



**Agenda**  
**REGULAR CITY COUNCIL MEETING**  
**Richland City Hall ~ 505 Swift Boulevard**  
**Tuesday, January 07, 2014**

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**Pre-Meeting Executive Session: 6:50 p.m.**

*(Discussion Only)*

1. Real Estate Per RCW 42.30.110 (1)(a) (15 minutes)  
- Bill King, Deputy City Manager

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

*(Discussion Only - Annex Building)*

1. Discussion of Agenda

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

*(City Hall Council Chamber)*

**Welcome and Roll Call:**

**Pledge of Allegiance:**

**Approval of Agenda:**

*(Approved by Motion)*

**Special Business:**

1. Swearing-In of Council Members:  
Bob Thompson, Position No. 1, Re-Elected 4-Year Term  
Sandra Kent, Position No. 3, Re-Elected 4-Year Term  
David Rose, Position No. 4, Re-Elected 4-Year Term  
Gregory L. Jones, Position No. 7, Newly Elected 2-Year
2. Selection of Mayor
3. Selection of Mayor Pro Tem
4. Selection of Members to the Council Assignment Committee

**Presentations:**

**Richland Report:**

*(Mayor and Council Members)*

**Comments:**

*(Please Limit Public Comments to 2 Minutes)*

1. Public Comments
2. Reports of Boards, Commissions, 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 Minutes of the Meeting Held December 17, 2014  
- Heather Kintzley, City Attorney

**Ordinances - First Reading:**

2. Ordinance No. 01-14, Amending RMC Title 7: Animals, Section 7.03.320 Regarding the Appeal Process  
- Heather Kintzley, City Attorney

**Ordinances - Passage:**

3. Ordinance No. 02-14, Vacating Elliot Street and Portions of Railroad and Gillespie Streets  
- Pete Rogalsky, Public Works Director
4. Ordinance No. 03-14, Repealing Ordinance No. 13-13, Establishing the Torbett-Mahan Local Improvement District No.196  
- Pete Rogalsky, Public Works Director

**Resolutions - Adoption:**

5. Resolution No. 04-14, Approving the Preliminary Plat of Sundance Manor  
- Rick Simon, Development Services Manager
6. Resolution No. 05-14, Approving Skyline Meadows Phase Four Final Plat  
- Rick Simon, Development Services Manager
7. Resolution No. 06-14, Appointment and Reappointment to the Housing and Community Development Advisory Committee: B. Long and A. Vader  
- Marcia Hopkins, City Clerk
8. Resolution Nos. 07-14 to 09-14, Expressing Appreciation for Service on the Housing and Community Development Advisory Committee: A. Illig, A. Lambert and E. Davis  
- Marcia Hopkins, City Clerk

**Items for Approval:**

9. Agreements with Contractors for Weatherwise Program Participation  
- Bob Hammond, Energy Services Director
10. Consultant Agreement Amendment with FCS Group for COSA and Rate Design-Related Professional Services  
- Bob Hammond, Energy Services Director

11. Amendment to BPA Energy Conservation Agreement  
- Bob Hammond, Energy Services Director

Expenditures - Approval:

12. December 9, 2013 - December 27, 2013, for \$7,440,827.83, including Check Nos. 207886-208412, Wire Nos. 5523-5534, Payroll Check Nos. 99171-99287, and Payroll Wire/ACH Nos. 8313-8330  
- Cathleen Koch, Administrative Services Director

**Items of Business:**

**Reports and Comments:**

1. City Manager
2. City Council
3. Mayor

**Adjournment**

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## Council Agenda Coversheet

Council Date: 01/07/2014

Category: Consent Calendar

Agenda Item: C1

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: APPROVAL OF COUNCIL MEETING MINUTES

Department: City Attorney

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

Approve the minutes of the Council meeting held December 17, 2013.

Summary:

None.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) Draft Council Meeting

City Manager Approved:

ECM Admin  
Jan 02, 16:22:57 GMT-0800 2014





## **MINUTES**

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

**Richland City Hall ~ 505 Swift Boulevard**

**Tuesday, December 17, 2013**

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#### **Pre-Meeting Executive Session:**

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

#### **Attendance:**

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

Also present was City Manager Johnson.

1. Executive Session for the City Manager's Performance Review Per RCW 42.30.110 (1) (g) (15 minutes)

**MAYOR PRO TEM ROSE MOVED AND COUNCIL MEMBER THOMPSON SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:00 P.M. TO DISCUSS THE CITY MANAGER'S PERFORMANCE REVIEW PER RCW 42.30.110 (1) (g) FOR 15 MINUTES. THE MOTION CARRIED 7-0.**

**COUNCIL MEMBER THOMPSON MOVED AND MAYOR PRO TEM ROSE SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:15 P.M. THE MOTION CARRIED 7-0.**

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

Mayor Fox called the Council pre-meeting to order at 7:16 p.m. in the City Manager's Conference Room in the City Hall Annex Building.

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

Also present were City Manager Johnson, Assistant City Manager Amundson, Deputy City Manager King, City Attorney Kintzley, Communications and Marketing Manager Herron and City Clerk Hopkins.

Ms. Johnson discussed the date and preliminary draft agenda for the annual upcoming Council Retreat.

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

**Regular Meeting:**

Mayor Fox called the Council meeting to order at 7:30 p.m. in the Council Chamber at 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, Christensen, Kent, Lemley, and Thompson were present.

Also present were City Manager Johnson, Assistant City Manager Amundson, Deputy City Manager King, Assistant City Manager Amundson, City Attorney Kintzley, Finance Director Marsh, Fire and Emergency Services Director Baynes, 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 CHRISTENSEN SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 7-0.**

**Presentations:**

1. Mayor John Fox Retirement from City Council  
- Cindy Johnson, City Manager

Ms. Johnson said Mayor Fox will be retiring from the Council and she introduced a video highlighting his life in Richland and as a Council Member and Mayor.

Mayor Pro Tem Rose read a resolution of appreciation to Mayor Fox and presented it to the Mayor. He also read and presented a recognition plaque to Mayor Fox as well. Mayor Fox shared parting comments and expressed his gratitude for the opportunity for serving the public.

**Reception:**

1. Mayor John Fox Retirement from City Council (15 minutes)

Ms. Johnson said a reception has been prepared for Mayor Fox and invited the audience to participate.

She announced that the meeting will be recessed at 7:48 p.m. for 15 minutes.  
Mayor Fox reconvened the meeting at 8:03 p.m.

**Richland Report:**

Mayor Fox said Zagat placed Tagaris Winery 8 out of 10 as a top restaurant for pairing fine wine and cuisine.

**Comments:**

City Clerk Hopkins read the Public Comments procedure.

1. Public Comments

No comments.

2. Reports of Board and Commission Representatives:

No comments.

3. Reports of Visiting Officials:

No comments.

**Consent Calendar:**

City Clerk Hopkins read the Consent items.

Minutes - Approval:

1. Council Meeting Held December 3, 2013  
- Marcia Hopkins, City Clerk

Ordinances - First Reading:

2. Ordinance No. 02-14, Vacating Elliot Street and Portions of Railroad and Gillespie Streets  
- Pete Rogalsky, Public Works Director
3. Ordinance No. 03-14, Repealing Ordinance No. 13-13, Establishing the Torbett-Mahan Local Improvement District No. 196  
- Pete Rogalsky, Public Works Director

Ordinances - Passage:

4. Ordinance No. 40-13, Amending RMC Chapter 11.40 Traffic, Imposing On-Street Parking Restrictions on Columbia Park Trail and Truman Avenue  
- Pete Rogalsky, Public Works Director
5. Ordinance No. 42-13, Amending RMC Section 12.01.060 Standards for Designating Street Names  
- Rick Simon, Development Services Manager
6. Ordinance No. 44-13, Amending RMC Section 12.10.010, Sidewalk Waiver Criteria  
- Pete Rogalsky, Public Works Director

Resolutions - Adoption:

7. Resolution No. 84-13, Retaining the October 15, 2013, Moratorium Prohibiting Production, Processing, and Retail Sale of Marijuana  
- Heather Kintzley, City Attorney
8. Resolution No. 85-13, Rejecting Bids for Torbett / Mahan Local Improvement District (LID) No. 196 Project  
- Pete Rogalsky, Public Works Director
9. Resolution No. 86-13, Appreciation to John Fox for Service on the City Council and as Mayor  
- Cindy Johnson, City Manager
10. Resolution No. 88-13, Reappointment to the Personnel Committee: Joel Sorensen  
- Marcia Hopkins, City Clerk
11. Resolution No. 89-13, Appointments to the Arts Commission: Yichien Cooper and Ana Rahimlou  
- Marcia Hopkins, City Clerk
12. Resolution Nos. 90-13 to 93-13, Expressing Appreciation to Andrea Prignano, Albert Chang, Charles Eaton and Stephanie Ard for Service on the Arts Commission  
- Marcia Hopkins, City Clerk

Items for Approval:

13. Approval of the Funding Recommendations for the 2014 Hotel/Motel Lodging Tax Fund  
- Trish Herron, Communications and Marketing Manager
14. Amendment No. 2 to the Tri-Cities HOME Consortium Cooperative Agreement for 2011-2013  
- Bill King, Deputy City Manager

Award of Bid - Approval:

15. Award of Bid to Ray Poland & Sons, Inc. for Delaware Local Improvement District No. 196 Project  
- Pete Rogalsky, Public Works Director

Expenditures - Approval:

16. November 25, 2013 - December 6, 2013, for \$13,639,398.62, including Check Nos. 207544-207885, Wire Nos. 5505-5522, Payroll Check Nos. 99157-99170, and Payroll Wire/ACH Nos. 8292-8312  
- Cathleen Koch, Administrative Services Director

Mayor Fox recused himself from voting on Consent Calendar Item No. 9 as he has a conflict of interest.

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

**Items of Business:**

1. Approval of City Manager's Compensation Package  
- Council Members, City Council

Mayor Fox said the City Council sets goals and objectives for the City Manager's base performance salary measures and offers an incentive award for performance beyond the base goals and objectives. He said the Council determines these amounts each year.

**MAYOR PRO TEM ROSE MOVED AND COUNCIL MEMBER ANDERSON SECONDED A MOTION TO INCREASE THE CITY MANAGER BASE PAY BY 2.5% AND GIVE AN INCENTIVE AWARD OF \$10,000. THE MOTION CARRIED 7-0.**

Mayor Fox and the Council Members congratulated Ms. Johnson on her excellent performance.

2. Appeal Hearing of the Planning Commission's Use Permit Decision to Allow a Second RSD Elementary School to Temporarily Operate on the Existing Sacajawea School Site (Closed Record)  
- Rick Simon, Development Services Manager

Mayor Fox read a prepared statement on the procedures of a closed record hearing.

City Attorney Kintzley read a prepared statement explaining that this hearing is a quasi-judicial matter and Council will render a final decision on the material presented to them for consideration. She read what the Council Members should consider as potential conflicts and asked if any of them need to make a disclosure.

Each council member disclosed they received an email from Ms. Kay Jinks, a citizen who did not testify before the Planning Commission, and who did not have standing to approach Council on the subject at the closed-record appeal hearing. All council members advised that they either deleted, ignored or read the email.

Based on the disclosure, City Attorney Kintzley asked if anyone present objected to any Council Member's participation. No one present objected.

Ms. Kintzley asked if there were any objections based on jurisdictional grounds. There were no objections.

City Clerk Hopkins read a prepared statement on the procedures of a closed record hearing.

#### 1. Staff Presentation of the Established Record:

Development Services Manager Simon On October 23, 2013, the Richland Planning Commission held a public hearing to consider the application filed by the Richland School District to allow for the construction of a new elementary school designed for 600 K–5 students on the same site that contains the existing Sacajawea Elementary School at 518 Catskill Street. The application proposed to keep the existing school in operation temporarily after the new school is completed. At the conclusion of their hearing, the Planning Commission took action to approve the permit. An appeal of that decision was subsequently filed by several neighborhood residents.

The permit request submitted by the Richland School District is to build a new elementary school on the Sacajawea site and leave the existing school in place. Once completed, Sacajawea Elementary School students would attend the new facility, and for the 2015-2016 school years, students from Marcus Whitman Elementary School would attend school in the former Sacajawea facility. Upon completion of the new Marcus Whitman Elementary School, the former Sacajawea Elementary School would be torn down.

The Commission took action to approve the permit subject to four conditions as recommended by staff: 1) the former Sacajawea facility would be torn down upon completion of the new Marcus Whitman Elementary School; 2) the parking lot of the new Sacajawea Elementary School would be sized to accommodate 150 vehicles; 3), the start and end times of the two schools would be staggered by at least 30 minutes; and 4) approval was limited to the temporary operation of the two schools on the Sacajawea site, and did not constitute approval of any specific site plan.

The appeal is based on the premise that both the environmental checklist and the traffic study prepared for the project are inadequate. It suggests that further restrictions be placed on the project. In deciding this appeal, Council can uphold the decision of the Planning Commission; reverse it; modify the conditions of approval attached to the permit; or remand the matter back to the Planning Commission for further consideration.

#### 2. Appellants' Comments on the Established Record

Mayor Fox opened the hearing at 8:32 p.m. for persons to comment on the established record.

Bruce Rathbone, 538 Fuller Street, Richland, WA, said he voted for the school bond and supports the school district's progress, but is concerned that what the Planning Commission approved was not well-defined. Mr. Rathbone further stated that the appellants are concerned that the length of time the two schools could operate on the

Sacajawea site was not clearly defined by the Planning Commission.

John Cox, 526 Fuller Street, Richland, WA, said there will be an impact to the neighborhood by the construction of the new school, and he believes this impact is not being recognized. Mr. Cox also stated that he believed Richland School District's assertion about lack of space at the Marcus Whitman Elementary site was a lie, and he believes there is room to build the new school on the Marcus Whitman school site using the same variance the School District sought for the Sacajawea site.

At this point, Ms. Kintzley interjected that Mr. Cox's statement about a new school being built at the Marcus Whitman school site with a variance was outside the scope of his testimony to the Planning Commission, and was impermissible.

Michael Rung, 2053 George Washington Way, Richland, WA, said his quality of life will be impacted by the construction of the new school because his view of the sunset will be blocked by the new facility, and the expanse of school property grass behind his house that he enjoys will now be taken up by the new school.

Lora Rathbone, 538 Fuller Street, Richland, WA, said she still has unanswered questions and wants them answered. Ms. Rathbone indicated that the appellants want to know how they can be involved in the permitting process.

At this point, Ms. Kintzley interjected and advised Ms. Rathbone that her questions related to the planning process could be answered outside of the public hearing, but that her comments during the hearing must be limited to the comments she made at the Planning Commission's public hearing.

Ms. Rathbone said that she not does feel her questions have been answered, just glossed over.

### 3. Applicant's Comments on the Established Record

Mark Panther, representing the Richland School District, asked Council to uphold the Planning Commission's decision, as the School District believes it was the correct decision. Mr. Panther commented that there were a lot of comments in the appellants' material and at the Planning Commission about the SEPA application, and there has been discussion about construction of the new school, but the real focus is on a very narrow decision, which is the School District's request to operate two schools on one school site for a period of 180 days, between August 2015 and June 2016, while a new school is built on the Marcus Whitman Elementary School site. Mr. Panther said the proper steps were taken by the School District and the City regarding the process of the special use permit request.

Mayor Fox closed the public hearing at 8:43 p.m. and moved the Council into discussion.

For purposes of the record, Ms. Kintzley clarified for Council that, as they deliberate their decision, they should disregard the email received from Ms. Jinks and the statement made by Mr. Cox that was outside the scope of the established record.

Council Thompson stated that, after consideration of the record, he believes the Planning Commission made the correct decision.

**COUNCIL MEMBER THOMPSON MOVED AND COUNCIL MEMBER CHRISTENSEN SECONDED THE MOTION TO DENY THE APPEAL AND UPHOLD THE PLANNING COMMISSION'S DECISION.**

Council Member Kent stated that, after her review of the record, there is sufficient evidence to support the Planning Commission's decision.

Mayor Fox stated that the only factor relevant to the possible reversal of the Planning Commission's decision is the issue of traffic, but that the record does not provide sufficient evidence to support reversal based on traffic concerns.

**THE MOTION CARRIED 7-0.**

**Reports and Comments:**

1. City Manager Johnson thanked the Mayor for his service and she thanked the Council for their support. She gave recognition to the directors and staff that make the City successful.
2. Council Members:

Each Council Member gave praise to the Mayor's service to the City and they also expressed best wishes for the holiday season.

Council Member Christensen praised the Public Works department for the excellent yard waste pick-up service in the community.

Council Member Thompson again congratulated Ms. Johnson on her excellent performance.

Mayor Pro Tem Rose welcomed Jon Amundson back into the employment of the City as Assistant City Manager.

3. Mayor Fox thanked everyone for their praise and said it has been very rewarding work to serve on the Council and as Mayor.

**Adjournment:**

Mayor Fox adjourned the meeting at 9:06 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: 01/07/2014

Category: Consent Calendar

Agenda Item: C2

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORD 01-14, AMENDING RMC TITLE 7: ANIMALS, SECTION 7.03.320 REGARDING THE APPEAL PROCESS

Department: City Attorney

Ordinance/Resolution: 01-14

Reference:

Document Type: Ordinance

**Recommended Motion:**

Give first reading by title only to Ordinance No. 01-14, regarding Animal Control.

**Summary:**

The cities of Richland, Kennewick and Pasco have contracted with a single animal control provider, Tri-City Animal Control. Because Tri-City Animal Control executes the same functions in all three cities, the parties have made a concerted effort to coordinate the separate municipal codes so regulations are harmonious with each other, thereby easing enforcement and providing consistent penalties.

Under the authority vested in Tri-City Animal Control, the Poundmaster may declare a dog meeting certain criteria as "dangerous" or "potentially dangerous." Owners of dogs so declared have a right to appeal the determination of "dangerous" or "potentially dangerous." In order to promote an objectively fair and consistent outcome for all parties on appeal of a dangerous dog declaration, original jurisdiction to hear such matters should be established in district court.

Currently, Richland Municipal Code (RMC) 7.03.320 provides for an appeal process through a hearing examiner for owners of animals declared as "potentially dangerous" or "dangerous." The attached ordinance proposes an amendment to RMC 7.03.320 to establish original jurisdiction to hear such matters in Benton County District Court. Upon second reading and adoption by the Richland City Council, the amendment will provide owners of animals declared as "potentially dangerous" or "dangerous" with the opportunity to appeal the declaration by submitting a written request to the city clerk, who will file the notice of appeal in Benton County District Court. Based on experience with cases of this nature, staff's recommendation is that a district court judge is best-suited to serve as an objective arbitrator of the evidence, and to deliver consistent rulings.

The filing fee for a dangerous dog appeal in Benton County District Court is currently set at \$83.00. Hourly rates for a hearing examiner to preside over a civil hearing range from \$75.00/hour to \$165.00/hour, and likely include more than one hour's worth of work (hearing plus written opinion/findings). In light of this information, moving original jurisdiction from a hearing examiner to Benton County District Court will likely result in cost-savings. The City typically sees three (3) or fewer such cases in a year.

**Fiscal Impact?**

☒ Yes ☐ No

Potential cost savings may result since the filing fee in Benton County District Court is less than the average hourly rate for a hearings examiner to preside over the civil hearing and issue written findings. This Amendment also removes a \$50 filing fee previously paid to the City by the appellant. The City typically sees three (3) or fewer dangerous dog declaration appeals in a year, so the fiscal impact is de minimis.

**Attachments:**

1) ORD 01-14 Amending Title 7 Animals

City Manager Approved:

ECM Admin  
Jan 02, 16:22:49 GMT-0800 2014

ORDINANCE NO. 01-14

AN ORDINANCE OF THE CITY OF RICHLAND  
amending Richland Municipal Code Title 7: Animals, Section  
7.03.320 regarding the appeal process.

