,150,587.84. The project design was completed by Public Works Engineering staff. Project construction will begin in April 2013 and be completed in November 2013.

### Fiscal Impact?

☒ Yes ☐ No

Project funding is identified as proposed in the attached Budget Summary. Total project expenses are \$1,509,675. Total available funds \$2,311,127, including \$1,200,000 in the Streets Overlay program (CIP page 75) and \$1,111,127 in the Water Distribution System Repair/Replacement program (CIP page 137).

### Attachments:

- 1) Stevens Mahan Water Main Replcmt & 2013 Stevens Overlay - Bid Tab
- 2) Stevens Mahan Water Main Replcmt & 2013 Stevens Overlay - Budget Summary
- 3) Stevens Mahan Water Main Replcmt & 2013 Stevens Overlay - Vicinity Map
- 4) Sealed Bid Attachment for BID AWARDS

City Manager Approved:

Johnson, Cindy  
Mar 14, 14:20:08 GMT-0700 2013

# City of Richland

<b>DATE BIDS OPENED:</b> March 11, 2013	<b>SB #</b> 13-09 PW
<b>Stevens/Mahan Water Main Replacement &amp; 2013 Stevens Overlay</b>	

				ENGINEER'S ESTIMATE		G.A.M.E., INC. KENNEWICK, WA		TAPANI, INC. BATTLE GROUND, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	SCHEDULE A -WATER								
A1	Mobilization.	1	LS	35,689.00	35,689.00	28,235.00	28,235.00	67,500.00	67,500.00
A2	SPCC plan.	1	LS	500.00	500.00	880.00	880.00	550.00	550.00
A3	ESC lead.	1	LS	1,000.00	1,000.00	8,167.50	8,167.50	1,600.00	1,600.00
A4	Asphalt patching (2" HMA & 6" CSTC) Mahan & Symons.	1,649	SY	19.00	31,331.00	28.28	46,633.72	26.50	43,698.50
A5	CSTC patching (2" CSTC) Mahan/Torbett LID area.	288	SY	5.00	1,440.00	1.38	397.44	3.25	936.00
A6	CSTC patching (12" CSTC) Stevens.	1,358	SY	14.00	19,012.00	7.87	10,687.46	11.00	14,938.00
A7	Cement concrete (4" concrete & 2" CSTC).	251	SY	45.00	11,295.00	62.04	15,572.04	60.00	15,060.00
A8	Cement concrete exposed aggregate (4" concrete & 2" CSTC).	14	SY	55.00	770.00	72.38	1,013.32	90.00	1,260.00
A9	Cement concrete traffic curb & gutter (18" gutter).	176	LF	20.00	3,520.00	27.79	4,891.04	32.50	5,720.00
A10	Site restoration.	1	LS	25,600.00	25,600.00	93,115.00	93,115.00	35,500.00	35,500.00
A11	Remove thrust block.	5	EA	100.00	500.00	38.50	192.50	200.00	1,000.00
A12	Remove & salvage blind flange.	3	EA	50.00	150.00	27.50	82.50	150.00	450.00
A13	Remove & salvage fire hydrant.	2	EA	150.00	300.00	392.70	785.40	300.00	600.00
A14	Remove & dispose fire hydrant.	11	EA	150.00	1,650.00	420.20	4,622.20	300.00	3,300.00
A15	Remove & dispose valve.	55	EA	40.00	2,200.00	27.50	1,512.50	200.00	11,000.00
A16	Remove meter assembly.	32	EA	50.00	1,600.00	27.50	880.00	200.00	6,400.00
A17	Remove & dispose air release valve & vault.	4	EA	300.00	1,200.00	275.00	1,100.00	250.00	1,000.00
A18	Controlled density fill.	20	CY	100.00	2,000.00	110.00	2,200.00	105.00	2,100.00
A19	Ductile iron pipe for water main 6" diameter w/restrained joint.	195	LF	23.00	4,485.00	25.60	4,992.00	28.00	5,460.00
A20	Ductile iron pipe for water main 8" diameter.	2,495	LF	26.00	64,870.00	31.60	78,842.00	23.75	59,256.25
A21	PVC pipe for water main 8" diameter.	4,347	LF	16.00	69,552.00	16.72	72,681.84	14.25	61,944.75
A22	Imported pipe zone bedding.	7,037	LF	1.00	7,037.00	-	-	2.50	17,592.50
A23	Trench safety.	7,037	LF	1.00	7,037.00	1.00	7,037.00	1.00	7,037.00
A24	Underground utility crossing marked & unmarked.	426	EA	50.00	21,300.00	1.00	426.00	50.00	21,300.00
A25	Connect to existing water main.	10	EA	400.00	4,000.00	1,133.00	11,330.00	1,000.00	10,000.00
A26	Connect to existing irrigation.	15	EA	150.00	2,250.00	209.00	3,135.00	350.00	5,250.00
A27	Pipe coupling 6".	2	EA	280.00	560.00	119.50	239.00	275.00	550.00
A28	Pipe coupling 8".	13	EA	280.00	3,640.00	171.20	2,225.60	300.00	3,900.00
A29	Plug existing main pipe 6".	2	EA	30.00	60.00	77.00	154.00	160.00	320.00
A30	Plug existing main pipe 12".	2	EA	40.00	80.00	132.00	264.00	215.00	430.00
A31	Cap existing main pipe 6".	2	EA	60.00	120.00	132.00	264.00	225.00	450.00
A32	Cap existing service line.	169	EA	20.00	3,380.00	11.00	1,859.00	40.00	6,760.00
A33	Bend 45 degree 8" MJ x MJ.	3	EA	200.00	600.00	252.70	758.10	350.00	1,050.00
A34	Bend 45 degree 8" MJ x FL.	1	EA	180.00	180.00	317.90	317.90	400.00	400.00

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE		G.A.M.E., INC. KENNEWICK, WA		TAPANI, INC. BATTLE GROUND, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A35	Reducer 8" x 6" MJ x FL.	1	EA	260.00	260.00	240.90	240.90	350.00	350.00
A36	Reducer 12" x 8" MJ x MJ.	1	EA	300.00	300.00	202.40	202.40	275.00	275.00
A37	Reducer 12" x 8" MJ x FL.	1	EA	300.00	300.00	777.70	777.70	570.00	570.00
A38	Cross 8" x 8" FL all.	6	EA	900.00	5,400.00	614.25	3,685.50	665.00	3,990.00
A39	Tee 6" x 6" FL all.	1	EA	260.00	260.00	357.50	357.50	500.00	500.00
A40	Tee 8" x 8" FL all.	1	EA	380.00	380.00	484.00	484.00	600.00	600.00
A41	Tee 8" x 6" MJ x FL.	10	EA	275.00	2,750.00	327.90	3,279.00	500.00	5,000.00
A42	Plug 8" MJ.	4	EA	100.00	400.00	182.90	731.60	215.00	860.00
A43	Gate valve 6" FL x MJ.	10	EA	900.00	9,000.00	770.30	7,703.00	950.00	9,500.00
A44	Gate valve 8" FL x MJ.	20	EA	1,200.00	24,000.00	960.00	19,200.00	1,200.00	24,000.00
A45	Combination air release/air vacuum valve assembly 2".	2	EA	3,000.00	6,000.00	3,910.60	7,821.20	3,600.00	7,200.00
A46	Hydrant assembly.	10	EA	2,300.00	23,000.00	2,598.95	25,989.50	2,800.00	28,000.00
A47	Hydrant extension.	15	LF	23.00	345.00	484.00	7,260.00	425.00	6,375.00
A48	Hydrant bollard.	11	EA	350.00	3,850.00	313.50	3,448.50	400.00	4,400.00
A49	1" street service assembly.	169	EA	500.00	84,500.00	229.00	38,701.00	350.00	59,150.00
A50	2" street service assembly.	1	EA	1,000.00	1,000.00	286.00	286.00	450.00	450.00
A51	1" street service line (type K copper).	4,194	LF	11.00	46,134.00	21.08	88,409.52	18.00	75,492.00
A52	2" street service line (type HDPE).	50	LF	12.00	600.00	17.69	884.50	18.00	900.00
A53	1" meter assembly (standard lid).	128	EA	200.00	25,600.00	234.50	30,016.00	225.00	28,800.00
A54	1" meter assembly (traffic rated lid).	41	EA	275.00	11,275.00	278.65	11,424.65	255.00	10,455.00
A55	2" curb stop & service box.	1	EA	250.00	250.00	71.50	71.50	525.00	525.00
A56	1.25" house service line (type HDPE).	13,705	LF	6.00	82,230.00	11.06	151,577.30	7.25	99,361.25
A57	Service line extension.	120	LF	22.00	2,640.00	32.10	3,852.00	25.00	3,000.00
A58	1.25" house service assembly.	169	EA	200.00	33,800.00	61.40	10,376.60	310.00	52,390.00
A59	Project temporary traffic control.	1	LS	47,250.00	47,250.00	9,350.00	9,350.00	10,500.00	10,500.00

**SCHEDULE A - WATER SUBTOTAL**

**\$740,432.00**

**\$831,622.93**

**\$846,956.25**

**8.3% SALES TAX**

**61,455.86**

**69,024.70**

**70,297.37**

**SCHEDULE A - WATER TOTAL**

**\$801,887.86**

**\$900,647.63**

**\$917,253.62**

SCHEDULE B - OVERLAY									
B1	Mobilization.	1	LS	10,357.00	10,357.00	3,976.50	3,976.50	20,000.00	20,000.00
B2	Site restoration.	1	LS	500.00	500.00	7,700.00	7,700.00	3,500.00	3,500.00
B3	Planing bituminous pavement (1.5").	792	SY	3.00	2,376.00	2.20	1,742.40	3.00	2,376.00
B4	Planing bituminous pavement (3").	8,254	SY	5.00	41,270.00	2.20	18,158.80	3.00	24,762.00
B5	Re-grade & compact existing base.	8,254	SY	0.97	8,006.38	1.49	12,298.46	1.25	10,317.50
B6	HMA Cl. ½" Pg 64-28.	1,514	TON	80.00	121,120.00	85.58	129,568.12	85.00	128,690.00
B7	Asphalt patching (2" HMA & 4" CSTC) driveways.	7	SY	22.00	154.00	126.50	885.50	125.00	875.00
B8	Crushed surfacing top course.	22	CY	35.00	770.00	24.34	535.48	32.00	704.00
B9	Cement concrete traffic curb & gutter (18" gutter).	216	LF	23.00	4,968.00	27.79	6,002.64	29.00	6,264.00
B10	Cement concrete sidewalk (4" concrete).	282	SY	30.00	8,460.00	49.40	13,930.80	44.00	12,408.00
B11	Cement concrete driveway (6" concrete).	39	SY	42.00	1,638.00	60.82	2,371.98	70.00	2,730.00
B12	Cement concrete sidewalk ramp Type 2A.	1	EA	1,300.00	1,300.00	1,413.61	1,413.61	1,500.00	1,500.00

				ENGINEER'S ESTIMATE		G.A.M.E., INC. KENNEWICK, WA		TAPANI, INC. BATTLE GROUND, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
B13	Cement concrete sidewalk ramp Type 2A (modified) .	2	EA	1,100.00	2,200.00	1,303.61	2,607.22	1,500.00	3,000.00
B14	Cement concrete sidewalk ramp Type 2B (modified).	2	EA	1,100.00	2,200.00	1,303.61	2,607.22	1,500.00	3,000.00
B15	Catch basin Type – City.	2	EA	1,500.00	3,000.00	715.00	1,430.00	1,100.00	2,200.00
B16	Catch basin frame & grate.	3	EA	350.00	1,050.00	308.00	924.00	700.00	2,100.00
B17	Solid wall PVC storm sewer pipe 12" diameter.	60	LF	25.00	1,500.00	29.64	1,778.40	50.00	3,000.00
B18	Adjust manhole.	2	EA	450.00	900.00	277.92	555.84	200.00	400.00
B19	Monument case, cover & pipe.	2	EA	500.00	1,000.00	405.52	811.04	500.00	1,000.00
B20	Project temporary traffic control.	1	LS	4,900.00	4,900.00	6,490.00	6,490.00	13,500.00	13,500.00
B21	Temporary pavement marking.	2,500	LF	0.20	500.00	0.44	1,100.00	0.40	1,000.00
SCHEDULE B - OVERLAY SUBTOTAL					\$218,169.38		\$216,888.01		\$243,326.50
0% SALES TAX					-		-		-
SCHEDULE B - OVERLAY TOTAL					\$218,169.38		\$216,888.01		\$243,326.50
ADDITIVE B1 - HAULING PLANING MATERIAL									
B22	Hauling planing material for stockpile.	1	LS	3,301.60	3,301.60	4,400.00	4,400.00	4,000.00	4,000.00
ADDITIVE B1 - HAULING PLANING MATERIAL SUBTOTAL					\$3,301.60		\$4,400.00		\$4,000.00
0% SALES TAX					-		-		-
ADDITIVE B1 - HAULING PLANING MATERIAL TOTAL					\$3,301.60		\$4,400.00		\$4,000.00
ADDITIVE B2 - SIDEWALKS									
B23	Mobilization.	1	LS	6,056.00	6,056.00	5,351.50	5,351.50	15,000.00	15,000.00
B24	Site restoration.	1	LS	4,650.00	4,650.00	11,000.00	11,000.00	5,500.00	5,500.00
B25	Asphalt patching (2" HMA & 4" CSTC) driveways.	89	SY	22.00	1,958.00	54.25	4,828.25	55.00	4,895.00
B26	Crushed surfacing top course.	110	CY	35.00	3,850.00	24.34	2,677.40	30.00	3,300.00
B27	Cement concrete traffic curb & gutter (18" gutter).	995	LF	25.00	24,875.00	27.79	27,651.05	29.00	28,855.00
B28	Cement concrete sidewalk (4" concrete).	1,111	SY	30.00	33,330.00	49.40	54,883.40	44.00	48,884.00
B29	Cement concrete driveway (6" concrete).	536	SY	42.00	22,512.00	60.82	32,599.52	80.00	42,880.00
B30	Cement concrete sidewalk ramp Type 1A.	1	EA	1,200.00	1,200.00	1,303.61	1,303.61	1,500.00	1,500.00
B31	Cement concrete sidewalk ramp Type 1B.	2	EA	1,100.00	2,200.00	1,303.61	2,607.22	1,500.00	3,000.00
B32	Cement concrete sidewalk ramp Type 2A.	2	EA	1,300.00	2,600.00	1,303.61	2,607.22	1,500.00	3,000.00
B33	Cement concrete steps.	2	SY	100.00	200.00	1,853.61	3,707.22	1,000.00	2,000.00
B34	Structural earth wall.	684	SF	22.00	15,048.00	44.00	30,096.00	17.50	11,970.00
B35	Project temporary traffic control.	1	LS	8,750.00	8,750.00	275.00	275.00	3,200.00	3,200.00
ADDITIVE B1 - HAULING PLANING MATERIAL SUBTOTAL					\$127,229.00		\$179,587.39		\$173,984.00
0% SALES TAX					-		-		-
ADDITIVE B1 - HAULING PLANING MATERIAL TOTAL					\$127,229.00		\$179,587.39		\$173,984.00
SCHEDULE A - WATER					\$801,887.86		\$900,647.63		\$917,253.62
SCHEDULE B - OVERLAY					218,169.38		216,888.01		243,326.50
ADDITIVE B1 - HAULING PLANING MATERIAL					3,301.60		4,400.00		4,000.00
ADDITIVE B2 - SIDEWALKS					127,229.00		179,587.39		173,984.00
GRAND TOTAL					\$1,150,587.84		\$1,301,523.03		\$1,338,564.12

# City of Richland

<b>DATE BIDS OPENED:</b>	<b>March 11, 2013</b>	<b>SB #</b>	<b>13-09 PW</b>
<b>Stevens/Mahan Water Main Replacement &amp; 2013 Stevens Overlay</b>			

				PREMIER EXCAVATION PASCO, WA		WATTS CONSTRUCTION KENNEWICK, WA		PASCO, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	SCHEDULE A -WATER								
A1	Mobilization.	1	LS	19,200.00	19,200.00	70,672.67	70,672.67		-
A2	SPCC plan.	1	LS	1,000.00	1,000.00	250.00	250.00		-
A3	ESC lead.	1	LS	1,000.00	1,000.00	250.00	250.00		-
A4	Asphalt patching (2" HMA & 6" CSTC) Mahan & Symons.	1,649	SY	24.21	39,922.29	28.46	46,930.54		-
A5	CSTC patching (2" CSTC) Mahan/Torbett LID area.	288	SY	7.04	2,027.52	1.89	544.32		-
A6	CSTC patching (12" CSTC) Stevens.	1,358	SY	13.33	18,102.14	7.72	10,483.76		-
A7	Cement concrete (4" concrete & 2" CSTC).	251	SY	52.80	13,252.80	57.07	14,324.57		-
A8	Cement concrete exposed aggregate (4" concrete & 2" CSTC).	14	SY	67.14	939.96	65.29	914.06		-
A9	Cement concrete traffic curb & gutter (18" gutter).	176	LF	33.30	5,860.80	28.16	4,956.16		-
A10	Site restoration.	1	LS	30,000.00	30,000.00	70,723.24	70,723.24		-
A11	Remove thrust block.	5	EA	200.00	1,000.00	51.19	255.95		-
A12	Remove & salvage blind flange.	3	EA	200.00	600.00	51.05	153.15		-
A13	Remove & salvage fire hydrant.	2	EA	1,500.00	3,000.00	375.10	750.20		-
A14	Remove & dispose fire hydrant.	11	EA	250.00	2,750.00	124.77	1,372.47		-
A15	Remove & dispose valve.	55	EA	100.00	5,500.00	25.30	1,391.50		-
A16	Remove meter assembly.	32	EA	75.00	2,400.00	51.05	1,633.60		-
A17	Remove & dispose air release valve & vault.	4	EA	800.00	3,200.00	297.68	1,190.72		-
A18	Controlled density fill.	20	CY	110.00	2,200.00	67.62	1,352.40		-
A19	Ductile iron pipe for water main 6" diameter w/restrained joint.	195	LF	36.65	7,146.75	25.26	4,925.70		-
A20	Ductile iron pipe for water main 8" diameter.	2,495	LF	33.78	84,281.10	31.05	77,469.75		-
A21	PVC pipe for water main 8" diameter.	4,347	LF	21.55	93,677.85	17.06	74,159.82		-
A22	Imported pipe zone bedding.	7,037	LF	1.00	7,037.00	1.56	10,977.72		-
A23	Trench safety.	7,037	LF	0.50	3,518.50	0.01	70.37		-
A24	Underground utility crossing marked & unmarked.	426	EA	50.00	21,300.00	82.20	35,017.20		-
A25	Connect to existing water main.	10	EA	1,500.00	15,000.00	1,193.91	11,939.10		-
A26	Connect to existing irrigation.	15	EA	200.00	3,000.00	188.90	2,833.50		-
A27	Pipe coupling 6".	2	EA	168.62	337.24	193.82	387.64		-
A28	Pipe coupling 8".	13	EA	240.65	3,128.45	211.28	2,746.64		-
A29	Plug existing main pipe 6".	2	EA	100.00	200.00	50.23	100.46		-
A30	Plug existing main pipe 12".	2	EA	150.00	300.00	74.94	149.88		-
A31	Cap existing main pipe 6".	2	EA	100.00	200.00	157.68	315.36		-
A32	Cap existing service line.	169	EA	25.00	4,225.00	19.06	3,221.14		-
A33	Bend 45 degree 8" MJ x MJ.	3	EA	314.74	944.22	309.23	927.69		-
A34	Bend 45 degree 8" MJ x FL.	1	EA	373.83	373.83	370.70	370.70		-



				PREMIER EXCAVATION PASCO, WA		WATTS CONSTRUCTION KENNEWICK, WA		PASCO, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A35	Reducer 8" x 6" MJ x FL.	1	EA	378.87	378.87	326.54	326.54		-
A36	Reducer 12" x 8" MJ x MJ.	1	EA	443.43	443.43	289.67	289.67		-
A37	Reducer 12" x 8" MJ x FL.	1	EA	926.99	926.99	792.72	792.72		-
A38	Cross 8" x 8" FL all.	6	EA	703.41	4,220.46	700.59	4,203.54		-
A39	Tee 6" x 6" FL all.	1	EA	510.09	510.09	408.43	408.43		-
A40	Tee 8" x 8" FL all.	1	EA	624.63	624.63	527.58	527.58		-
A41	Tee 8" x 6" MJ x FL.	10	EA	483.08	4,830.80	380.33	3,803.30		-
A42	Plug 8" MJ.	4	EA	151.19	604.76	153.71	614.84		-
A43	Gate valve 6" FL x MJ.	10	EA	785.25	7,852.50	954.47	9,544.70		-
A44	Gate valve 8" FL x MJ.	20	EA	1,132.78	22,655.60	1,211.98	24,239.60		-
A45	Combination air release/air vacuum valve assembly 2".	2	EA	3,812.12	7,624.24	4,584.98	9,169.96		-
A46	Hydrant assembly.	10	EA	2,911.18	29,111.80	3,170.19	31,701.90		-
A47	Hydrant extension.	15	LF	399.78	5,996.70	661.94	9,929.10		-
A48	Hydrant bollard.	11	EA	236.49	2,601.39	290.35	3,193.85		-
A49	1" street service assembly.	169	EA	323.18	54,617.42	345.20	58,338.80		-
A50	2" street service assembly.	1	EA	374.66	374.66	463.07	463.07		-
A51	1" street service line (type K copper).	4,194	LF	19.30	80,944.20	19.38	81,279.72		-
A52	2" street service line (type HDPE).	50	LF	18.22	911.00	11.71	585.50		-
A53	1" meter assembly (standard lid).	128	EA	268.20	34,329.60	420.63	53,840.64		-
A54	1" meter assembly (traffic rated lid).	41	EA	308.33	12,641.53	462.34	18,955.94		-
A55	2" curb stop & service box.	1	EA	174.36	174.36	309.65	309.65		-
A56	1.25" house service line (type HDPE).	13,705	LF	13.46	184,469.30	7.22	98,950.10		-
A57	Service line extension.	120	LF	45.00	5,400.00	88.73	10,647.60		-
A58	1.25" house service assembly.	169	EA	110.82	18,728.58	195.63	33,061.47		-
A59	Project temporary traffic control.	1	LS	40,000.00	40,000.00	8,187.44	8,187.44		-

**SCHEDULE A - WATER SUBTOTAL**

**\$917,598.36**

**\$917,127.64**

**\$0.00**

**8.3% SALES TAX**

**76,160.66**

**76,121.59**

**-**

**SCHEDULE A - WATER TOTAL**

**\$993,759.02**

**\$993,249.23**

**\$0.00**

SCHEDULE B - OVERLAY									
B1	Mobilization.	1	LS	3,500.00	3,500.00	19,078.88	19,078.88		-
B2	Site restoration.	1	LS	5,000.00	5,000.00	2,535.00	2,535.00		-
B3	Planing bituminous pavement (1.5").	792	SY	2.00	1,584.00	1.50	1,188.00		-
B4	Planing bituminous pavement (3").	8,254	SY	2.00	16,508.00	1.88	15,517.52		-
B5	Re-grade & compact existing base.	8,254	SY	1.35	11,142.90	1.80	14,857.20		-
B6	HMA Cl. ½" Pg 64-28.	1,514	TON	77.80	117,789.20	80.94	122,543.16		-
B7	Asphalt patching (2" HMA & 4" CSTC) driveways.	7	SY	157.14	1,099.98	120.17	841.19		-
B8	Crushed surfacing top course.	22	CY	70.00	1,540.00	25.80	567.60		-
B9	Cement concrete traffic curb & gutter (18" gutter).	216	LF	33.30	7,192.80	27.92	6,030.72		-
B10	Cement concrete sidewalk (4" concrete).	282	SY	49.62	13,992.84	41.49	11,700.18		-
B11	Cement concrete driveway (6" concrete).	39	SY	74.00	2,886.00	52.38	2,042.82		-
B12	Cement concrete sidewalk ramp Type 2A.	1	EA	1,600.00	1,600.00	1,512.47	1,512.47		-

				PREMIER EXCAVATION PASCO, WA		WATTS CONSTRUCTION KENNEWICK, WA		PASCO, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
B13	Cement concrete sidewalk ramp Type 2A (modified) .	2	EA	1,500.00	3,000.00	1,408.44	2,816.88		-
B14	Cement concrete sidewalk ramp Type 2B (modified).	2	EA	1,500.00	3,000.00	1,408.44	2,816.88		-
B15	Catch basin Type – City.	2	EA	1,345.00	2,690.00	719.68	1,439.36		-
B16	Catch basin frame & grate.	3	EA	635.00	1,905.00	423.63	1,270.89		-
B17	Solid wall PVC storm sewer pipe 12" diameter.	60	LF	58.00	3,480.00	13.05	783.00		-
B18	Adjust manhole.	2	EA	300.00	600.00	332.94	665.88		-
B19	Monument case, cover & pipe.	2	EA	300.00	600.00	325.66	651.32		-
B20	Project temporary traffic control.	1	LS	5,000.00	5,000.00	928.56	928.56		-
B21	Temporary pavement marking.	2,500	LF	0.20	500.00	0.21	525.00		-
SCHEDULE B - OVERLAY SUBTOTAL					\$204,610.72		\$210,312.51		\$0.00
0% SALES TAX					-		-		-
SCHEDULE B - OVERLAY TOTAL					\$204,610.72		\$210,312.51		\$0.00
ADDITIVE B1 - HAULING PLANING MATERIAL									
B22	Hauling planing material for stockpile.	1	LS	4,000.00	4,000.00	3,200.00	3,200.00		-
ADDITIVE B1 - HAULING PLANING MATERIAL SUBTOTAL					\$4,000.00		\$3,200.00		\$0.00
0% SALES TAX					-		-		-
ADDITIVE B1 - HAULING PLANING MATERIAL TOTAL					\$4,000.00		\$3,200.00		\$0.00
ADDITIVE B2 - SIDEWALKS									
B23	Mobilization.	1	LS	1,000.00	1,000.00	2,932.80	2,932.80		-
B24	Site restoration.	1	LS	12,000.00	12,000.00	9,620.00	9,620.00		-
B25	Asphalt patching (2" HMA & 4" CSTC) driveways.	89	SY	65.25	5,807.25	49.17	4,376.13		-
B26	Crushed surfacing top course.	110	CY	48.64	5,350.40	25.80	2,838.00		-
B27	Cement concrete traffic curb & gutter (18" gutter).	995	LF	26.30	26,168.50	27.94	27,800.30		-
B28	Cement concrete sidewalk (4" concrete).	1,111	SY	35.12	39,018.32	41.60	46,217.60		-
B29	Cement concrete driveway (6" concrete).	536	SY	45.90	24,602.40	49.21	26,376.56		-
B30	Cement concrete sidewalk ramp Type 1A.	1	EA	1,500.00	1,500.00	1,408.44	1,408.44		-
B31	Cement concrete sidewalk ramp Type 1B.	2	EA	1,500.00	3,000.00	1,408.44	2,816.88		-
B32	Cement concrete sidewalk ramp Type 2A.	2	EA	1,500.00	3,000.00	1,408.44	2,816.88		-
B33	Cement concrete steps.	2	SY	2,400.00	4,800.00	1,744.52	3,489.04		-
B34	Structural earth wall.	684	SF	21.00	14,364.00	17.38	11,887.92		-
B35	Project temporary traffic control.	1	LS	2,000.00	2,000.00	2,051.68	2,051.68		-
ADDITIVE B1 - HAULING PLANING MATERIAL SUBTOTAL					\$142,610.87		\$144,632.23		\$0.00
0% SALES TAX					-		-		-
ADDITIVE B1 - HAULING PLANING MATERIAL TOTAL					\$142,610.87		\$144,632.23		\$0.00
SCHEDULE A - WATER					\$993,759.02		\$993,249.23		\$0.00
SCHEDULE B - OVERLAY					204,610.72		210,312.51		0.00
ADDITIVE B1 - HAULING PLANING MATERIAL					4,000.00		3,200.00		0.00
ADDITIVE B2 - SIDEWALKS					142,610.87		144,632.23		0.00
GRAND TOTAL					\$1,344,980.61		\$1,351,393.97		\$0.00

# STEVENS/MAHAN WATER MAIN REPLACEMENT & 2013 STEVENS OVERLAY

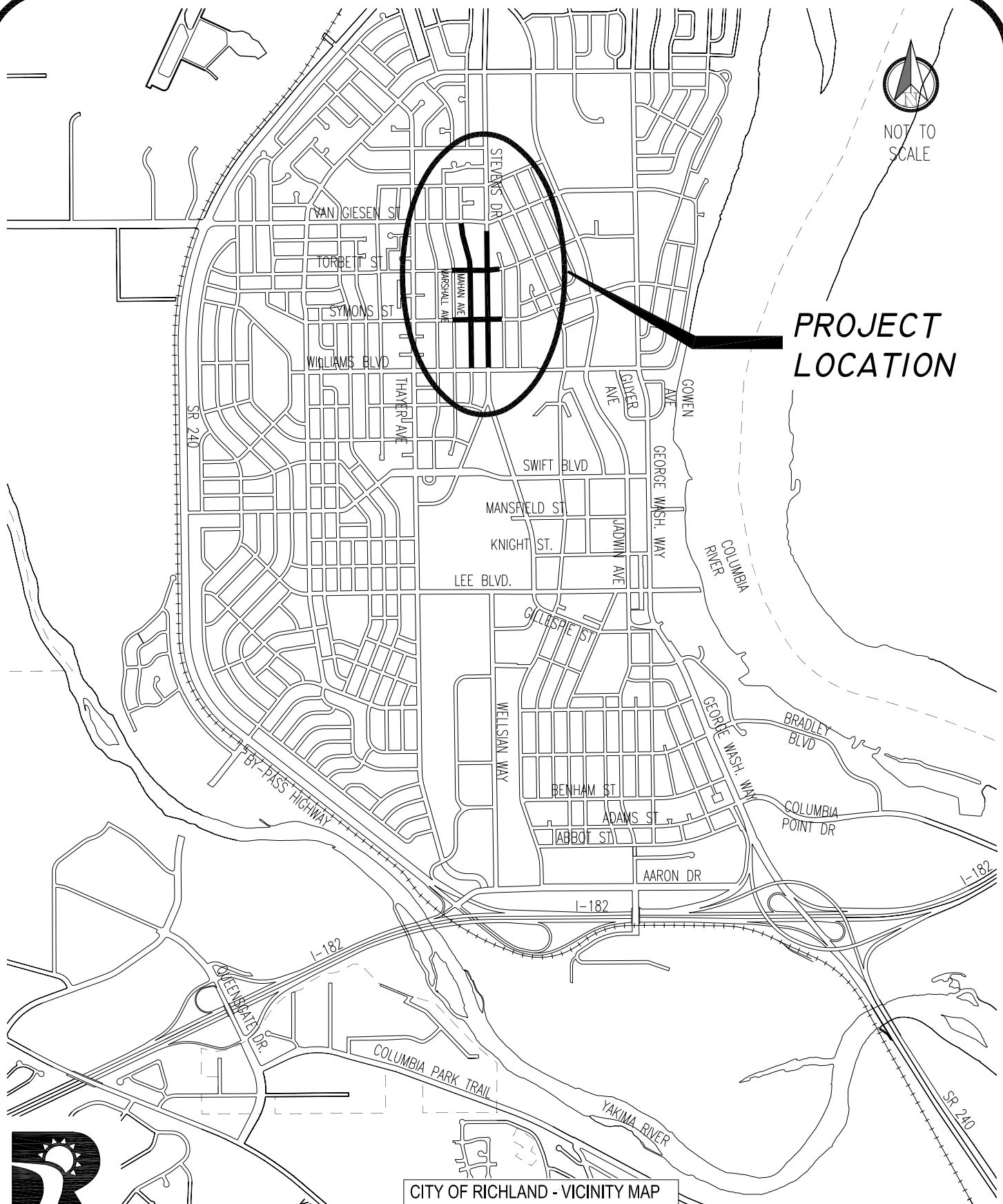
## PROJECT FUNDING IS PROPOSED AS FOLLOWS:

WATER DISTRIBUTION SYSTEM 2012 CARRYOVERS	\$ 251,348.83	
WATER DISTRIBUTION SYSTEM REPAIRS & REPLCMT	741,334.20	2013 CIP pg 139
WATER CAPITAL CONTINGENCY	49,779.00	\$49,779 available
CITY-WIDE ANNUAL OVERLAY	467,213.30	2013 CIP pg 83
<b>TOTAL PROJECT COSTS</b>	<b><u><u>\$1,509,675.33</u></u></b>	

## PROJECT EXPENSES ARE ESTIMATED AS FOLLOWS:

DESIGN & CNST MGMT - PW ENG	\$ 75,000.00
CONSTRUCTION CONTRACT	1,301,523.03
10% CONTINGENCY	130,152.30
STREETS - STRIPING	3,000.00
<b>TOTAL PROJECT COSTS</b>	<b><u><u>\$1,509,675.33</u></u></b>





NOT TO  
SCALE

**PROJECT  
LOCATION**

CITY OF RICHLAND - VICINITY MAP

# STEVENS DR / MAHAN AVE WATER MAIN REPLACEMENT & 2013 STEVENS DR OVERLAY (Williams Blvd to Van Giesen St)



DATE: FEBRUARY 2013  
DRAWN BY: JKS  
SCALE: Not to Scale  
CAD DWG: Stevens WMR 2013 Vicinity.dwg

CONTRACT #SB 13-09 PW

## Sealed Bids

Per State of Washington public works bid laws (RCW 39) and Richland Municipal Code (RMC 3.04.110) all bids for public works projects where the cost is greater than \$50,000 and \$65,000 in the year 2010 or thereafter, or more shall be submitted to and approved by City Council. The bidding process for these projects shall adhere to the following formal contract procedure;

- Preparation -The contract document shall be prepared by the authorizing department requiring the work under the supervision and approved as to form by the City Attorney.
- Advertising -Calls for bids shall be published in the official newspaper of the City by the Purchasing Department or the authorizing department.
- Bonding - Each bidder shall make a deposit in an amount equal to not less than 5% of the total bid or provide a 5% bid bond. The successful bidder shall furnish a payment and performance bond in an amount equal to the total amount of the contract.
- Bid Opening - Bids shall be submitted sealed to the Purchasing Department and opened in public by the Purchasing Department. The Purchasing Department or the authorizing department shall make a tabulation of all bids. The authorizing department will make formal recommendation.
- Award or Rejection - A staff report with the recommendation of award to the lowest responsible bidder together with the tabulation of bids received shall be forwarded to City Council for approval or rejection. Upon approval by the City Council, the authorizing department shall award the bid to the lowest responsible bidder. Council may, by resolution, reject any and all bids.
- Execution - All such contracts shall be executed by the City Manager.
- Filing - All public works contracts meeting the criteria described above will be filed with the City Clerk.



## Council Agenda Coversheet

Council Date: 03/19/2013

Category: Consent Calendar

Agenda Item: C14

Key Element: Key 2 - Infrastructure & Facilities

Subject: AWARD OF BID TO PRATER ELECTRIC, INC. FOR SNYDER SUBSTATION 115KV UPGRADE PROJECT

Department: Energy Services

Ordinance/Resolution:

Reference:

Document Type: Contract/Agreement/Lease

### Recommended Motion:

Authorize the City Manager to sign and execute a contract with Prater Electric, Inc., of Ellensburg, WA, in the amount of \$724,044.63 for the Snyder Substation 115kV Bus Replacement Project.

### Summary:

The Snyder Substation 115kV Bus Replacement Project involves installing new disconnect switches and a 115kV bus within the substation. This project updates aging infrastructure, makes reliability and safety improvements, and reduces risk associated with the Richland Airport fly zone.

The new disconnect switches will improve safety for those who operate the electrical equipment. The project also involves lowering six spans of transmission line and inspecting and performing maintenance on six miles of the City's transmission line. The substation is adjacent to the Port of Benton's Richland airport and subject to height restrictions. Lowering the transmission line height will reduce the City's potential exposure to aviation accidents.

The City received three bids on March 7, 2013, with a low bid of \$724,044.63 and high bid of \$1,088,717.16. The Engineer's estimate for the project was \$782,212.15. Staff believes the low bidder is a sound company capable of completing the work according to specifications.

Construction will begin in April 2013 and take approximately three months to complete.

### Fiscal Impact?

☒ Yes ☐ No

This project consists of this \$724,044.63 contract and a \$79,132.65 procurement of the disconnect switches by the City for a total project cost of \$803,177.28. The project budget of \$850,000 was approved by Council in the City's 2013 Budget as part of the 2013 - 2017 Capital Improvement plan.

### Attachments:

- 1) Sealed Bid Process
- 2) Bid Tab Summary

City Manager Approved:

Johnson, Cindy  
Mar 14, 16:16:05 GMT-0700 2013

## **Sealed Bids**

Per State of Washington public works bid laws (RCW 39) and Richland Municipal Code (RMC 3.04.110) all bids for public works projects where the cost is greater than \$50,000 and \$65,000 in the year 2010 or thereafter, or more shall be submitted to and approved by City Council. The bidding process for these projects shall adhere to the following formal contract procedure;

- Preparation -The contract document shall be prepared by the department requiring the work under the supervision and approved as to form by the City Attorney.
- Advertising -Calls for bids shall be published in the official newspaper of the City by the Purchasing Department.
- Bonding - Each bidder shall make a deposit in an amount equal to not less than 5% of the total bid. The successful bidder shall furnish a performance bond in an amount equal to the total amount of the contract.
- Bid Opening - Bids shall be submitted sealed to the Purchasing Department and opened in public by the Purchasing Department. The Purchasing Department shall make a tabulation of all bids and forward to the appropriate department for recommendation.
- Award or Rejection - A staff report with the recommendation of award to the lowest responsible bidder together with the tabulation of bids received shall be forwarded to City Council for approval or rejection. Upon approval by the City Council, the Purchasing & Contracts Manager shall award the bid to the lowest responsible bidder. Council may, by resolution, reject any and all bids.
- Execution - All such contracts shall be executed by the City Manager.
- Filing - All public works contracts meeting the criteria described above will be filed with the City Clerk.

<b>City of Richland</b>				RECAP FOR BIDS OPENED:		MARCH 7, 2013					
				FOR:		SNYDER SUBSTATION 115 KV TRANSMISSION ALTERATIONS, SB 13-11					
				ENGINEER'S ESTIMATE		PRATTER ELECTRIC ELLENSBURG, WA		AZTECH ELECTRIC SPO		MAGNUM POWER LaCENTER, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	<b>SCHEDULE "A"</b>										
A1	MOVE IN / MOVE OUT MOBILIZATION	1	LS	12,500.00	12,500.00	25,000.00	25,000.00	17,000.00	17,000.00	35,000.00	35,000.00
A2	REMOVAL – 30 FOOT STEEL DEAD-END STRUCTURE AND STRAIN BUS	1	LS	600.00	600.00	1,500.00	1,500.00	2,950.00	2,950.00	8,000.00	8,000.00
A3	REMOVAL – STEEL BUS SUPPORT STRUCTURE (TWO TOTAL) AND OUTDOOR BUS	1	LS	1,200.00	1,200.00	2,000.00	2,000.00	2,750.00	2,750.00	6,000.00	6,000.00
A4	REMOVAL – 115 KV, 2-WAY, SWITCHES	1	LS	1,200.00	1,200.00	1,080.00	1,080.00	4,950.00	4,950.00	5,000.00	5,000.00
A5	REMOVAL – 85 FOOT STEEL DOUBLE DEAD-END STRUCTURE	1	LS	2,400.00	2,400.00	4,000.00	4,000.00	3,800.00	3,800.00	12,000.00	12,000.00
A6	REMOVAL – 3Ø BUS SUPPORT FOOTING (TWO TOTAL)	1	LS	1,500.00	1,500.00	1,500.00	1,500.00	3,200.00	3,200.00	4,000.00	4,000.00
A7	FOUNDATION-SWITCH AND BUS SUPPORT (F1)	26	EA	2,500.00	65,000.00	2,150.00	55,900.00	1,305.00	33,930.00	4,500.00	117,000.00
A8	FOUNDATION-115 KV SWITCH (F2)	2	EA	2,500.00	5,000.00	11,500.00	23,000.00	11,645.00	23,290.00	12,500.00	25,000.00
A9	GROUNDING GRID CONDUCTOR AND CONNECTIONS	1	LS	22,000.00	22,000.00	41,800.00	41,800.00	20,860.00	20,860.00	29,500.00	29,500.00
A10	STEEL DEAD-END STRUCTURE	1	EA	29,800.00	29,800.00	26,250.00	26,250.00	25,270.00	25,270.00	12,500.00	12,500.00
	STRUCTURE 100										
A11	STEEL SWITCH STRUCTURE (STRUCTURE 200)	5	EA	3,100.00	15,500.00	3,250.00	16,250.00	3,810.00	19,050.00	4,500.00	22,500.00
A12	STEEL SUPPORT STRUCTURE (STRUCTURE 300)	6	EA	2,500.00	15,000.00	3,000.00	18,000.00	3,200.00	19,200.00	4,000.00	24,000.00
A13	STEEL SUPPORT STRUCTURE (STRUCTURE 310)	2	EA	3,000.00	6,000.00	3,750.00	7,500.00	3,910.00	7,820.00	4,500.00	9,000.00
A14	SWITCH OPERATOR PLATFORM (TYPE G1)	5	EA	3,000.00	15,000.00	1,500.00	7,500.00	740.00	3,700.00	3,500.00	17,500.00

<b>City of Richland</b>				RECAP FOR BIDS OPENED:		MARCH 7, 2013					
				FOR:		SNYDER SUBSTATION 115 KV TRANSMISSION ALTERATIONS, SB 13-11					
				ENGINEER'S ESTIMATE		PRATTER ELECTRIC ELLENSBURG, WA		AZTECH ELECTRIC SPO		MAGNUM POWER LaCENTER, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A15	SWITCH OPERATOR PLATFORM (TYPE G2)	1	EA	3,000.00	3,000.00	1,500.00	1,500.00	740.00	740.00	3,500.00	3,500.00
A16	INSTALLATION OF OWNER-FURNISHED 115 KV DISCONNECT	6	EA	12,000.00	72,000.00	3,900.00	23,400.00	4,500.00	27,000.00	1,500.00	9,000.00
A17	SUBSTATION BUS, INSULATORS AND CONNECTORS	1	LS	120,000.00	120,000.00	53,500.00	53,500.00	71,270.00	71,270.00	36,000.00	36,000.00
A18	INSTALLATION OF OWNER-FURNISHED HANDHOLD (HH1)	1	EA	200.00	200.00	1,000.00	1,000.00	500.00	500.00	2,500.00	2,500.00
A19	INSTALLATION OF OWNER-FURNISHED JUNCTION VAULT (JB1- JB-8)	8	EA	150.00	1,200.00	350.00	2,800.00	500.00	4,000.00	2,000.00	16,000.00
A20	INSTALLATION OF OWNER-FURNISHED V19 VAULT (JB9)	1	EA	3,000.00	3,000.00	3,000.00	3,000.00	2,000.00	2,000.00	2,500.00	2,500.00
A21	1-1/2" PVC CONDUIT	460	LF	6.00	2,760.00	7.50	3,450.00	11.00	5,060.00	18.00	8,280.00
A22	2" PVC CONDUIT	240	LF	8.00	1,920.00	7.50	1,800.00	7.00	1,680.00	20.00	4,800.00
A23	3' PVC CONDUIT	180	LF	10.00	1,800.00	10.00	1,800.00	5.00	900.00	20.00	3,600.00
A24	LIGHTING CONTACTOR AND RACEWAY SYSTEM (CONTROL HOUSE)	1	LS	2,000.00	2,000.00	1,000.00	1,000.00	2,360.00	2,360.00	8,500.00	8,500.00
A25	SWITCH STRUCTURE J-BOX (TYPE K4)	2	EA	600.00	1,200.00	490.00	980.00	500.00	1,000.00	1,500.00	3,000.00
A26	SWITCH STRUCTURE J-BOX & LIGHT (TYPE K4A)	3	EA	600.00	1,800.00	550.00	1,650.00	2,120.00	6,360.00	1,500.00	4,500.00
A27	SWITCH STRUCTURE J-BOX, LIGHT & RECEPTACLE (TYPE K4B)	3	EA	600.00	1,800.00	650.00	1,950.00	2,250.00	6,750.00	2,000.00	6,000.00
A28	BUILDING WIRE AND CABLE - YARD LIGHTING AND RECEPTACLE SYSTEMS	1	LS	10,000.00	10,000.00	13,300.00	13,300.00	5,900.00	5,900.00	2,500.00	2,500.00
A29	TRENCH SAFETY	1	LS	500.00	500.00	500.00	500.00	500.00	500.00	1,500.00	1,500.00
A30	CLEARING SURFACE ROCK TO 6" DEPTH (80' x 225' AREA)	1	LS	8,333.33	8,333.33	5,200.00	5,200.00	6,500.00	6,500.00	10,000.00	10,000.00

City of Richland				RECAP FOR BIDS OPENED:		MARCH 7, 2013					
				FOR:		SNYDER SUBSTATION 115 KV TRANSMISSION ALTERATIONS, SB 13-11					
				ENGINEER'S ESTIMATE		PRATTER ELECTRIC ELLENSBURG, WA		AZTECH ELECTRIC SPO		MAGNUM POWER LaCENTER, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A31	CRUSHED ROCK SURFACING INSTALLATION AND COMPACTION (80' X 225' AREA)	335	CY	70.00	23,450.00	51.00	17,085.00	50.00	16,750.00	125.00	41,875.00
A32	CLEARING SURFACE ROCK TO 6" DEPTH (20' x 150' AREA )	1	LS	1,388.89	1,388.89	775.00	775.00	1,100.00	1,100.00	2,500.00	2,500.00
A33	CRUSHED ROCK SURFACING INSTALLATION AND COMPACTION (20' X 150' AREA)	55	CY	70.00	3,850.00	51.00	2,805.00	50.00	2,750.00	125.00	6,875.00
A34	EQUIPMENT TESTING	1	LS	4,000.00	4,000.00	7,000.00	7,000.00	7,000.00	7,000.00	20,000.00	20,000.00
A35	SIGNS AND NAMEPLATES	1	LS	1,500.00	1,500.00	500.00	500.00	1,000.00	1,000.00	6,250.00	6,250.00
SUBTOTAL					458,402.22		376,275.00		358,890.00		526,680.00
8.3% SALES TAX					38,047.38		31,230.83		29,787.87		43,714.44
SCHEDULE "A" TOTAL					496,449.61		407,505.83		388,677.87		570,394.44
	SCHEDULE "B" TRANSMISSION LINE WORK BASE BID										
B-1	MOVE IN / MOVE OUT MOBILIZATION	1	LS	5000	5,000.00	41,201.00	41,201.00	12,000.00	12,000.00	35,000.00	35,000.00
	REMOVAL UNITS										
B-2	POLE TOP UNIT TSU-1 (VERTICAL TANGENT WITH STATIC)	5	EA	250.00	1,250.00	226.00	1,130.00	550.00	2,750.00	3,000.00	15,000.00
B-3	POLE TOP UNIT VDE-SU-1 (VERTICAL DEAD-END WITH STATIC)	1	EA	300.00	300.00	624.00	624.00	1,000.00	1,000.00	6,500.00	6,500.00
B-4	70 FOOT CLASS H3 POLE	4	EA	350.00	1,400.00	312.00	1,248.00	1,650.00	6,600.00	2,000.00	8,000.00
B-5	75 FOOT CLASS H3 POLE	1	EA	350.00	350.00	312.00	312.00	1,650.00	1,650.00	2,000.00	2,000.00
B-6	80 FOOT CLASS H2 POLE	1	EA	350.00	350.00	312.00	312.00	2,000.00	2,000.00	2,500.00	2,500.00
B-7	GUY AND ANCHOR UNIT	8	EA	300.00	2,400.00	39.00	312.00	550.00	4,400.00	3,500.00	28,000.00
B-8	16 M ALUMOWELD STATIC	2.6	kLF	1,000.00	2,600.00	625.00	1,625.00	2,200.00	5,720.00	6,000.00	15,600.00