WHEREAS, the cities of Richland, Kennewick and Pasco have contracted with a single animal control provider; and

WHEREAS, the parties have made a concerted effort to coordinate the separate municipal codes so regulations are harmonious with each other, thereby easing enforcement and providing consistent penalties; and

WHEREAS, to promote an objectively fair and consistent outcome for all parties on appeal of a dangerous dog declaration, original jurisdiction to hear such matters should be established in district court;

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

Section 1.01 RMC Section 7.03.320, entitled Potentially dangerous or dangerous animal, as enacted by Ordinance No. 32-98 and last amended by Ordinance No. 21-11 shall be amended to read as follows:

**7.03.320 Potentially dangerous or dangerous animal.**

A. Declaration. The poundmaster has the authority to declare an animal potentially dangerous or dangerous and require such animal to have a permit in accordance with this section. The poundmaster may declare an animal potentially dangerous or dangerous if he has probable cause to believe that the animal falls within the definitions set forth in RMC 7.03.010. Such declaration shall be in writing and served by the poundmaster on the owner either personally or by certified mail. However, if the owner cannot be readily determined, service of declaration shall be waived.

B. Impoundment. No person shall have, keep or maintain a potentially dangerous or dangerous animal without first obtaining a permit from the poundmaster. Any animal meeting this definition and found at large without a permit will be immediately impounded at the expense of the owner. If the owner of such animal can be readily determined, the poundmaster shall notify the owner personally or by certified or regular mail of the impoundment. If, however, the owner of such animal cannot be readily determined, notification shall be by posting at the animal control agency as provided in RMC 7.03.100.

C. Appeal. ~~Any~~ If the owner of ~~an~~ the animal subject to this section wishes to object to ~~may appeal~~ the determination of the poundmaster. ~~to the hearing examiner for determination, provided the appeal is made in~~

~~writing he may, within ten business days of receipt of the declaration, appeal that declaration by submitting a written request to the City Clerk's Office. Within 20 days of the receipt of the request for appeal, the City will file said appeal, at the City's expense, with the clerk of the court for a hearing before the Benton County District Court. The appeal shall include payment of an appeal filing fee in the amount of \$50.00 payable to the city and shall be filed with the city clerk within 10 days of the poundmaster's determination. The hearing shall be scheduled within seven days of the date of service of such notice and the decision of the poundmaster shall be stayed and any impoundment shall continue, at the cost of the owner, pending the appeal.~~

1. If the ~~hearing examiner~~ court does not find ~~insufficient~~ a preponderance of evidence to support the declaration, the declaration shall be rescinded and the restrictions imposed thereby annulled. In the event the court finds that the animal is not a dangerous or potentially dangerous animal, no court costs shall be assessed against the City of Richland or the animal control authority or officer. ~~and the appeal filing fee refunded. All impound fees are the responsibility of the owner of the animal. No animal impound expenses and fees shall be assessed against the city of Richland or the animal control authority or officer.~~

2. If the ~~hearing examiner~~ court finds a preponderance of ~~sufficient~~ evidence to support the declaration, ~~it he/she~~ shall impose hearing court costs on the appellant ~~in the amount of \$150.00 payable to the city of Richland~~, restitution if applicable, and may impose additional restrictions on the animal.

~~3. Decisions of the hearing examiner shall be final and conclusive unless a timely appeal is filed with the superior court of Benton County by an aggrieved party within 21 calendar days from the date of issuance of the decision and any impoundment shall continue, at the cost of the owner, pending the appeal.~~

D. Redemption or Destruction of Animal. An animal impounded under this section shall be returned to its owner if he complies with RMC 7.03.080 and subsection (E) of this section within 72 hours after notification of impounding. If, however, the owner of the impounded animal under this section does not comply with RMC 7.03.080 and subsection (E) of this section within 72 hours after notification of impounding, such animal shall be destroyed in an expeditious and humane manner. For purposes of determining whether the 72 hours have expired, the following methods shall be used:

1. If the owner is personally served by the poundmaster, time begins when the owner was personally served; or

2. If the owner is mailed notice by certified and regular mail, time begins when the notice was mailed; or

3. If the owner of such animal could not be readily determined by the poundmaster, notice shall be by posting as provided by RMC [7.03.100](#) and the time begins at posting as provided by RMC [7.03.100](#). Exception: Upon execution of declaration of removal by the owner, or authorized representative of the owner of the animal and payment of applicable fees including impound fees, the animal may be released by the poundmaster into the custody of the owner, or authorized representative of the owner for the immediate and permanent removal of the animal from Richland.

E. Permit Required. No person shall have, keep, or maintain any potentially dangerous or dangerous animal without first obtaining an annual permit from the poundmaster. The fee for such a permit shall be in addition to the regular annual license fee. A permit will only be granted if the applicant has provided and maintains:

1. A proper enclosure to properly and safely confine the animal as determined by the poundmaster;

2. A conspicuously posted sign on the premises which clearly warns the public and children that there is a potentially dangerous or dangerous animal on the property;

3. Two hundred fifty thousand dollars surety bond issued by a surety insurer qualified under Chapter [48.28](#) RCW in a form acceptable to the poundmaster payable to any person injured by the potentially dangerous or dangerous animal; or liability insurance, such as homeowner's insurance, issued by an insurer qualified under RCW Title [48](#) in the amount of at least \$250,000 with maximum deductible coverage not to exceed \$2,500 in a form requiring notice to the city of cancellation or nonrenewal of such policy not less than 30 days prior to its date of cancellation or expiration, insuring the owner for any personal injuries or property damage inflicted by the animal. The city shall be an additional named insured on the policy;

4. Control and Confinement. A potentially dangerous animal must be securely leashed and under the control of a person physically able to control the animal when away from the property of the owner or keeper; or, while on the property of the owner, must be securely restrained by physical device or proper enclosure as defined in RMC [7.03.010](#) made of materials strong enough to adequately and humanely confine the animal in a manner which prevents it from

escaping the property and kept in conformance with requirements in subsection (E) of this section.

F. Dangerous animals and potentially dangerous animals must be muzzled and restrained by substantial chain or leash and under physical restraint of a responsible person when away from the property of the owner or keeper; or while on the property of the owner, the animal must be securely confined inside a locked building, kennel, pen, or other structure having secure sides, bottom, and top, suitable to prevent the entry of young children and designed to prevent the animal from escaping and kept in conformance with requirements in subsection (E) of this section.

G. A dangerous dog may be confiscated when violation of its license terms has occurred. In that event, notice must be served on the owner either personally or by certified mail, return receipt requested. The owner has a 20-day period in which to correct the deficiencies with respect to the dog, including paying any shelter fees and fines, and is subject to punishment for a gross misdemeanor.

H. Violations and Regulation. Any person violating the provisions of this section shall be guilty of a gross misdemeanor. No person who, being the owner of any potentially dangerous or dangerous animal, shall keep, harbor or maintain the same on or off his premises in a manner endangering or likely to endanger the safety of persons, property or other animals nor shall he allow the same to run at large within the city. It shall be a defense to any charge under this section involving an alleged potentially dangerous or dangerous animal that the person endangered was committing, was about to commit or had just committed a trespass or crime and that the animal's reaction was a natural result thereof. The animal control agency may petition the Benton County district court to determine whether an animal should be destroyed. [Ord. 32-98; Ord. 57-99; Ord. 22-04; Ord. 16-05; Ord. 08-06; Ord. 18-07; Ord. 02-09; amended during 2011 recodification; Ord. 21-11 § 1.06].

Section 1.02 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 \_\_\_\_\_, 2014.

\_\_\_\_\_  
DAVID ROSE  
Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:

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

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

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



## Council Agenda Coversheet

Council Date: 01/07/2014

Category: Consent Calendar

Agenda Item: C3

Key Element: Key 2 - Infrastructure & Facilities

Subject: ORDINANCE NO. 02-14, VACATING PORTIONS OF GILLESPIE, RAILROAD, AND ELLIOTT STREETS

Department: Public Works

Ordinance/Resolution: 02-14

Reference:

Document Type: Ordinance

### Recommended Motion:

Give second reading and passage to Ordinance No. 02-14, vacating portions of Gillespie Street, Railroad Street and Elliott Street in conjunction with the Stevens Drive Extension project.

### Summary:

The City is currently developing the Stevens Drive Extension project which will extend Stevens Drive from Lee Boulevard to Wellsian Way. The final alignment for Stevens Drive has been established and right-of-way plans have been prepared and approved by the Washington State Department of Transportation (WSDOT).

As a result, portions of existing Gillespie Street and Railroad Street are no longer needed as roadway due to their realignment. Elliott Street is no longer needed at all due to its close proximity with the new Stevens Drive connection to Wellsian Way. A small portion of the Elliott Street right-of-way will be retained where the new Stevens Drive alignment crosses over the existing Elliott Street.

During the project design, it was determined that utility easements will need to be retained on the vacated portions of Gillespie Street and Railroad Street. A utility easement will also need to be retained on the portion of Elliott Street east of where the new Stevens Drive crosses to allow utilities to connect to Goethals Drive.

Staff has proposed vacating portions of these street rights of way in accordance with the Revised Code of Washington (RCW) Section 35.79. Required notifications were completed and a public hearing was held on December 3, 2013 at the regular City Council meeting. No testimony has been received regarding the proposed vacation.

RCW 35.79.030 allows that vacated rights of way may not be vacated until and unless the adjacent property owners compensate the City in an amount equal to the full appraised fair market value of the vacated area. Staff is recommending that this provision of state law be exercised in this vacation because the City's Stevens Drive Extension project will be acquiring property for the new right of way in the same area and from the same property owners. Conditioning the vacation with this provision allows for the property owners and the City to fashion the most desirable outcomes from the change in road alignment and adjacent property boundaries.

First reading of this Ordinance was given at the December 17, 2013 Regular Council meeting and no additional comments were received.

### Fiscal Impact?

☒ Yes ☐ No

Revenue will be generated if and when the adjacent property owners purchase the vacated areas. Revenue will likely offset some right-of-way acquisition costs needed for the Stevens Drive Extension project. Since the appraisals for the City's right of way are not complete and the intentions of the adjacent owners aren't known it is difficult at this point to estimate the revenue that will be realized from this action.

### Attachments:

1) ORD 02-14 Stevens Drive Extension Street Vacations

City Manager Approved:

ECM Admin  
Jan 02, 16:22:28 GMT-0800 2014



WHEN RECORDED RETURN TO:

Richland City Clerk  
P.O. Box 190  
Richland, WA 99352

ORDINANCE NO. 02-14

AN ORDINANCE of the City of Richland vacating portions of Elliott Street, Railroad Street and Gillespie Street.

WHEREAS, in April 1956 the Plat of Richland was recorded and dedicated a public right-of-way varying in width from 60 feet to 80 feet between Blocks 401, 404 and 405, known as Elliott Street, lying easterly of Wellsian Way and westerly of Duane Avenue, now known as Goethals Drive; and

WHEREAS, in April 1956, the Plat of Richland was recorded and dedicated a 60-foot public right-of-way between Blocks 403, 404 and 405 lying easterly of Wellsian Way and westerly of Gillespie Street, known as Railroad Street; and

WHEREAS, in April 1956, the Plat of Richland was recorded and dedicated a 60-foot public right-of-way between Blocks 403, 402 and 405, known as Gillespie Street, lying southerly of Lee Boulevard and westerly of Duane Avenue, now known as Goethals Drive; and

WHEREAS, the City desires to extend Stevens Drive southerly from Lee Boulevard to Wellsian Way in a project known as the Stevens Drive Extension project; and

WHEREAS, when the extension of Stevens Drive is completed, the alignments of Railroad Street and Gillespie Street will be adjusted and Elliott Street will no longer be needed; and

WHEREAS, RCW 35.79 provides the authority and process for the City to vacate portions of Elliott Street, Railroad Street, and Gillespie Street rights-of-way; and

WHEREAS, the City Engineer has reviewed the new alignment for the Stevens Drive Extension and the associated impacts to Elliott Street, Railroad Street and Gillespie Street rights-of-way and has determined that the City does not need those portions of the Elliott Street, Railroad Street and Gillespie Street rights-of-way for use as City streets; and

WHEREAS, the City Engineer has determined that utility easements will need to be retained on the vacated portions of Railroad Street, Gillespie Street and the portion of Elliott Street east of the new Stevens Drive alignment; and

WHEREAS, at a regularly scheduled Council meeting on November 5, 2013, the Richland City Council, by Resolution 77-13, set the time and place of a hearing thereon for the 3<sup>rd</sup> day of December, 2013, at the hour of 7:30 p.m., local time, in the City Hall Council Chambers, located at 505 Swift Boulevard in Richland, Washington; and

WHEREAS, at the time and place fixed and designated in the notice, a hearing was held by the City Council to receive public testimony. There was no public testimony received at the hearing.

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

Section 1.01 The portion of Elliott Street right-of-way, as described and shown in Exhibit A is hereby ordered to be vacated, subject to the provisions of RCW 35.79.

Section 1.02 The portions of Railroad Street right-of-way, as described and shown in Exhibit B is hereby ordered to be vacated, subject to the provisions of RCW 35.79.

Section 1.03 The portion of Gillespie Street right-of-way, as described and shown in Exhibit C is hereby ordered to be vacated, subject to the provisions of RCW 35.79.

Section 1.04 Utility easements will be retained on vacated parcels as determined by the City Engineer.

Section 1.05 The vacated portions of Elliott Street right of way, Railroad Street right of way, and Gillespie Street right of way will be vacated and transferred to private ownership only after the Stevens Drive Extension improvements are completed and the Stevens Drive Extension right of way is dedicated as public street right of way by ordinance.

Section 1.06 In accordance with RCW 35.79.030 the vacated portions of Elliott Street right of way, Railroad Street right of way, and Gillespie Street right of way shall not be vacated until the owner of the adjacent property compensates the City in an amount equal to the full appraised fair market value of the vacated area.

Section 1.07 The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and the attached exhibits, duly certified by the Clerk as a true copy.

Section 1.08 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 7<sup>th</sup> day of January, 2014.

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DAVID ROSE  
Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney

Date Published: January 12, 2014



## Council Agenda Coversheet

Council Date: 01/07/2014

Category: Consent Calendar

Agenda Item: C4

Key Element: Key 2 - Infrastructure & Facilities

Subject: ORDINANCE NO. 03-14, REPEALING TORBETT/MAHAN LOCAL IMPROVEMENT DISTRICT #196

Department: Public Works

Ordinance/Resolution: 03-14

Reference:

Document Type: Ordinance

### Recommended Motion:

Give second reading and pass Ordinance No. 03-14, repealing Ordinance No. 13-13 establishing the Torbett/Mahan Local Improvement District #196.

### Summary:

On May 21, 2013, the City Council passed Ordinance 13-13, establishing the Torbett/Mahan Local Improvement District (LID) #196. The LID was supported by 59% of property owners signing a petition requesting construction of street improvements including curb, gutter, sidewalk, street reconstruction, street lights and storm drainage improvements. Based on project cost estimates for the preliminary assessment roll, assessments were expected to be approximately \$6,200.

On August 12, 2013, and again on November 12, 2013, the City received bids for this project. Both times the bids received were significantly higher than the assessment roll estimates. Staff believes there is no possibility of revising the project design to accomplish the intent of Ordinance No. 13-13 at costs near the assessment roll estimates. Also, continuing to implement Ordinance No. 13-13 with the knowledge that the costs to complete the work will significantly exceed the preliminary assessment estimates would be a disservice to the affected property owners.

Staff recommends that the City Council approve this ordinance and repeal Ordinance No. 13-13 which established the Torbett/Mahan LID #196.

Accounting adjustments are needed to account for the staff effort and administrative costs associated with administering the LID. Engineering staff effort totaling approximately \$18,300 and advertising and postage costs of approximately \$1,500 were accumulated in the LID project. These costs will not be recovered from LID participants and will need to be absorbed in the Public Works Administration and Engineering division budget. The staff resources used on this project are fully funded in the operating budget for the Administration and Engineering budget. The LID would have resulted in a portion of the budgeted expenses being carried by the LID participants through their assessments. Returning these costs to the Administration and Engineering budget does not result in overspending that division's budget.

### Fiscal Impact?

☒ Yes ☐ No

The total cost spent preparing the LID for construction is \$19,800. The Public Works Administration and Engineering Division will not be able to recover that sum from the LID assessments and thus will spend these costs from approved budgeted funds. The Public Works Administration and Engineering budget has sufficient funds to absorb the advertising and postage costs spent to date as well as the expense of engineering staff effort.

### Attachments:

1) ORD 03-14 Repealing Torbett-Mahan LID 196

City Manager Approved:

Hopkins, Marcia  
Jan 02, 11:49:52 GMT-0800 2014

## ORDINANCE NO. 03-14

AN ORDINANCE OF THE CITY OF RICHLAND repealing Ordinance No. 13-13 passed by the City Council of the City of Richland at a regular meeting on the 21<sup>st</sup> day of May, 2013, which Ordinance ordered the improvements, including construction of curb, gutter, sidewalk, street reconstruction and storm drainage improvements; establishing the Torbett-Mahan Local Improvement District No. 196; providing the method of assessment in said district; providing that the cost of the improvement be paid by special assessments on property specially benefitted thereby and providing for the issuance and sale of local improvement district warrants redeemable in cash or other short-term financing and local improvement district bonds, commercial loans or interfund loans.

WHEREAS, by Ordinance No. 13-13, the City Council of the City of Richland, on May 21, 2013, ordered the construction of curb, gutter, sidewalk, street reconstruction and storm drainage improvements on Torbett Street from Stevens Drive to Marshall Avenue, and on Mahan Avenue between Torbett Street and 1511 Mahan Street; established Local Improvement District (LID) No. 196, to be known as Torbett-Mahan LID No. 196; provided that the cost of the improvements be paid by special assessments on property specially benefitted thereby; and providing for the issuance and sale of local improvement district warrants redeemable in cash or other short-term financing and local improvement district bonds, commercial loans or interfund loans; and

WHEREAS, the City's Public Works Department has completed the engineering design of the proposed improvements and twice solicited bid prices for construction; and

WHEREAS, four bids were received on August 12, 2013. The City Council, based on input from effected property owners and City staff, approved Resolution No. 55-13 rejecting all bids because the prices received from the lowest responsible bidder would have resulted in dramatically higher assessments than were estimated in Ordinance No. 13-13; and

WHEREAS, six bids were received on November 12, 2013. The City Council, based on input from effected property owners and City staff, approved Resolution No. 85-13 rejecting all bids because the prices received from the lowest responsible bidder would have resulted in dramatically higher assessments than were estimated in Ordinance no. 13-13; and

WHEREAS, City staff believes there is no possibility of revising the project design to accomplish the intent of Ordinance No. 13-13 at costs near those contemplated in Ordinance 13-13; and

WHEREAS, continuing to implement Ordinance No. 13-13 with the knowledge that the costs to complete the work will significantly exceed the preliminary assessment estimates would be a disservice to the affected property owners.

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

Section 1.01 Ordinance No. 13-13, passed by the City Council of the City of Richland on May 21, 2013, ordering the construction of curb, gutter, sidewalk, street reconstruction and storm drainage improvements on Torbett Street from Stevens Drive to Marshall Avenue, and on Mahan Avenue between Torbett Street and 1511 Mahan Street; established Local Improvement District (LID) No. 196, to be known as Torbett-Mahan LID No. 196; provided that the cost of the improvements be paid by special assessments on property specially benefitted thereby; and providing for the issuance and sale of local improvement district warrants redeemable in cash or other short-term financing and local improvement district bonds, commercial loans or interfund loans should be, and hereby is, repealed.

Section 1.02 This ordinance shall take effect the day following the date of its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 7<sup>th</sup> day of January 2014.

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DAVID ROSE  
Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney

Date Published: January 12, 2013



## Council Agenda Coversheet

Council Date: 01/07/2014

Category: Consent Calendar

Agenda Item: C5

Key Element: Key 3 - Economic Vitality

Subject: RESOLUTION NO. 04-14 APPROVING THE SUNDANCE MANOR PRELIMINARY PLAT

Department: Community and Development Services

Ordinance/Resolution: 04-14

Reference:

Document Type: Resolution

### Recommended Motion:

Adopt Resolution No. 04-14, approving the preliminary plat of Sundance Manor, subdividing approximately 13 acres into 33 residential lots subject to the conditions of approval in the Technical Advisory Committee Report dated December 3, 2013.

### Summary:

Fortunato Inc. has submitted an application for preliminary plat approval to subdivide approximately 13 acres into 33 single family residential lots in the proposed plat of Sundance Manor. The property is located generally west of the plat of Sundance Ridge and south of Columbia Park Trail (refer to the attached vicinity map). The proposed plat would allow for the development of 33 residential lots and a separate tract for a storm drainage pond. A collector street would extend through the plat from north to south, but all lots would be directly accessed via a series of private driveways. The proposed lots would average 15,700 square feet in size, significantly larger than the 10,000 square foot average lot size mandated by the R1-10 zoning. The proposed development is consistent with the City's comprehensive plan, zoning regulations and subdivision standards.

The Planning Commission conducted a public hearing and review of the proposed preliminary plat at their December 18, 2013, regular meeting and took action to recommend approval of the project subject to the conditions of approval set forth in the Technical Advisory Committee Report dated December 3, 2013. The attached resolution, if adopted by Council, would concur with the Planning Commission's findings and conclusions and conditionally approve the preliminary plat. The items comprising the official record created during the Planning Commission review are attached.

### Fiscal Impact?

☒ Yes ☐ No

No direct fiscal impact will result from the preliminary plat approval. The action will facilitate future final platting and development of the subject property with single-family homes with an associated increase in property tax revenues. As the property develops, increased demand for City services and ongoing maintenance responsibilities for the public infrastructure within the plat boundaries will increase costs to the City.

### Attachments:

- 1) Resolution No. 04-14
- 2) Findings of Fact & Conclusions of Law
- 3) Technical Advisory Committee Report
- 4) Vicinity Map
- 5) Preliminary Plat of Sundance Manor
- 6) Minutes of Planning Commission Meeting
- 7) Staff Report to Planning Commission

City Manager Approved:

Hopkins, Marcia  
Jan 02, 11:50:01 GMT-0800 2014

RESOLUTION NO. 04-14

A RESOLUTION of the City of Richland approving the preliminary plat of Sundance Manor subject to the conditions of approval of the Technical Advisory Committee Report S2013-101, adopting the findings of the Richland Planning Commission as the findings of the City Council and directing staff to provide notice of this decision.

WHEREAS, on December 18, 2013, the Planning Commission held an open record public hearing to consider the preliminary plat application of the Sundance Manor subdivision as submitted by Fortunato, Inc.; and

WHEREAS, the Planning Commission recommended to the City Council that it conditionally approve the preliminary plat of Sundance Manor.

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

Section 1.01. The preliminary plat of Sundance Manor, a copy of which is attached to this Resolution and which is incorporated herein by reference, is hereby approved subject to the conditions of approval contained in the Technical Advisory Committee Report S2013-101, dated December 3, 2013.

Section 1.02. The written findings of the Planning Commission, a copy of which are attached hereto and incorporated herein by reference are hereby adopted as the written findings of the City Council.

Section 1.03. City staff is hereby directed to provide notice of this decision to parties of record in accordance with Title 19 of the Richland Municipal Code.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 7<sup>th</sup> day of January 2014.

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DAVID ROSE  
Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney



# **FINDINGS OF FACT AND CONCLUSIONS OF LAW ADOPTED BY THE RICHLAND CITY COUNCIL IN SUPPORT OF ITS DECISION TO APPROVE THE SUNDANCE MANOR PRELIMINARY PLAT APPLICATION**

## **Findings of Fact:**

1. The Richland Comprehensive Land Use Plan designates the site as Low Density Residential (0 to 5 Dwellings/Acre).
2. The gross density of the proposed subdivision is approximately 2.45 dwelling units per acre.

## **Conclusion of Law:**

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

## **Findings of Fact:**

3. The site is zoned (R1-10) Single Family Residential which requires a minimum lot size of 8,000 square feet, an average lot size for a subdivision of at least 10,000 square feet and a minimum lot width of 70 feet, as set forth in Section 23.18.040 of the Richland Municipal Code.
4. The minimum lot size in the proposed subdivision is approximately 10,419 square feet, the average lot size is approximately 15,781 square feet.

## **Conclusion of Law:**

2. **The proposed subdivision is consistent with the City's zoning regulations for the underlying R1-10 zoning designation.**

## **Findings of Fact:**

5. RMC Chapters 24.16 and 24.20 and 24.24 specify design and improvement standards and administrative and enforcement procedures for subdivisions including those for streets, easements, blocks and lots, utilities and other improvements that must be met in order for a preliminary plat to be approved.
6. City staff has reviewed the proposed plat and determined that as conditioned the proposed subdivision would be served by public & private streets, electrical power, domestic water, sewer, separate source of irrigation water, storm water drainage, and fire protection in a manner that is consistent with City design & development improvement standards or consistent with the criteria to allow for deviations from those standards as set forth in RMC Chapters 24.16 and 24.20.

**Conclusion of Law:**

3. **The proposed project conforms to the City development standards for preliminary plats as set forth in RMC Chapters 24.16, 24.20 and 24.24.**

**Findings of Fact:**

7. RMC Section 24.12.053 sets forth standards for review of preliminary plats that require the Planning Commission to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
8. The plat will be served by City water and sewer and will have public streets improved with curbs, gutters and sidewalks as well as private access streets. The lots will not be allowed direct access to Columbia Vista (or the future street regardless of the name depicted as Columbia Vista).
9. The City requires dedication of park land or payment of fees in lieu of land dedication based on standards set forth in RMC Chapter 22.12.
10. As conditioned, park fees would be paid in compliance with RMC Chapter 22.12 prior to issuance certificates of occupancy for new homes within the proposed subdivision.
11. The project site is located within the boundaries of the Richland School District, Ben Franklin Transit District and Badger Mountain Irrigation District. The agencies were given an opportunity to review and comment on the proposal as part of the City's Technical Advisory Committee review process.
12. City staff, other utility providers and the Benton Clean Air Agency have reviewed the project and have recommended specific conditions of approval as set forth in the Technical Advisory Committee report, dated December 3, 2013.

**Conclusions of Law:**

4. **As conditioned the proposed subdivision makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.**

**Findings of Fact:**

13. As required by State law and City Code, the applicant had previously submitted a State Environmental Policy Act (SEPA) environmental checklist dated October 11, 2013 and revised on November 20, 2013.
14. The City had reviewed the submitted checklist and considered the proposal in light of the submitted information and other environmental information readily available to the City including information on sensitive areas and had determined that as conditioned approval of the request for the proposed development would not have significant adverse environmental impacts.
15. On November 27, 2013 the City issued a Determination of Non-Significance (EA14-13) for the preliminary plat of Sundance Manor pursuant to the provisions of Washington Administrative Code (WAC) Section 197-11-340(2).

**Conclusions of Law:**

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



# REVISED

## MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

*Development Services Division*

TO: TECHNICAL ADVISORY COMMITTEE MEMBERS

- Civil and Utility Engineering
- Electrical Engineering
- Fire and Emergency Services
- Building Inspection

FROM: CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION

DATE: November 22, 2013

SUBJECT: Preliminary Plat Review, Sundance Manor

Attached are the preliminary plat site and utility plan sheets for the proposed plat of Sundance Manor. The Applicant (Fred Giacci of Fortunato Inc.) is requesting to subdivide an approximately 13-acre parcel into 33 (formerly 27) single-family residential lots. The property is located generally west of the Plat of Sundance Ridge & south of Columbia Park Trail & west of Heritage Hills Drive (see map below). The site is zoned single family residential (R1-10) with a proposed average lot size of 19,032 square feet.

The plans and will be reviewed and discussed at a meeting of the Technical Advisory Committee scheduled to start at **10:00 a.m. on Tuesday December 3, 2013** in the City of Richland Development Center Conference Room #104 located at 840 Northgate Drive.

We solicit your comments, in writing, regarding this subject and ask that you submit any written comments either prior to or at the time of the Technical Advisory Committee meeting. Address written comments to the Development Services Division, City of Richland, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to 942-7764 or emailed to [alambert@ci.richland.wa.us](mailto:alambert@ci.richland.wa.us).

If you have any questions regarding the above referenced subject(s), the scheduled meeting, or the City's Technical Advisory Committee review process, please contact the Richland Development Services Division at 942-7587.

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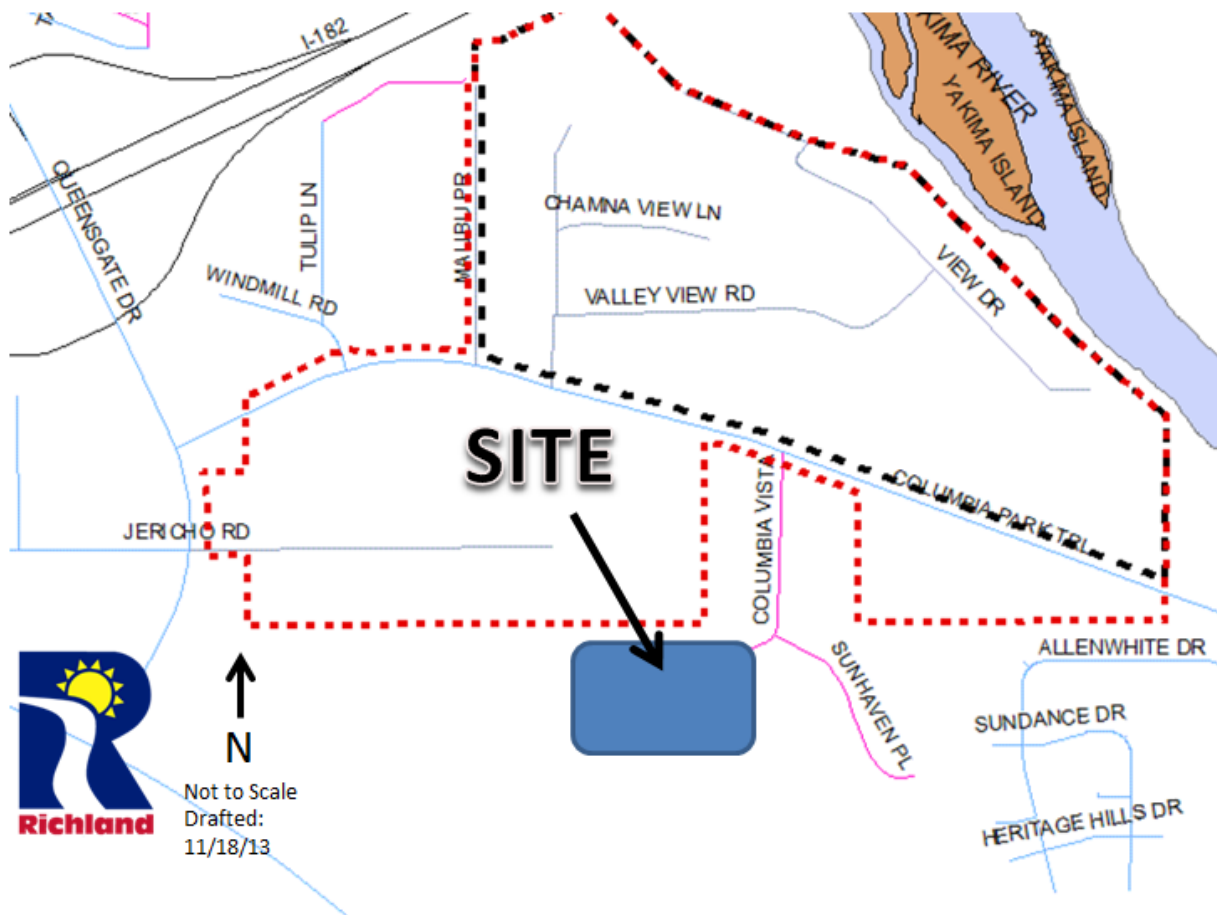
Aaron Lambert, Senior Planner  
Development Services Division

### ATTACHMENTS

Copies to outside agencies:

- Cascade Natural Gas
- Frontier Communications
- Charter Communications
- Badger Mountain Irrigation District
- Richland School District

## VICINITY MAP — Preliminary Plat of Sundance Manor File No. S2013-101



# TAC MEETING SUMMARY

**MEETING DATE:** December 3, 2013

**PROJECT:** Preliminary Plat of Sundance Manor

**ATTENDEES:** City of Richland;  
Judy Garcia & Jason Reathaford, Civil & Utility Engineering  
Kelly Hill, Energy Services  
Aaron Lambert, Development Services

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## **ENERGY SERVICES COMMENTS:**

Utility easements shall be established at the time of final plat as determined by the City of Richland Energy Services Division.

## **DEVELOPMENT SERVICES COMMENTS:**

### Building Department

The following note shall be placed on the final plat map:

Structures located on slopes steeper than 2:1 (2 units horizontal to 1 unit vertical) or identified as steep slopes per the City of Richland Sensitive Areas Ordinance shall have engineered footings and foundations based on a lot-specific soils report and slope-stability analysis from a licensed geotechnical engineer. Where rocky conditions prevent standard excavation, a soils report and analysis shall include recommendations to be used by the structural engineer designing the foundation for excavation methods.

### Planning Department

- 1) The wetland buffer shall be extended across Tract 1 to the north, consistent with the buffer shown on Lots 19 & 20 as it is buffered from the offsite "edge of wet area" depicted on the pre-plat map.
- 2) A note shall be placed on the face of the plat that the wetland buffer is not to be disturbed by the property owners unless done so with approval by the City in accordance with the adopted sensitive areas ordinance.

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

**DATE:** December 3, 2013

**TO:** AARON LAMBERT, SENIOR PLANNER

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

PROJECT NAME: SUNDANCE MANOR

PROJECT LOCATION: WEST OF THE PLAT OF SUNDANCE RIDGE

The Civil and Utility Engineering Division has reviewed the preliminary plat received in this office on November 22, 2013, for the above referenced property and has the following conditions.

**General Conditions:**

1. All final plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide 3 mil mylar and electronic record drawings to the City. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The mylar record drawings (including street lights) shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
2. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.
4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way 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) and a copy of the material submittals shall be submitted along with the final plan submittal.

5. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for acceptance.
6. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Civil and Environmental Engineering Division at 942-7500 to schedule a pre-construction conference.
7. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.
8. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
9. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: <http://www.call811.com/>
10. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer.* The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.
11. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

**Design Standards:**

12. Public improvement design shall follow the following general format:
  - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
  - B. Storm sewer shall be aligned on the south and east side of street centerlines.
  - C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
  - D. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.



- E. Water lines shall be aligned on the south and east side of street centerlines.
- F. Watermains larger than 8-inches in diameter shall be ductile iron.
- G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
- H. All watermains outside areas zoned R1 shall be ductile iron.
- I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
- J. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC, C900 PVC or ductile iron. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.
- K. Valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
- L. All utilities shall be extended to the adjacent property (properties) at the time of construction.
- M. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
- N. The minimum centerline radius for local streets shall be 100-feet.
- O. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
- P. A overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
- Q. A detailed grading plan shall be included in the submitted plan set.
- R. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
- S. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
- T. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
- U. All cul-de-sacs shall have a minimum radius of 45-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
- V. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
- W. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
- X. All intersections with public streets shall meet horizontal, vertical and intersectional design requirements for sight distance (A.K.A. the Vision Clearance Triangle).
- Y. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as

transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.

- Z. Construction plans shall 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.).
  - AA. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
13. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
14. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVA only).
  - B. 2% cross-slope, maximum.
  - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
  - D. Be 20-feet in width.
  - E. Have radii that are accommodating with those needed for City Fire apparatus.

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

15. SURVEY MONUMENT DESTRUCTION:

All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

- A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity

(including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments.” (RCW 58.09.130).

- B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
- C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

***When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and file a permit with the DNR.***

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

#### **Traffic & Streets:**

- 16. Sidewalks shall be installed along all public Right of Way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, private roads, parks, etc.).
- 17. The “Sundance Manor” preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA). The developer of this proposed project shall receive “credits” for construction of “Columbia Vista” as allowed under the City’s South Richland Collector Street Financing Plan.
- 18. The access road outside of the pre-plat property from Columbia Park Trail to the proposed pre-plat shall be constructed to its full width (36-feet wide, with curb, gutter, sidewalks, storm drainage, streetlights, etc.) when the first phase is constructed.
- 19. A portion of the proposed “Columbia Vista” road Right of Way that’s outside of the preliminary plat is not public Right-of-Way. This portion of the road shall be dedicated as public Right-of-Way to the City of Richland prior to acceptance of the phase which builds it.
- 20. The maximum centerline finish grade for the proposed “Columbia Vista” within the pre-plat shall be no more than 10%.

21. A guardrail meeting WSDOT standards may need to be installed at the North side of the intersection of Columbia Park Trail and “Columbia Vista”.
22. As this portion of Columbia Park Trail is in Benton County, the intersection of the proposed access road (“Columbia Vista”) with Columbia Park Trail shall also be reviewed and approved by the County Engineer prior to construction. The City of Richland shall also review and comment on the improvement plans for this intersection.
23. A note will be shown on the face of the final plat stating that “Columbia Vista” is classified as an “Arterial Collector street”. Subsequently, no driveways accessing single family lots will be allowed onto it.
24. The existing access points onto Columbia Vista Street are acceptable for this project, but any proposed changes to said driveways will be subject to approval by the City Engineer.
25. The portion of Columbia Vista that lies within the boundary of the adjacent short plats to the east shall be constructed to the City’s rural road standard if it doesn’t yet exist at the time of plat construction.
26. The off-site private road through the adjacent short plat along the east side of lots 31, 32 and 33 will need to be constructed along with this plat if it’s not already built at that time.
27. Any private roads narrower than 34-feet shall have parking restricted on one side, and any roads 28-feet or narrower shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense.
28. All private roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
29. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. The radius of these turn-arounds shall be 45-feet minimum, and shall be constructed of 2-inches of compacted top course gravel for slopes less than 5%, or of 2-inches of asphalt atop 2-inches of gravel for slopes greater than 5%. If the temporary turn around is not located within the final plat an easement with a 50-foot radius will be required.

**Domestic Water:**

30. A majority of the proposed preliminary plat is located within the Tapteal 1 water pressure zone. The closest Tapteal 1 watermain is too far away to be financially feasible, therefore the Tapteal 2 watermain located in the plat of Sundance Ridge to the east can be extended to serve this project. It shall be the responsibility of the developer to extend a

watermain to this property and to install a City standard Pressure Reducing Valve assembly to serve domestic water at the correct pressures at the time of plat construction.

31. Domestic water shall be extended to the adjoining properties adjacent to the plat.
32. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
33. The fire hydrant layout shall be approved by the City Fire Marshal.
34. Some of the homes built within this plat may need pressure regulating valves installed on their water services due to possible high water pressures. The specific lots affected will be identified during review of the engineering plans for the project.

**Sanitary Sewer:**

35. The closest existing sanitary sewer available for this development is located to the east in the plat of Sundance Ridge, to the northwest in Columbia Park Trail at Windmill Road, and to the west in Queensgate Drive at Jericho Road. It shall be the responsibility of the developer to extend a City standard sewer system to this property to serve sanitary sewer at the time of plat construction.
36. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.
37. Sanitary sewer shall be extended to the adjoining properties adjacent to the plat.

**Storm Water:**

38. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
39. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria:

Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.

40. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.
41. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal.
42. If any existing storm drainage or ground water seepage empties onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
43. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles.
44. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").
45. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. The engineer may need to demonstrate that the pond will drain itself after a storm event, and not have standing water in it longer than necessary.
46. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to

be oversized in order to handle the additional flow from future developments in the vicinity.

47. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.
48. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.
49. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.

**Solid Waste:**

50. Access easements (private roads) shall be designed to provide adequate access for City solid waste collection vehicles. If it cannot be provided then homeowners will need to transport their cans to acceptable locations.