<b>City of Richland</b>				RECAP FOR BIDS OPENED:		MARCH 7, 2013					
				FOR:		SNYDER SUBSTATION 115 KV TRANSMISSION ALTERATIONS, SB 13-11					
				ENGINEER'S ESTIMATE		PRATTER ELECTRIC ELLENSBURG, WA		AZTECH ELECTRIC SPO		MAGNUM POWER LaCENTER, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
B-9	795 ALUMINUM CONDUCTOR STEEL REINFORCED (ACSR) - "DRAKE"	6.7	kLF	1,000.00	6,700.00	936.00	6,271.20	2,500.00	16,750.00	8,500.00	56,950.00
	POLE TOP UNITS										
B-10	POLE TOP UNIT TH-5A (H- STRUCTURE ANGLE DOUBLE DEAD-END)	1	LS	5,000.00	5,000.00	9,611.00	9,611.00	17,100.00	17,100.00	3,600.00	3,600.00
B-11	POLE TOP UNIT TH-5AD (H- STRUCTURE TANGENT DOUBLE DEAD-END)	1	LS	5,000.00	5,000.00	6,980.00	6,980.00	24,200.00	24,200.00	4,500.00	4,500.00
B-12	POLE TOP UNIT TH-1A (H- STRUCTURE TANGENT SINGLE ARM)	4	LS	2,500.00	10,000.00	2,680.00	10,720.00	9,800.00	39,200.00	4,500.00	18,000.00
B-13	POLE TOP UNIT STATIC – CUT IN DOUBLE DEAD-END	2	LS	1,200.00	2,400.00	780.00	1,560.00	4,000.00	8,000.00	3,500.00	7,000.00
	STRUCTURES AND POLES										
B-14	55 FOOT CLASS 1 POLE	14	EA	2300	32,200.00	1,879.00	26,306.00	4,980.00	69,720.00	1,800.00	25,200.00
	GUYS AND ANCHORS										
B-15	GUY AND ANCHOR UNIT DG-1	8	EA	1000	8,000.00	968.00	7,744.00	1,800.00	14,400.00	500.00	4,000.00
B-16	GUY AND ANCHOR UNIT DG-2	12	EA	900	10,800.00	880.00	10,560.00	1,700.00	20,400.00	500.00	6,000.00
B-17	GUY AND ANCHOR UNIT DG-4	2	EA	1500	3,000.00	1,010.00	2,020.00	2,700.00	5,400.00	750.00	1,500.00
	GROUNDING UNITS										
B-18	POLE GROUNDING UNIT GR	14	E	300	4,200.00	236.00	3,304.00	950.00	13,300.00	800.00	11,200.00
	CONDUCTOR UNITS										
B-19	16 M ALUMOWELD STATIC	3	kLF	1500	4,500.00	1,396.00	4,188.00	2,875.00	8,625.00	800.00	2,400.00



# City of Richland

RECAP FOR BIDS OPENED:

MARCH 7, 2013

FOR:

SNYDER SUBSTATION 115 KV TRANSMISSION ALTERATIONS, SB 13-11

				ENGINEER'S ESTIMATE		PRATTER ELECTRIC ELLENSBURG, WA		AZTECH ELECTRIC SPO		MAGNUM POWER LaCENTER, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
B-20	795 ALUMINUM CONDUCTOR STEEL REINFORCED – ACSR “DRAKE”	6.7	fLF	2200	14,740.00	5,812.00	38,940.40	6,430.00	43,081.00	1,000.00	6,700.00
	MISCELLANEOUS MATERIALS UNIT										
B-21	FULL TENSION SPLICE - 795 ACSR	3	EA	4200	12,600.00	7,369.00	22,107.00	5,200.00	15,600.00	1,200.00	3,600.00
B-22	WOOD POLE FIRE-GUARD PROTECTION	14	EA	375	5,250.00	232.00	3,248.00	200.00	2,800.00	250.00	3,500.00
<b>SUBTOTAL</b>					<b>138,040.00</b>		<b>200,323.60</b>		<b>334,696.00</b>		<b>266,750.00</b>
<b>8.3% SALES TAX</b>					<b>11,457.32</b>		<b>16,626.86</b>		<b>27,779.77</b>		<b>22,140.25</b>
<b>SCHEDULE "B" TOTAL</b>					<b><u>149,497.32</u></b>		<b><u>216,950.46</u></b>		<b><u>362,475.77</u></b>		<b><u>288,890.25</u></b>
<div> <b>SCHEDULE "C"</b>            ADDITIVE BID #1            SNYDER SUBSTATION -            CONTROL CONDUIT         </div>											
C-1	FURNISHED HANDHOLD (HH2- HH4)	3	EA	200	600.00	350.00	1,050.00	500.00	1,500.00	3,000.00	9,000.00
C-2	2' PVC CONDUIT	1300	LF	8	10,400.00	6.00	7,800.00	7.00	9,100.00	9.23	11,999.00
<b>SUBTOTAL</b>					<b>11,000.00</b>		<b>8,850.00</b>		<b>10,600.00</b>		<b>20,999.00</b>
<b>8.3% SALES TAX</b>					<b>913.00</b>		<b>734.55</b>		<b>879.80</b>		<b>1,742.92</b>
<b>SCHEDULE "C" TOTAL</b>					<b><u>11,913.00</u></b>		<b><u>9,584.55</u></b>		<b><u>11,479.80</u></b>		<b><u>22,741.92</u></b>
<div> <b>SCHEDULE "D"</b>            ADDITIVE BID #2            WHITEBLUFFS-STEVEN            TRANSMISSION LINE #2            MAINTENANCE         </div>											

# City of Richland

RECAP FOR BIDS OPENED:

MARCH 7, 2013

FOR:

SNYDER SUBSTATION 115 KV TRANSMISSION ALTERATIONS, SB 13-11

				ENGINEER'S ESTIMATE		PRATTER ELECTRIC ELLENSBURG, WA		AZTECH ELECTRIC SPO		MAGNUM POWER LaCENTER, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
D-1	INSPECTION & MAINTENANCE TO POLE TYPE T	30	EA	875	26,250.00	536.00	16,080.00	1,700.00	51,000.00	1,750.00	52,500.00
D-2	INSPECTION & MAINTENANCE TO POLE TYPE TU	38	EA	1313	49,894.00	958.00	36,404.00	1,750.00	66,500.00	2,050.00	77,900.00
D-3	INSPECTION & MAINTENANCE TO POLE TYPE TSU	19	EA	1400	26,600.00	1,210.00	22,990.00	1,800.00	34,200.00	2,350.00	44,650.00
D-4	INSPECTION & MAINTENANCE TO POLE TYPE T154	2	EA	788	1,576.00	537.00	1,074.00	2,000.00	4,000.00	1,750.00	3,500.00
D-5	INSPECTION & MAINTENANCE TO POLE TYPE VDESU	4	EA	2188	8,752.00	1,379.00	5,516.00	2,500.00	10,000.00	2,500.00	10,000.00
D-6	INSPECTION & MAINTENANCE TO POLE TYPE DE-5	1	EA	1750	1,750.00	1,042.00	1,042.00	2,500.00	2,500.00	2,300.00	2,300.00

<b>SUBTOTAL</b>	<b>114,822.00</b>	<b>83,106.00</b>	<b>168,200.00</b>	<b>190,850.00</b>
<b>8.3% SALES TAX</b>	<b>9,530.23</b>	<b>6,897.80</b>	<b>13,960.60</b>	<b>15,840.55</b>
<b>SCHEDULE "D" TOTAL</b>	<b><u>124,352.23</u></b>	<b><u>90,003.80</u></b>	<b><u>182,160.60</u></b>	<b><u>206,690.55</u></b>

## PROJECT COST SUMMARY

<b>SCHEDULE 'A' TOTAL</b>	<b>496,449.61</b>	<b>407,505.83</b>	<b>388,677.87</b>	<b>570,394.44</b>
<b>SCHEDULE 'B' TOTAL</b>	<b>149,497.32</b>	<b>216,950.46</b>	<b>362,475.77</b>	<b>288,890.25</b>
<b>SCHEDULE 'C'</b>				
<b>(ADDITIVE BID #1) TOTAL</b>	<b>11,913.00</b>	<b>9,584.55</b>	<b>11,479.80</b>	<b>22,741.92</b>
<b>SCHEDULE 'D'</b>				
<b>(ADDITIVE BID #2) TOTAL</b>	<b>124,352.23</b>	<b>90,003.80</b>	<b>182,160.60</b>	<b>206,690.55</b>
<b>PROJECT TOTAL</b>	<b><u>782,212.15</u></b>	<b><u>724,044.63</u></b>	<b><u>944,794.04</u></b>	<b><u>1,088,717.16</u></b>



## Council Agenda Coversheet

Council Date: 03/19/2013

Category: Consent Calendar

Agenda Item: C15

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: EXPENDITURES FROM FEBRUARY 25, 2013, TO MARCH 8, 2013, FOR \$6,166,036.68

Department: Administrative Services

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

Approve the expenditures from February 25, 2013, through March 8, 2013, in the amount of \$6,166,036.68.

Summary:

Breakdown of expenditures:

Check Nos.	199417 - 199842	1,466,283.27
Wire Nos.	5273 - 5285	2,731,346.14
Payroll Check Nos.	98880 - 98895	24,172.21
Payroll Wires/ACH	7950 - 7963	1,944,235.06
TOTAL		\$6,166,036.68

Fiscal Impact?

☒ Yes ☐ No

Total Disbursements: \$6,166,036.68. Disbursement (wire transfer) includes Purchase Power Bill of \$2,415,117.00.

Attachments:

- 1) Wire Transfers
- 2) Voucher Listing Report

City Manager Approved:

Johnson, Cindy  
Mar 14, 14:18:36 GMT-0700 2013

VOUCHER LISTING REPORT  
SUMMARY OF WIRE TRANSFERS  
FEBRUARY 25, 2013 - MARCH 8, 2013

Payee	Wire Description	Amount
<b>Claim Wires - Wire No. 5273 to 5285</b>		
AW Rehn Insurance	Fire Health Reimbursement Account	19,125.00
Bonneville Power Administration	Purchase Power	2,415,117.00
Conover	Section 125	4,919.73
Department of Licensing	Firearms Online Pmt for Concealed Licenses	2,087.00
LEOFF Trust	Fire Health Premiums	63,212.13
PowerPay	Landfill Merchant Service Fees	392.25
Richland Golf Management Corporation	Col. Pt. Operating Reimb 2/13	79,120.55
Zenith Administrators/Matrix/Sedgwick	Insurance Claims	147,372.48
	Total Claim Wire Transfers	\$ 2,731,346.14
<b>Payroll Wires &amp; Direct Deposits (ACH) - Wire No. 7950 to 7963</b>		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 1,944,235.06
<b>Total Claim &amp; Payroll Wires/ACH</b>		<b>\$ 4,675,581.20</b>

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



## City Of Richland

VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
<b>FUND 001</b>	<b>GENERAL FUND</b>				
<b>Division:</b>	001	CITY COUNCIL			
BANK OF AMERICA		TXN00012231	199766	ALBRTSNS_RETREAT-RFRSHMTS	\$9.00
		TXN00012263		BAUDVIL_PROCLMTN_MEDALN_SPLYS	\$239.68
		TXN00012301		SAFEWY_HIST-STRTS-PROJ_KMILES	\$24.88
		TXN00012359		HARRINGTONS TROPHIES - Purchas	\$63.36
		TXN00012371		FAT OLIVES-MAYORS-LTC LNCH	\$141.85
		TXN00012399		ALBERTSONS_LTC_MAYRO-LNCH_2-5	\$23.85
		TXN00012407		ALBERTSONS-ICE-LTC-MAYRS LNCH	\$3.58
		TXN00012416		O'CALLAHANS-COUNCIL RETREAT_2-	\$143.40
		TXN00012453		PAYPAL-TRIDEC_50 ANNIVERSARY-J	\$50.00
BENTON FRANKLIN WALLA WALLA COUNTIES		2013 DUES	199430	2013 DUES-ROSE	\$112.50
PARADISE BOTTLED WATER CO		1/13-CITYATTORNEY	199579	BOTTLED WATER - JAN 2013	\$25.10
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$32.40
<b>CITY COUNCIL TOTAL ****</b>					<b>\$869.60</b>
<b>Division:</b>	100	CITY MANAGER			
BANK OF AMERICA		TXN00012228	199766	FAT OLIVES_CM-MO-EE-LNCH	\$38.63
		TXN00012229		ALASKA AIR_CJ_AK_NWRGNLCNF	\$1,099.21
		TXN00012401		JACK-SONS_CM_CC-LNCH 2-4	\$29.38
		TXN00012525		PAYPAL_WCMA_CJOHNSON	\$212.00
FRONTIER	S014965	2/13-206-188-2614	199691	TELEPHONE CHARGE 2/19/13-3/18/	\$112.68
	S014963	2/13-5099464078		TELEPHONE CHARGE 2/22/13-3/21/	\$19.89
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$7.57
<b>CITY MANAGER TOTAL ****</b>					<b>\$1,519.36</b>
<b>Division:</b>	101	CITY CLERK			
BANK OF AMERICA		TXN00012244	199766	Class for Deputy Clerk	\$74.50
		TXN00012441		WMCA Annual Conference - Deput	\$425.00
		TXN00012487		ARMA INTERNATIONAL 2013 Dues	\$195.00
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$12.41
PARADISE BOTTLED WATER CO		1/13-CITYATTORNEY	199579	BOTTLED WATER - JAN 2013	\$6.27
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$12.82
TRI CITY HERALD	S014967	1/13-824	199750	NOTICE OF PUBLIC HEARING RAN O	\$78.71
	S014967			NOTICE OF PUBLIC HEARING RAN O	\$70.15
	S014967			ORDINANCE #02-13 RAN ON 1/20/1	\$47.91
	S014967			ORDINANCE #01-13 RAN ON 1/20/1	\$47.91
	S014967			NOTICE OF PUBLIC HEARING RAN O	\$46.20
	S014967			NOTICE OF SPECIAL CITY COUNCIL	\$41.80
<b>CITY CLERK TOTAL ****</b>					<b>\$1,058.68</b>
<b>Division:</b>	102	CITY ATTORNEY			



## City Of Richland

## VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00012383	199766	NLI SHAREFILE -BASIC PLAN MONT	\$42.90
		TXN00012403		OFFICE DEPOT-CTY_ATTYSPLY	\$168.51
BELL BROWN & RIO PLLC		380	199553	PROSECUTION SRVCS, DV DEL 2/13	\$15,408.15
BENTON FRANKLIN COUNTY BAR ASSOCIATION		2013 DUES	199655	BF COUNTY BAR ASSN DUES/2013	\$50.00
COLUMBIA INDUSTRIES SUPPORT LLC		119826	199562	ONSITE SHREDDING WO 118482	\$41.04
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$19.89
PARADISE BOTTLED WATER CO		1/13-CITYATTORNEY	199579	BOTTLED WATER - JAN 2013	\$6.27
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$20.96
PRONTO PROCESS SERVICE INC		2013001187	199584	MESSENGER SERVICE - JAN 2013	\$40.00
WEST PUBLISHING CORP DBA		826344432	199597	INFORMATION CHARGES DEC 2012	\$3,080.34
		826547118		INFORMATION CHARGES JAN 2013	\$3,031.40
<b>CITY ATTORNEY TOTAL ****</b>					<b>\$21,909.46</b>
<b>Division:</b>	110	ASSISTANT CITY MANAGER			
BANK OF AMERICA		TXN00012231	199766	ALBRTSNS_RETREAT-RFRSHMTS	\$9.00
		TXN00012263		BAUDVIL_PROCLMTN_MEDALN_SPLYS	\$100.00
		TXN00012270		JWS WILEY PUBS_JMA_SCL-MEDIA	\$35.73
		TXN00012347		DELTA AIR_JMA_LA_AIIM_MRCH	\$933.60
		TXN00012367		ALPHA COMPUTER CENTER-KEYBOARD	\$53.07
		TXN00012405		PANTONE LLC-COLOR CHART GRAPHI	\$215.00
		TXN00012517		PAYPAL_WCMA_J-AMUNDSON	\$142.00
		TXN00012522		BEST BUY-MOUSE PAD- MOUSE	\$30.31
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$12.43
PARADISE BOTTLED WATER CO		1/13-CITYATTORNEY	199579	BOTTLED WATER - JAN 2013	\$6.27
<b>ASSISTANT CITY MANAGER TOTAL ****</b>					<b>\$1,537.41</b>
<b>Division:</b>	111	COMMUNICATIONS & MARKETING			
BANK OF AMERICA		TXN00012214	199766	BACKUPIFY-CMO	\$4.99
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$4.97
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$25.00
				POSTAGE 1/10/13 TO 1/31/13	\$65.52
<b>COMMUNICATIONS &amp; MARKETING TOTAL ****</b>					<b>\$100.48</b>
<b>Division:</b>	112	CABLE COMMUNICATIONS			
BANK OF AMERICA		TXN00012353	199766	DELITASOFTW - ADOBE CS6 LICENS	\$2,199.98
		TXN00012411		WWW.NEWEGG.COM - Purchase	\$2,204.74
		TXN00012417		THE HOME DEPOT-RPD THEFT VIDEO	\$32.68
		TXN00012423		APPLE ONLINE/MONITORS	\$2,055.53
		TXN00012428		APPLE ONLINE/APPLECARE SUPPORT	\$1,204.18
		TXN00012456		APPLE ONLINE/MAC PRO	\$242.59
		TXN00012457		APPLE ONLINE/MAC PROS	\$9,792.60
		TXN00012458		APPLE ITUNES STORE-FOR RFD VID	\$2.79
		TXN00012461		APPLE ONLINE	\$719.00



## City Of Richland

## VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00012482	199766	APPLE ONLINE/MAC PRO	\$242.59
		TXN00012513		CONFERENCE CALL SERVICES-WHTO	\$51.55
		TXN00012514		LET'S PARTY-RFD RPD VIDEO	\$109.85
		TXN00012523		APL APPLE ITUNES STORE-SOFTWAR	\$54.14
		TXN00012529		APPLE ITUNES STORE-SOFTWARE	\$324.89
		TXN00012535		APPLE ITUNES STORE-SOFTWARE	\$54.14
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$4.97
VMI INC	P052280	225926	199539	HD/SD/ANALOG CAPTURE CARD ITEM	\$1,838.93
	P052280			FREIGHT	\$19.81
<b>CABLE COMMUNICATIONS TOTAL ****</b>					<b>\$21,154.96</b>
<b>Division:</b>	113	HANFORD COMMUNITIES			
BANK OF AMERICA		TXN00012460	199766	DELTA AIR - 13-106 BROWN-LARSE	\$628.60
		TXN00012469		AGENT FEE - 13-106 BROWN-LARSE	\$35.00
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$2.49
LOCKHEED MARTIN SERVICES INC	S014914	21212299	199479	"HANFORD SITE VIRTUAL TOUR	\$7,500.00
PARADISE BOTTLED WATER CO		1/13-CITYATTORNEY	199579	BOTTLED WATER - JAN 2013	\$3.14
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$14.70
				POSTAGE 1/10/13 TO 1/31/13	\$49.95
<b>HANFORD COMMUNITIES TOTAL ****</b>					<b>\$8,233.88</b>
<b>Division:</b>	120	FIRE			
BANK OF AMERICA		TXN00012207	199766	LABEL YOUR STUFF - CLTHNG LBLs	\$243.12
		TXN00012214		BACKUPIFY-RFD	\$3.75
		TXN00012219		LABEL YOUR STUFF - CLTHNG LBLs	\$322.87
		TXN00012223		LABEL YOUR STUFF - CLTHNG LBLs	\$227.17
		TXN00012283		INT'L CODE COUNCIL - 2012 CODE	\$409.13
		TXN00012294		MONOPRICE INC - HDMI CABLE	\$91.95
		TXN00012297		THE FIRE STORE - RIT BAGS	\$440.92
		TXN00012327		ARNOLD FIRE/RAPTOR CHAIN	\$1,785.00
		TXN00012354		WALMART/REYNOLDS WRAP	\$61.60
		TXN00012356		AMAZON - WHITE ERASE BOARD	\$56.62
		TXN00012360		AMAZON - P-TOUCH LABELER	\$67.13
		TXN00012414		STAPLES - HANGING FILE FRAMES	\$51.07
		TXN00012424		IBS, INC.-sphag sorb return	(\$218.77)
		TXN00012436		STAPLES - FILE FRAMES RET'D	(\$25.10)
		TXN00012536		AMAZON - EMOTIONAL LABOR BOOK	\$20.64
		TXN00012544		AMAZON - DECISION MAKING BOOK	\$5.97
		TXN00012552		AMAZON - DECISION MAKING BOOK	\$7.18
BENTON COUNTY FIRE DIST 1		13-6	199428	2013 ERS USER FEES-3 STATIONS	\$4,356.72
CITY OF RICHLAND		13-002 BAYNES	199438	LEGISLATIVE DAY/OLYMPIA/BAYNES	\$158.42
		13-008 HANSEN		FO II COURSE/NORTH BEND/HANSEN	\$606.00