**Final Platting Requirements:**

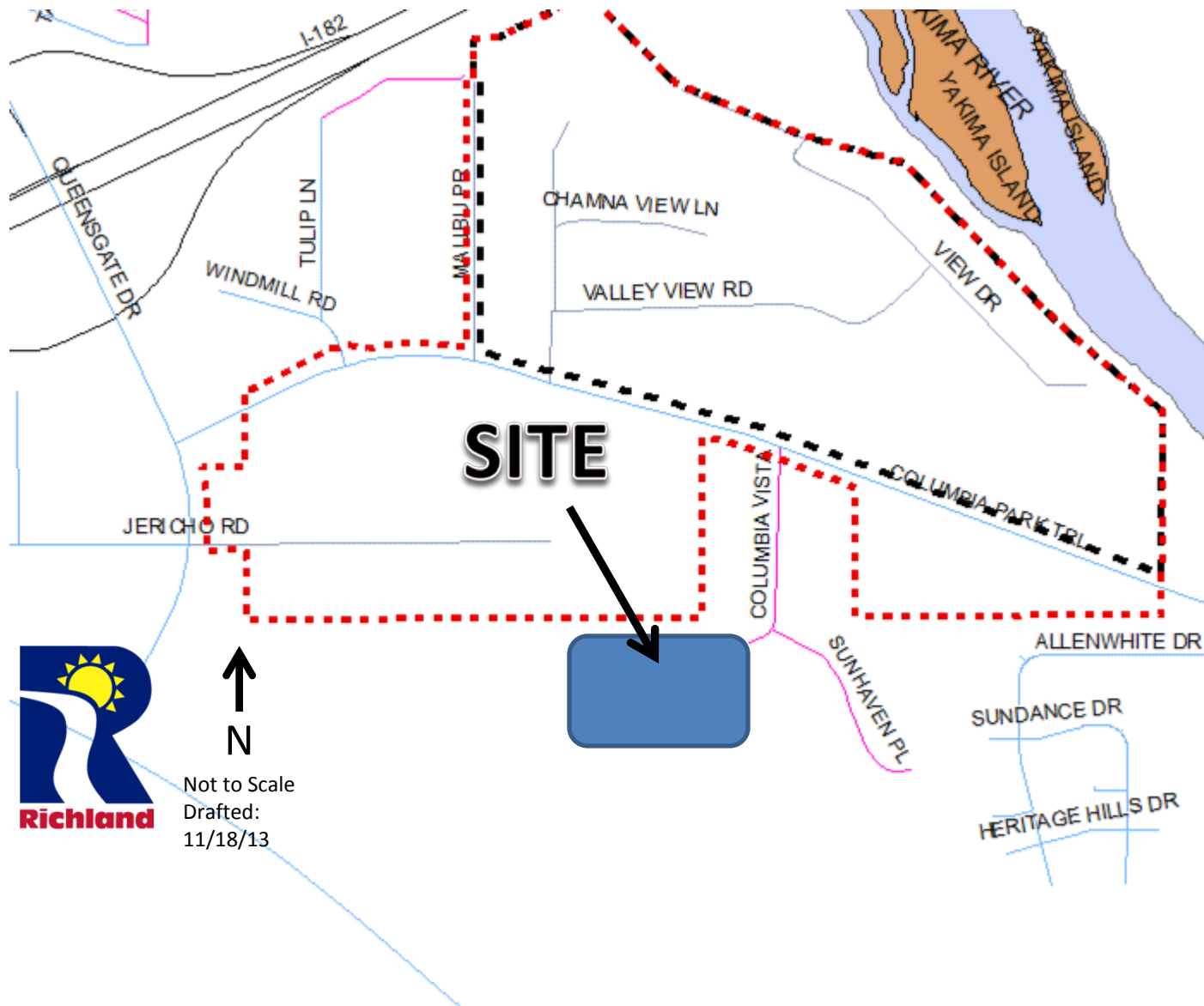
51. When construction of the infrastructure has been substantially completed, the applicant shall provide 3 mil mylar and electronic record drawings to the City. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. The record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to acceptance of the project.
52. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of occupancy. Once received, the City will prepare the easement document and provide it to the developer. The developer

shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.

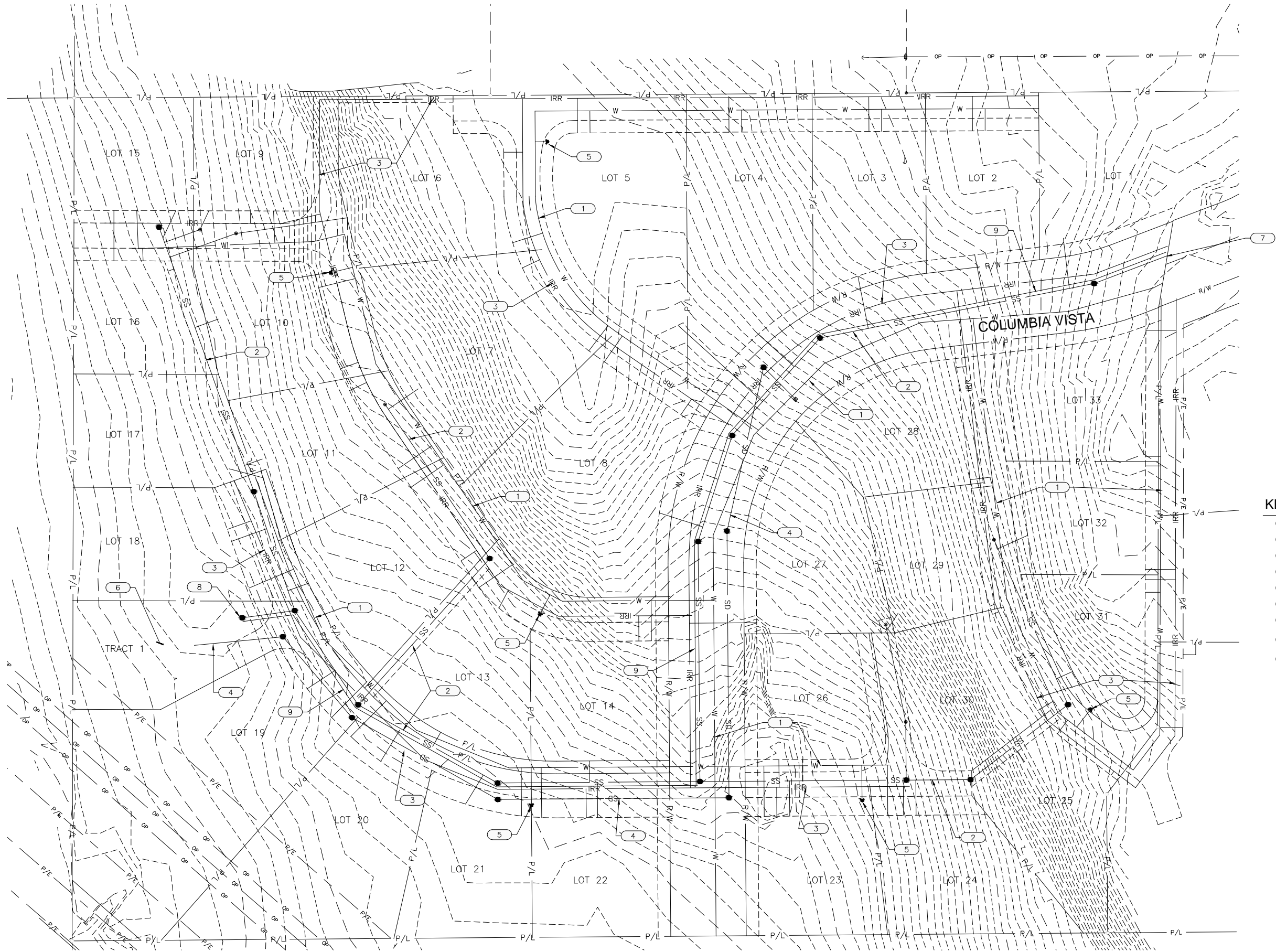
53. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
54. A note may be needed on the face of the final plat stating that some of the homes built within this plat will need pressure regulating valves installed on their water services due to possible high water pressures. The specific lots effected will be identified during review of the engineering plans for the project.
55. Ten-foot wide public utility easements will be required on the final plat along both sides of all public Right-of-Ways within the proposed plat.
56. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association. A note shall be added to the face of the final plat that states: *"The private roads are for the use and benefit of the homeowners that abut said roads, and are to be maintained by said owners. The City of Richland accepts no maintenance responsibility for said roads"*.
57. A note shall be added to the face of the plat that states: *"The private drives within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable."* Any private roads narrower than 34-feet shall have parking restricted on one side, and any roads 28-feet or narrower shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats.
58. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.
59. A one-foot "No access / screening easement" will be required along the Columbia Vista Right of Way.
60. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
61. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
62. Any restricted parking areas shall be indicated on the final plats.



VICINITY MAP — Preliminary Plat of Sundance Manor File No. S2013-101

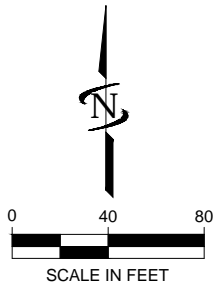


Plot Date: 11/20/2013 1:12 PM Plotted By: Darrel Moore  
Date Created: 11/20/2013 File Path: C:\PROJECTS\JUB-30-043 - GIACCI HIGHLAND DEVELOPMENT\CAD\RESOURCES\COMP PLAN.DWG



KEYED NOTES:

- 1 DOMESTIC WATER, TYP.
- 2 SANITARY SEWER, TYP.
- 3 IRRIGATION, TYP.
- 4 STORM DRAINAGE, TYP.
- 5 FIRE HYDRANT
- 6 STORM DETENTION AREA
- 7 OFF-SITE SEWER TO BE EXTENDED TO PROJECT SITE
- 8 SANITARY SEWER LIFT STATION
- 9 SANITARY SEWER FORCEMAIN



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PRELIMINARY  
PLANS  
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NO.	DESCRIPTION	BY	DATE

SUNDANCE MANOR  
FORTUNATO INC  
COMPREHENSIVE UTILITY PLAN  
PRELIMINARY PLAT

FILE: COMP PLAN  
JUB PROJ. #: 30-10-43  
DRAWN BY: DSM  
DESIGN BY: DSM  
CHECKED BY: ###  
AT FULL SIZE, IF NOT ONE  
INCH, SCALE ACCORDINGLY  
LAST UPDATED: 11/20/2013  
SHEET NUMBER:

E1



## **EXCERPT - MINUTES**

### **RICHLAND PLANNING COMMISSION MEETING No. 11-2013**

Richland City Hall – 550 Swift Boulevard – Council Chamber

**WEDNESDAY, December 18, 2013**

**7:00 PM**

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

**Chairman Boring** called the meeting to order at 7:00 PM

#### **Attendance:**

Present: Commissioners Berkowitz, Clark, Jones, Madsen, Wallner, Wise, and Chairman Boring. Also present were City Council Liaison Phil Lemley, Deputy City Manager Bill King, Transportation and Development Manager Jeff Peters, Development Services Manager Rick Simon, Senior Planner Aaron Lambert and Recorder Penny Howard. The absences of Commissioner Moser and Vice-Chair Utz were excused.

#### **PUBLIC HEARING**

**Public Hearing Explanation:** **Ms. Howard** 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

#### **New Business**

- 1. Fortunato, Inc – Preliminary plat approval to subdivide an approximately 13 acre parcel into 33 residential lots known as Sundance Manor (S2013-101)**

**Mr. Lambert** reviewed the staff report for the request for preliminary plat approval to subdivide a 13.5 acre parcel known as Sundance Manor into 33 residential lots. The parcel, located generally west of the plat of Sundance Ridge, south of Columbia Park Trail and west of Heritage Hills Drive is currently undeveloped and several photographs were displayed overhead. The southwest corner contains a 100 foot Bonneville Power Authority easement, a 40 foot Cascade Natural Gas easement and a proposed 50-foot buffer from an offsite category III sloped wetland.

Each lot would have access via a private driveway. There are future plans to extend Columbia Vista Road to Keene Road and terminate at Shockley Road. Portions of the site have been disturbed with the Bonneville Power Authority access road that follows the easement containing overhead power lines.

**Chairman Boring** opened the Public Hearing at 7:14 PM.

**Fred Giacci, Applicant, Fortunato, Inc.:** “I have no additional comments, but I’m certainly open for any questions. I think the staff’s report was very complete. I think they covered all aspects that might be of possible concern. So, if there’s any questions, I’ll do the best I can with the help of my engineer.”

**Chairman Boring** closed the Public Hearing at 7:16 PM.

## **Discussion:**

**Commissioner Wise** asked about the Columbia Vista Road tying in to Columbia Park Trail, expressed concerns about visibility toward Queensgate Drive and asked if any improvements were planned. **Mr. Lambert** explained that any existing roads would be improved to meet City standards. **Mr. Peters** informed that the portion of Columbia Park Trail under discussion is governed by Benton County. Both the City and the County would review the roads involved and look at site distance criteria, slopes and intersections as part of the project. **Commissioner Wise** shared his expectation of additional traffic when the road was complete. **Mr. Peters** informed that it would be sometime before the road is complete and suspects the south leg of the intersection at Keene would be completed first, so most of the traffic would use that route. He also confirmed that lots in the area only have access by way of Columbia Park Trail.

**Commissioner Clark** inquired about the grade on Columbia Vista Road exceeding ten percent and asked if it would be comparable to Adair Drive. **Mr. Peters** agreed that the steep grade was a concern, but some landing would be provided at the base. Cutting into the hill was not an option in this case, but a flat area at the stop sign was in the plan. Much of the remaining developable land in Richland is on a slope.

**Commissioner Berkowitz** asked if there were any other way to get down the slope. **Mr. Lambert** remarked that the City is not in a position to ask the applicant to purchase additional property to provide another access. **Mr. Peters** stated that the planned access is public property and has always been the planned access route for the parcel.

**Commissioner Berkowitz** inquired about roadways impacting the wetlands. **Mr. Peters** stated that the path would be routed to impact the wetlands as little as possible. **Mr. Lambert** confirmed that the private roads would terminate as shown in the map provided in the packet.

**Commissioner Berkowitz** was pleased with the applicant’s plan to grade as little as possible in an effort to maintain the natural state and the natural topography of the site and asked if that could become a condition. **Mr. Lambert** agreed that while it’s appreciated, there were no regulations for the condition. **Darrell Moore (Engineer - Fortunato Inc.)** explained that the site has a lot of rock and the developer would like leave as much as possible as a natural design feature.

**Commissioner Berkowitz** requested a summary of any wetland delineation and asked how wetland categorization was determined. **Mr. Lambert** pointed out the surveyed area on the plat map at the edge of the wetlands and explained that an additional survey would be needed to determine to assure the 50 foot buffer area. He reported the category III wetland status was determined by the Engineer's biologist and it would be buffered based on the adjacent wetland category rating.

**Commissioner Jones** asked if a chain link fence had been considered for delineation and if there was any concern about cultural issues with the undisturbed portions of the site. **Mr. Lambert** explained that the public property is accessible, but the Bonneville Power Authority easement and access road is outside the buffer area. **Mr. Simon** reported that there were no known cultural issues and to date such issues had all been related to shoreline property.

**Commissioner Clark** inquired about dust control for the project, shared his personal experience and cited the importance of dust control measures. **Mr. Lambert** informed all that the Benton Clean Air Agency would deal with any blowing dust issues and all normal construction regulations pertaining to dust control would apply. He agreed that disturbing less of the site would certainly help to minimize dust. **Mr. Peters** reported that developers are required to provide dust control measures and there are inspectors who monitor the issue as well as erosion control.

**A motion was made by Commissioner Madsen and seconded by Commissioner Berkowitz that the Planning Commission concur with the findings and conclusions set forth in staff report S2013-101 and recommend approval of the preliminary plat of Sundance Manor subject to the conditions of approval set forth in the Technical Advisory Committee report dated December 3, 2013.**

**Commissioner Berkowitz** pointed out verbiage from the Department of Ecology report suggesting that lots 19 and 20 be shortened to further protect the wetlands and asked if the option had been considered. **Mr. Giacci** pointed out the Bonneville Power Authority easement with the buffer zone on a map. He stated that the homeowners would not be able to do anything in the buffer or easement areas without City approval. **Mr. Moore** pointed out the easement on a map and stated that it acts as a buffer itself by hindering physical improvements, but it provides additional open space for the homeowner. **Chairman Boring** reminded the attendees that an additional delineation report would be forthcoming and suggested the ecology letter be taken under advisement. She expressed her support of the plan which kept the open space in the hands of the homeowner. **Mr. Lambert** stated there may be more protection with ownership in that the City has recourse if the wetland is impacted by the homeowner. Otherwise, the City would simply pay for cleanup.

**MOTION CARRIED 7-0.**

## STAFF REPORT

TO: PLANNING COMMISSION  
FILE NO.: S2013 -101

PREPARED BY: AARON LAMBERT  
MEETING DATE: DECEMBER 18, 2013

### GENERAL INFORMATION:

APPLICANT: FORTUNATO, INC.

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE AN APPROXIMATELY 13-ACRE PARCEL INTO 33 RESIDENTIAL LOTS (PRE-PLAT OF SUNDANCE MANOR).

LOCATION: GENERALLY WEST OF THE PLAT OF SUNDANCE RIDGE AND SOUTH OF COLUMBIA PARK TRAIL AND WEST OF HERITAGE HILLS DRIVE.

### REASON FOR REQUEST

The applicant is requesting preliminary plat approval to allow for development of a 33-lot subdivision. The application is submitted pursuant to the procedures set forth in Richland Municipal Code (RMC) Title 23 Zoning and Title 24 Plats and Subdivisions.

### FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for preliminary plat approval and, subject to the conditions set forth in the Technical Advisory Committee Report dated December 3, 2013.

#### **Findings of Fact:**

1. The Richland Comprehensive Land Use Plan designates the site as Low Density Residential (0 to 5 Dwellings/Acre).
2. The gross density of the proposed subdivision is approximately 2.45 dwelling units per acre.

#### **Conclusion of Law:**

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

#### **Findings of Fact:**

3. The site is zoned (R1-10) Single Family Residential which requires a minimum lot size of 8,000 square feet, an average lot size for a subdivision of at least 10,000

square feet and a minimum lot width of 70 feet, as set forth in Section 23.18.040 of the Richland Municipal Code.

4. The minimum lot size in the proposed subdivision is approximately 10,419 square feet, the average lot size is approximately 15,781 square feet.

**Conclusion of Law:**

2. **The proposed subdivision is consistent with the City's zoning regulations for the underlying R1-10 zoning designation.**

**Findings of Fact:**

5. RMC Chapters 24.16 and 24.20 and 24.24 specify design and improvement standards and administrative and enforcement procedures for subdivisions including those for streets, easements, blocks and lots, utilities and other improvements that must be met in order for a preliminary plat to be approved.
6. City staff has reviewed the proposed plat and determined that as conditioned the proposed subdivision would be served by public & private streets, electrical power, domestic water, sewer, separate source of irrigation water, storm water drainage, and fire protection in a manner that is consistent with City design & development improvement standards or consistent with the criteria to allow for deviations from those standards as set forth in RMC Chapters 24.16 and 24.20.

**Conclusion of Law:**

3. **The proposed project conforms to the City development standards for preliminary plats as set forth in RMC Chapters 24.16, 24.20 and 24.24.**

**Findings of Fact:**

7. RMC Section 24.12.053 sets forth standards for review of preliminary plats that require the Planning Commission to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
8. The plat will be served by City water and sewer and will have public streets improved with curbs, gutters and sidewalks as well as private access streets. The lots will not be allowed direct access to Columbia Vista (or the future street regardless of the name depicted as Columbia Vista).
9. The City requires dedication of park land or payment of fees in lieu of land dedication based on standards set forth in RMC Chapter 22.12.



10. As conditioned, park fees would be paid in compliance with RMC Chapter 22.12 prior to issuance certificates of occupancy for new homes within the proposed subdivision.
11. The project site is located within the boundaries of the Richland School District, Ben Franklin Transit District and Badger Mountain Irrigation District. The agencies were given an opportunity to review and comment on the proposal as part of the City's Technical Advisory Committee review process.
12. City staff, other utility providers and the Benton Clean Air Agency have reviewed the project and have recommended specific conditions of approval as set forth in the Technical Advisory Committee report, dated December 3, 2013.