## City Of Richland

## VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		13-043 GOULD	199438	FO II COURSE/NORTH BEND/GOULD	\$606.00
		13-044 RODGERS		FO II COURSE/NORTHBEND/RODGERS	\$606.00
		13-045 WROOLIE		FO II COURSE/NORTHBEND/WROOLIE	\$606.00
		13-051 STOKER	199561	WFC LDRSHP TRNG/YAKIMA/STOKER	\$482.48
FRONTIER		2/13-206-188-0334	199691	VHF PHONE LINES 2/19-3/18/13	\$410.05
		2/13-253-004-5365	199457	SILVER CLOUD PHONE LINE	\$56.20
	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$72.20
HANSEN, SCOTT		13-008	199462	FO II COURSE/FUEL/HANSEN	\$140.90
LAKELAND INC DBA		13-4621	199705	NFPA INSPECTION AND REPAIRS	\$289.70
MALLORY SAFETY & SUPPLY LLC	P052259	3709154	199711	#160.10.042, LEADER MT236 EASY	\$2,001.38
	P052259			FREIGHT	\$63.14
	P052259			#160.20.130, LEADER 10 DEGREE	\$134.83
MUNICIPAL EMERGENCY SERVICES INC	P051966	00383328-SNV	199485	ADJUST TAX	(\$0.01)
	P051966			ELKHART BRASS B-100A WYE, 2 1/	\$228.30
	P052246	00384436_SNV		ADJUST FOR TAX	\$0.01
	P052246			#200158-01, SCOTT EAGLE IMAGER	\$932.07
	P052246			SHIPPING	\$14.26
NATIONAL FIRE PROTECTION ASSN		5736188X	199486	2013 HUBELE NFPA MEMBERSHIP	\$165.00
NEXTEL COMMUNICATIONS		891160522-108	199718	CELL PHONES 1/18-2/17/13	\$108.51
NW AIR & SAFETY		1425	199722	COMPRESSOR OIL	\$94.17
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$28.72
RICCI, TED		13-150 RICCI	199829	JATC MTG/FEDERAL WAY/RICCI	\$55.00
RICHLAND ACE HARDWARE		205396	199503	SPACE HEATER-GENERATOR ROOM	\$38.98
		34668		STATION TOASTER	\$22.73
RODGERS, BRENDA J		13-044	199509	FO II COURSE/FUEL/RODGERS	\$94.00
STOKER, SKIP B		13-051	199593	WFC LDRSHP TRNG/YAKIMA/STOKER	\$35.68
		13-128 STOKER	199520	TT USER GROUP MTG/KENT/STOKER	\$279.23
TACTRON INC	P052221	13-217	199523	SHIPPING	\$36.34
	P052221			PASSPORTS, ENGRAVED PER BID	\$220.32
	P052221			MAGNETIC TILES FOR COMMAND CEN	\$766.08
	P052221			BLANK WRITABLE COMMAND CENTER	\$100.00
WASHINGTON FIRE CHIEFS		2013-345	199541	2013 WFC MEMBERSHIP DUES	\$1,250.00
WASHINGTON STATE PATROL		F1300284	199542	FIRE OFFICE 1 TRNG/WROOLIE	\$395.00
WROOLIE, MICHAEL		13-045	199547	FO II COURSE/FUEL/WROOLIE	\$136.62
<b>FIRE TOTAL ****</b>					<b>\$19,141.28</b>
<b>Division:</b>	130	POLICE			
BANK OF AMERICA		TXN00012208	199766	ELECTRONIC TOOL KIT/BATTERY/ET	\$386.50
		TXN00012211		AWARDS BANQUET CENTERPIECES	\$225.09
		TXN00012212		CERTIFICATE FRAMES	\$56.32
		TXN00012214		BACKUPIFY-RPD	\$3.75
		TXN00012218		VORTEX SOLO MONOCULAR	\$659.94





## City Of Richland

VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00012224	199766	AWARDS BANQUET	\$21.63
		TXN00012226		SITKA BAGS AND HOLSTER	\$337.93
		TXN00012227		HIPCAST.COM/MONTHLY CHARGE	\$4.95
		TXN00012237		NEWEGG-WRLS HEADSET	\$185.99
		TXN00012240		CITIZENS ACADEMY	\$17.97
		TXN00012249		NEWEGG-WIRELESS HEADSET	\$60.38
		TXN00012257		Invoice 0000002654EE033	\$62.51
		TXN00012264		MISC SUPPLIES	\$163.78
		TXN00012279		BOTTLED WATER	\$4.99
		TXN00012289		REGISTRATION COBB	\$242.00
		TXN00012290		TOOLS AND SPARE KITS	\$165.00
		TXN00012299		POLO AND EMBROIDERY	\$49.94
		TXN00012307		BOOTS - NASH	\$173.27
		TXN00012308		FUSES FOR GUNRACKS	\$6.91
		TXN00012310		BRICKHOUSE-USB RECORDER SYSTEM	\$149.95
		TXN00012314		CELL PHONE CHARGER	\$36.00
		TXN00012318		AIRFARE 13-079 TAYLOR	\$371.60
		TXN00012319		BOOTS FOR CROSKREY	\$119.12
		TXN00012320		AIRFARE 13-080 LEE	\$371.60
		TXN00012321		CPTED REGISTRATION 13-082 KANE	\$545.00
		TXN00012323		THUMB DRIVES	\$151.40
		TXN00012324		AIRFARE 13-078 WEHNER	\$371.60
		TXN00012329		LOGITECH WIRELESS PRESENTER	\$33.94
		TXN00012333		FLAG PINS	\$22.67
		TXN00012335		EVIDENCE COOLER	\$27.06
		TXN00012336		AIRFARE 13-082 KANE	\$347.60
		TXN00012337		HOTEL DEPOSIT 13-079 TAYLOR	\$67.20
		TXN00012339		AIRFARE FEE 13-082 KANE	\$60.00
		TXN00012340		HOTEL DEPOSIT 13-078 WEHNER	\$67.20
		TXN00012341		HOTEL DEPOSIT 13-080 LEE	\$67.20
		TXN00012346		THERMAL IMAGING BATTERY	\$48.72
		TXN00012349		OPERATOR ATTACHE BAG	\$108.29
		TXN00012350		USE OF FORCE REGISTRATION X3 W	\$2,485.00
		TXN00012361		HOTEL DEPOSIT 13-082 KANE	\$39.54
		TXN00012363		RIBBON PIN BAR HOLDER	\$44.00
		TXN00012379		RAZOR BLADES	\$5.71
		TXN00012384		LISTEN ONLY EARPIECE	\$298.91
		TXN00012388		CITIZEN'S ACADEMY	\$31.35
		TXN00012390		LICENSE RENEWAL 1 YR & SV DELE	\$1,425.00
		TXN00012392		NEWEGG-HP LASERJET PRO	\$184.98
		TXN00012394		PADLOCKS FOR RANGE & ARMORY	\$12.97



## City Of Richland

VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00012410	199766	PLASTIC DR0P CLOTHS	\$25.51
		TXN00012429		TONER CARTRIDGE	\$53.75
		TXN00012432		BINDERS FOR SIU	\$71.41
		TXN00012433		UPS INVOICE0000002654EE053	\$53.60
		TXN00012434		WAHIA TRAINING 13-099 CLARK, A	\$275.00
		TXN00012448		UPS INVOICE 0000002654EE043	\$31.52
		TXN00012450		AIRFARE 13-098 BENSON	\$256.60
		TXN00012451		WAHIA TRAINING 13-100 WEHNER	\$250.00
		TXN00012452		PED/BIKE CRASH INVESTIGATION R	\$795.00
		TXN00012462		LIGHT FOR CP VEHICLE	\$50.88
		TXN00012470		PENS	\$18.35
		TXN00012481		BINDERS FOR SIU	\$16.26
		TXN00012489		HOTEL DEPOSIT 13-100 WEHNER	\$77.00
		TXN00012490		HOTEL DEPOSIT 13-099 CLARK, A	\$77.00
		TXN00012493		EVIDENCE SUPPLIES	\$1,033.36
		TXN00012497		BRAKE & RAKE TOOL	\$760.00
		TXN00012499		VCR CLEANING KITS	\$30.30
		TXN00012500		THUMB DRIVES	\$129.90
		TXN00012501		THUMB DRIVES AND TONER	\$288.33
		TXN00012502		UPS INVOICE 0000002654EE063	\$44.26
		TXN00012539		CHAIR FOR TRAINING OFFICER	\$107.69
		TXN00012545		MISC SUPPLIES	\$217.64
		TXN00012548		SUPERSHUTTLE 13-105 BENSON	\$94.00
		TXN00012550		13-105 BENSON	\$617.60
		TXN00012551		HIPCAST.COM/MONTHLY CHARGE	\$4.95
BLUMENTHAL UNIFORM CO	P052298	981560	199657	SHIPPING	\$11.91
	P052298			#47W6686 SHIRT MENS LS DRK NAV	\$64.93
	P052298			SEW PR OF CHEVRONS ON GARMENT	\$5.42
	P052298			SEW EMBLEM ON EACH SLEEVE	\$2.17
	P052298			SEW ON YEARS OF SERVICE INSIGN	\$1.62
	P052298			ADJUST FOR TAX	(\$0.01)
CASCADE NATURAL GAS CORP		2/13-75997100005	199433	871 GW WAY 1/16-2/13/13	\$675.76
CHARTER COMMUNICATIONS		02/13-0309703POL	199669	INTERNET SRVC FEB 2013 POLICE	\$60.35
CITY OF RICHLAND		13-077 COBB	199797	ICISF CISM/BALTIMORE/COBB	\$808.00
		13-112 CLARK		JUV SEX OFFENDERS/TACOMA/CLARK	\$215.00
CLARK, ATHENA		13-112-CLARK	199799	JUV SEX OFFENDERS/TACOMA/CLARK	\$72.99
COBB, MICHAEL		13-077-COBB	199801	ICISF CISM/BALTIMORE/COBB	\$26.22
CONTROLLED FORCE INC		3/13-CLARK	199674	LVL 1&2 INSTCR CERT TRNG/CLARK	\$870.00
FRONTIER	S014965	2/13-206-188-2614	199691	TELEPHONE CHARGE 2/19/13-3/18/	\$274.82
	S014963	2/13-5099464078		TELEPHONE CHARGE 2/22/13-3/21/	\$111.98
GEISELMAN, RALPH EDWARD		031113RPDT	199693	INVESTIGATIVE CLASS INSTRUCTOR	\$4,200.00



## City Of Richland

VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HARRINGTON'S TROPHIES		69599	199463	POLICE-AWARDS BANQUET PLAQUES	\$249.09
		69879		POLICE-4 BADGES	\$64.98
KANE, RICHARD		13-082-KANE	199817	CRIME PREVENT/HENDERSON/KANE	\$599.14
LARSEN GUNSMITHING & FIREARMS	P052387	6995	199708	CREDIT FOR RETURNED KO8SST	(\$842.91)
	P052387			RESTOCK FEE	\$105.36
	P052387			SHIPPING TO RPD	\$98.83
	P052387			RETURN SHIPPING TO SAGE	\$98.83
	P052387			KO1 BATONS ITEM #SCO1	\$833.23
LEAF FUNDING INC DBA		4277897	199475	COPIER MAINT 3 OCE IM3512	\$505.87
MOON SECURITY SERVICES INC		636173	199715	BASIC MONITORING RPD RNG 3/13	\$59.90
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$22.89
				POSTAGE 1/10/13 TO 1/31/13	\$369.47
RIVER CITY TOWING INC		12431	199505	TOW CHARGES	\$48.74
		12446		TOW CHARGES	\$48.74
		12450	199730	TOW CHARGES	\$48.74
		12459		TOW CHARGES	\$48.74
TELCO WIRING & REPAIR INC		19734	199525	REPAIR ROBOT BROKEN FIBER	\$421.42
TIM BUSH MOTOR COMPANY DBA		01/2013	199743	CAR WASH SETUP FEE-RPD	\$104.00
TREASURE VALLEY COFFEE CO		19532	199748	COFFEE DELIVERY-RPD	\$239.89
VERIZON WIRELESS		1165836486	199752	DATA CHARGES 2/20-3/19/13	\$1,120.64
WEHNER, A P JR		030513AW	199839	FLEEING TRG/WALLA WALLA/WEHNER	\$13.00
<b>POLICE TOTAL ****</b>					<b>\$27,362.12</b>
<b>Division:</b>	210	ADMINISTRATIVE SERVICES			
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$9.94
	S014963			TELEPHONE CHARGE 2/22/13-3/21/	\$7.46
<b>ADMINISTRATIVE SERVICES TOTAL ****</b>					<b>\$17.40</b>
<b>Division:</b>	211	FINANCE			
BANK OF AMERICA		TXN00012241	199766	NEWEGG-WRLS ERGO KEYBOARD	\$69.99
		TXN00012326		OFFICE DEPOT-RTRN ADDRESS LBLs	\$24.13
		TXN00012374		STAPLES-CLEAR DOC COVERS	\$48.72
		TXN00012376		OFFICE DEPOT-BINDER COVERS	\$40.95
EAGLE PRINTING & GRAPHIC DESIGN INC	S014887	37308	199451	CITY TREASURER'S RECEIPT BOOKL	\$431.60
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$22.37
	S014963			TELEPHONE CHARGE 2/22/13-3/21/	\$49.83
MARTIN BUSINESS SYSTEMS	P052276	13980	199712	BLANK LASER CHECK STOCK, 8.5X1	\$1,115.06
	P052276			SHIPPING CHARGES	\$63.46
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$4,111.20
				POSTAGE 1/10/13 TO 1/31/13	\$710.16
<b>FINANCE TOTAL ****</b>					<b>\$6,687.47</b>
<b>Division:</b>	212	PURCHASING			



## City Of Richland

VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COSTCO WHOLESALE #486	S014957	2013 MEMBERSHIP	199447	REWARD GIFT CERTIFICATE	(\$101.09)
	S014957			MEMBERSHIP FEE FOR 2013	\$165.00
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$17.40
	S014963			TELEPHONE CHARGE 2/22/13-3/21/	\$19.89
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$1.10
UNITED PARCEL SERVICE	S014958	000986641073	199536	WEEKLY SERVICE CHARGE 02/16/1	\$22.00
<b>PURCHASING TOTAL ****</b>					<b>\$124.30</b>
<b>Division:</b>	213	INFORMATION TECHNOLOGY			
BANK OF AMERICA		TXN00012216	199766	PROJECT MANAGEMENT INSTIT -ANN	\$154.00
		TXN00012252		NEWEGG-WESTERN DIGITAL INTERNA	\$989.91
		TXN00012256		NEWEGG-PERIPHERALS FOR NEW PCS	\$69.86
		TXN00012265		Amazon-MS WINDOWS 7 TRNG BOOK	\$42.72
		TXN00012281		CRUCIAL-16 GB MEMORY KIT	\$1,715.28
		TXN00012309		PROJECT MANAGEMENT INSTIT - AN	\$154.00
		TXN00012357		NEWEGG-EXTERNAL HARD DRIVE	\$159.98
		TXN00012382		PROVANTAGE -Norton AntiVirus	\$138.36
		TXN00012400		PROJECT MGMT INSTITUTE - PMP E	\$405.00
		TXN00012404		PROJECT MGMT INSTITUTE - PMP E	\$405.00
		TXN00012409		ARMA INTL/REGISTRATION EP	\$399.00
		TXN00012415		UNITED - 13-086 PIPKINS, EMIL	\$241.60
		TXN00012421		AGENT FEE - 13-086 PIPKINS, EM	\$35.00
CASELLE INC	P052138	48030	199665	CONTRACT SUPPORT CHARGES PAID	\$169.33
CERIUM NETWORKS INC	P051817	031038	199794	CISCO ASA5515X FIREWALL PROJEC	\$10,476.35
DELL COMPUTER CORPORATION	S052245	XJ35WFWM7	199449	DELL PRECISION T3600, MT, 635W	\$3,547.80
	S052245			ADJUST FOR TAX	(\$0.02)
	P052329	XJ36JMC35	199679	4 GB MEMORY MODULE, DELL CERTI	\$28.42
	P052329	XJ38K9RJ1		LAPTOP, FULLY CUSTOMIZABLE	\$2,457.26
FRONTIER	S014965	2/13-206-188-2614	199691	TELEPHONE CHARGE 2/19/13-3/18/	\$112.68
	S014963	2/13-5099464078		TELEPHONE CHARGE 2/22/13-3/21/	\$94.57
GIFFORD, PAUL		11/12-070860	199569	11/12/WINDOWS CERT/P GIFFORD	\$150.00
				11/12/WINDOWS CERT/P GIFFORD	\$314.85
		12/12-070680		12/12/WINDOWS CERT/P GIFFORD	\$314.85
		8/11-070680		8/11/WINDOWS CERT/P GIFFORD	\$150.00
				8/11/WINDOWS CERT/P GIFFORD	\$314.85
		9/11-070680		9/11/WINDOWS CERT/P GIFFORD	\$150.00
				9/11/WINDOWS CERT/P GIFFORD	\$314.85
MID COLUMBIA ENGINEERING INC	P052201	ST005459	199482	RICH AUSTILL, AS400 PROGRAMMER	\$286.00
	P052201	ST005470	199576	RICH AUSTILL, AS400 PROGRAMMER	\$143.00
VERIZON WIRELESS		6854255206	199752	WIRELESS CHRGS 1/20-2/19/13	\$40.01
ZAYO GROUP HOLDINGS INC DBA	P052394	2/2013-008113	199548	BROADBAND INTERNET ACCESS CHAR	\$743.00
<b>INFORMATION TECHNOLOGY TOTAL ****</b>					<b>\$24,717.51</b>



## City Of Richland

VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
<b>Division: 220 HUMAN RESOURCES</b>					
ASSOCIATION OF IDAHO CITIES		5272100	199649	ADVERTISEMENT-FINANCE MANAGER	\$35.00
BANK OF AMERICA		TXN00012242	199766	MEMORABLEGI - KEEPSAKE BOX	\$39.52
		TXN00012268		NAGDCA - Purchase	\$600.00
		TXN00012300		O'CALLAHANS - EMPL ANNUAL BREA	\$1,500.00
		TXN00012303		MICHAELS - FRAMES SVC AWARD	\$43.28
		TXN00012378		SUBWAY - LUNCH MTG	\$17.33
		TXN00012380		BLR - WEBINAR	\$167.00
		TXN00012406		STONE SOUP - LUNCH MEETING	\$65.90
		TXN00012437		SYMPPLICITY CORP/JOB POSTING	\$10.00
		TXN00012466		OMFOA/JOB POSTING	\$150.00
		TXN00012508		EIDUPONTTRAINING - BOOKLETS	\$42.24
		TXN00012509		EIDUPONTTRAINING -BOOKLETS	\$162.98
		TXN00012515		BOBS BURGERS & BREW - LUNCH MT	\$32.60
CITY VIEW MINI STORAGE		2013 RENTALS	199798	STORAGE UNIT #14 12/12-12/13	\$1,100.00
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$24.86
GOVERNMENT FINANCE OFFICERS ASN		2722907	199695	ADVERTISEMENT-FINANCE MANAGER	\$150.00
HARRINGTON'S TROPHIES		69852	199698	SERVICE AWARDS	\$1,533.53
HYAS GROUP LLC		717	199702	1 QTR 2013 DEFERRED COMP PLAN	\$8,500.00
LEAGUE OF OREGON CITIES		13830	199709	ADVERTISEMENT-FINANCE MANAGER	\$80.00
PIPKINS, EMILY		15886959-1301A	199582	TUITION RMBURS/PIPKINS/2/13	\$840.00
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$118.54
RED LION HOTEL		134187	199828	LODGING EXPENSE P HACHBAR	\$94.31
WASHINGTON STATE PATROL		113005646	199757	BACKGROUND CHECKS-JANUARY 2013	\$30.00
WESTERN WASHINGTON STATE CHAPTER IPMA-HR		2013 DUES-MILLER	199760	MILLER 2013 DUES-WA IPMA-HR	\$50.00
<b>HUMAN RESOURCES TOTAL****</b>					<b>\$15,387.09</b>
<b>Division: 300 COMMUNITY &amp;DEVELOPMENT SERVICE</b>					
BANK OF AMERICA		TXN00012288	199766	FEDEX RE DOCS SENT TO COURT R	\$7.67
PARADISE BOTTLED WATER CO		1/13-CITYATTORNEY	199579	BOTTLED WATER - JAN 2013	\$6.27
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$0.45
<b>COMMUNITY &amp;DEVELOPMENT SERVICE TOTAL****</b>					<b>\$14.39</b>
<b>Division: 301 DEVELOPMENT SERVICES</b>					
BANK OF AMERICA		TXN00012246	199766	TRAVELOCITY HOTEL RESERV KREX	\$114.76
		TXN00012386		PLANNING ASSOC OF WA - 2013 DU	\$120.00
		TXN00012486		WASHINGTON ASSOC OF BLDG OFF D	\$600.00
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$42.26
	S014963			TELEPHONE CHARGE 2/22/13-3/21/	\$7.46
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$8.55
				POSTAGE 1/10/13 TO 1/31/13	\$88.11



## City Of Richland

VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRI CITY HERALD	S014967	1/13-824	199750	NOTICE OF APPLICATION & PUBLIC	\$165.97
	S014967			NOTICE OF APPLICATION & PUBLIC	\$164.25
	S014967			NOTICE OF APPLICATION & PUBLIC	\$147.14
	S014967			NOTICE OF PUBLIC HEARING RAN O	\$83.84
TRUSS PLATE INSTITUTE		ANSI/TPI 1-2007	199535	ANSI/TPI 1-2007 TRUSS CODEBOOK	\$79.00
US BANK EQUIPMENT FINANCE INC		222058703	199537	XEROX 6604 CONTRACT PAYMENT	\$244.80
WASHINGTON CITIES INSURANCE AUTHORITY		JANUARY 2013	199540	RICHLAND REVOLVING CLAIMS ACCT	\$164.25
				RICHLAND REVOLVING CLAIMS ACCT	\$1,350.02
WATER SOLUTIONS INC	P052202	6367	199838	DSC (703) BUILDING WATER UNIT	\$39.52
	P052202			DSC (703) BUILDING WATER UNIT	\$16.25
<b>DEVELOPMENT SERVICES TOTAL****</b>					<b>\$3,436.18</b>
<b>Division:</b>	302	REDEVELOPMENT			
BANK OF AMERICA		TXN00012275	199766	FEDEX HOME CDBG DOCS SENT TO H	\$6.28
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$9.94
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$41.95
<b>REDEVELOPMENT TOTAL****</b>					<b>\$58.17</b>
<b>Division:</b>	330	PARKS & RECREATION ADMIN			
BANK OF AMERICA		TXN00012253	199766	STAPLES 00108480 -Crew C	\$1,624.18
DELL COMPUTER CORPORATION	S052245	XJ35WFWM7	199449	DELL PRECISION T3600, MT, 635W	\$941.00
<b>PARKS &amp; RECREATION ADMIN TOTAL****</b>					<b>\$2,565.18</b>
<b>Division:</b>	331	PARKS & REC - RECREATION			
BANK OF AMERICA		TXN00012210	199766	OFFICE DEPOT #2766 - Misc Supp	\$34.47
		TXN00012214		BACKUPIFY-PR	\$3.75
		TXN00012343		CACHEBOX - MIDDLE SCHOOL NIGHT	\$19.98
		TXN00012439		WM SUPERCENTER#3261 - MIDDLE S	\$6.43
		TXN00012454		OFFICE DEPOT #2766 - Exchange	(\$30.69)
		TXN00012465		HASTINGS 9745 RICHLAN - MIDDLE	\$22.70
		TXN00012468		HARBOR FREIGHT TOOLS 49 - MIDD	\$18.90
		TXN00012474		ALBERTSONS #213 - MIDDLE SCHOO	\$59.63
		TXN00012475		DOLRTREE 2566 00025668 -MIDDLE	\$42.53
		TXN00012476		RITE AID STORE 5319 - MIDDLE S	\$22.97
		TXN00012478		LITTLE CAESARS 1632 0208 - Mid	\$97.47
		TXN00012530		CASHNCARRY5 52305752 - RCC C	\$92.99
BROCK ENTERPRISES LLC		0128049-IN	199660	LANE LINES-GEORGE PROUT POOL	\$3,722.00
BUCKSKIN GOLF CLUB		SC04002/2013	199661	SLOWBREAK TIMERS/SCORE KEEPERS	\$877.23
		SC04-002/2013		SLOWBREAK BASKETBALL REFEREES	\$2,044.70
		SC04002-2013		YOUTH BASKETBALL REFEREES	\$7,883.16
CAMARENA, DANA		SC08006/FEB 2013	199663	DANCE INSTRUCTOR/FEB 2013	\$396.48
CHARTER COMMUNICATIONS		2/13-180070321633	199437	INTERNET SERVICE 2/10-3/9/13	\$119.99
ELLINGSON, KRYSTAL DBA		20131	199452	DOG TRAINING CLASSES	\$2,187.50



## City Of Richland

## VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FRONTIER	S014965	2/13-206-188-2614	199691	TELEPHONE CHARGE 2/19/13-3/18/	\$285.73
	S014963	2/13-5099464078		TELEPHONE CHARGE 2/22/13-3/21/	\$52.65
	S014963			TELEPHONE CHARGE 2/22/13-3/21/	\$2.49
MID COLUMBIA ENGINEERING INC	P052175	ST005484	199821	RP2 FITNESS/DANCE 2013	\$1,692.77
	P052174	ST005485		RP1 - MARTIAL ARTS/SPORTS 2013	\$460.44
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$10.53
RICHLAND ACE HARDWARE		34890	199503	WALL CLOCK FOR RCC	\$4.33
THRASHER, BEVERLY		SC11-1/FEB 2013	199528	FOOTCARE CLASS 7025/FEB 2013	\$524.40
WASHINGTON STATE PATROL		I13005646	199757	BACKGROUND CHECKS-JANUARY 2013	\$120.00
<b>PARKS &amp; REC - RECREATION TOTAL****</b>					<b>\$20,775.53</b>
<b>Division:</b>	335	PARKS & REC - PARKS&FACILITIES			
BANK OF AMERICA		TXN00012230	199766	WM SUPERCENTER#3261 - Poster F	\$86.51
		TXN00012233		RDO EQUIPMENT CO - Equipment K	\$55.81
		TXN00012234		Amazon.com - Crew Mailboxes	\$118.09
		TXN00012247		DEPENDABLE APPLIANCE C - Filte	\$96.24
		TXN00012251		WM SUPERCENTER#3261 - Credit R	(\$86.51)
		TXN00012260		INDUSTRIAL CHEM LABS AND - Air	\$107.51
		TXN00012292		WSU PESTICIDE EDUCATION - Tim	\$100.00
		TXN00012317		WSU CAHE WEB - Pesticide Books	\$49.82
		TXN00012325		WALMART.COM 8009666546 - Frame	\$129.50
		TXN00012395		RDO EQUIPMENT CO. - Equipment	\$120.00
		TXN00012438		BENJAMINS CARPET ONE - City Ha	\$111.30
		TXN00012463		RDO EQUIPMENT CO - Equipment H	\$120.00
		TXN00012485		DELL-19 INCH MONITOR	\$166.77
		TXN00012494		WM SUPERCENTER#2101 - Crew Mon	\$1,085.17
		TXN00012516		COSTCO - STORAGE RACKS	\$136.46
		TXN00012526		NEWEGG-VIDEO CARD HDMI CABLE	\$74.27
		TXN00012543		THE HOME DEPOT #4746- Gas Can	\$19.47
CASCADE NATURAL GAS CORP		2/13-7363810005	199433	RCC 500 AMON DR 1/16-2/13/13	\$975.18
		2/13-80577100003		200 BLDG 1/15-2/12/13	\$1,988.07
		2/13-90577100002		300 BLDG 1/15-2/12/13	\$1,569.21
		2/13-96738100005		505 SWIFT BLVD 1/16-2/13/13	\$2,290.66
DEPARTMENT OF LABOR & INDUSTRIES		229639	199450	BOILER VESSEL CERT INSPECTIONS	\$20.70
				BOILER VESSEL CERT INSPECTIONS	\$41.40
FARMERS EXCHANGE		96043	199453	FILTERS FOR EDGERS	\$15.73
FASTENAL COMPANY		WARIC37677	199685	STAIRS/ANCHORS-CITY HALL	\$7.12
		WARIC37720		CREW SAFETY GLASSES	\$33.47
				CREW SAFETY GLASSES	\$33.00
FASTENERS INC		S3530308.001	199454	WASHERS/SCREWS/NUTS	\$31.69
FIRE PROTECTION SPECIALISTS LLC		31984	199455	ANNUAL FIRE ALARM INSPECTION	\$555.00
FRONTIER	S014965	2/13-206-188-2614	199691	TELEPHONE CHARGE 2/19/13-3/18/	\$111.96





## City Of Richland

VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FRONTIER	S014965	2/13-206-188-2614	199691	TELEPHONE CHARGE 2/19/13-3/18/	\$901.51
	S014963	2/13-5099464078		TELEPHONE CHARGE 2/22/13-3/21/	\$37.29
JT AUTOMOTIVE PARTS INC DBA		279138	199471	AIR FILTER FOR MOWER/EDGER	\$39.01
		279580		SPARK PLUGS-MOWERS/BLOWERS	\$39.80
NORTHWEST PUMP & EQUIPMENT CO	S014812	2389931-00	199720	INLET HOSE PART #218549	\$49.71
	S014812			SHIPPING	\$13.33
OXARC INC		F270534	199493	FIRE EXT ANNUAL MAINT-BLD 100	\$171.76
		F270535		FIRE EXT ANNUAL-POLICE	\$343.80
		F270537		FIRE EXT ANNUAL-BLDG 300	\$47.27
		F270538		FIRE EXT ANNUAL MAINT-POOL	\$31.52
		F270540		FIRE EXT ANNUAL MAINT-BLDG 200	\$82.52
		F270541		FIRE EXT ANNUAL MAINT-CITYHALL	\$141.01
		F270542		FIRE EXT ANNUAL MAINT-LIBRARY	\$84.04
		F270543		FIRE EXT ANNUAL MAINT-CHREST	\$15.76
		F270544		FIRE EXT ANNUAL MAINT-LANDFILL	\$751.71
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$1.82
PLATT ELECTRIC SUPPLY INC		3361481	199497	ELECTRIC PARTS/DIMMER/RCC	\$263.60
		3398510		RETURN ELECTRONIC BALLAST	(\$140.55)
RDO EQUIPMENT CO		P86139	199502	PLUGS-EQUIPMENT MAINTENANCE	\$29.21
RICHLAND ACE HARDWARE		34717	199503	INSULATED HOT WTR NOZZLE	\$11.90
		34794		SCRUB BRUSH/CAR WASH SOAP	\$7.57
		34801		SILICONE CAULKING-LIBRARY	\$12.97
		34900		TOOL CADDY/HANDBOX	\$27.59
		34942		BUSHINGS/NIPPLES	\$5.78
ROTO ROOTER		00107	199512	PUMP OUT-COL PT MARINA	\$963.59
STEEBER'S LOCK SERVICE		1140	199519	18 KEYS	\$252.45
TACOMA SCREW PRODUCTS INC		22071733	199522	METRIC HEX BIT	\$14.31
THE GROUT DOCTOR	P052164	22	199594	GROUT REPAIRS TO 2 SHOWERS IN	\$1,299.60
	P052164			GROUT REPAIR IN WOMENS BATHROO	\$216.60
THERMAL SUPPLY INC		5393854	199741	THERMOSTAT-LIBRARY	\$69.86
	P052301	5394541		1- DOOR FOR ICE MACHINE AT SHO	\$297.83
	P052301			FREIGHT	\$27.08
		5396543		AIR DRYER PARTS-SHOP 300	\$17.38
TRI CITIES BATTERY & AUTO REPAIR		0085901	199531	6 VOLT BATTERY-CHREST	\$10.17
<b>PARKS &amp; REC - PARKS&amp;FACILITIES TOTAL ****</b>					<b>\$16,302.40</b>
<b>Division:</b>	338	PARKS & REC - PROJECT ADMIN			
BANK OF AMERICA		TXN00012459	199766	WWW.NEWEGG/KEYBOARD	\$49.99
TRI CITY HERALD	S014962	2/13-825	199533	2013 PARK PARTNERSHIP APPLICAT	\$158.86
	S014962			2013 PARK PARTNERSHIP APPLICAT	\$158.86
<b>PARKS &amp; REC - PROJECT ADMIN TOTAL ****</b>					<b>\$367.71</b>





## City Of Richland

VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
<b>Division: 900 NON-DEPARTMENTAL</b>					
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$17.40
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$107.60
<b>NON-DEPARTMENTAL TOTAL ****</b>					<b>\$125.00</b>
<b>GENERAL FUND Total ***</b>					<b>\$193,465.56</b>
<b>FUND 101 CITY STREETS</b>					
<b>Division: 401 STREETS MAINTENANCE</b>					
ADVANCED SIGNAL & CONTRACTING LLC	P052381	2071/2082	199418	RAILROAD TRACK CROSSING INSPEC	\$750.00
	P052381			KINGSGATE WAY LED UPGRADE-LED	\$1,958.06
BANK OF AMERICA		TXN00012315	199766	WALMART/DIST. WATER	\$8.80
		TXN00012344		PAYPAL CAMTECHPUBL - SHIP & H	\$15.95
				PAYPAL CAMTECHPUBL - RR TRACK	\$131.95
		TXN00012364		RAILROAD TOOLS AND SOLUTI - TR	\$156.25
				RAILROAD TOOLS AND SOLUTI - SH	\$18.12
		TXN00012424		IBS, INC.-sphag sorb return	(\$218.76)
CERTIFIED LABORATORIES	S014941	1009844	199668	SUR-SMOOTH, 1/2 UNIT	\$250.00
	S014941			SHIPPING	\$46.03
CORAL SALES COMPANY	P052161	INV-B049753	199803	LAMPS, 120 VOLT, 50 WATT HALOG	\$399.14
FASTENAL COMPANY		WARIC37648	199685	BOLTS	\$17.01
FRONTIER	S014965	2/13-206-188-2614	199691	TELEPHONE CHARGE 2/19/13-3/18/	\$55.85
	S014963	2/13-5099464078		TELEPHONE CHARGE 2/22/13-3/21/	\$9.94
HARBOR FREIGHT TOOLS USA INC	S014966	559672	199697	DRAWER LINER ITEM #606141	\$6.49
	S014966	563080		HEX DRILL ITEM #629752	\$15.13
HERTZ EQUIPMENT RENTAL CORP		26703835-001	199465	LIQUID PROPANE	\$112.78
INTERNATIONAL MUNICIPAL SIGNAL ASSN		123	199467	SIGNS & MARKING CLASS X 7	\$700.00
LAKESIDE INDUSTRIES INC	S014953	3244286MB	199706	ESTIMATE DELIVERY	\$115.23
	S014953			COLD PATCH MATERIAL EZ STREET	\$731.03
PRO BUILD COMPANY LLC		71431190	199499	1 X 4'S	\$4.41
RICHLAND ACE HARDWARE		205415	199503	WALL CLOCK	\$29.23
SPECIAL ASPHALT PRODUCTS INC	S014912	INVC060772	199517	FREIGHT	\$29.78
	S014912			MAIN BURNER TUBE FOR LAB HOT A	\$747.27
THREE M	S014947	TP83623	199742	REFLECTIVE SHEETING, WHITE	\$428.87
TRAFFIC SAFETY SUPPLY CO INC	S014909	966134	199746	TRAFFIC CONE, 28" FLUORESCENT	\$5,696.58
	S014906	966204		FREIGHT	\$35.74
	S014906			TYPE B BARRICADE LIGHT, SOLAR	\$107.60
	S014906			PEDESTRIAN WALK FLAG, LIME GRE	\$315.15
UNITED PARCEL SERVICE	S014958	000986641073	199536	COLLECT FREIGHT FOR PKG FROM C	\$11.69
ZUMAR INDUSTRIES INC	S014928	0160651	199549	18" X 18" X .080" ALUMINUM SIG	\$231.22
<b>STREETS MAINTENANCE TOTAL ****</b>					<b>\$12,916.54</b>



## City Of Richland

VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
<b>Division: 402 ARTERIAL STREETS</b>					
CASCADE TITLE COMPANY OF BENTON	P052407	197053	199557	DUPORTAIL BRIDGE R.O.W. - Limi	\$270.75
		197056	199434	DUPORTAIL BRIDGE-MCALLISTER	\$270.75
	P052407	197061	199557	DUPORTAIL BRIDGE R.O.W. - Limi	\$270.75
	P052407	197062		DUPORTAIL BRIDGE R.O.W. - Limi	\$270.75
DAILY JOURNAL OF COMMERCE		3271403	199678	RFQ PAVEMENT RATING PROJECT	\$121.60
		740713168	199677	RFQ PAVEMENT RATING PROJECT	\$97.50
DAVID EVANS & ASSOCIATES INC	P052005	328374	199448	CENTER PARKWAY - RAILROAD CROS	\$3,072.67
TRI CITY HERALD	S014967	1/13-824	199750	CALL FOR BID ON "BELLERIVE DRI	\$193.27
WA STATE DEPT OF TRANSPORTATION	P052408	RE-45-A6136YCL004	199754	STEVENS DR. EXTENSION-APPRAISA	\$596.02
<b>ARTERIAL STREETS TOTAL ****</b>					<b>\$5,164.06</b>
<b>CITY STREETS Total ***</b>					<b>\$18,080.60</b>

FUND	110	LIBRARY
Division:	303	LIBRARY
BANK OF AMERICA		
	TXN00012209	199766
	TXN00012214	
	TXN00012217	
	TXN00012225	
	TXN00012235	
	TXN00012239	
	TXN00012245	
	TXN00012261	
	TXN00012262	
	TXN00012272	
	TXN00012273	
	TXN00012278	
	TXN00012287	
	TXN00012291	
	TXN00012293	
	TXN00012295	
	TXN00012312	
	TXN00012316	
	TXN00012322	
	TXN00012328	
	TXN00012330	
	TXN00012338	
	TXN00012351	
	TXN00012362	
	TXN00012366	



## City Of Richland

VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00012369	199766	BARNES&NOBLE EBOOK	\$2.16
		TXN00012373		BARCODESCANNERSDISCOUNT. - CAS	\$517.20
		TXN00012381		INGRAM BOOKS	\$308.95
		TXN00012396		INGRAM BOOKS	\$155.80
		TXN00012398		INGRAM BOOKS	\$762.25
		TXN00012431		INGRAM BOOKS	\$163.75
		TXN00012447		INGRAM BOOKS	\$132.98
		TXN00012464		INGRAM BOOKS	\$147.19
		TXN00012471		INGRAM BOOKS	\$103.84
		TXN00012472		USPS 54714003535503580 - POSTA	\$19.95
		TXN00012498		INGRAM BOOKS	\$18.19
		TXN00012503		INGRAM BOOKS	\$243.29
		TXN00012510		INGRAM BOOKS	\$174.15
		TXN00012511		INGRAM BOOKS	\$385.74
		TXN00012524		INGRAM BOOKS	\$90.04
		TXN00012534		INGRAM BOOKS	\$1,314.47
		TXN00012538		INGRAM BOOKS	\$26.60
		TXN00012549		INGRAM BOOKS	\$141.18
CASCADE NATURAL GAS CORP		2/13-61897100006	199433	955 NORTHGATE 1/16-2/13	\$1,327.93
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$59.77
MIDWEST TAPE		90715559	199483	DVD'S	\$15.15
OCLC INC		0000225032	199491	CAT/MDATA/RESOURCE/ILL ETC	\$902.51
OFFICE DEPOT	S014944	643435979001	199492	ASTRO BRITE PAPER	\$73.16
	S014944	643744331001		11 X 17 XEROX DIGITAL EXPRESSI	\$227.32
	S014944	643745631001		8.5 X 11 PAPER DIGITAL EXPRESS	\$194.83
PRONUNCIATOR LLC		3335	199500	ANNUAL SUBSCRIPTION	\$1,850.00
LIBRARY TOTAL ****					\$16,485.02
LIBRARY Total ***					\$16,485.02
<b>FUND 112</b>	<b>INDUSTRIAL DEVELOPMENT FUND</b>				
<b>Division:</b>	305	<b>ECONOMIC DEVELOPMENT</b>			
BALLEW, GARY		13-110 BALLEW	199423	AWC LEG CONF/OLYMPIA/BALLEW	\$365.45
BANK OF AMERICA		TXN00012298	199766	COFFEE SERVICs FOR WSCPDA MEET	\$28.05
		TXN00012393		B allewINWP meeting 3-27-2013	\$40.00
		TXN00012483		AWC-LEG ACTN-CONF-GB	\$135.00
		TXN00012495		GB HOTEL AWC 2-2013	\$130.72
		TXN00012528		LJ HEADPHONES	\$17.09
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$9.94
NACHBAR, PHIL B		030413	199822	MILEAGE REIMBURSEMENT-INTRVW	\$273.46
PARADISE BOTTLED WATER CO		1/13-CITYATTORNEY	199579	BOTTLED WATER - JAN 2013	\$9.41
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$16.47



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VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRI CITY HERALD	S014962	2/13-825	199533	CITY OF RICHLAND FINDING	\$256.62
<b>ECONOMIC DEVELOPMENT TOTAL ****</b>					<b>\$1,282.21</b>
<b>INDUSTRIAL DEVELOPMENT FUND Total ***</b>					<b>\$1,282.21</b>
<b>FUND 150</b>	<b>HOTEL/MOTEL FUND</b>				
<b>Division:</b>	307	<b>HOTEL/MOTEL TAX</b>			
BANK OF AMERICA		TXN00012311	199766	13 hot-mot tax GEO Coin 4/nano	\$60.00
TRI CITIES VISITOR & CONVENTION BUREAU		152252	199532	JANUARY MONTHLY DUES	\$15,499.56
<b>HOTEL/MOTEL TAX TOTAL ****</b>					<b>\$15,559.56</b>
<b>HOTEL/MOTEL FUND Total ***</b>					<b>\$15,559.56</b>
<b>FUND 151</b>	<b>SPECIAL LODGING ASSESSMENT</b>				
<b>Division:</b>	339	<b>TOURISM PROMOTION AREA</b>			
TRI CITIES VISITOR & CONVENTION BUREAU		JANUARY 2013	199532	SPECIAL LODGING ASSESS JAN'13	\$17,522.35
<b>TOURISM PROMOTION AREA TOTAL ****</b>					<b>\$17,522.35</b>
<b>SPECIAL LODGING ASSESSMENT Total ***</b>					<b>\$17,522.35</b>
<b>FUND 153</b>	<b>CDBG FUND</b>				
<b>Division:</b>	308	<b>CDBG PROGRAM</b>			
CASCADE TITLE COMPANY OF BENTON		196919	199434	TITLE/REC FEE WALKER 524 SMITH	\$156.23
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$2.49
	S014963			TELEPHONE CHARGE 2/22/13-3/21/	\$2.49
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$86.15
TRI CITY TITLE & ESCROW		DPA13-01	199534	CDBG-LOBKOV-1642 CACTUS DPA	\$4,000.00
<b>CDBG PROGRAM TOTAL ****</b>					<b>\$4,247.36</b>
<b>CDBG FUND Total ***</b>					<b>\$4,247.36</b>
<b>FUND 154</b>	<b>HOME FUND</b>				
<b>Division:</b>	309	<b>HOME PROGRAM</b>			
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$2.49
<b>HOME PROGRAM TOTAL ****</b>					<b>\$2.49</b>
<b>HOME FUND Total ***</b>					<b>\$2.49</b>
<b>FUND 380</b>	<b>PARK PROJECT CONSTRUCTION</b>				
<b>Division:</b>	337	<b>PARKS &amp; REC PROJECTS</b>			
BANK OF AMERICA		TXN00012286	199766	BEDROCK SPECIALTY STONE P - Ba	\$2,436.75
		TXN00012440		BEDROCK SPECIALTY STONE P - Ba	\$67.78
		TXN00012442		BEDROCK SPECIALTY STONE P - Be	\$100.00
		TXN00012444		BEDROCK SPECIALTY STONE P - Ba	\$1,000.00
		TXN00012445		BEDROCK SPECIALTY STONE P - Ba	\$1,000.00



## City Of Richland

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From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00012449	199766	BEDROCK SPECIALTY STONE P - Ba	\$1,000.00
SIERRA ELECTRIC INC	P052022	C12-05PR/PYMT1	199733	C/O #1	\$79.29
	P052022			CONTRACT FOR COLUMBIA POINT MA	\$30,230.27
<b>PARKS &amp; REC PROJECTS TOTAL ****</b>					<b>\$35,914.09</b>
<b>PARK PROJECT CONSTRUCTION Total ***</b>					<b>\$35,914.09</b>
<b>FUND 385</b>	<b>GENERAL GOVT CONSTRUCTION</b>				
<b>Division:</b>	900	NON-DEPARTMENTAL			
BENJAMIN'S CARPET ONE	P052348	CG302274	199426	UTILITY BILLING REMODEL: CARPE	\$1,862.76
PRO BUILD COMPANY LLC		71430739	199728	10' 2X4'S - UB REMODEL	\$11.92
		71430804		ADHESIVE-UB REMODEL	\$16.32
		71430851		FELT PAPER-UB REMODEL	\$18.94
		71431196		FELT PAPER-UB REMODEL	\$18.94
STEEBER'S LOCK SERVICE		1144	199735	KEYS FOR UB REMODEL	\$105.16
THE SHERWIN WILLIAMS CO		0005-3	199740	PAINT/PAINT TAPE	\$57.15
		5457-0A		TAPE/MASK PAPER-UB REMODEL	\$222.26
<b>NON-DEPARTMENTAL TOTAL ****</b>					<b>\$2,313.45</b>
<b>GENERAL GOVT CONSTRUCTION Total ***</b>					<b>\$2,313.45</b>
<b>FUND 401</b>	<b>ELECTRIC UTILITY FUND</b>				
<b>Division:</b>	000				
GENERAL PACIFIC INC	P052112	1200677	199459	SWITCHGEAR, S&C PMH-10,	\$11,073.68
	P052112			SWITCHGEAR, S&C PMH-09,	\$30,607.75
	P052112			SWITCHGEAR, S&C PMH-11,	\$52,066.31
	P052097	1201134/1201135	199694	ADJUST FOR TAX	\$0.01
	P052097			XFMR,PAD,3-PH 2500KVA 480Y/277	\$131,528.18
HD SUPPLY POWER SOLUTIONS LTD	P052113	2171979-01	199700	SWITCHGEAR, DEADFRONT, PSE-9	\$78,869.48
	P052113			SWITCHGEAR, DEADFRONT, PSE-11	\$15,097.02
WESCO DISTRIBUTION INC	P052011	405389/420647	199543	SLEEVE, COPPER 1/0 - 250 MCM,	\$725.18
	P052011			SLEEVE, COPPER #6 - 1/0 STR,	\$192.34
<b>TOTAL ****</b>					<b>\$320,159.95</b>
<b>Division:</b>	501	BUSINESS SERVICES			
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$19.89
N HARRIS COMPUTER CORPORATION	P051851	XT00076621	199717	BALANCE OF CITY SERVICE CONTRA	\$700.00
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$182.32
VERIZON WIRELESS	P052155	6854255249	199752	WIRELESS DATACARD-R.HAMMOND	\$40.02
<b>BUSINESS SERVICES TOTAL ****</b>					<b>\$942.23</b>
<b>Division:</b>	502	ELECTRICAL ENGINEERING			
BANK OF AMERICA		TXN00012236	199766	NEWEGG-ERGO DESKTOP KEYBOARD	\$62.99
		TXN00012527		DELTA AIR - 13-125 BIRCHER, JO	\$787.70