**Conclusions of Law:**

4. **As conditioned the proposed subdivision makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.**

**Findings of Fact:**

13. As required by State law and City Code, the applicant had previously submitted a State Environmental Policy Act (SEPA) environmental checklist dated October 11, 2013 and revised on November 20, 2013.
14. The City had reviewed the submitted checklist and considered the proposal in light of the submitted information and other environmental information readily available to the City including information on sensitive areas and had determined that as conditioned approval of the request for the proposed development would not have significant adverse environmental impacts.
15. On November 27, 2013 the City issued a Determination of Non-Significance (EA14-13) for the preliminary plat of Sundance Manor pursuant to the provisions of Washington Administrative Code (WAC) Section 197-11-340(2).

**Conclusions of Law:**

5. **Pursuant to Chapter 22.09 of the RMC (State Environmental Policy Act), impacts of the proposal have been appropriately identified and have been or will be mitigated and the proposal will have no significant adverse environmental impacts.**
6. **Based on the above findings and conclusions, conditional approval of the proposed subdivision is warranted because the project conforms to the**



**requirements of RMC Title 24, is consistent with the requirements of RMC 19.60.095 and would be in the public interest.**

### RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in the Staff Report S2013-101 and recommend that Planning Commission recommend approval of the preliminary plat of Sundance Manor subject to the conditions of approval set forth in the Technical Advisory Committee Report dated December 3, 2013.

### EXHIBITS

- 1 - Supplemental Information
- 2 - Technical Advisory Committee Report
- 3 - Notice of Application & Public Hearing
- 4 - Vicinity Map
- 5 - Aerial Photos
- 6 - Preliminary Plat Map incl. Utility Plan
- 7 - Preliminary Plat Application
- 8 - Comment Letters/E-mail
  - a. Benton Clean Air Agency (12/3/13)
  - b. John Jensen, Email & Comment Letter (12/9/13)
- 9 - SEPA Checklist & Determination of Non-Significance EA14-2013

SUPPLEMENTAL INFORMATION

DESCRIPTION OF PROPOSAL

The proposed preliminary plat would allow for development of the approximately 13.54 - acre site with 33 residential lots and one non-residential stormwater tract. Proposed lot sizes range in size from 10,419 square feet to over 33,497 square feet with an overall average lot size of approximately 15,781 square feet.

GENERAL INFORMATION

**PROJECT ENGINEER:** JUB ENGINEERS, INC.

**ANNEXATION DATE:** 2003

**COMPREHENSIVE PLAN:** LOW DENSITY RESIDENTIAL (0 TO 5 DWELLINGS/ACRE)

**ZONING:** (R1-10), SINGLE FAMILY RESIDENTIAL

SITE DATA

**Size:** 13.54-acres.

**Physical Features:** The parcel is accessed by Columbia Park Trail to the north via a private road that will be improved to a city street from Columbia Park Trail & through the center of the plat to its southern border. Undeveloped land under Federal Bureau of Land Management (BLM) ownership is found to the west and south of the site. The undeveloped land to the east was subdivided via a short plat recorded in September 2013. The site slopes down from northeast to southwest losing nearly 100-feet in elevation with an elevation of 592-feet in the NE corner and dropping to 506-feet in the extreme SW corner. This corner of the site is encumbered by Bonneville Power Authority and Cascade Natural Gas easements as well as the proposed 50-foot buffer from an off site category III sloped wetland as characterized by the Engineers biologist in accordance with the City's sensitive areas ordinance found in RMC 22.10.

Portions of the site have been disturbed with the BPA access road that follows the easement containing the overhead power lines. Undisturbed portions of the site have a vegetative cover consisting of sagebrush, native grasses, weeds and rock outcroppings.

SURROUNDING ZONING AND LAND USES

**North -** Large lot single family development (approximately 2.15 acre lots) is found immediately to the north of the parcel and is within a pocket of unincorporated Benton County land. Some single-family homes have

been developed immediately adjacent to the north boundary of the subject parcel.

**South /**

**West -** Undeveloped land zoned R-1-12 single family residential and under Federal BLM ownership is found to the west and south of the site;

**East -** The parcel is bounded on the east by undeveloped single family lots zoned R-1-10 single family residential. Further east is the plat of Sundance Ridge.

**ANALYSIS**

**Comprehensive Plan and Zoning:** The subject property is designated Low Density Residential (0 to 5 Dwellings/Acre) by the City's adopted Comprehensive Plan. The gross density of the development as proposed is approximately 2.45 dwellings per acre. The net density, determined after deducting the proposed non-residential tracts and streets, would be approximately 2.76 dwellings per acre. This density is in compliance with the density of development anticipated in the Richland Comprehensive Plan.

The underlying R1-10 zoning district provides for development of one family detached dwellings on lots having a minimum area of 8,000 square feet and an overall average lot area of 10,000 square feet for a subdivision. Other uses allowed in the R1-10 district include churches, schools and parks. Residential lots must have a minimum width of 70-feet. The proposed lots are in compliance with the requirements of the R1-10 zoning district.

**Compatibility with Surrounding Land Uses:** The subdivision of the property will provide for uses similar to and compatible with the existing and proposed surrounding land uses. Single family zoning bounds the property on all sides with three homes located to the north. Homes will likely be developed to the east on the recent subdivided land. It is unclear if or when the property to the south and east owned by the Bureau of Land Management will develop. The City's Comprehensive Plan has designated all of the property surrounding the site including the unincorporated Benton County area as Low Density Residential, the same land use designation as the subject parcel.

**Access/Transportation:** The preliminary plat proposes one access directly to Columbia Park Trail to the north. A condition of the development will be that the existing access to the site known as Columbia Vista and developed as a single family driveway currently benefiting two homes (one under construction) be improved to a 60-foot right-of-way extending south across the plat and terminating at the south property line into the BLM parcel. The lots will not have direct access to Columbia Vista but will be accessed from private roads.

**Utilities:** Conditions of approval will require infrastructure improvements and utilities to be extended to serve the site. Domestic water, sanitary sewer and electrical facilities have all been determined to have capacity to serve the proposed development subject to those recommended conditions of approval. An engineered storm water system will also be required to be developed to handle the anticipated run-off related to project development. Irrigation will be provided by the Badger Mountain Irrigation District.

**State Environmental Policy Act (SEPA):** The proposal was reviewed pursuant to the requirements of the State Environmental Policy Act and a Determination of Non-Significance (EA14-2013) was issued on November 27, 2013. Conditions of approval will ensure that project impacts are mitigated where necessary. General environmental impacts related to the type and density of residential development proposed were also assessed as part of the EIS prepared in conjunction with the City's adopted GMA Comprehensive Plan that assigned the Low Density Residential land use designation to the subject property.

**Park Dedication or Payment of Fees-in-lieu-of:** RMC Chapter 22.12 requires that when property is subdivided, the developers either dedicate parkland to the City or pay a fee in lieu thereof. A recommended condition of approval would require payment of fees to meet the provisions of City code.

**Sensitive Areas:** Some portions of the site exceed 15% slope. The SEPA checklist noted that slopes area found at 16%. Of note is the entirety of the site is underlain with rock either at or very near the surface. The plat condition requiring engineering for each lot will address any issue regarding the existing or graded slopes.

A category three sloped wetland area is located adjacent to the southwest corner of the site and a 50-foot buffer is proposed from the edge of the wetland upon lots 19 and 20. A 100-foot Bonneville Power Administration easement and overhead lines along with 40-foot of easements for a natural gas line generally separate the wetland from the plat.

## CONCLUSION

As conditioned, the proposed preliminary plat of Sundance Mannor conforms to the Richland Municipal Code and the Comprehensive Plan for the subject area and will provide for development of the property in a manner that is compatible with the existing and proposed surrounding land uses. The preliminary plat also conforms to the requirements of the City's platting regulations, and therefore the request should be conditionally approved.

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# REVISED

## MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

*Development Services Division*

TO: TECHNICAL ADVISORY COMMITTEE MEMBERS

- Civil and Utility Engineering
- Electrical Engineering
- Fire and Emergency Services
- Building Inspection

FROM: CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION

DATE: November 22, 2013

SUBJECT: Preliminary Plat Review, Sundance Manor

Attached are the preliminary plat site and utility plan sheets for the proposed plat of Sundance Manor. The Applicant (Fred Giacci of Fortunato Inc.) is requesting to subdivide an approximately 13-acre parcel into 33 (formerly 27) single-family residential lots. The property is located generally west of the Plat of Sundance Ridge & south of Columbia Park Trail & west of Heritage Hills Drive (see map below). The site is zoned single family residential (R1-10) with a proposed average lot size of 19,032 square feet.

The plans and will be reviewed and discussed at a meeting of the Technical Advisory Committee scheduled to start at **10:00 a.m. on Tuesday December 3, 2013** in the City of Richland Development Center Conference Room #104 located at 840 Northgate Drive.

We solicit your comments, in writing, regarding this subject and ask that you submit any written comments either prior to or at the time of the Technical Advisory Committee meeting. Address written comments to the Development Services Division, City of Richland, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to 942-7764 or emailed to [alambert@ci.richland.wa.us](mailto:alambert@ci.richland.wa.us).

If you have any questions regarding the above referenced subject(s), the scheduled meeting, or the City's Technical Advisory Committee review process, please contact the Richland Development Services Division at 942-7587.

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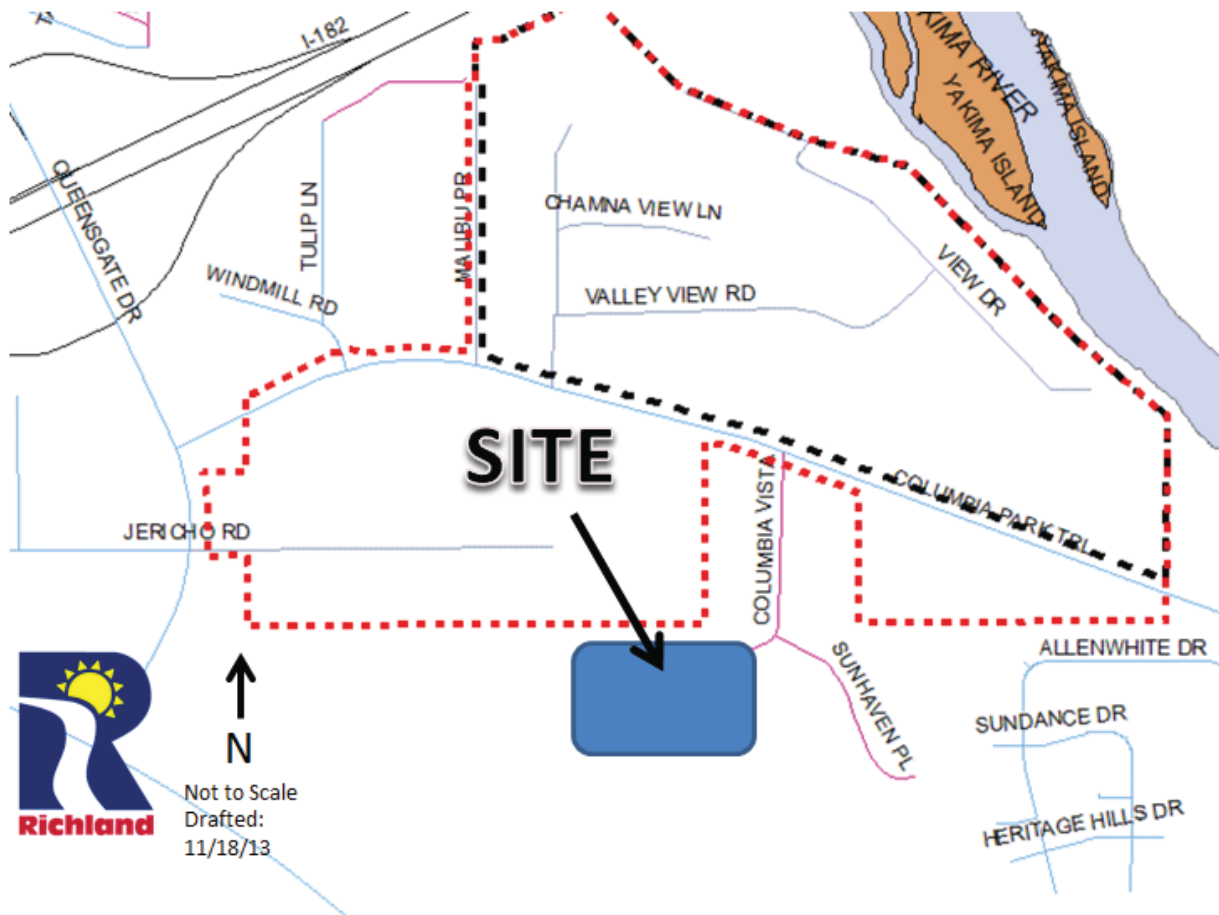
Aaron Lambert, Senior Planner  
Development Services Division

### ATTACHMENTS

Copies to outside agencies:

- Cascade Natural Gas
- Frontier Communications
- Charter Communications
- Badger Mountain Irrigation District
- Richland School District

## VICINITY MAP — Preliminary Plat of Sundance Manor File No. S2013-101



# TAC MEETING SUMMARY

**MEETING DATE:** December 3, 2013  
**PROJECT:** Preliminary Plat of Sundance Manor  
**ATTENDEES:** City of Richland;  
Judy Garcia & Jason Reathaford, Civil & Utility Engineering  
Kelly Hill, Energy Services  
Aaron Lambert, Development Services

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## **ENERGY SERVICES COMMENTS:**

Utility easements shall be established at the time of final plat as determined by the City of Richland Energy Services Division.

## **DEVELOPMENT SERVICES COMMENTS:**

### Building Department

The following note shall be placed on the final plat map:

Structures located on slopes steeper than 2:1 (2 units horizontal to 1 unit vertical) or identified as steep slopes per the City of Richland Sensitive Areas Ordinance shall have engineered footings and foundations based on a lot-specific soils report and slope-stability analysis from a licensed geotechnical engineer. Where rocky conditions prevent standard excavation, a soils report and analysis shall include recommendations to be used by the structural engineer designing the foundation for excavation methods.

### Planning Department

- 1) The wetland buffer shall be extended across Tract 1 to the north, consistent with the buffer shown on Lots 19 & 20 as it is buffered from the offsite "edge of wet area" depicted on the pre-plat map.
- 2) A note shall be placed on the face of the plat that the wetland buffer is not to be disturbed by the property owners unless done so with approval by the City in accordance with the adopted sensitive areas ordinance.

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

**DATE:** December 3, 2013

**TO:** AARON LAMBERT, SENIOR PLANNER



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

PROJECT NAME: SUNDANCE MANOR

PROJECT LOCATION: WEST OF THE PLAT OF SUNDANCE RIDGE

The Civil and Utility Engineering Division has reviewed the preliminary plat received in this office on November 22, 2013, for the above referenced property and has the following conditions.

**General Conditions:**

1. All final plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide 3 mil mylar and electronic record drawings to the City. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The mylar record drawings (including street lights) shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
2. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.
4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way 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) and a copy of the material submittals shall be submitted along with the final plan submittal.

5. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for acceptance.
6. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Civil and Environmental Engineering Division at 942-7500 to schedule a pre-construction conference.
7. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.
8. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
9. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: <http://www.call811.com/>
10. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer.* The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.
11. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

**Design Standards:**

12. Public improvement design shall follow the following general format:
  - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
  - B. Storm sewer shall be aligned on the south and east side of street centerlines.
  - C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
  - D. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.

- E. Water lines shall be aligned on the south and east side of street centerlines.
- F. Watermains larger than 8-inches in diameter shall be ductile iron.
- G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
- H. All watermains outside areas zoned R1 shall be ductile iron.
- I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
- J. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC, C900 PVC or ductile iron. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.
- K. Valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
- L. All utilities shall be extended to the adjacent property (properties) at the time of construction.
- M. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
- N. The minimum centerline radius for local streets shall be 100-feet.
- O. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
- P. A overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
- Q. A detailed grading plan shall be included in the submitted plan set.
- R. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
- S. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
- T. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
- U. All cul-de-sacs shall have a minimum radius of 45-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
- V. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
- W. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
- X. All intersections with public streets shall meet horizontal, vertical and intersectional design requirements for sight distance (A.K.A. the Vision Clearance Triangle).
- Y. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as

transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.

- Z. Construction plans shall 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.).
  - AA. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
13. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
14. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVA only).
  - B. 2% cross-slope, maximum.
  - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
  - D. Be 20-feet in width.
  - E. Have radii that are accommodating with those needed for City Fire apparatus.

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

15. SURVEY MONUMENT DESTRUCTION:

All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

- A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity

(including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments.” (RCW 58.09.130).

- B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
- C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

***When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and file a permit with the DNR.***

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

#### **Traffic & Streets:**

- 16. Sidewalks shall be installed along all public Right of Way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, private roads, parks, etc.).
- 17. The “Sundance Manor” preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA). The developer of this proposed project shall receive “credits” for construction of “Columbia Vista” as allowed under the City’s South Richland Collector Street Financing Plan.
- 18. The access road outside of the pre-plat property from Columbia Park Trail to the proposed pre-plat shall be constructed to its full width (36-feet wide, with curb, gutter, sidewalks, storm drainage, streetlights, etc.) when the first phase is constructed.
- 19. A portion of the proposed “Columbia Vista” road Right of Way that’s outside of the preliminary plat is not public Right-of-Way. This portion of the road shall be dedicated as public Right-of-Way to the City of Richland prior to acceptance of the phase which builds it.
- 20. The maximum centerline finish grade for the proposed “Columbia Vista” within the pre-plat shall be no more than 10%.

21. A guardrail meeting WSDOT standards may need to be installed at the North side of the intersection of Columbia Park Trail and “Columbia Vista”.
22. As this portion of Columbia Park Trail is in Benton County, the intersection of the proposed access road (“Columbia Vista”) with Columbia Park Trail shall also be reviewed and approved by the County Engineer prior to construction. The City of Richland shall also review and comment on the improvement plans for this intersection.
23. A note will be shown on the face of the final plat stating that “Columbia Vista” is classified as an “Arterial Collector street”. Subsequently, no driveways accessing single family lots will be allowed onto it.
24. The existing access points onto Columbia Vista Street are acceptable for this project, but any proposed changes to said driveways will be subject to approval by the City Engineer.
25. The portion of Columbia Vista that lies within the boundary of the adjacent short plats to the east shall be constructed to the City’s rural road standard if it doesn’t yet exist at the time of plat construction.
26. The off-site private road through the adjacent short plat along the east side of lots 31, 32 and 33 will need to be constructed along with this plat if it’s not already built at that time.
27. Any private roads narrower than 34-feet shall have parking restricted on one side, and any roads 28-feet or narrower shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense.
28. All private roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
29. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. The radius of these turn-arounds shall be 45-feet minimum, and shall be constructed of 2-inches of compacted top course gravel for slopes less than 5%, or of 2-inches of asphalt atop 2-inches of gravel for slopes greater than 5%. If the temporary turn around is not located within the final plat an easement with a 50-foot radius will be required.

**Domestic Water:**

30. A majority of the proposed preliminary plat is located within the Tapteal 1 water pressure zone. The closest Tapteal 1 watermain is too far away to be financially feasible, therefore the Tapteal 2 watermain located in the plat of Sundance Ridge to the east can be extended to serve this project. It shall be the responsibility of the developer to extend a

watermain to this property and to install a City standard Pressure Reducing Valve assembly to serve domestic water at the correct pressures at the time of plat construction.

31. Domestic water shall be extended to the adjoining properties adjacent to the plat.
32. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
33. The fire hydrant layout shall be approved by the City Fire Marshal.
34. Some of the homes built within this plat may need pressure regulating valves installed on their water services due to possible high water pressures. The specific lots affected will be identified during review of the engineering plans for the project.

**Sanitary Sewer:**

35. The closest existing sanitary sewer available for this development is located to the east in the plat of Sundance Ridge, to the northwest in Columbia Park Trail at Windmill Road, and to the west in Queensgate Drive at Jericho Road. It shall be the responsibility of the developer to extend a City standard sewer system to this property to serve sanitary sewer at the time of plat construction.
36. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.
37. Sanitary sewer shall be extended to the adjoining properties adjacent to the plat.

**Storm Water:**

38. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
39. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria:



Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.

40. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.
41. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal.
42. If any existing storm drainage or ground water seepage empties onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
43. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles.
44. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").
45. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. The engineer may need to demonstrate that the pond will drain itself after a storm event, and not have standing water in it longer than necessary.
46. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to



be oversized in order to handle the additional flow from future developments in the vicinity.

47. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.
48. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.
49. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.

**Solid Waste:**

50. Access easements (private roads) shall be designed to provide adequate access for City solid waste collection vehicles. If it cannot be provided then homeowners will need to transport their cans to acceptable locations.

**Final Platting Requirements:**

51. When construction of the infrastructure has been substantially completed, the applicant shall provide 3 mil mylar and electronic record drawings to the City. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. The record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to acceptance of the project.
52. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of occupancy. Once received, the City will prepare the easement document and provide it to the developer. The developer

shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.

53. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
54. A note may be needed on the face of the final plat stating that some of the homes built within this plat will need pressure regulating valves installed on their water services due to possible high water pressures. The specific lots effected will be identified during review of the engineering plans for the project.
55. Ten-foot wide public utility easements will be required on the final plat along both sides of all public Right-of-Ways within the proposed plat.
56. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association. A note shall be added to the face of the final plat that states: *"The private roads are for the use and benefit of the homeowners that abut said roads, and are to be maintained by said owners. The City of Richland accepts no maintenance responsibility for said roads"*.
57. A note shall be added to the face of the plat that states: *"The private drives within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable."* Any private roads narrower than 34-feet shall have parking restricted on one side, and any roads 28-feet or narrower shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats.
58. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.
59. A one-foot "No access / screening easement" will be required along the Columbia Vista Right of Way.
60. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
61. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
62. Any restricted parking areas shall be indicated on the final plats.

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# **CITY OF RICHLAND** **NOTICE OF APPLICATION** **AND PUBLIC HEARING (S2013-101)**

Notice is hereby given that Fortunato Inc., on November 20, 2013, filed an application for preliminary plat approval to subdivide an approximately 13-acre parcel into 33 single family residential lots (Preliminary Plat of Sundance Manor). The property is located generally west of the Plat of Sundance Ridge & south of Columbia Park Trail & west of Heritage Hills Drive. The site is zoned single family residential (R1-10) with a proposed average lot size of 15,781 square feet., Pursuant to Richland Municipal Code (RMC) Section 19.30.030 the City of Richland determined the application complete for processing on November 20, 2013.

The Richland Planning Commission, on Wednesday, December 18, 2013, will conduct a public hearing and review of the application at 7:00 p.m. in the Richland City Hall Council Chambers, 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 Aaron Lambert, Senior Planner, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to [alambert@ci.richland.wa.us](mailto:alambert@ci.richland.wa.us) . Written comments should be received no later than 5:00 p.m. on Wednesday, December 11, 2013.

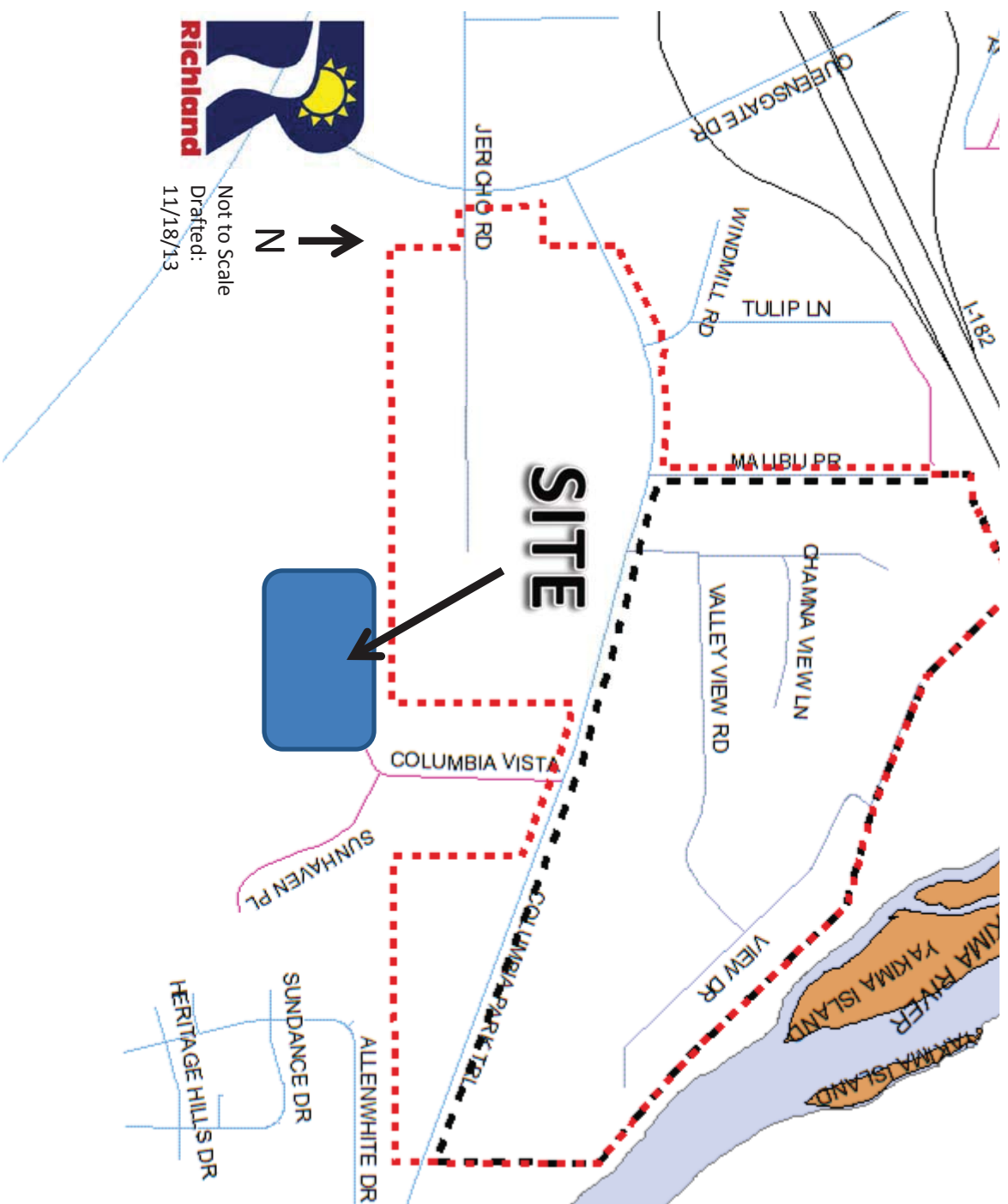
Copies of the staff report and recommendation will be available in the Development Services Division Office, and at the Richland Public Library beginning Friday, December 13, 2013.

The proposed application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulation Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

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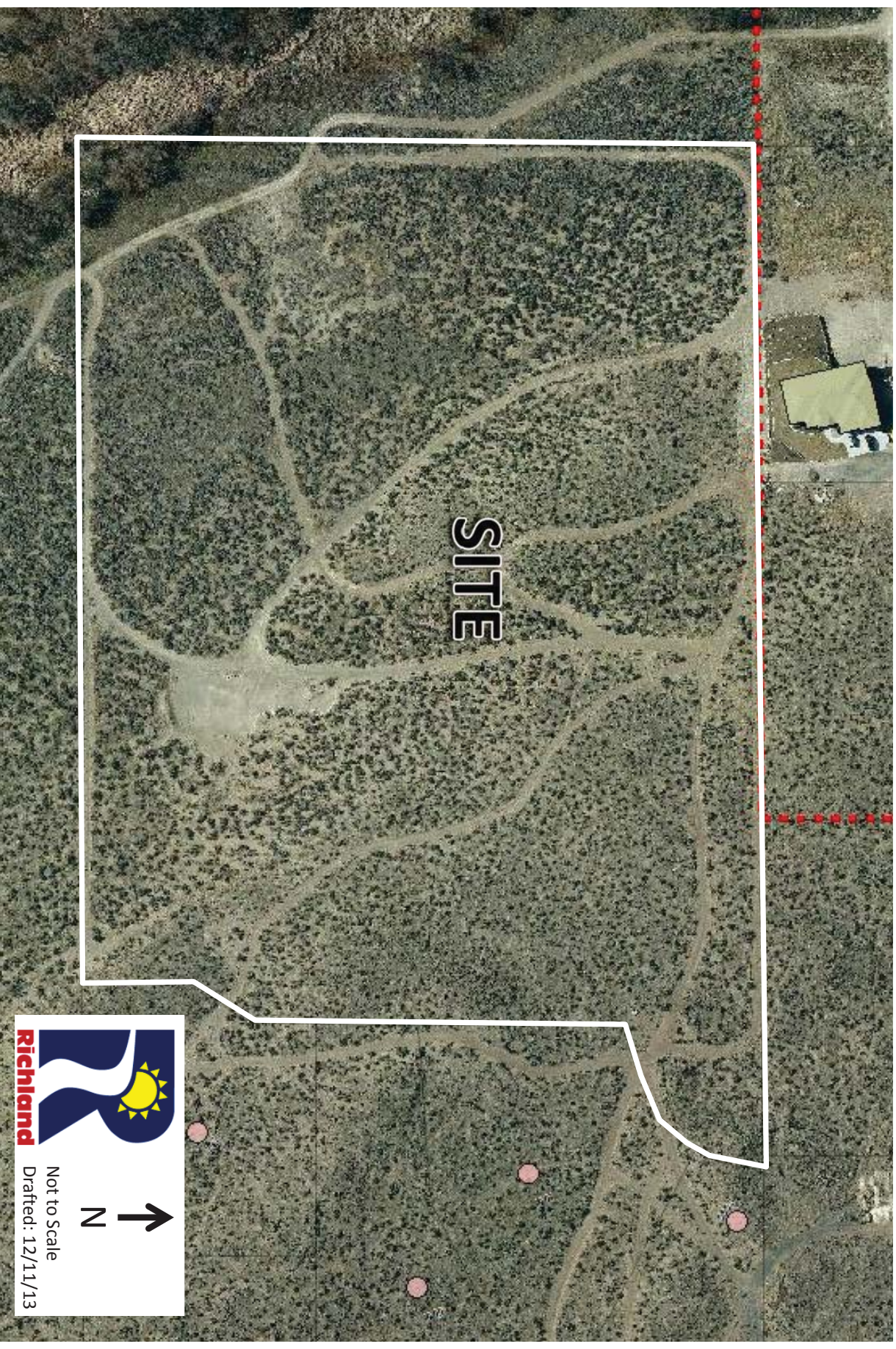
AARON LAMBERT,  
SENIOR PLANNER

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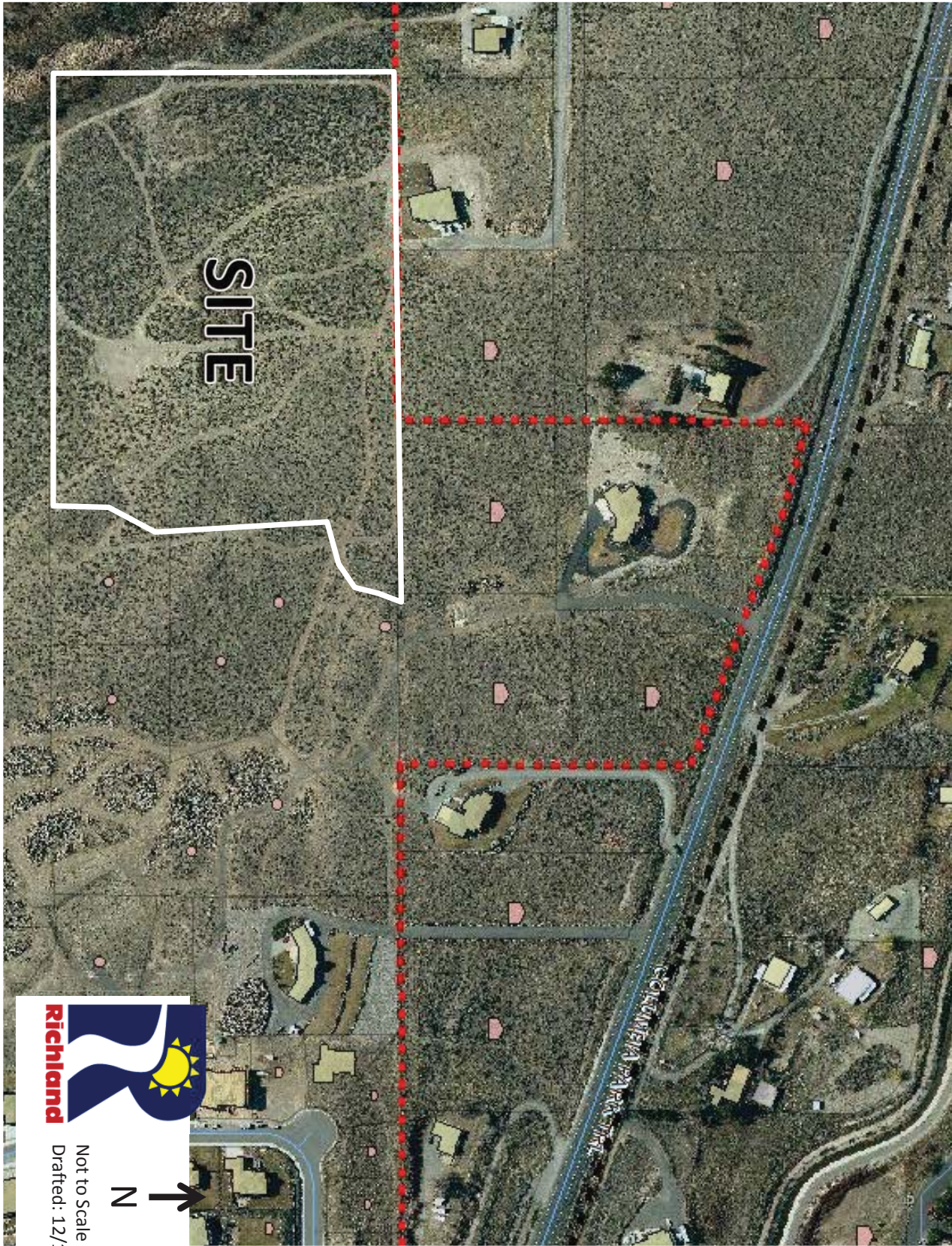


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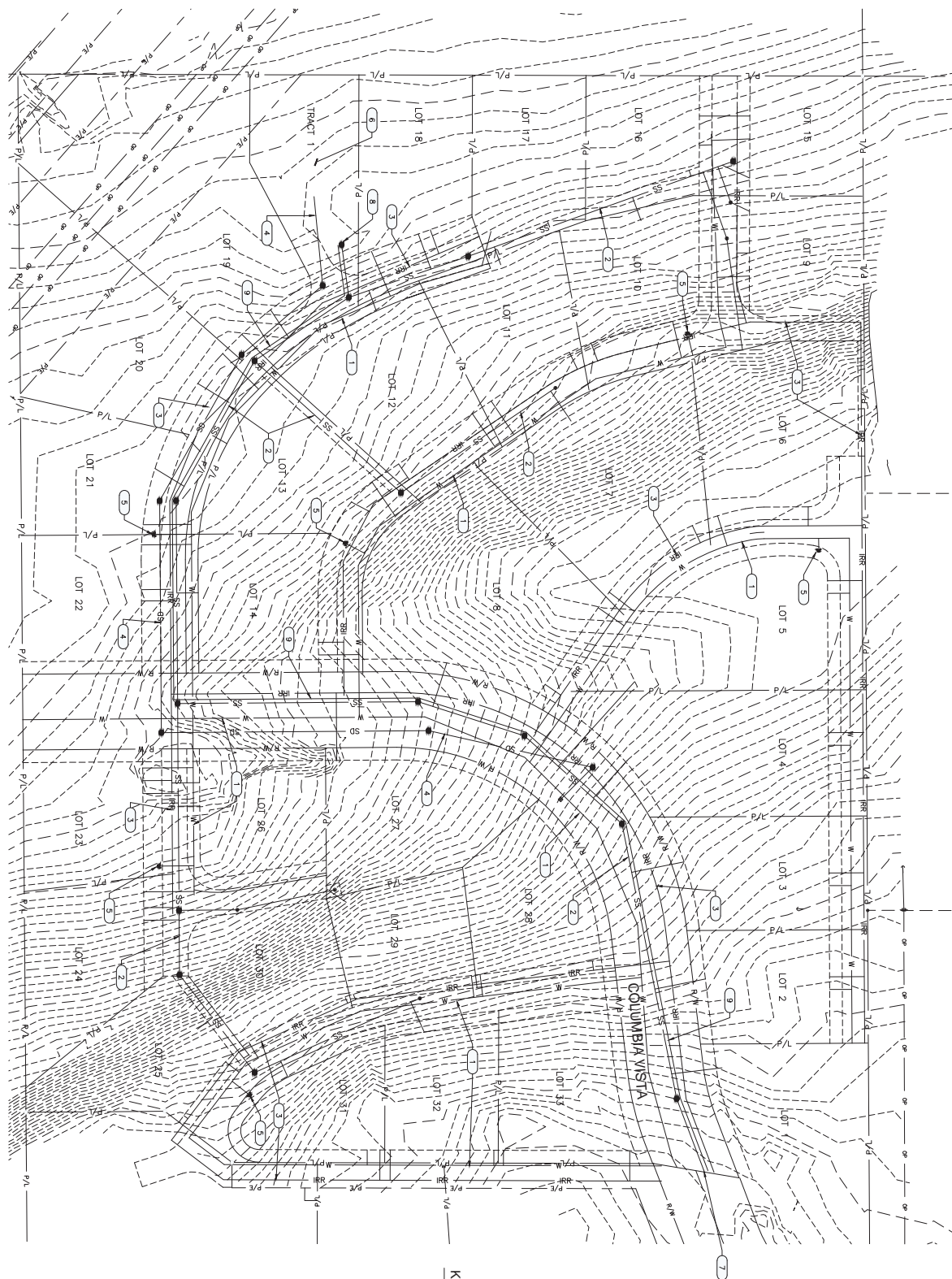


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Not to Scale  
Drafted: 12/11/13







## KEYED NOTES:

- 1 DOMESTIC WATER TYP.
- 2 SANITARY SINKER TYP.
- 3 IRRIGATION TYP.
- 4 STORM DRAINAGE TYP.
- 5 FIRE HYDRANT
- 6 STORM DETENTION AREA
- 7 OFF-SITE SINKER TO BE EXTENDED TO PROJECT SITE
- 8 SANITARY SINKER LIFT STATION
- 9 SANITARY SINKER FORCEMAIN

SUNDANCE MANOR  
FORTUNATO INC

COMPREHENSIVE UTILITY PLAN  
PRELIMINARY PLAT

**REUSE OF DRAWINGS**

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-U-B ENGINEERS, Inc. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, Inc.

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PRELIMINARY  
PLANS

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NOT FOR  
CONSTRUCTION

**J-U-B ENGINEERS, INC.**  
2810 W. Clearwater Ave.  
Suite 201  
Kennewick, WA 99336  
Phone: 509.783.2144  
Fax: 509.736.0790  
[www.jub.com](http://www.jub.com)





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

PRELIMINARY PLAT APPLICATION

<b>Applicant's Section</b>			
Applicant or Sponsor Fortunato Inc/Fred Giacci			
Address 5025 N Rd 68 Suite G124		City Pasco	State WA Zip 99301
Phone Number 509-948-1780	Fax Number 509-382-2608	Other fgiacci@earthlink.net	
Proposed Subdivision Name Sundance Manor		Legal Description Section 22 township 9 range 28 quarter SE; that portion of the southeast quarter of section 22 township 9 North, range 28 East, Willamette Meridian Benton County	
Average Size Lots 0.36 AC		Proposed Number of Tracts 1	
Average Lot Size (Residential Lots) 15,781 SF		Area in Acres 13	
Proposed Number of Lots 33		Proposed Number of Blocks	
Name of Surveyor Platting Subdivision Stratton Surveying			
Address 7525 W Deschutes Place		City Kennewick	State WA Zip 99336
Phone Number 509-735-7364	Fax Number	Other	

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

Applicant's Signature

Owner Signature

Date

Date

10/29/13

10-14-2013

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## Lambert, Aaron

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**From:** John Jensen <jensenjv@gmail.com>  
**Sent:** Monday, December 09, 2013 9:05 AM  
**To:** Lambert, Aaron  
**Subject:** Public Hearing S2013-101  
**Attachments:** letter to city of richland.doc

Dear Mr. Lambert:

I have attached a letter for your consideration regarding the above public hearing. Could you please let me know if you received this email.