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00012532	199766	GEODIGITAL SOLUTIONS - Purchas	\$661.50
		TXN00012533		AGENT FEE - 13-125 BIRCHER, JO	\$35.00
D HITTLE & ASSOCIATES INC	P051884	9398	199676	ELECTRICAL ENGINEERING DESIGN	\$10,426.00
DAILY JOURNAL OF COMMERCE		3271698	199678	SNYDER SUB ALT-CALL FOR BIDS	\$535.80
DELL COMPUTER CORPORATION	S052245	XJ35WFWM7	199449	DELL PRECISION T3600, MT, 635W	\$7,528.00
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$37.29
MICHAEL E PURDY ASSOCIATES LLC	P052120	RCH0213	199714	ELEC CONTRACT SPECS/C12-89	\$3,300.00
US BANK EQUIPMENT FINANCE INC		222058703	199537	XEROX 6604 CONTRACT PAYMENT	\$81.60
WATER SOLUTIONS INC	P052202	6367	199838	DSC (703) BUILDING WATER UNIT	\$13.55
<b>ELECTRICAL ENGINEERING TOTAL ****</b>					<b>\$23,469.43</b>
<b>Division:</b>	503	POWER OPERATIONS			
AMERICAN ROCK PRODUCTS INC		179725	199648	TOP COURSE	\$49.94
		179726		MIXER DELIVERY 5/8 MINU	\$649.89
BANK OF AMERICA		TXN00012342	199766	MCMaster-CARR/CLIPS	\$15.67
		TXN00012365		HORIZON DISTRIBUTION/FLORAL SH	\$52.07
		TXN00012518		HORIZON DIST/WHEELBARROW	\$95.28
BOYD'S TREE SERVICE LLC	P052158	2659	199658	TREE PRUNING SERVICE-2013	\$7,196.60
	P052158	2662		TREE PRUNING SERVICE-2013	\$7,196.60
	P052158	2672		TREE PRUNING SERVICE-2013	\$7,196.60
CITY OF RICHLAND		13-109 LEIP	199797	SUPERINT MTG/VANCOUVER/LEIP	\$187.74
COLUMBIA GRAIN & FEED		112189	199443	BUMPER STRIPS, SHARPEN CHAINS	\$63.42
COLUMBIA RURAL ELECTRIC ASSN INC	P052156	2861	199672	SAFETY TRAINING - 2013	\$3,812.00
DENNY'S		021113	199680	OT MEALS FOR 2/11/13	\$15.62
FRONTIER	S014965	2/13-206-188-2614	199691	TELEPHONE CHARGE 2/19/13-3/18/	\$682.51
	S014963	2/13-5099464078		TELEPHONE CHARGE 2/22/13-3/21/	\$49.83
GENERAL PACIFIC INC	S014937	1201242	199694	FREIGHT	\$7.45
	S014937			HOMAC UB214 H TYPE COMPRESSION	\$36.82
GRAINGER	S014956	9056689384	199460	I7 THERMAL IMAGER ITEM #11Y556	\$2,144.34
	S014956	9059300237		BULB ITEM #6MKP2	\$31.42
	S014956	9060221083		PLUMB BOB ITEM #5LC21	\$174.70
	S014956	9061503059		SOCKET ADAPTER 1/2" ITEM #5ECC	\$49.06
KELLEY'S TELE-COMMUNICATIONS INC	P052147	022403012013	199704	AFTER HRS ANSWER SVCE - 2013	\$197.50
RICHLAND ACE HARDWARE		34725	199503	AUTO CLOTH, CAR WAX	\$20.56
ROWAND MACHINERY CO		124073	199731	JOHN DEERE 27D RENTAL	\$1,949.40
	S014955	127494		RENTAL OF A 17D MINI EXCAVATOR	\$194.94
UNITED PARCEL SERVICE	S014958	000986641073	199536	CREDIT FOR OVERCHARGE ON PKG T	(\$23.57)
WAGNER SMITH EQUIPMENT CO	S014860	0226419-IN	199755	BUSHING FOR END STRIPPER, CABL	\$32.38
	S014860			BUSHING FOR END STRIPPER, CABL	\$32.38
	S014892	0226839-IN		THREE PHASE URD GROUNDING SET-	\$1,427.39
<b>POWER OPERATIONS TOTAL ****</b>					<b>\$33,538.54</b>



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VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
<b>Division: 504 SYSTEMS DIVISION</b>					
AZTECH ELECTRIC INC	P045667	SB10-015/PYMT7	199650	C/O #1 ISSUED TO INCREASE DOLL	\$26,030.24
	P045667			ADJUST FOR TAX	\$0.01
BANK OF AMERICA		TXN00012306	199766	WESTERN ELECTRICITY COORD -CUG	\$100.00
		TXN00012531		HARBOR FREIGHT TOOLS 49 - MPP	\$70.32
CITY OF RICHLAND		13-133 WHITNEY	199797	SMART GRID/LYNWOOD/WHITNEY	\$421.54
FRONTIER	S014965	2/13-206-188-2614	199691	TELEPHONE CHARGE 2/19/13-3/18/	\$113.35
	S014965			TELEPHONE CHARGE 2/19/13-3/18/	\$60.79
	S014963	2/13-5099464078		TELEPHONE CHARGE 2/22/13-3/21/	\$47.34
ITRON INC	P052151	277979	199468	TECH SUPPORT PER CONTRACT	\$912.42
OXARC INC		9783VPS	199493	NITROGEN	\$52.57
PLATT ELECTRIC SUPPLY INC		3350289	199497	BADGER PARK METER	\$603.86
		3364492		BASE HUB CAP	\$19.98
STELLAR INDUSTRIAL SUPPLY		3224651	199736	PIPE DIES	\$101.08
<b>SYSTEMS DIVISION TOTAL ****</b>					<b>\$28,533.50</b>
<b>Division: 505 ENERGY POLICY MGMT</b>					
BANK OF AMERICA		TXN00012215	199766	PAYPAL-WEB FORUM-BOOTH	\$14.95
		TXN00012259		OFFICE DEPOT-PRINTER TONER-SEN	\$33.45
		TXN00012302		APPA-LIGHTING HANDBOOK-TALMAGE	\$65.50
		TXN00012547		PAYPAL-WEB FORUM-BOOTH	\$14.95
BENTON COUNTY AUDITOR/WEATHERWISE	P052398	AC#12280	199654	RON KUNTZ-RECORD LIEN; AC# 122	\$72.00
	P052377	AC#141640	199427	JARED WADDELL-RECORD LIEN; AC#	\$72.00
	P052377	AC#151480		RON HANNAN-RECORD LIEN; AC# 15	\$72.00
	P052377	AC#172700		DYNARSKI TRUSTEES-RECORD LIEN;	\$72.00
	P052398	AC#211500	199654	P. NORMAN-RELEASE LIEN; AC#211	\$72.00
	P052398	AC#370280		R. WITTMAN-RECORD LIEN; AC#370	\$72.00
	P052398	AC#370560		STUART ARM-RELEASE LIEN; AC#37	\$72.00
	P052377	AC#53020	199427	JAMES WICKS-RECORD LIEN; AC#53	\$72.00
	P052398	AC#61680	199654	BRUCE KASEY-RECORD LIEN; AC#61	\$72.00
	P052377	AC#631660	199427	SHAD DUDLEY-RECORD LIEN; AC#	\$72.00
	P052398	AC#641060	199654	P. BOUCHE-RELEASE LIEN; AC#641	\$72.00
	P052398	AC#723280		ROBERT CROOK-RELEASE LIEN; AC#	\$72.00
	P052377	AC#723440	199427	ROBERT CHURMA-RECORD LIEN; AC#	\$72.00
	P052398	AC#740740	199654	L. KORENKIEWICZ-RELEASE LIEN;	\$72.00
	P052398	AC#810920		C. ANDREWS-RECORD LIEN; AC#810	\$72.00
	P052377	AC#82040	199427	ROBERT MCDONALD-RECORD LIEN; A	\$72.00
	P052377	AC#855067		JOHN MATHESON-RECORD LIEN; AC#	\$72.00
	P052398	AC#862865	199654	D. GILLIAM-RELEASE LIEN; AC#	\$72.00
	P052398	AC#890180		JACK KALIA-RELEASE LIEN; AC#89	\$72.00
BENTON PUD		02/13-3287762373	199656	ELEC SVC AGRMT - C129-05	\$752.41





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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		13-033 LARKIN	199438	NRU-RMC MTGS/PORTLAND/LARKIN	\$438.26
FARAGHER, MILTON		APPL REBATE	199684	APPL REB-210 THAYER	\$30.00
FLUID MARKET STRATEGIES INC	P052391	11459	199688	PROJECT ORDER-01 UNDER TERMS O	\$160.00
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$17.40
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$87.71
ROGERS MACHINERY COMPANY INC	P052379	2425 STEVENS DR	199510	COMMERCIAL LIGHT PROJ REBATE-2	\$11,909.00
VERIZON WIRELESS	P052155	6854255249	199752	WIRELESS DATACARD-S.EDGEMON	\$40.02
WATER SOLUTIONS INC	P052202	6367	199838	DSC (703) BUILDING WATER UNIT	\$17.33
<b>ENERGY POLICY MGMT TOTAL****</b>					<b>\$14,948.98</b>
<b>Division:</b>	506	TECHNICAL SERVICES			
BANK OF AMERICA		TXN00012269	199766	STERLINGS - IDCS MEETING C WHI	\$79.09
		TXN00012484		NEWEGG-MALE TO FEMALE ADAPTER	\$7.52
		TXN00012491		HEADSETPLUS-BUSY LIGHT	\$39.99
		TXN00012492		NEWEGG-BELKIN COUPLER	\$9.26
PLATT ELECTRIC SUPPLY INC		3342789	199497	FUSES FOR FLUKE MTR	\$21.54
<b>TECHNICAL SERVICES TOTAL ****</b>					<b>\$157.40</b>
<b>ELECTRIC UTILITY FUND Total ***</b>					<b>\$421,750.03</b>
<b>FUND</b>	<b>402</b>	<b>WATER UTILITY FUND</b>			
<b>Division:</b>	410	WATER CAPITAL PROJECTS			
BADGER METER INC	S014934	10310901	199651	FREIGHT	\$9.17
	S014934			60W ERT FOR 8" FIRE METER,	\$92.60
POW CONTRACTING	P052088	C141-12/PYMT 2	199727	C/O #1 ADD MISC. REPAIRS AND R	\$4,070.02
<b>WATER CAPITAL PROJECTS TOTAL****</b>					<b>\$4,171.79</b>
<b>Division:</b>	412	WATER OPERATIONS			
BANK OF AMERICA		TXN00012280	199766	DELL-REPLACEMENT MEMORY MODULE	\$43.29
		TXN00012285		DELL-OPTIPLEX PC SYSTEM	\$1,759.11
		TXN00012368		WM SUPERCENTER#3261 - K DUNCAN	\$27.80
		TXN00012446		AMERICAN WATERWORKS - WTP OPER	\$249.00
		TXN00012507		AMERICAN WATERWORKS - SHIPPING	\$9.50
				AMERICAN WATERWORKS - LET'S TA	\$57.00
BRANOM INSTRUMENT CO	S014897	500127/500127.2	199431	ADJUST TAX	(\$0.01)
	S014897			CABLE CLAMP, COATED STEEL, PAR	\$30.11
	S014897			SWING PANEL KIT, MOUNTS,	\$43.86
	S014897			DIGITAL PANEL METER, 4-20MA	\$139.71
	S014897			DESICCANT DRYING CARTRIDGE, WI	\$20.09
	S014897			SUBMERSIBLE LIQUID LEVEL	\$733.30
	S014897			POLYCARBONATE ENCLOSURE,	\$75.54
	S014897			FREIGHT	\$34.68
	S014918	500719.2	199659	UNION TEE WITH ADAPTER, WATER	\$253.42





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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BRANOM INSTRUMENT CO	S014918	500719.2	199659	FREIGHT	\$15.16
BUILDERS HARDWARE & SUPPLY CO INC		S3221196.001	199432	WTP ACCESS CONTROL	\$1,154.34
		S3221203.001		HR PUMP STATION ACCESS CONTROL	\$2,114.19
CASCADE NATURAL GAS CORP		2/13-28638100009	199433	110 SAINT ST 1/16-2/13/13	\$16.42
FINCH, JOHN		13-026 FINCH	199568	WASH WATER UT/TACOMA/FINCH	\$120.68
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$24.86
GRAINGER	S014956	9060856888	199460	SMOKE ALARM ITEM #5MPL3	\$116.45
	S014956	9063099304		ELECTRIC UNIT HEATER ITEM #2YU	\$764.56
HACH COMPANY	S014948	8166142	199696	DPD FREE CHLORINE REAGENT ACCU	\$105.66
	S014948			SHIPPING	\$75.76
	S014948			WIPES, DISPOSABLE 11 X 22 CM,	\$213.35
	S014948			CL17 FREE CHLORINE REAGENT SET	\$2,685.30
OXARC INC		0647WPS	199723	CHLORINE	\$2,759.68
		0922WPS		SODIUM HYPOCHLORITE	\$185.88
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$6.98
PLATT ELECTRIC SUPPLY INC		3353104	199724	BLACK TIES/FUSE	\$24.93
USA BLUEBOOK	S014949	885007	199751	DPD DISPENSER 10ML SAMPLE, 100	\$1,325.16
	S014949			ADJUST FOR TAX	(\$0.01)
	S014949			FREIGHT	\$27.61
WA STATE DEPT OF HEALTH		116/004869-2013	199753	2013 WATER SYS OP PERMIT	\$18,879.92
<b>WATER OPERATIONS TOTAL****</b>					<b>\$34,093.28</b>
<b>Division:</b>	413	WATER MAINTENANCE			
AGRICULTURE MANAGEMENT LLC	P052258	C143-12/PYMT 2	199419	HORN RAPIDS IRRIGATION OPERATI	\$6,818.18
BANK OF AMERICA		TXN00012282	199766	NEWEGG-LOGITECH USB LASER MOUS	\$28.99
		TXN00012304		SEARS PARTS DIRECT/WINCH PARTS	\$40.38
		TXN00012348		SEARS/PARTS CREDIT	(\$30.65)
		TXN00012352		SEARS /PARTS CREDIT	(\$0.74)
		TXN00012358		SEARS/PARTS CREDIT	(\$8.99)
		TXN00012389		PAYPAL NHX732 - SHIP & HANDLE	\$10.75
				PAYPAL NHX732 - PEC HOIST HAN	\$69.60
		TXN00012505		AMERICAN WATERWORKS - SHIPPING	\$9.50
				AMERICAN WATERWORKS - LET'S TA	\$57.00
		TXN00012546		GREEN RIVER COMM COLLEGE - STE	\$335.00
BEAVER BARK & ROCK		539046	199652	CONCRETE	\$184.09
		539075		CONCRETE	\$184.09
CENTRAL HOSE & FITTINGS INC		360620	199666	HYDRANT METER SWIVEL	\$397.51
		361080		CLAMPS, ALUMINUM	\$130.43
CONSOLIDATED SUPPLY CO	S014925	S6319608.001	199446	METER BOX TOP #37 HEAVY CONCRE	\$122.67
E H WACHS COMPANY	S014754	INV082340	199682	RECON UPGRADE OF STANDARD OR H	\$4,061.25
	S014754			ADD SHIPPING CHARGES INV INV08	\$161.77
FASTENAL COMPANY		WARIC37673	199685	DRILL BITS	\$68.15



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FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$7.46
GRAINGER	S014956	9057209612	199460	CONDENSER FAN MOTOR ITEM #2PRD	\$233.78
	S014956	9068871707		PSA SANDING DISC ITEM #6A025	\$79.42
HARBOR FREIGHT TOOLS USA INC	S014966	554423	199697	IMPACT ADAPTER SET ITEM #56335	\$5.40
	S014966	S014966		ALUMINUM OX BLACK ITEM #627953	\$43.31
HD FOWLER COMPANY INC		I3310021	199699	2 1/2" SWIVEL GASKETS	\$73.11
HD SUPPLY WATERWORKS LTD		6175942	199701	HG4 CONTROLLER	\$271.71
KELLER SUPPLY COMPANY		S006340609.001	199473	ADAPTERS	\$155.52
KELLEY'S TELE-COMMUNICATIONS INC	P052196	276303012013	199704	ANSWERING SERVICE FOR WATER &	\$71.58
PRO BUILD COMPANY LLC		71430886	199499	VISQUEEN	\$119.12
RICHLAND ACE HARDWARE		205362	199503	3 GAL TOTE	\$6.49
		205390		COUPLERS	\$20.56
		205414		FASTENERS	\$4.68
		34718		WIRE	\$10.82
WATER MAINTENANCE TOTAL ****					\$13,741.94
WATER UTILITY FUND Total ***					\$52,007.01
<b>FUND 403</b>	<b>WASTEWATER UTILITY FUND</b>				
<b>Division: 421</b>	<b>SEWER CAPITAL PROJECTS</b>				
SIEMENS INDUSTRY INC	P052230	5566504821	199732	SPECIAL CABLE KIT, 33FT, SIEM	\$247.79
	P052230			FLOW METER, SIEMENS MAG5100W,	\$2,070.70
	P052230			ADJUST TAX	(\$0.01)
	P052230			SHIPPING AND HANDLING	\$221.28
	P052230			FLOW METER, SIEMENS MAG 5100W,	\$4,799.86
	P052230			WALL MOUNT KIT, SIEMENS, PART	\$379.48
THOMAS CONVEYOR COMPANY	P052181	28-0035815A	199527	FREIGHT	\$358.68
	P052181			GRIT CONVEYER- MTO SCREW, SS,	\$2,387.81
	P052181			MTO TROUGH, 9" X 1/4" X 10'-0"	\$1,695.33
	P052181			MTO TROUGH, 9" X 1/4" X 5'-11-	\$1,457.79
	P052181			2" COUPLING SHAFT 304SS, PART	\$166.10
	P052181			2" X 10 3/8" END SHAFT 304SS,	\$137.01
	P052181			9" X 2" 226 HANGER- 304SS, PAR	\$92.38
	P052181			2" MARTIN HARD IRON BRG, PART	\$24.82
	P052181			MTO SCREW, SS, 9" X 2/3 PITCH	\$1,566.74
TIMKEN MOTOR AND CRANE SERVICES LLC DBA		0015626	199744	3 HP ELECTRIC MOTOR-GRIT CLS	\$309.09
TRI CITY HERALD	S014967	1/13-824	199750	CALL FOR BID ON "COLUMBIA PARK	\$151.40
	S014967			FOUR CITIES SPONSOR REGIONAL S	\$78.71
SEWER CAPITAL PROJECTS TOTAL ****					\$16,144.96
<b>Division: 422</b>	<b>SEWER OPERATIONS</b>				
BANK OF AMERICA		TXN00012255	199766	WM SUPERCENTER#3261 - Purchase	\$31.80



## City Of Richland

## VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00012296	199766	FRED-MEYER #0286 - Purchase	\$61.99
		TXN00012313		Amazon.com - Purchase	\$95.93
		TXN00012334		THE UPS STORE #6308 - Purchase	\$75.48
		TXN00012355		AMAZON MKTPLACE PMTS - Purchas	\$68.40
		TXN00012370		AMAZON MKTPLACE PMTS - Purchas	\$129.70
		TXN00012391		WOODS END LABS/COMPOST TEST KI	\$135.02
		TXN00012467		ABADAN TRI CITIES - Purchase	\$50.68
BENTON FRANKLIN HEALTH DISTRICT	P052227	5479	199429	BIOSOLIDS- PERCENT SOLIDS	\$56.00
	P052227			BIOSOLIDS- ADDITIONAL DILUTION	\$49.00
	P052227			COMPOST FACILITY SAMPLING EVEN	\$210.00
FASTENERS INC		S3542186.001	199454	TOUGH SCRUB DISPENSER	\$18.40
FISHER SCIENTIFIC COMPANY, LLC	P052229	5703390	199456	HIGH PERFORMANCE ISE AMMONIA	\$531.80
	P052229			VOLUMETRIC PIPET, 5 mL,	\$105.48
	P052229			WATERPROOF DIGITAL THERMOMETER	\$82.13
	P052229			SHIPPING	\$6.55
	P052229			MICROFIBER FILTERS, WHATMAN BI	\$377.32
	P052229	5820631		AMMONIA STANDARD 100mg/L, RICC	\$24.04
	P052229			AMMONIUM HYDROXIDE, POLY BOTTL	\$28.33
	P052229	6270794		THYMOPHTHALEINE 0.1% IN ALCOHO	\$32.14
	P052332	6270795	199687	POWDER DETERGENT, LABCONCO LAB	\$96.89
	P052332			ADJUST TAX	(\$0.01)
	P052332			HYDROCHLORIC ACID SOLUTION 6N,	\$87.51
	P052332			SHIPPING	\$5.96
	P052332	6311310		STARCH INDICATOR .5%, RICCA	\$10.35
FRONTIER	S014965	2/13-206-188-2614	199691	TELEPHONE CHARGE 2/19/13-3/18/	\$129.04
	S014963	2/13-5099464078		TELEPHONE CHARGE 2/22/13-3/21/	\$39.77
G-A-P SUPPLY CORP DBA	P052336	20236694-00	199458	FREIGHT	\$22.00
	P052336			SIC SEAL 3/4", ITEM #186945	\$357.90
GRAINGER	S014956	9063215389	199460	RECTANGULAR PLASTIC JUG ITEM #	\$114.36
	S014956	9067839747		DRUM FUNNEL ITEM #10G574	\$11.26
MOTION INDUSTRIES INC		WA05-312133	199716	BEARINGS-ZONE PUMP #6207	\$24.11
NEWFIELDS COMPANIES LLC	P052172	8600439	199487	WWTP EFFLUENT ACUTE TOXICITY	\$700.00
	P052172			WATER- DAPHNID 48 HOUR STATIC	\$600.00
NORCO INC	P052180	11006258	199489	NEW METER FOR INFLUENT BLDG-	\$1,121.86
		11064180	199719	LITHION ION BATTERY PACK	\$240.23
		11064181		COMPRESSED GAS	\$188.53
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$24.29
POLYDYNE INC	P052286	782715	199726	EMULSION POLYMER, CLARIFLOC C6	\$5,428.00
RICHLAND ACE HARDWARE		34790	199503	NUMBER LABELS	\$8.38
SOILTEST FARM CONSULTANTS INC	P052334	C13-102 CREDIT	199516	CREDIT FOR OVERCHARGE ON TESTI	(\$125.00)
	P052334	C13-103 CREDIT		CREDIT FOR OVERCHARGE ON TESTI	(\$125.00)



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From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SOILTEST FARM CONSULTANTS INC	P052319	C13-207	199516	RICHLAND LANDFILL COMPOST FACI	\$75.00
	P052334	C13-215		RICHLAND LANDFILL COMPOST SAMP	\$125.00
	P052334	C13-216		C-16 PATHOGEN FECAL COLIFORM M	\$125.00
	P052334			C-5 BASIC COMPOST FEEDSTOCK TE	\$75.00
TACOMA SCREW PRODUCTS INC		22071530	199737	CABLE TIES, BALL VLV, FITTINGS	\$148.15
TIMKEN MOTOR AND CRANE SERVICES LLC DBA		0015701	199744	2 HP MOTOR-DIGESTER MOTOR RPL	\$298.65
TRI CITIES BATTERY & AUTO REPAIR		0085973	199531	HYDROMETER	\$8.65
WHITNEY EQUIPMENT COMPANY INC	P052168	73088	199841	LABOR (MINUS CREDIT)	\$446.20
	P052168			LEAD-THROUGH UNIT, ITEM #65084	\$136.46
	P052168			MIX PUMP REPAIR - SENSOR LEVEL	\$263.17
	P052168			BEARING, BALL ANG CONT DBL ROW	\$336.66
	P052168			KIT, O-RING NBR 3171, ITEM #82	\$269.02
	P052168			STATOR, 25HP 230/460V 3PH, ITE	\$1,286.60
	P052168			BEARING, BALL ANG CONT DBL ROW	\$114.72
	P052168			CABLE UNIT, ITEM #6505100	\$62.19
	P052168			OIL & ENVIRONMENTAL	\$44.00
	P052168			ADJUST TAX	(\$0.01)
WINGFIELD, JAMES		021913	199599	WINGFIELD-CDL ENDORSEMENT FEE	\$85.00
WONDRACK DISTRIBUTING INC		0421538	199761	CHEV SRI GREASE	\$782.95
<b>SEWER OPERATIONS TOTAL****</b>					<b>\$15,813.03</b>
<b>Division:</b>	423	SEWER MAINTENANCE			
BANK OF AMERICA		TXN00012213	199766	MCMaster-CARR - Purchase	\$336.16
		TXN00012238		COSTCO WHSE #0486 - Purchase	\$283.75
		TXN00012280		DELL-REPLACEMENT MEMORY MODULE	\$24.91
		TXN00012284		BC SALES - Purchase	\$119.02
		TXN00012285		DELL-OPTIPLEX PC SYSTEM	\$586.36
		TXN00012372		USA BLUE BOOK - Purchase	\$46.98
		TXN00012377		USA BLUE BOOK - Purchase	\$248.01
		TXN00012496		BC SALES - Purchase	\$129.85
CERTIFIED LABORATORIES		1009845	199558	PREMALUBE, AEROSOL, FIX ALL	\$775.39
COLE DRAINS INC		4981	199441	1509&1511 MARSHALL SNAKE DRNS	\$216.60
FASTENERS INC		S3531208.001	199567	WASHERS, SCREWS, CONNECTORS	\$97.69
GRAINGER	S014956	9061503042	199460	DRUM SPILL CNTNMNT ITEM #3KN32	\$837.99
HARBOR FREIGHT TOOLS USA INC	S014966	560108	199697	1500W HEAT GUN ITEM #609657	\$15.15
HERTZ EQUIPMENT RENTAL CORP		26688912-001	199465	LIQUID PROPANE	\$28.52
JT AUTOMOTIVE PARTS INC DBA		279356	199471	BATTERY CHARGER	\$44.13
KELLEY'S TELE-COMMUNICATIONS INC	P052196	276303012013	199704	ANSWERING SERVICE FOR WATER &	\$71.58
SIEMENS INDUSTRY INC	P052333	5566510630	199732	SHIPPING AND HANDLING	\$46.18
	P052333			TRANSDUCER, ECHOMAX XPS-15,	\$898.89
	P052333			LEVEL CONTROLLER, HYDRORANGER	\$1,530.28
TACOMA SCREW PRODUCTS INC		22072380	199737	POWER BIT, RIVETS, ADAPTOR	\$97.71



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TECH POWER SOLUTIONS INC	P052328	49797	199739	FREIGHT	\$31.46
	P052328			HP 7200 SATA 750GB HARD DRIVE,	\$958.46
THE DRAIN SURGEON		1407 RICHE CT	199526	1407 & 1419 RICHE SNAKE MAINS	\$272.10
VERIZON WIRELESS		1165825130	199752	BROADBAND WIRLESS 1/20-2/19/13	\$40.01
<b>SEWER MAINTENANCE TOTAL ****</b>					<b>\$7,737.18</b>
<b>WASTEWATER UTILITY FUND Total ***</b>					<b>\$39,695.17</b>
<b>FUND 404</b>	<b>SOLID WASTE UTILITY FUND</b>				
<b>Division:</b>	430	CAPITAL PROJECTS			
PARAMETRIX INC	P050796	01-71831	199495	LANDFILL CELL - EXPANSION ANAL	\$1,887.82
TRI CITY HERALD	S014967	1/13-824	199750	CALL FOR BID ON "COMPOST PAD	\$169.54
<b>CAPITAL PROJECTS TOTAL ****</b>					<b>\$2,057.36</b>
<b>Division:</b>	432	SOLID WASTE COLLECTION			
BENTON COUNTY AUDITOR		4153-1	199791	TAX/LICENSE FEE VEH 4153	\$443.34
CITY OF RICHLAND		13-093 KIRSCH	199797	ROUTEWARE/PORTLAND/KIRSCH	\$144.00
FRONTIER	S014963	2/13-5099464078	199691	TELEPHONE CHARGE 2/22/13-3/21/	\$7.46
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$1.82
				POSTAGE 1/10/13 TO 1/31/13	\$60.00
RULE STEEL TANKS INC	S014778	0011783-IN	199588	CHANGE ORDER #1 - MAIN RAILS T	\$260.00
	S014778			FREIGHT	\$750.00
	S014778			15 C.Y. ROLL-OFF DROP BOXES (N	\$17,576.00
<b>SOLID WASTE COLLECTION TOTAL ****</b>					<b>\$19,242.62</b>
<b>Division:</b>	433	SOLID WASTE DISPOSAL			
BANK OF AMERICA		TXN00012220	199766	OFFICE DEPOT-SUPPLIES	\$22.72
		TXN00012430		BEST BUY-SPEAKER SUPPLIES	\$59.54
		TXN00012435		HOME DEPOT-BUILDING MATERIALS	\$576.28
FRONTIER	S014965	2/13-206-188-2614	199691	TELEPHONE CHARGE 2/19/13-3/18/	\$371.94
	S014963	2/13-5099464078		TELEPHONE CHARGE 2/22/13-3/21/	\$17.40
HARBOR FREIGHT TOOLS USA INC	S014966	561437	199697	TIE DOWN ITEM #619256	\$56.27
PARAMETRIX INC	P050862	01-71834	199495	2012 ENVIRONMENTAL MONITORING,	\$2,432.26
WINTHROP CONSTRUCTION INC		3904	199600	ROOF/SIDING REPAIR AT LF	\$3,657.37
		3906		RETROFIT PIPE FLASHING	\$117.28
ZOLL MEDICAL CORPORATION GPO		1984523	199763	STAT PADS FOR AED	\$95.85
<b>SOLID WASTE DISPOSAL TOTAL ****</b>					<b>\$7,406.91</b>
<b>SOLID WASTE UTILITY FUND Total ***</b>					<b>\$28,706.89</b>
<b>FUND 405</b>	<b>STORMWATER UTILITY FUND</b>				
<b>Division:</b>	441	STORMWATER			
BANK OF AMERICA		TXN00012424	199766	IBS, INC.-sphag sorb return	(\$218.76)
		TXN00012443		ONLINE SIGN PURCHASE - Purchas	\$85.12



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WASHINGTON CITIES INSURANCE AUTHORITY		JANUARY 2013	199540	RICHLAND REVOLVING CLAIMS ACCT	\$1,001.00
<b>STORMWATER TOTAL ****</b>					<b>\$867.36</b>
<b>STORMWATER UTILITY FUND Total ***</b>					<b>\$867.36</b>
<b>FUND 407</b>	<b>MEDICAL SERVICES FUND</b>				
<b>Division:</b>	121	AMBULANCE			
BANK OF AMERICA		TXN00012479	199766	CMS MEDICARE - REVALIDATION FE	\$532.00
BENTON COUNTY FIRE DIST 1		13-6	199428	2013 ERS USER FEES-3 STATIONS	\$1,452.24
BOUND TREE MEDICAL LLC		80968730	199555	ASPIRIN, TAPE, EXT COLLARS	\$87.79
		80970106		ASPIRIN	\$1.95
		80971532		SOFT STRETCHER	\$162.45
		80972906		ELECTRODES, BITRAC ED MASK	\$758.30
		80978370		SALINE, BRASS REGULATOR	\$110.81
		80978371		EXAM GLOVES, BVM'S, SALINE	\$544.87
		80982388		MEGAMOVER, DEFIB PADS	\$400.01
		80987801		NIBP CUFFS, BIO BAGS, SALINE	\$156.39
		80987802		IV SETS, DEFIB PADS, CAPNOLINE	\$320.99
		80988880		IV SETS, BLOOD TUBES, ASPIRIN	\$230.71
COLUMBIA BASIN COLLEGE	P052404	23378	199671	48 HOUR PARAMEDIC REFRESHER TU	\$256.50
NEXTEL COMMUNICATIONS		891160522-108	199718	CELL PHONES 1/18-2/17/13	\$36.17
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$130.64
SABIN, ANDREW		121812	199513	SABIN-BACKGROUND CHECK	\$75.00
				SABIN-UNIFORM SHIRTS	\$112.47
				SABIN-FISDAP ACCOUNT	\$185.00
				SABIN-BH HEALTH VACCINATIONS	\$213.03
SPRINT		147658811-063	199591	MONTHLY SVC CHARGES-LIFEPAKS	\$151.24
TACTRON INC	P052221	13-217	199523	MAGNETIC TILES FOR COMMAND CEN	\$85.12
	P052221			PASSPORTS, ENGRAVED PER BID	\$85.68
<b>AMBULANCE TOTAL ****</b>					<b>\$6,089.36</b>
<b>MEDICAL SERVICES FUND Total ***</b>					<b>\$6,089.36</b>
<b>FUND 408</b>	<b>BROADBAND UTILITY FUND</b>				
<b>Division:</b>	460	BROADBAND ADMINISTRATION			
PARAMOUNT COMMUNICATIONS INC	P052019	29685	199825	FIBER EXTENSION TO 1991 BATTELL	\$13,906.51
	P052019			2610 SALK AVE	\$5,136.17
	P051808	29688	199580	ADJUST TAX	\$0.02
	P051808			C/O #2 ISSUED FOR ADDITIONAL	\$11,724.98
	P051808			C/O #3 ADDITIONAL 2" DUCT PER	\$8,659.17
	P051808			Install fiber in City conduit	\$10,043.54
	P051836	29689		Vaults installed along GWW for	\$58,232.07



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BROADBAND ADMINISTRATION TOTAL ****					\$107,702.46
BROADBAND UTILITY FUND Total ***					\$107,702.46
<b>FUND 501</b>	<b>CENTRAL STORES FUND</b>				
Division:	000				
BANK OF AMERICA		TXN00012519	199766	WALMART/ANTACID STOCK	\$25.99
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P052314	3627-522680	199802	LAMP, FLR, 54W, T5	\$166.78
	P052314			LAMP, FLR, 32W, 48" BIPIN T8	\$411.54
	P052314			LAMP, FLR, U-BENT, 31W, 4 PIN	\$16.08
	P052314			LAMP, INC 75W 130V ROUGH SERV	\$19.49
	P052314			ADJUST FOR TAX	\$0.01
	P052314			LAMP, FLR 86W, 96" DC T8	\$197.54
	P052314			LAMP, FLR 20W, 24" T12, BIPIN	\$100.72
	P052314			LAMP, FLR 42W, 6" 4PIN PLUGIN	\$99.64
	P052314			LAMP, FLR 34W,48" BIPIN T12,	\$34.11
	P052314			LAMP, FLR, 13W,7" BIPIN	\$26.53
	P052314	3627-522681		FLASHLIGHT POCKET AAA BATTERY	\$173.50
	P052314			FLASHLIGHT 2 'D' CELL, IND, HD	\$185.19
HORIZON DISTRIBUTION INC	P052264	726216/727499	199466	BAND AID, FABRIC, 7/8" X 3",	\$103.75
	P052264			SUNSCREEN, SPF 30, TOWELETES,	\$179.47
	P052264			GAS CAN, OSHA 1 GALLON SAFETY,	\$153.68
	P052264			GAS CAN, OSHA 5 GALLON SAFETY,	\$109.20
	P052264			VEST SAFETY FLUOR ORANGE/LIME	\$81.23
	P052264			FUNNEL POLY, USE W/SAFETY CANS	\$23.44
	P052264			ADJUST TAX	(\$0.01)
NORCO INC	P052307	11006259	199719	UNIFORM X-LG, TYVEK, ZIP FRONT	\$271.83
	P052307			UNIFORM 2XLG, TYVEK, ZIP FRONT	\$135.92
	P052307			UNIFORM 3XLG, TYVEK, ZIP FRONT	\$77.43
	P052307	11053610		HAND SANITIZER,4 FL OZ SQUEEZE	\$542.71
TOTAL ****					\$3,135.77
CENTRAL STORES FUND Total ***					\$3,135.77
<b>FUND 502</b>	<b>EQUIPMENT MAINTENANCE FUND</b>				
Division:	214	EQUIPMENT MAINTENANCE			
A & E TOWING LLC		4579	199646	TOWING VEH 3263 WO 31961	\$223.10
BANK OF AMERICA		TXN00012375	199766	RANCH & HOME/LOCK KIT	\$108.29
		TXN00012424		IBS, INC.-sphag sorb return	(\$218.76)
CASADAY BEE-LINE SERVICE & TOWING LLC		17800	199664	GEARBOX VEH 5031 WO 31955	\$1,256.77
CLYDE WEST		00348206	199800	INLET LINE VEH 7126 WO 31963	\$559.54
COAST CRANE COMPANY		DI/035499	199439	JIB COVERS VEH 3253 WO 31639	\$768.75





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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COEUR D'ALENE SERVICE STATION EQUIPMENT INC		0055161	199440	REPAIR FUEL PUMPS AT SHOPS	\$441.20
COMMERCIAL TIRE INC		175488	199444	FLAT RPR VEH 7122 WO 31925	\$64.54
		175613		TIRES VEH 3290 WO 31922	\$3,972.14
		175614		TIRES VEH 6545 WO 31923	\$540.66
		175674		TIRES VEH 7135 WO 31924	\$2,262.44
		175774		TIRES VEH 4125 WO 31948	\$328.71
		175775		TIRES VEH 4118 WO 31624	\$523.76
		175777		TIRES VEH 4122 WO 31950	\$1,325.82
		175781		TIRES VEH 3205 WO 31951	\$1,324.60
		175782		TIRES VEH 7126 WO 31945	\$364.37
		175789		TIRES VEH 3283 WO 31941	\$71.48
		175790		TIRES VEH 3244 WO 31942	\$71.48
		175791		TIRES VEH 3308 WO 31944	\$101.00
		175792		TIRES VEH 7126 WO 31945	\$45.58
		175794		TIRES VEH 3282 WO 31946	\$82.85
		175795		TIRES VEH 3285 WO 31947	\$1,324.60
		175935	199673	TIRES VEH 1104 WO 32004	\$170.62
		175939		TIRES VEH 3252 WO 32005	\$1,378.79
CONNELL OIL INC		0059229-IN	199445	LUBRICATION PRODUCTS	\$951.85
		0059312-IN		LUBRICATION PRODUCTS	\$906.85
		0059505-IN		LUBRICATION PRODUCTS	\$299.45
		C064618-IN		LUBE PRODUCTS VEH 714 31866	\$329.71
FASTENERS INC		S3537351.001	199567	SHOP SUPPLIES	\$228.65
FRONTIER	S014965	2/13-206-188-2614	199691	TELEPHONE CHARGE 2/19/13-3/18/	\$111.31
	S014963	2/13-5099464078		TELEPHONE CHARGE 2/22/13-3/21/	\$27.34
FRONTIER INDUSTRIAL CORP		9031	199692	PADDLES VEH 7141 WO 31898	\$3,018.50
GROVER DYKES AUTO GROUP INC DBA		325046	199461	BRAKE KIT VEH 2397 WO 31621	\$127.77
		325236		ELEMENTS VEH 5040 WO 31935	\$110.25
		325237		ELEMENTS VEH 5041 WO 31934	\$110.25
		325242		HEATER ASSY VEH 5032 WO 31932	\$150.18
HOTSY OF SPOKANE	P052426	18434	199812	CARBON ATE CAR WASH SOAP	\$1,949.40
JIM'S PACIFIC GARAGES INC		1173979	199814	STEER AXLE VEH 3309 WO 31823	\$173.22
		1174440		STEER AXLE VEH 3175 WO 31802	\$173.22
		1175656	199470	CONTROL VALVE VEH 3280 31928	\$244.99
		1175687		FILTER VEH 5031 WO 31955	\$31.52
		1175984	199703	FITLERS VEH 3292 WO 31997	\$131.21
JT AUTOMOTIVE PARTS INC DBA		279280	199471	SHOP TOOLS	\$11.89
		279281		SHOP TOOLS	\$47.63
		279398		BATTERY VEH 2341 WO 31698	\$90.76
		279563		FILTERS VEH 2401 WO 31921	\$16.08





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From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		279564	199471	FILTERS VEH 3293 WO 31926	\$16.29
		279636		FILTERS VEH 3229 WO 31931	\$15.81
		279638		LAMPS VEH 3225 WO 31873	\$26.09
		279646		HUB SEALS VEH 4119 WO 31826	\$60.08
		279676		FIRE EXT VEH 6583 WO 31937	\$25.22
		279684		FIRST AID KIT VEH 6583 WO31937	\$19.91
		279685		RETURN CORE DEPOSIT	(\$53.61)
		279693		GAS CAP VEH 2351 WO 31956	\$7.60
		279698		MARKER VEH 3309 WO 31914	\$9.75
		279721		HORN BUTTON VEH 7134 WO 31915	\$3.89
		279727		BRAKES VEH 1002 WO 31943	\$244.22
		279732		BRK CLEANER VEH 2314 WO 31833	\$17.12
		279737		HORN VEH 7134 WO 31915	\$26.31
		279746		SHOCKS VEH 5031 WO 31955	\$83.37
		279753		BRAKES VEH 1102 WO 31952	\$85.55
		279770		RETURN TERMINAL VEH 7134 31915	(\$3.21)
		279800		DISC PAD VEH 1105 WO 31958	\$85.55
		279801		BU ALARM VEH 7134 WO 31915	\$41.68
		279803		HITCH PIN VEH 6583 WO 31937	\$6.30
		279822		BRK CLEANER VEH 5031 WO 31955	\$10.79
LES SCHWAB TIRE CENTER	42800014478		199476	ALIGNMENT VEH 2314 WO 31833	\$60.92
MCCURLEY CHEVROLET	269952		199481	DETAIL VEH 2321 WO 31930	\$237.83
	270131		199713	DETAIL VEH 2314 WO 31833	\$237.83
	270348			TRANSFER PUMP VEH 3263 WO31961	\$107.39
	824003		199481	PUSH BAR VEH 1103 WO 31748	\$394.42
	824749			MODULE VEH 2349 WO 31907	\$334.94
	824852			PINS/LAMP VEH 2314 WO 31833	\$65.94
	825107			BLADES VEH 2389 WO 31927	\$34.96
	825663		199713	ROTOR VEH 2410 WO 31774	\$280.50
NOLAN'S BODY SHOP INC	1205		199488	REPAIR VEH 3282 WO 31813	\$3,618.38
NOVUS GLASS	I0000581		199721	SAFETY PLATE VEH 7090 WO 31936	\$391.54
OXARC INC	F270536		199578	FIRE EXT MNT VEH 9500 WO 32008	\$304.54
PAPE' MATERIAL HANDLING	98900600		199494	FORKLIFT RENTAL VEH 7127 31957	\$1,685.47
PRO BUILD COMPANY LLC	71431779		199728	2X12 VEH 4118 WO 32015	\$136.67
RMT EQUIPMENT	Q64566		199507	SEAT KIT VEH 6558 WO 31867	\$277.60
	Q64567			HOSE VEH 6558 WO 31867	\$66.74
ROWAND MACHINERY CO	127674		199831	FILTERS VEH 7120 WO 31976	\$266.47
	128016			SEAT SLIDE VEH 7101 WO 32014	\$85.37
SIX STATES DISTRIBUTORS INC	06 197434		199514	YOKE VEH 3291 WO 31827	\$321.24
	06 197440			OIL BATH SL VEH 4119 WO 31826	\$410.43
	06 197500		199734	OIL BATH SEAL VEH 4117 WO31886	\$660.01



## City Of Richland

VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SIX STATES DISTRIBUTORS INC		06 197719	199514	WASHERS VEH 4119 WO 31826	\$23.40
SPECIAL ASPHALT PRODUCTS INC		INVC060786	199517	FILTER ASSY VEH 6545 WO 31896	\$222.21
TACOMA SCREW PRODUCTS INC		22071617	199522	SCREWS/NUTS VEH 3212 WO 31903	\$27.52
		22072609	199737	FLR BRD VEH 4118 WO 32015	\$23.65
TRANSPORT EQUIPMENT CO INC DBA		140026	199530	GOVERNOR VEH 3223 WO 31829	\$14.75
		140027		DRUM VEH 3292 WO 31887	\$636.40
		140306		EXHAUST PIPE VEH 3310 WO 31869	\$86.45
		140357		BULBS VEH 3309 WO 31914	\$14.55
		140363		RELAY VEH 3315 WO 31929	\$69.32
		140366		CLAMPS VEH 3310 WO 31869	\$29.65
		140443		HUB CAPS VEH 3283 WO 31938	\$18.20
		140590	199747	CONNECTOR VEH 3283 WO 31938	\$18.39
		140653		VALVE VEH 3308 WO 32002	\$110.22
		140741	199833	FILTER VEH 3282 WO 32027	\$71.50
		140830		RELAY VEH 6545 WO 32031	\$138.64
		140860		HARNESS VEH 3282 WO 32027	\$322.08
WANCO		114929	199756	RPR CBOX VEH 3302 WO 31517	\$194.00
WESTERN INTEGRATED TECHNOLOGIES INC		1333830	199544	TEE VEH 7135 WO 31854	\$5.50
WESTERN STATES EQUIPMENT COMPANY		PC110250791	199545	ELEMENT/FILTERS VEH 7138 31830	\$570.98
		PC110250792		FILTERS VEH 7130 WO 31831	\$375.82
		PC110250932		SLEEVES/PINS VEH 7090 WO 31825	\$592.23
		PC110250933		BALL VALVE VEH 7090 WO 31825	\$722.34
		PC110251809		COUPLINGS VEH 3280 WO 31928	\$117.67
		WO110089239	199758	RESEAL RAD VEH 7138 WO 31876	\$5,386.99
		WO110089249		RPR LIFT ARM VEH 7040 WO 31918	\$899.08
WESTERN SYSTEMS & FABRICATION INC		3285	199759	COIL VEH 3281 WO 31884	\$306.16
		3383		ACTUATOR VEH 3284 WO 31646	\$2,569.64
		3391		TUBE ASSY VEH 3283 WO 31938	\$177.94
WONDRACK DISTRIBUTING INC		0422368	199546	OFF ROAD DYED DIESEL/LANDFILL	\$5,308.28
		0422624	199761	OFF ROAD DYED DIESEL/LANDFILL	\$2,615.98
		0705886	199546	CARDLOCK FUEL 020813-021413	\$15,487.47
		0706040	199761	CARDLOCK FUEL 021513-022113	\$13,972.55
EQUIPMENT MAINTENANCE TOTAL ****					\$88,171.82
EQUIPMENT MAINTENANCE FUND Total ***					\$88,171.82
FUND 503	EQUIPMENT REPLACEMENT FUND				
Division: 215	EQUIPMENT REPLACEMENT				
HOHENBERG, PATRICIA		030113PH	199811	REIMBURSE LIC FEE FOR VEH 3321	\$35.75
RMT EQUIPMENT	P052140	W23326	199507	ONE (1) NEW JACOBSEN MOWER HR9	\$85,362.06
	P052140			CRUISE CONTROL	\$593.48
	P052140			STROBE LIGHTS	\$514.43