Thank you

--

John Van Dyke Jensen

Dear Aaron Lambert:

I am writing with regards to public hearing, (S2013-101), involving Fortunato Inc's., November 20, 2013, plat approval. My name is John Jensen and I am currently building a home at 323 Columbia Park Trail. However, the home is located on the road that is to become Columbia Vista.

My concern is that the street classification of Columbia Vista seems to be an Arterial Collector. See City of Richland Street Functional Classification. I am asking that the City reclassify the street as a Neighborhood Collector.

This would be consistent with the Citywide Transportation Plan from DKS Associates 02-2005. The report indicates that the Proposed Arterial Collectors of Keene Rd to Heritage Hills Dr, and Heritage Hills Dr. to Columbia Park Trail, be reclassified as Neighbor Hood Collectors. Pg. 8-10, Final Report City of Richland Traffic Plan. I do not know the specific reasons for their suggestions, but I can only assume that they are for the some of the same reasons that I would like to see the reclassification. It is clear that they knew what the present classification was and thought it should be change.

I will not copy the definitions of Arterial Collector or Neighborhood Collector verbatim, but I am operating on the definitions outlined in RMC 12.02.050 and 12.02.060. It appears that an Arterial Collector is built for traffic of 1,000 to 4,000 vehicles, but could carry 8,000 vehicles a day. While a Neighborhood Collector is meant for 100 to 1,500 vehicles. The main difference is that Arterial Collectors appear to carry certain amount of through traffic.

Other streets that are Arterial Collectors are Aaron Dr. and the portion of Williams Blvd that goes through downtown. That type of designation seems out of line for a residential neighborhood. I will live on this road, I have a neighbor across the street and this plot plan appears to have 12 lots that would access, or are being built on this road. I believe that if the street is built as a Arterial Collector there will be a higher speed limit and that the City will be reluctant to slow traffic down along the road. I personally don't look forward to trying to enter a roadway in which there is 4,000 vehicles a day, going 35 mph or faster.

I would also point out that Queensgate is less then two blocks away. The area is already served by a minor arterial for through traffic. Additionally, entering Columbia Park Trail from this roadway will be difficult as oncoming traffic approaches from a hill and is difficult to see. I believe that vehicles will become backed up, trying to get onto Columbia Park Trail, if a high volume is allowed. I think this will also slow traffic on Columbia Park Trail, which is also a minor arterial. This may not be a problem until the road is connected to Keene.

If the road is not reclassified as a neighborhood route, I believe you will see a lot of six foot stone walls being built along the roadway. This will change the character of this area and what makes living in South Richland enjoyable.

Thank you  
John Jensen, 509-531-5489



## BENTON CLEAN AIR AGENCY

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December 3, 2013

Re: **EA 14-2013**

Rick Simon, Development Services Manager  
PO Box 190  
Richland, WA 99352

Applicant/Proponent:  
Fortunato Inc. c/o Darral Moore  
2810 W. Clearwater Ave. Ste. 201  
Kennewick, WA 99336

Dear Mr. Simon:

It has come to our attention that you are reviewing a proposal for the above named applicant. During the review of the Determination of Non-Significance, dust control measures were not listed under the proposed measures to reduce or control emissions to air. We would like to take this opportunity to provide information to insure that the applicant incorporates dust control measures into any upcoming construction activities.

The Benton Clean Air Agency strictly enforces the following Washington Administrative Codes within Benton County to minimize fugitive dust emissions:

WAC 173-400-040 General standards for maximum emissions.

(3) Fallout.

No person shall cause or permit the emission of particulate matter from any source to be deposited beyond the property under direct control of the owner(s) or operator(s) of the source in sufficient quantity to interfere unreasonably with the use and enjoyment of the property upon which the material is deposited.

(9) Fugitive dust sources.

(a) The owner or operator of a source of fugitive dust shall take reasonable precautions to prevent fugitive dust from becoming airborne and shall maintain and operate the source to minimize emissions.

The Benton Clean Air Agency would recommend the proponent submit a Fugitive Dust Control Plan for this project prior to any excavation/construction taking place. This would insure that the proponent has the ability and resources to control fugitive dust emissions as a result of clearing a large piece of vacant land.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Alex Sligar  
Inspector



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

**Description of Proposal:** Preliminary plat of Sundance Manor, S2013-101.  
Request to subdivide an approximately 13-acre parcel into 33 single family residential lots. The site is zoned single family residential (R1-10).

**Proponent:** Fortunato Inc. c/o Darral Moore, JUB Engineers, Inc.

**Location of Proposal:** Generally west of the Plat of Sundance Ridge & south of Columbia Park Trail & west of Heritage Hills Drive (see vicinity map).

**Lead Agency:** City of Richland

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

[ ] There is no comment for the DNS.

[XX] This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days from the date below. **Comments must be submitted by December 12, 2013.**

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

**Responsible Official** Rick Simon

**Position/Title** Development Services Manager

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

**Date** 11/27/13

**Signature**  \_\_\_\_\_

**Comments/Conditions**

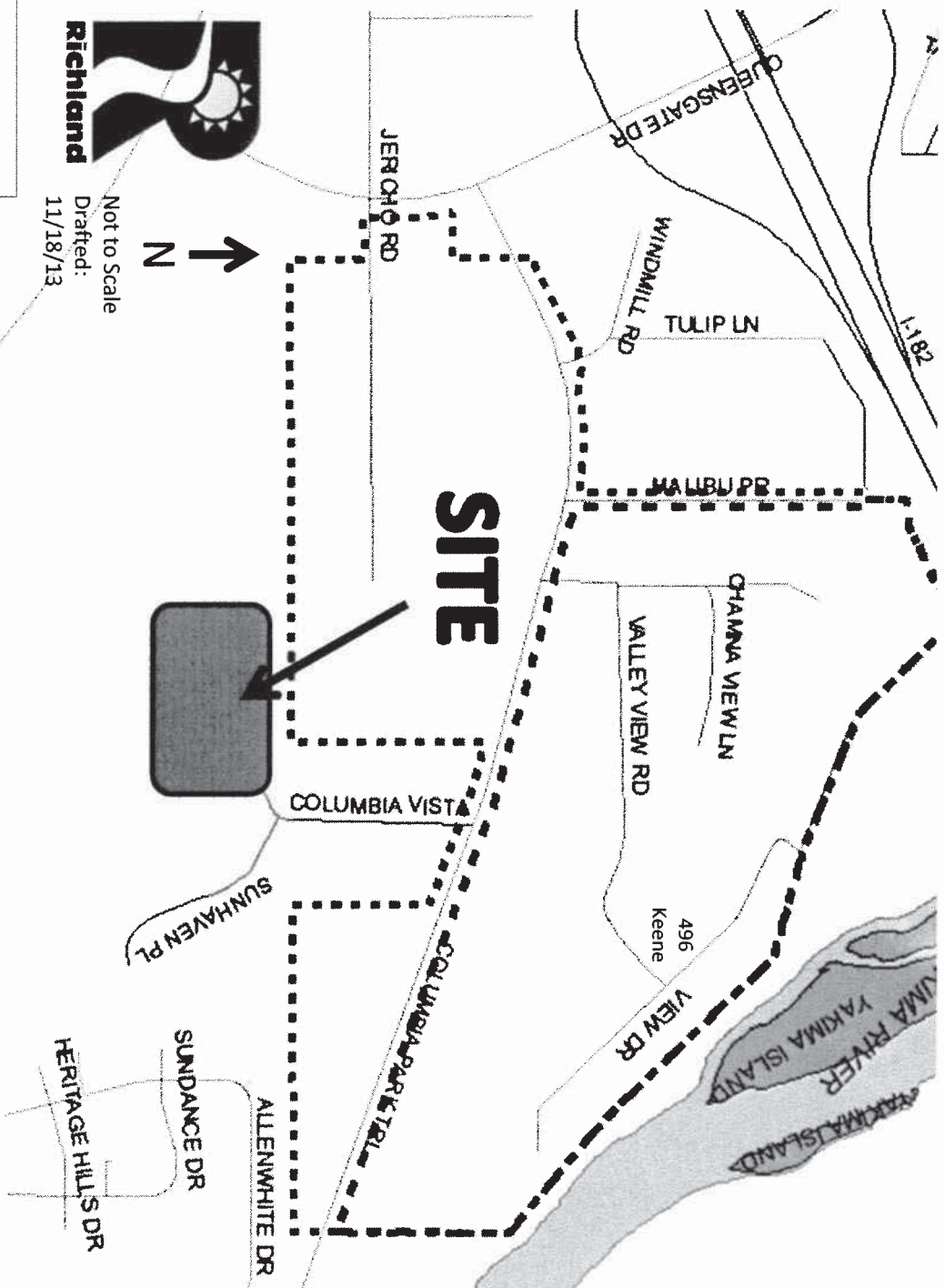
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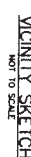
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N.W. 1/4 OF THE SE 1/4  
OF SECTION 22, T. 9 N., R. 28 E., W.M..  
CITY OF RICHLAND, BENTON COUNTY,  
WASHINGTON



508-948-1780  
**ZONE**  
 R-1-10 SINGLE FAMILY

LOTS  
NUMBER OF LOTS: 33  
NUMBER OF TRACTS: 1

CO. 342. 11/10/1914.  
TOTAL PLAT ACREAGE:

**UTILITIES**  
WATER: RICH AND  
POWER: RICH AND

REGISTRATION: BUREAU



Figure 1

SCALE 1" = 40'

BASES OF BEARING  
CITY OF RICHMOND COM

S.E. CORNER OF SECTION  
PNT/1813, ELEV. = 2660

TOPOGRAPHIC SURVEY

7325 W. 165th Ave

2A.DMC	0.2
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[illegible]

**TABLE 4.**  
THAT PORTION OF PARCEL  
RECORDED IN VOLUME 1 OF  
SOUTHEAST QUARTER OF S

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD AND IN VEST.



2325

MARSHED "AAD 38021"  
= FOUND 5/6" REBAR W/ YELLOW PLASTIC CAP  
MARKED "VIBRATION 14130"

SECRET	SECRET
TEST PIT	TEST PIT
EASSEMBLY	EASSEMBLY
EASSEMBLY	EASSEMBLY
PRIVATE BOARD	PRIVATE BOARD

---

- = FOUR
- = FOUR
- MAF005



STRATTON SURVEYING, INC.

KEENE, NH 03932  
(509) 735-7364  
FAX: (509) 735-6566

11/19/13	SAT. 1 OF
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**CITY OF RICHLAND**  
**COMMUNITY & DEVELOPMENT SERVICES**  
Current Planning PHONE 509/942-7794 FAX 509/942-7764  
**State Environmental Policy Act Checklist**

File Number:

EA14-2013

**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 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.

**Applicant Instructions**

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 answers, 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 any 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 reasonable 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.

<b>Part A • Background</b>			
Name of proposed project, if applicable: Sundance Manor			
Applicant's Name/Contact Person Fortunato Inc. c/o Darral Moore, JUB Engineers, Inc.			Phone 509-783-2144
Address 2810 W. Clearwater Avenue, ste 201	City Kennewick	State WA	Zip 99336



Date Checklist Prepared  
10-28-13

Agency Requesting Checklist  
City of Richland

Proposed timing or schedule (including phasing, if applicable)  
Spring 2014-Summer 2014

If you have future plans for additions, expansion, or further activity related to or connected with this proposal, please explain:

Extend off-site sanitary sewer to ~~the site off of Jericho Road which is located in the County.~~  
Sundance Estates.

List any environmental information you know about that has been prepared, directly related to this proposal:  
Initial review of possible wetland area located at SW corner of project.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? Yes ☐ No ☒ If yes, please explain:

Are you aware of any government approval or permits that will be needed for your proposal? Yes ☒ No ☐  
If known, please explain:

Pre-plat Approval, Right of Way Permits, Final Plat Approval, Building Permits

Give a brief description of your proposal, including the proposed uses and 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 need not list them now. 33

THE PROJECT WILL CREATE 33 RESIDENTIAL LOTS ON 13 ACRES. PROJECT WILL INCLUDE CONSTRUCTING PUBLIC AND PRIVATE ROADWAYS AND UNDERGROUND UTILITIES TO INCLUDE BUT NOT LIMITED TO SANITARY SEWER, DOMESTIC WATER, STORM DRAINAGE, STREET LIGHTING, ELECTRICAL POWER, TELEPHONE, CABLE TV AND IRRIGATION.

Ⓐ Revised lot cant on 11/20/13

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, section, township, and range, if known. If a proposal will 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 available. While you should submit any plans required by the agency, you are required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

SE 1/4, SEC 22, T 9N, R 28E

TAX PARCEL: 122984000003004 - See attached Pre-Plat Map

TO BE COMPLETED BY APPLICANT	For Agency Use Only
<b>Part B • Environmental Elements</b>	
<b>Earth</b>	
General description of the site (check one): Flat <input type="checkbox"/> Hilly <input checked="" type="checkbox"/> Mountainous <input type="checkbox"/> Rolling <input type="checkbox"/> Steep Slopes <input type="checkbox"/> Other:	Slopes NE to SW
What is the steepest slope on the site (approximate percent slope)? 16%	
What general types of soils are found on the site (for example, clay, gravel, muck, peat, sand)? Fine silty sands and rock	
If you know the classification of agricultural soils, specify them and note any prime farmland: Not known	Not Farmland
Are there surface indications or history of unstable soils in the immediate vicinity? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If so, describe:	
Describe the purpose, types, and approximate quantities of any filling or grading proposed, and indicate source of fill: <small>ON-SITE MATERIALS WILL BE USED FOR FILL FOR ROADWAYS. ANY GRADING WILL BE KEPT AT TO THE ABSOLUTE MINIMUM TO KEEP THE SITE IN ITS NATURAL STATE, INCLUDING THE NATURAL TOPO.</small>	
Could erosion occur as a result of clearing, construction, or use? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If so, generally describe: Yes, wind and water erosion could occur. Erosion control measures to be added during construction.	
Could erosion occur as a result of clearing, construction, or use: Yes <input type="checkbox"/> No <input type="checkbox"/> If so, generally describe:	
About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 35%	Note, Zoning allows 40% per lot for Structure lot coverage

Air	For Agency Use Only
<p>Check the types of emissions to the air that would result from the proposal during construction and when the project is completed: Automobile <input checked="" type="checkbox"/> Dust <input checked="" type="checkbox"/> Industrial Wood Smoke <input type="checkbox"/> Odors <input type="checkbox"/> If any, generally describe and give approximate quantities, if known.</p> <p>Dust during construction and general construction equipment emissions.</p>	<p>Auto &amp; yard equipment following construction.</p>
<p>Are there any off-site sources of emissions or odor that may affect your proposal? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If so, generally describe:</p>	
<p>Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>None</p>	
<p><b>Water</b></p>	
<p><b>Surface</b></p>	
<p>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)? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, describe type and provide names:</p> <p>A man-made irrigation overflow area is nearby.</p>	<p>Delineated on the plat map. See lots 19/20. will be shown as a buffer on Tract 1 as a plat condition.</p>
<p>If appropriate, state what stream or river it flows into:</p> <p>Yakima River</p>	
<p>Will the project require any work over, in, or adjacent to (within 200-feet) of the described waters? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please describe and attach available plans:</p> <p>Work will be adjacent to the man-made irrigation overflow area. Work to be performed includes constructing roadways, underground utilities and residential homes.</p>	<p>Delineated on Plat.</p>
<p>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, indicating the source of fill materials:</p> <p>None</p>	<p>will be buffered</p>
<p>Will the proposal require surface water withdrawals or diversions? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Give general description, purpose, and approximate quantities if known:</p>	





Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: Stormwater detention/treatment area to be designed in accordance with the SWMMEW.	For Agency Use Only
<b>Plants</b>	
Check the types of vegetation found on the site: Deciduous tree: alder <input type="checkbox"/> aspen <input type="checkbox"/> maple <input type="checkbox"/> other <input type="checkbox"/> (list)	
Evergreen tree: cedar <input type="checkbox"/> fir <input type="checkbox"/> pine <input type="checkbox"/> other <input type="checkbox"/> (list)	
Shrubs <input checked="" type="checkbox"/> grass <input type="checkbox"/> pasture <input type="checkbox"/> crop or grain <input type="checkbox"/> Sagebrush	
Wet soil plants: bulrush <input type="checkbox"/> buttercup <input type="checkbox"/> cattail <input type="checkbox"/> skunk cabbage <input type="checkbox"/> other <input type="checkbox"/> (list)	Cattails in the wetlands
Water plants: eelgrass <input type="checkbox"/> milfoil <input type="checkbox"/> water lily <input type="checkbox"/> other types of vegetation <input type="checkbox"/> (list)	
What kind and amount of vegetation will be removed or altered: Shrubs and grasses to be removed for roadway and residential construction.	
List threatened or endangered species known to be on or near the site: None known	
Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Development to minimize disturbance of existing vegetation and use of vegetation for arid climates.	
<b>Animals</b>	
Check any birds and animals which have been observed on or near the site or are known to be on or near the site: Birds: eagle <input checked="" type="checkbox"/> hawk <input type="checkbox"/> heron <input checked="" type="checkbox"/> songbirds <input type="checkbox"/> other <input type="checkbox"/> (list)	
Mammals: bear <input type="checkbox"/> beaver <input type="checkbox"/> deer <input type="checkbox"/> elk <input type="checkbox"/> other <input checked="" type="checkbox"/> (list) rabbits	
Fish: bass <input type="checkbox"/> herring <input type="checkbox"/> salmon <input type="checkbox"/> shellfish <input type="checkbox"/> trout <input type="checkbox"/> other <input type="checkbox"/> (list)	
List any threatened or endangered species known to be on or near the site: None known	None known in the wetland
Is the site part of a migration route? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If so, explain: This general area of the Columbia River is considered to be part of the Pacific fly way migration route	
Proposed measures to preserve or enhance wildlife, if any: Minimize impact to existing vegetation	See buffer area

Energy and Natural Resources	For Agency Use Only
<p>What type(s) of energy will be used to meet the completed project's energy needs: Electrical <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Oil <input type="checkbox"/> Solar <input checked="" type="checkbox"/> Wood Stove <input type="checkbox"/></p> <p>Describe whether it will be used for heating, manufacturing, etc.</p> <p>Heating</p>	<p>And Cooling</p>
<p>Would your project affect the potential use of solar energy by adjacent properties? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If so, generally describe:</p>	
<p>What kind(s) of energy conservation features are included in the plans of this proposal?</p> <p>Residential development to meet state requirements for energy use</p>	
<p>List other proposed measures to reduce or control energy impacts, if any:</p> <p>None</p>	
<p><b>Environmental Health</b></p>	
<p>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? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, describe:</p>	
<p>Describe special emergency services that may be required:</p> <p>Only those provided by City services</p>	
<p>Proposed measures to reduce or control environmental health hazards, if any:</p> <p>None</p>	
<p><b>Noise</b></p>	
<p>What types of noise exist in the area that may affect your project (for example: traffic, equipment, operations, other?):</p> <p>None</p>	