## City Of Richland

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From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RMT EQUIPMENT	P052140	W23326	199507	ROAD LIGHT PACKAGE	\$1,099.25
	P052140			ADJUST TAX	(\$0.01)
RN TRI CITIES LLC DBA	P052349	2600	199508	(1) NEW 2013 POLARIS MODEL	\$9,450.00
	P052349			SALES TAX	\$812.70
	P052349			DEALER TITLING/PROCESSING FEE	\$150.00
VALLEY FREIGHTLINER INC	P052236	52236	199834	ONE (1) NEW FREIGHTLINER SWAP	\$204,249.67
	P052236			TAX @ 9.7%	\$21,793.44
	P052236			MODEL YEAR SURCHARGE (2012)	\$20,424.97
<b>EQUIPMENT REPLACEMENT TOTAL ****</b>					<b>\$344,485.74</b>
<b>EQUIPMENT REPLACEMENT FUND Total ***</b>					<b>\$344,485.74</b>
<b>FUND 505</b>	<b>PUBLIC WORKS ADMIN &amp; ENGINEER</b>				
<b>Division:</b>	450	<b>PW ADMIN &amp; ENGINEERING</b>			
ABADAN INC		ARIN039295	199647	ASBUILTS	\$2.44
		ARIN039409		ASBUILTS	\$8.45
		ARIN039442		PLOTTER PAPER	\$183.20
BANK OF AMERICA		TXN00012232	199766	LES SCHWAB TIRES-chains	\$108.25
		TXN00012243		GA-CAMPUS PARKING-Mtg at capit	\$9.00
		TXN00012250		DOMELUNCH @ Capital mtg	\$6.51
		TXN00012254		GA-CAMPUS PARKING-Mtg @ Capita	\$7.50
		TXN00012258		G.S. DIRECT/5 DRAWER FILE	\$2,385.20
		TXN00012267		PIZZERIA LA GITANA OLY-Mtg @ c	\$27.01
		TXN00012271		OFFICE DEPOT-wristrest gel pad	\$19.28
		TXN00012276		GOVERNOR HOTEL-Mtg @ capital	\$99.05
		TXN00012305		TIM BUSH CAR WASH -survey truc	\$8.00
		TXN00012332		GA-CAMPUS PARKING-Mtg @ Capita	\$9.00
		TXN00012345		SQ ROASTERS RICHLAND-Design M	\$15.70
		TXN00012387		APWA-Conference Rogalsky	\$500.00
		TXN00012397		YOKE'S FRESH MARKET-PW Mtg	\$12.78
		TXN00012426		THREE RIVERS ESPRESSO-Design t	\$22.40
		TXN00012427		SOME BAGELS-PW Mtg	\$25.98
		TXN00012455		EL CHAPALA MEXICAN RESTAU-BFCo	\$10.65
		TXN00012473		PROBUILD NORTHWEST-shelf 4 fla	\$18.09
		TXN00012477		DELTA AIR -Marlow #13-091	\$397.60
		TXN00012480		THE HOME DEPOT-concrete block	\$2.86
		TXN00012506		DELTA AIR-Williamson #13-090	\$636.60
		TXN00012520		PNWS AWWA -AWWA conf. Nelson	\$310.00
		TXN00012521		CROWS NEST BAR & GRILL-Good Ro	\$18.16
		TXN00012537		PAYPAL - Romero Conf.cancelled	(\$400.00)
		TXN00012540		TARGET-glade air freshner	\$43.36
		TXN00012541		AMERICAN WATERWORKS-Nelson Due	\$81.00



## City Of Richland

VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00012542	199766	COUSINSRESTAURANTPASCO-PAC Mtg	\$11.23
BENTON FRANKLIN WALLA WALLA COUNTIES		2013 DUES	199430	2013 DUES-ROGALSKY	\$112.50
CITY OF RICHLAND		13-072 STEWART	199561	INSP WRKSHP/REDMOND/STEWART	\$461.98
FEDERAL EXPRESS CORP		2-186-19446	199686	SHIPPING-FEBRUARY 2013	\$12.56
FRONTIER	S014965	2/13-206-188-2614	199691	TELEPHONE CHARGE 2/19/13-3/18/	\$164.66
	S014963	2/13-5099464078		TELEPHONE CHARGE 2/22/13-3/21/	\$69.72
MID COLUMBIA ENGINEERING INC	P052205	ST005458	199482	ALICIA LOVE, ENGINEERING ASSIS	\$746.46
	P052205	ST005469	199576	ALICIA LOVE, ENGINEERING ASSIS	\$1,029.60
	P052205	ST005483	199821	ALICIA LOVE, ENGINEERING ASSIS	\$1,010.30
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$64.01
PRINTER TECH SERVICE & SUPPLIES		15186	199498	PRINTER TONER CARTRIDGE	\$73.64
RICHLAND ACE HARDWARE		205391	199503	SOCKET/STAPLES/CLIP	\$11.66
		34771		SHELF BRACKET/BOARD	\$19.03
		34891		CALCULATOR BATTERY	\$8.65
STEWART, DONNA		13-072	199592	INSP WRKSHP/REDMOND/STEWART	\$37.97
TRI CITY HERALD	S014967	1/13-824	199750	PROFESSIONAL SERVICES ROSTER R	\$153.24
US BANK EQUIPMENT FINANCE INC		222058703	199537	XEROX 6604 CONTRACT PAYMENT	\$81.60
VERIZON WIRELESS	P052203	1165836487	199752	INTERNET ACCESS ON 2 LAPTOPS:	\$80.02
WATER SOLUTIONS INC	P052202	6367	199838	DSC (703) BUILDING WATER UNIT	\$75.80

PW ADMIN &amp; ENGINEERING TOTAL \*\*\*\*

\$8,792.70

PUBLIC WORKS ADMIN &amp; ENGINEER Total \*\*\*

\$8,792.70

## FUND 520

## HEALTH CARE/BENEFITS PLAN

Division:

222

EMPLOYEE BENEFIT PROGRAM

BANK OF AMERICA	TXN00012402	199766	STARBUCKS - MATRIX MTG	\$23.01
LIFE INSURANCE COMPANY OF NORTH AMERICA	02/2013-FLI051384	199477	FLI051384 PREMIUMS-FEB 2013	\$9,371.12
	02/2013-LK030278		LK030278 PREMIUMS-FEB 2013	\$11,240.63
	02/2013-OK807703		OK807703 PREMIUMS-FEB 2013	\$2,563.79
MAGELLAN BEHAVIORAL HEALTH	MAR2013/SELFBILL	199710	MARCH 2013 EAP	\$676.46

EMPLOYEE BENEFIT PROGRAM TOTAL \*\*\*\*

\$23,875.01

HEALTH CARE/BENEFITS PLAN Total \*\*\*

\$23,875.01

## FUND 611

## FIREMAN'S PENSION

Division:

216

FIRE PENSION

ANDERS, PETER	AP00003702271301	199601	MEDICARE PREMIUM/ANDERS	\$104.90
BOWLS, DAVID	AP00003502271301	199605	MEDICARE PREMIUM/BOWLS	\$104.90
CAFFALL, ELWYNN C DDS	010913RE	199662	DENTAL DOS 1/9/13	\$791.50
CANFIELD, HARRY R	AP00000402271301	199607	MEDICARE PREMIUM/CANFIELD	\$104.90
CARRICK, HENRY	AP00000502271301	199608	MEDICARE PREMIUM/CARRICK	\$104.90
CLARK, FM ACCT #439463	AP00000602271301	199609	MEDICARE PREMIUM/CLARK	\$104.90



## City Of Richland

VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COLLEY, MARIA DEL REFUGIO J		021613JT	199442	CNA FEES 84 HRS 2/16-2/20/13	\$699.72
		022413JT	199670	CNA FEES 72HRS 2/24-27/13	\$599.76
CORK'S MEDICAL CTR PHARMACY		10525	199675	NC RX DOS 2/20/13	\$14.79
DOWNS, DANNY		AP00005102271301	199614	MEDICARE PREMIUM/DOWNS	\$104.90
ELIASON, CURTIS		AP00003302271301	199616	MEDICARE PREMIUM/ELIASON	\$104.90
ESTY, RAYMOND J		AP00000902271301	199618	MEDICARE PREMIUM/ESTY	\$104.90
FERRIANS, ALLEN LARRY		AP00006002271301	199619	MEDICARE PREMIUM/FERRIANS	\$104.90
HEASTON & THOMPSON VISION CLINIC		092412RL	199571	ACCT 111463 DOS 10/01/12	\$8.53
HOUCHIN, EARL		AP00001202271301	199622	MEDICARE PREMIUM/HOUCHIN	\$104.90
JOHNSON, NEILS E		AP00003402271301	199623	MEDICARE PREMIUM/JOHNSON	\$103.90
JONES, HAROLD		AP00005502271301	199624	MEDICARE PREMIUM/JONES	\$104.90
KEYS, JACK D		AP00006202271301	199625	MEDICARE PREMIUM/KEYS	\$104.90
LAHTI, ROGER P		AP00006402271301	199626	MEDICARE PREMIUM/LAHTI	\$103.90
MITCHELL, RAYMOND L		AP00001502271301	199630	MEDICARE PREMIUM/MITCHELL	\$104.90
MYERS, EDWARD A		AP00007602271301	199632	MYERS/MEDICARE PREMIUM	\$104.90
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$4.80
POLLARD, JAMES		AP00004802271301	199633	MEDICARE PREMIUM/POLLARD	\$99.90
RONEY, LARRY		AP00003602271301	199634	MEDICARE PREMIUM/RONEY	\$104.90
TODISH, NICOLE		022013JT	199529	CNA FEES 96 HRS 2/20-2/24/13	\$799.68
		030413JT	199745	CNA FEES 84HRS 2/27-3/3/13	\$699.72
TOLRUD, JOHN		AP00001802271301	199638	MEDICARE PREMIUM/TOLRUD	\$104.90
WEST RICHLAND FAMILY DENTAL CTR		011713CW	199598	DENTAL DOS 1/17/13	\$80.00
WEST, ROYAL		AP00002002271301	199641	MEDICARE PREMIUM/WEST	\$104.90
WILLIAMSON, CRAIG E		AP00007502271301	199643	MEDICARE PREMIUM/WILLIAMSON	\$101.90
FIRE PENSION TOTAL ****					\$5,891.40
FIREMAN'S PENSION Total ***					\$5,891.40
<b>FUND 612</b>	<b>POLICEMEN'S PENSION FUND</b>				
<b>Division:</b>	217	<b>POLICE PENSION</b>			
BAKER, MARSHALL R		AP00006302271301	199602	MEDICARE PREMIUM/BAKER	\$104.90
BARTON DENTAL LLC		012213DD	199552	DENTAL DOS 1/22/13	\$585.50
BATES, LAURIE VERN JR		AP00004902271301	199603	MEDICARE PREMIUM/BATES	\$104.90
BEDEN, LARRY		AP00003802271301	199604	MEDICARE PREMIUM/BEDEN	\$104.90
BRUNSON, DALE A		AP00004202271301	199606	MEDICARE PREMIUM/BRUNSON	\$104.90
CLEAVENGER, WILL J		AP00007302271301	199610	MEDICARE PREMIUM/CLEAVENGER W	\$104.90
CLEMENTS, JOHN M		AP00007402271301	199611	MEDICARE PREMIUM/CLEMENTS	\$104.90
COUCH, LARRY		AP00006602271301	199612	MEDICARE PREMIUM/COUCH	\$104.90
DERRICK, GEORGE		AP00000702271301	199613	MEDICARE PREMIUM/DERRICK	\$104.90
DUCHEMIN, ROGER		022013RD	199565	NON COVERED RX DOS 2/20/13	\$219.99
		AP00000802271301	199615	MEDICARE PREMIUM/DUCHEMIN	\$104.90
ESC IV LP DBA		AP00007202271301	199617	WIEBOLDT/ASSISTED LIVING	\$4,585.00



## City Of Richland

## VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GANLEY, JOHN M		AP00007902271301	199620	MEDICARE PREMIUM/GANLEY	\$104.90
HIGGINS, FRED C		AP00007802271301	199621	HIGGINS MEDICARE PREMIUM	\$103.90
LEWIS, DAVID L		AP00004302271301	199627	MEDICARE PREMIUM/LEWIS	\$101.90
LOHDEFINCK, RICHARD N		AP00002302271301	199628	MEDICARE PREMIUM/LOHDEFINCK	\$104.90
MANUEL, D ART		AP00002502271301	199629	MEDICARE PREMIUM/MANUEL	\$104.90
MOORE, ROBERT		AP00007102271301	199631	MEDICARE PREMIUM/MOORE	\$104.90
PITNEY BOWES PURCHASE POWER		01/13-1127-9365	199583	POSTAGE 1/10/13 TO 1/31/13	\$4.80
RICHLAND REHABILITATION CTR & EAGLE		121312KT	199587	ACCT #3100 DOS 12/13-31/12	\$4,370.00
				ACCT #3100 DOS 1/1-11/13	\$2,415.00
				ACCT #3100 DOS 1/26-31/13	\$1,449.00
SPARKS, DAVID W		011613DS	199590	NC DR VISIT DOS 1/16/13	\$28.05
		021413DS		OTC RX DOS 2/14/13	\$33.56
		AP00005902271301		MEDICARE PREMIUM/SPARKS	\$104.90
TAYLOR, KENNETH		071412KT	199524	EQUIPMENT REIMBURSEMENT	\$541.49
		AP00002702271301	199636	MEDICARE PREMIUM/TAYLOR	\$104.90
		AP00003202271301	199637	MEDICARE PREMIUM/THOMAS G	\$104.90
THOMAS, GERALD D		AP00003102271301	199639	MEDICARE PREMIUM/TURNER	\$104.90
TURNER, ROY		112612WT	199596	ACCT 120416 DOS 11/26/12	\$150.00
WASHINGTON, CLARENCE D MD		AP00001902271301	199640	MEDICARE PREMIUM/WENDLAND	\$104.90
WENDLAND, WALTER		AP00004002271301	199642	MEDICARE PREMIUM WEIBOLDT	\$104.90
WIEBOLDT, THOMAS		AP00004502271301	199644	MEDICARE PREMIUM/WILMOTH	\$104.90
WILMOTH, ROD		250061AM	199762	32MA14 CNA FEES 2/9-22/13	\$156.00
YOUR PROBLEMS SOLVED INC DBA		AP00005002271301	199645	MEDICARE PREMIUM/ZIMMERMAN	\$104.90
ZIMMERMAN, GERALD					
POLICE PENSION TOTAL ****					\$16,947.09
POLICEMEN'S PENSION FUND Total ***					\$16,947.09
<b>FUND 641</b>	<b>SOUTHEAST COMMUNICATIONS CTR</b>				
<b>Division:</b>	600	SECOMM OPERATIONS GENERAL			
BANK OF AMERICA		TXN00012221	199766	OFFICE DEPOT - LABEL TAPES	\$22.73
		TXN00012222		OFFICE DEPOT - LABEL TAPE/CART	\$60.62
		TXN00012385		HEART SMART TECHNOLOGY - AED T	\$17.41
CENTURYLINK		2/13-313896250	199436	GENERAL 2/6-3/5/13	\$74.75
		2/13-5096243863	199667	GENERAL FOR 2/16-3/16/13	\$7.31
FRONTIER		02/13-2061500294	199691	GENERAL FOR 2/19-3/18/13	\$57.11
		2/13-2061881060	199457	E911 & GENERAL 2/19-3/18/13	\$176.75
		2/13-206-188-2381		GENERAL & E911 2/10-3/9/13	\$71.60
		2/13-509-628-2608		GENERAL 2/7-3/6/13	\$75.40
PITNEY BOWES INC		2344935-FB13	199496	POSTAGE MACHINE 2/28-5/30/13	\$62.27
POCKETINET COMMUNICATIONS INC		1175	199725	WIRELESS TRN & INTERNET MARCH	\$346.50
RER ENTERPRISES INC DBA	P052217	30122350	199729	MOBILITY XE PREMIUM SOFTWARE	\$500.29
	P052217			NETMOTION MOBILITY XE CLIENT	\$1,804.28



## City Of Richland

VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RER ENTERPRISES INC DBA	P052217	30122350	199729	NETMOTION XE POLICY CLIENT	\$837.70
SOFTCHOICE CORPORATION	P052292	3277813	199515	PRTG NETWORK MONITORING SOFTWA	\$330.52
SPRAGUE PEST SOLUTIONS		2008344	199518	CONTRACT SERVICES-FEB 2013	\$42.39
SYSTEM TOOLS SOFTWARE INC	P052366	1302116S	199521	HYENA UPDATE, MAINTENANCE &	\$90.00
VERIZON WIRELESS		1161718575	199538	EMPLOYEE CELLPHONES-FEB	\$276.02
<b>SECOMM OPERATIONS GENERAL TOTAL****</b>					<b>\$4,853.65</b>
<b>Division:</b>	601	E911 OPERATIONS			
BANK OF AMERICA		TXN00012274	199766	INTERGRAPH - CONFERENCE/HUSA	\$699.00
		TXN00012277		INTERGRAPH - CONFERENCE/HAMILT	\$699.00
		TXN00012331		ACT Washington APCO - BARBER S	\$255.00
		TXN00012385		HEART SMART TECHNOLOGY - AED T	\$17.40
		TXN00012412		ALA ALLEGIANT AIR - HUSA/HAMIL	\$395.92
		TXN00012413		EXPEDIA Sales Final - BARBER N	\$7.00
		TXN00012419		ALASKA AIR - BARBER NENA TDC	\$787.00
		TXN00012420		EXPEDIA Sales Final - BARBER F	\$39.70
		TXN00012422		NENA - BARBER REGISTRATION	\$405.00
		TXN00012504		INTERGRAPH S.G.N.I. - HAMILTON	\$400.00
BARBER, JAMES		13-107 BARBER	199789	NENA CON/ORLANDO/BARBER	\$841.89
FRONTIER		2/13-2061881060	199691	E911 & GENERAL 2/19-3/18/13	\$176.76
		2/13-206-188-2381	199457	GENERAL & E911 2/10-3/9/13	\$71.60
		2/13-2530120862	199691	E911 2/22-3/21/13	\$35.00
		2/13-509-735-2383	199457	E911 2/7-3/6/13	\$137.46
POCKETINET COMMUNICATIONS INC		1175	199725	WIRELESS TRN & INTERNET MARCH	\$270.75
<b>E911 OPERATIONS TOTAL ****</b>					<b>\$5,238.48</b>
<b>Division:</b>	602	SECOMM AGENCY			
DESERTGREEN LAWN & TREE CARE LLC		85194	199681	SHRUB BED WEED CONTROL	\$168.33
<b>SECOMM AGENCY TOTAL****</b>					<b>\$168.33</b>
<b>SOUTHEAST COMMUNICATIONS CTR Total ***</b>					<b>\$10,260.46</b>
<b>FUND</b>	<b>642</b>	<b>800 MHZ PROJECT</b>			
<b>Division:</b>	610	800 MHZ			
SOFTCHOICE CORPORATION	P052292	3277813	199515	PRTG NETWORK MONITORING SOFTWA	\$330.52
SYSTEM TOOLS SOFTWARE INC	P052366	1302116S	199521	HYENA UPDATE, MAINTENANCE &	\$90.00
<b>800 MHZ TOTAL ****</b>					<b>\$420.52</b>
<b>Division:</b>	611	MICROWAVE			
CENTURYLINK		2/13-541-922-0703	199435	MICROWAVE LINK 2/8-3/8/13	\$71.32
<b>MICROWAVE TOTAL****</b>					<b>\$71.32</b>
<b>800 MHZ PROJECT Total ***</b>					<b>\$491.84</b>
<b>FUND</b>	<b>643</b>	<b>EMERGENCY MANAGEMENT</b>			





## City Of Richland

VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
<b>Division:</b>	620	STATE / LOCAL ASSISTANCE			
BANK OF AMERICA		TXN00012266	199766	WM SUPERCENTER - DONUTS FOR MT	\$7.96
POCKETINET COMMUNICATIONS INC		1175	199725	WIRELESS TRN & INTERNET MARCH	\$49.50
VERIZON WIRELESS		1161718575	199538	EMPLOYEE CELLPHONES-FEB	\$57.67
<b>STATE / LOCAL ASSISTANCE TOTAL ****</b>					<b>\$115.13</b>
<b>Division:</b>	621	RADIOLOGICAL EMGCY PREPAREDNES			
BANK OF AMERICA		TXN00012512	199766	ACT National REP Confe - CALVE	\$375.00
PITNEY BOWES INC		2344935-FB13	199496	POSTAGE MACHINE 2/28-5/30/13	\$124.56
POCKETINET COMMUNICATIONS INC		1175	199725	WIRELESS TRN & INTERNET MARCH	\$49.50
SYSTEM TOOLS SOFTWARE INC	P052366	1302116S	199521	HYENA UPDATE, MAINTENANCE &	\$30.00
<b>RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****</b>					<b>\$579.06</b>
<b>Division:</b>	622	DOE EMERGENCY PREPAREDNESS			
BANK OF AMERICA		TXN00012248	199766	STAPLES - MOUSE/POINTER	\$67.68
		TXN00012408		ACT National REP Confe - BECK	\$375.00
		TXN00012425		DELTA AIR - BECK NREP CONF	\$451.60
PITNEY BOWES INC		2344935-FB13	199496	POSTAGE MACHINE 2/28-5/30/13	\$124.56
POCKETINET COMMUNICATIONS INC		1175	199725	WIRELESS TRN & INTERNET MARCH	\$49.50
SPRAGUE PEST SOLUTIONS		2008344	199518	CONTRACT SERVICES-FEB 2013	\$42.39
SYSTEM TOOLS SOFTWARE INC	P052366	1302116S	199521	HYENA UPDATE, MAINTENANCE &	\$30.00
VERIZON WIRELESS		1161718575	199538	EMPLOYEE CELLPHONES-FEB	\$57.67
<b>DOE EMERGENCY PREPAREDNESS TOTAL ****</b>					<b>\$1,198.40</b>
<b>Division:</b>	623	JURISIDICITION			
BANK OF AMERICA		TXN00012418	199766	STONE SOUP - HLS MEETING	\$157.55
DESERTGREEN LAWN & TREE CARE LLC		85194	199681	SHRUB BED WEED CONTROL	\$168.33
SOFTCHOICE CORPORATION	P052292	3277813	199515	PRTG NETWORK MONITORING SOFTWA	\$292.00
SYSTEM TOOLS SOFTWARE INC	P052366	1302116S	199521	HYENA UPDATE, MAINTENANCE &	\$30.00
<b>JURISIDICITION TOTAL ****</b>					<b>\$647.88</b>
<b>EMERGENCY MANAGEMENT Total ***</b>					<b>\$2,540.47</b>





## City Of Richland

VL-1 Voucher Listing

From: 2/25/2013 To: 3/8/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: \*\*\*\*

\$1,466,283.27

## Number of Invoices

## Amount

Vouchers In Richland	107	\$40,016.49
Vouchers In Tri Cities	131	\$225,215.01
Vouchers In WA	198	\$455,108.72
Vouchers Outside WA	788	\$745,943.05
Vouchers Final Total.....	1224	\$1,466,283.27

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$15.62	0%
2	BENEFITS	\$50,571.67	3.45%
3	SUPPLIES	\$181,663.96	12.39%
4	OTHER SERVICES & CHARGES	\$318,473.71	21.72%
6	CAPITAL PROJECTS	\$50,508.55	3.44%
	MACHINERY & EQUIPMENT	\$541,754.04	36.95%
	INVENTORY PURCHASES	\$323,295.72	22.05%
	Total	\$1,466,283.27	