<p>What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)?</p> <p>Short term construction noise will occur during normal work hours. Long term vehicular traffic noise associated with the development. Rock crushing equipment to process on-site rock for the development of the project.</p>	<p><b>For Agency Use Only</b></p> <p>An air quality permit will be required by the Benton Clean air agency.</p> <p>Per City Code</p> <p>Noise &amp; dust control will be mitigated Per city ordinances</p> <p>R1-10 to a portion of the North &amp; East R1-12 to South &amp; Unincorporated Benton County to Majority of the North boundary</p> <p>✓ Low-density</p>
<p>Indicate the hours noise would come from the site:</p> <p>CONSTRUCTION HOURS OF OPERATION WILL BE FROM 7:30 - 5:00 MONDAY THROUGH SATURDAY.</p>	
<p>Proposed measures to reduce or control noise impacts, if any:</p> <p>WHEN THE EQUIPMENT IS BE UTILIZE TO CRUSH ROCK TO DEVELOP THE SITE, IT WILL BE LOCATED IN THE LOWEST PART OF THE SITE WHICH IS BANKED BY NATURAL TOPO. THE TEMPORARY ROCK CRUSHING SHOULD TAKE APPROXIMATELY 50 TOTAL DAYS.</p>	
<p><b>Land and Shoreline Use</b></p>	
<p>What is the current use of the site and adjacent properties?</p> <p>Residential</p>	
<p>Has the site been used for agriculture? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If so, describe:</p>	
<p>Describe any structures on the site:</p> <p>None</p>	
<p>Will any structure(s) be demolished ? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If so, what?</p>	
<p>What is the current zoning classification at the site?</p> <p>R-1-10 SINGLE FAMILY RESIDENTIAL</p>	
<p>What is the current comprehensive plan designation of the site?</p> <p>Residential</p>	
<p>If applicable, what is the current shoreline master program designation of the site?</p> <p>NA</p>	
<p>Has any part of the site been classified as an "environmentally sensitive area"? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> If so, please specify:</p> <p>A small portion of the SW corner of the site (lot 17 as shown on pre-plat map) would be set aside for a wetland and buffer area. This is also located in the BPA easement area.</p>	

Approximately how many people would reside or work in the completed project? <del>80-100</del> 100-120	<b>For Agency Use Only</b> Based on 33 Lots  N/A  Correct       None Eliminated So N/A    Zoning allows for 30-Foot    undeveloped lot & no adjacent homes to west & south
Approximately how many people would the completed project displace? None	
Proposed measures to avoid or reduce displacement impacts, if any: None	
Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The proposed use complies with the intent of the zoning and land use designation	
<b>Housing</b>	
Approximately how many units would be provided, if any? <del>22</del> 33 Check the type of housing: High <input checked="" type="checkbox"/> Middle <input type="checkbox"/> Low-income <input type="checkbox"/>	
Approximately how many housing units, if any, would be eliminated? None	
Check the type of housing: High <input checked="" type="checkbox"/> Middle <input type="checkbox"/> Low-income <input type="checkbox"/>	
Proposed measures to reduce or control housing impacts, if any: None	
<b>Aesthetics</b>	
What is the tallest height of any proposed structure(s), not including antennas? 25-ft	
What is the principal exterior building material(s) proposed? Standard residential construction materials	
What views, in the immediate vicinity, would be altered or obstructed? None anticipated	
Proposed measures to reduce or control aesthetic impacts, if any: None	

<b>Light and Glare</b>	<b>For Agency Use Only</b>
What type of light or glare will the proposal produce? Residential lighting meeting City code requirements	
What time of day would it mainly occur? Daily	✓
Could light or glare from the finished project be a safety hazard or interfere with views? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
What existing off-site sources of light or glare may affect your proposal? None	
Proposed measures to reduce or control light and glare impacts, if any: None	
<b>Recreation</b>	
What designated and informal recreational opportunities are in the immediate vicinity? None	Badger Mountain Park is located 1 mile SE of the site.
Would the proposed project displace any existing recreational uses? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If so, describe:	
Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None	Parks & Recreation Mitigation fees will be assessed per lot at the time of construction of the homes
<b>Historic and Cultural Preservation</b>	
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? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If so, generally describe:	None known
Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site: None known	
Proposed measure to reduce or control impacts, if any: None	

Transportation	For Agency Use Only
Identify public streets and highways serving the site: Columbia Park Trail	
Describe proposed access to the exiting street system. Show on site plans, if any. New public and private roadways to be constructed.	New Right-of-Way will be dedicated & also private streets will be constructed on the site.
Is site currently served by public transit? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If no, what is the approximate distance to the nearest transit stop?	
How many parking spaces would the completed project have? None	
How many parking spaces would the project eliminate? None	Each home will have space for no less than 2 vehicles
Will the proposal require any new roads, streets, or improvements to existing roads or streets, not including driveways? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If so, generally describe: Construct new public/private roadway to service the site.	
Will the new roads, streets, or improvements to existing roads or streets, not including driveways be: Public <input checked="" type="checkbox"/> Private <input checked="" type="checkbox"/>	
Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If so, generally describe:	
How many vehicle trips, per day, would be generated by the completed project? Approximately 120	→ 330 TRIPS Based on research from the Institute of Transportation Engineers, detached single family dwellings generate on average 10 trips/day per residence.
If known, indicate when peak volumes would occur: Not known	
Proposed measures to reduce or control transportation impacts, if any: Construct public and private roadways.	✓




Public Services	For Agency Use Only
<p>Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, or other)? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If so, generally describe: Only those services currently provided by the City</p>	
<p>Proposed measures to reduce or control direct impacts on public services, if any: None</p>	
<p><b>Utilities</b></p>	
<p>Check utilities currently available at the site: Electricity <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Phone <input checked="" type="checkbox"/> Refuse Service <input checked="" type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> Septic System <input type="checkbox"/> Water <input checked="" type="checkbox"/></p>	<p>New utilities will be constructed on the site</p>
<p>Check the utilities that are proposed for the project, and list the utility providing the service:</p>	
<p>Electricity <input checked="" type="checkbox"/> City of Richland Energy Services</p>	
<p>Gas <input checked="" type="checkbox"/> Cascade Natural Gas</p>	
<p>Other <input checked="" type="checkbox"/> Charter Cable, Badger Mountain Irrigation</p>	
<p>Phone <input checked="" type="checkbox"/> Frontier</p>	
<p>Refuse Service <input checked="" type="checkbox"/> City of Richland</p>	
<p>Sanitary Sewer <input checked="" type="checkbox"/> City of Richland</p>	
<p>Septic System <input type="checkbox"/></p>	
<p>Water <input checked="" type="checkbox"/> City of Richland</p>	<p>N/A</p>
<p>Describe the general construction activities on the site or in the immediate vicinity which may be needed: Install underground utilities to service the proposed development</p>	



Part C - Signature

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

SIGNATURE

A handwritten signature in black ink, consisting of a stylized 'M' followed by a series of loops and a long horizontal stroke.

DATE SUBMITTED

10-30-13



## Council Agenda Coversheet

Council Date: 01/07/2014

Category: Consent Calendar

Agenda Item: C6

Key Element: Key 2 - Infrastructure & Facilities

Subject: RESOLUTION NO. 05-14, FINAL PLAT OF SKYLINE MEADOWS PHASE FOUR

Department: Community and Development Services

Ordinance/Resolution: 05-14

Reference:

Document Type: Plat

**Recommended Motion:**

Adopt Resolution No. 05-14, approving the final plat of Skyline Meadows Phase 4.

**Summary:**

The two lot final plat is located on the northwest corner of Sky Meadow Avenue and the recently completed extension of Baum Street. The lots are served by power, water, sewer, irrigation and communications services. Electrical service to the two lots is currently under construction and will be completed or the work bonded prior to the recording of the plat. All other frontage improvements and infrastructure have been constructed and meets City standards.

Fiscal Impact?

☒ Yes ☐ No

As with all new construction, the two future homes will add to the City's tax base, but will also require City services.

**Attachments:**

- 1) RES 05-14 Approval of Final Plat
- 2) Plat of Skyline Meadows TAC Conditions 7-15-98
- 3) Vicinity Map
- 4) Plat of Skyline Meadows Phase 4

City Manager Approved:

Hopkins, Marcia  
Jan 02, 11:50:23 GMT-0800 2014

## RESOLUTION NO. 05-14

A RESOLUTION of the City of Richland, approving the final plat of Skyline Meadows Phase Four subject to the conditions of approval of the Technical Advisory Committee Report S98-100, adopting the findings of the Richland Planning Commission as the findings of the City Council.

WHEREAS, on July 15, 1998, the Planning Commission held an open record public hearing to consider the preliminary plat application of the Skyline Meadows Subdivision as submitted by MBM Associates; and

WHEREAS, the Planning Commission recommended to the City Council that it conditionally approve the preliminary plat of Skyline Meadows; and

WHEREAS, the City Council held a closed record hearing on the proposed Skyline Meadows preliminary plat application to consider the recommendation of the Planning Commission and approved the preliminary plat request; and

WHEREAS, phases one, two and three have been previously developed and accepted by the City Council as final plat phases and recorded as legal lots of record in accordance with the approved preliminary plat of Skyline Meadows on May 3, 2000, May 15, 2001 and July 14, 2008 respectively; and

WHEREAS, the final plat application for Skyline Meadows Phase Four consisting of two lots has been constructed in accordance with the approved preliminary plat and consistent with previously-approved final plat phases one, two and three;

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Richland hereby approves the final plat of Skyline Meadows Phase Four, a copy of which is attached and incorporated herein by reference, subject to the conditions of approval contained in the Technical Advisory Committee Report S98-100, dated July 15, 1998.

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 7th day of January, 2014.

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DAVID ROSE  
Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney

**RICHLAND PHYSICAL PLANNING COMMISSION  
TECHNICAL ADVISORY COMMITTEE REPORT (S98-100)  
July 15, 1998**

**APPLICANT:** MBM ASSOCIATES

**REQUEST:** PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 52 ACRE PARCEL INTO 112 LOTS AND TWO TRACTS (SKYLINE MEADOWS).

**ENGINEER:** SCM CONSULTANTS, INC.

**LOCATION:** AN APPROXIMATELY 52 ACRE PARCEL LOCATED ON THE SOUTH SIDE OF GAGE BOULEVARD, NORTH OF ORCHARD HILLS NO. 4, AND WEST OF THE ORCHARDS FOUR AND FIVE.

**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 shall be provided prior to combustible construction. Hydrants and blue reflective hydrant markers shall be installed at locations approved by the Fire and Emergency Services Department.  
  
Shrubs and similar landscape material shall not be installed within 3 feet of any hydrant, nor shall any plant which grows higher than 12 inches be installed within 5 feet. Trees shall be located at least 10 feet from any hydrant.
2. Prior to or concurrent with Phase 2 construction, secondary emergency vehicle access shall be provided in accordance with the requirements of the Fire and Emergency Services Department.
3. At each phase of development, any stubbed streets deeper than one lot shall be constructed with City standard temporary turnarounds for emergency and refuse vehicle use in accordance with specifications of the Civil and Environmental Engineering Division.

**PHYSICAL PLANNING COMMISSION - TECHNICAL ADVISORY COMMITTEE**  
**REPORT - MBM ASSOCIATES (S98-100) - PAGE 2**

4. Parking shall be restricted to one side of the street on the proposed private drive in Phase 9 to allow for a minimum of 20 feet of unobstructed width for emergency vehicle access.
5. An irrigation system shall be designed and installed to the specifications of the Kennewick Irrigation District.
6. Utility lines, easements and equipment shall be sized and located to the specifications of the various utility departments or companies providing services to the subdivision.
7. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, natural gas, and irrigation system shall be approved by the Richland Civil and Environmental Engineering Manager and shall be consistent with the requirements of the responsible departments or companies.
8. Development shall be subject to the conclusions and recommendations of the Geologic Hazard Evaluation Report prepared by STRATA , Inc. dated July 2, 1998. Additionally, the following note shall be included on final plats involving the following lots: Lots 1 through 3, Block 1 and Lot 1, Block Two of Phase 1; Lots 7 through 13, Block 2 of Phase 2; Lots 20 through 24, Block 2 of Phase 4; and, Lots 9 through 13, Block 4 of Phase 9.

**NOTE: PRIOR TO ISSUANCE OF BUILDING PERMITS FOR LOT(S) \_\_\_\_, ENGINEERED FOOTING AND FOUNDATION PLANS SHALL BE REQUIRED, UNLESS THIS REQUIREMENT IS WAIVED BY THE CITY OF RICHLAND BUILDING OFFICIAL.**

9. Uncertainty exists as to the exact location of the zoning district (Multiple Family Residential R-3 and Medium Density Single Family Residential R-1M) boundaries in relation to the proposed lots in the plat. Pursuant to Richland Municipal Code Section 23.08.050(6) it is recognized that the proposed Tract A and Lots 1-4 of Block 1 Phase 1 are zoned Multiple Family Residential (R-3) and the remainder of the proposed preliminary plat is zoned Medium Density Single Family Residential (R-1M).
10. Prior to any final plat approval, fees in lieu of park land dedication shall be paid in compliance with RMC Chapter 22.12.

**PHYSICAL PLANNING COMMISSION - TECHNICAL ADVISORY COMMITTEE**  
**REPORT - MBM ASSOCIATES (S98-100) - PAGE 3**

11. Street names and addresses shall be finalized at time of final plat submittal and review. Street naming and addressing shall be in conformance to RMC Chapter 12.01.
12. Preliminary plat approval is subject to all conditions of approval set forth in the attached memorandum from Cliff Moss, Civil Engineer II dated July 13, 1998.

**MEMORANDUM*****ENGINEERING AND UTILITY SERVICES  
CIVIL AND ENVIRONMENTAL ENGINEERING***

TO: JEFF ROLPH  
SENIOR PLANNER

FROM: CLIFF MOSS *CM*  
CIVIL ENGINEER II

DATE: JULY 13, 1998

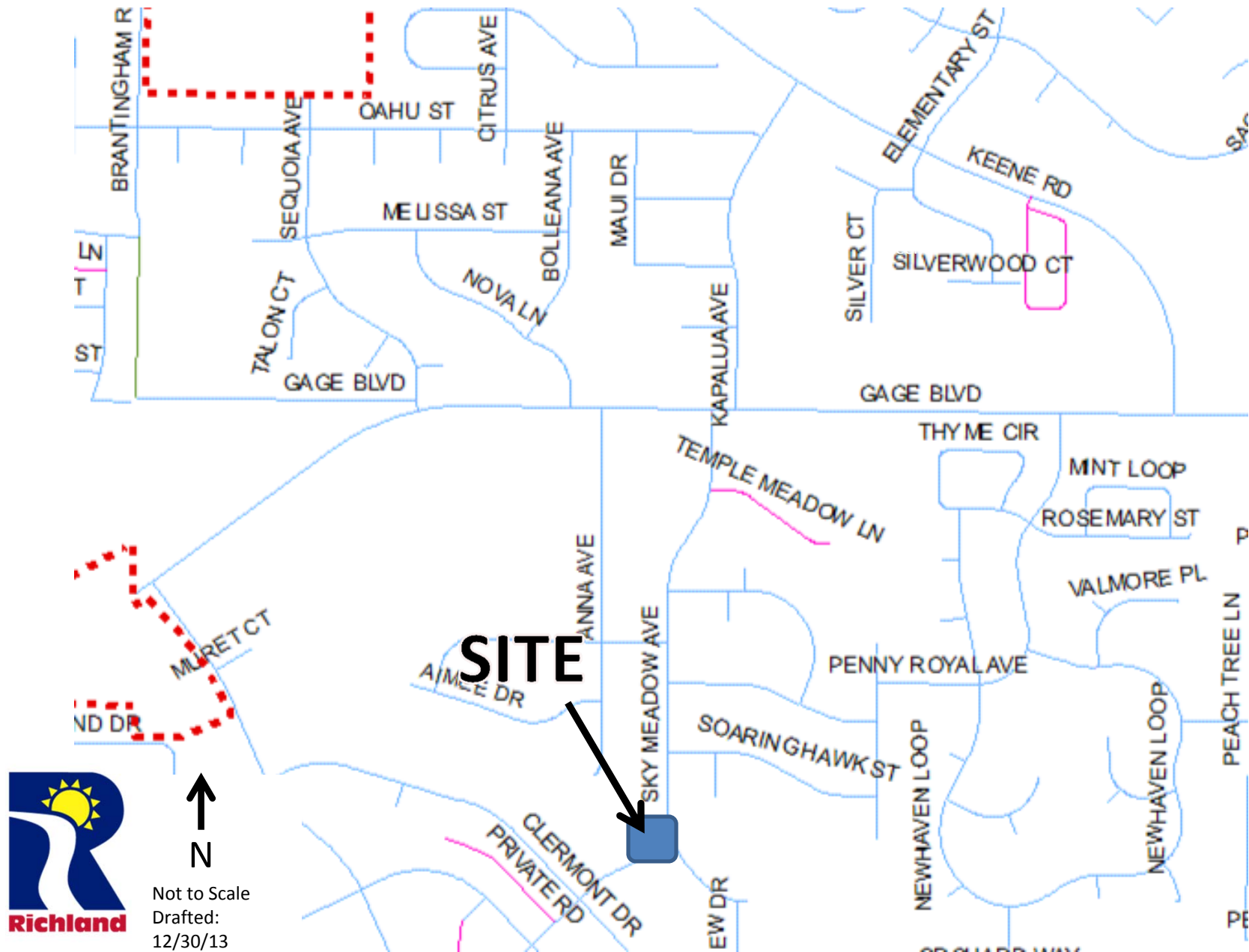
SUBJECT: PRELIMINARY PLAT APPLICATION (S98-100) - SKYLINE MEADOWS  
TECHNICAL ADVISORY COMMITTEE COMMENTS

1. All final plans for public improvements shall be submitted on a 24" x 36" format. 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 by the City.
2. A storm sewer system shall be designed to contain a 25-year frequency storm. The applicant's design shall provide runoff protection to downstream property owners. The project will require detailed erosion control plans.
3. 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. 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.
  - E. A composite utility plan shall be included in the final plan set.
  - F. A detailed grading plan shall be included in the final plan set.
  - G. 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.
  - H. 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.
  - I. All public improvements shall comply with the State of Washington and City of Richland requirements and codes.



- J. All cul-de-sacs shall have a minimum radius of 45 feet to the face of curb to allow for adequate turning radius.
  - K. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
  - L. The final plans shall identify locations for street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes.
- 4. 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 of survey with the City.
  - 5. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, water, storm drainage, electrical, street lighting and irrigation systems for the entire project prior to submitting plans for the first phase to assure constructability of the entire project.
  - 6. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555."
  - 7. The Civil and Environmental Engineering Department would support a deviation from Section 24.16.090 of the subdivision code to allow the two short cul-de-sacs shown on Panoramic Street to be offset by approximately seventy (70) feet.
  - 8. A City standard concrete driveway approach shall be constructed at each end of the proposed private drive where access is provided to the public street.
  - 9. The road layout shall be revised to provide for a collector road to cross the Kennewick Irrigation District canal at the southwesterly corner of the site in accordance with the South Richland Road Collector System (see attached exhibit map). The road shall be designed to match Baum Street as shown on the approved preliminary plat of Crested Hills (formerly known as Meadow Hills No. 2).
  - 10. The collector road to the Kennewick Irrigation District canal shall be constructed in conjunction with the development of Phase 9.
  - 11. The public road right-of-way to the Kennewick Irrigation District canal and the connection to Green View Drive shall be dedicated with the completion of Phase 6. The City shall be allowed to construct the public roads to the Kennewick Irrigation District canal and the connection to Green View Drive at any time after the completion of Phase 6 if the City determines that these roads need to be constructed prior to the development of Phase 9 in order to improve traffic flows in the area.
  - 12. City standard temporary turnarounds shall be constructed at the ends of all dead end streets that are created by constructing the infrastructure in phases.

## VICINITY MAP — Final Plat of Skyline Meadows Phase 4



SKYLINE MEADOWS PHASE FOUR  
SEC.35, T.9N., R.28E., W.M.,  
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

LEGAL DESCRIPTION

ALL THAT PORTION OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 28 EAST, OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE SOUTH 88°27'37" EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 2702.79 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 01°31'55" WEST A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF GAGE BOULEVARD; THENCE NORTH 88°27'37" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 55.43 FEET TO THE NORTHEAST CORNER OF THE PLAT OF TEMPLE MEADOWS AS RECORDED IN VOLUME 15 OF PLATS, PAGE 216, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 00°55'13" WEST ALONG THE EAST LINE OF SAID PLAT A DISTANCE OF 290.00 FEET; THENCE SOUTH 88°27'19" EAST ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 140.00 FEET; THENCE SOUTH 60°07'07" EAST A DISTANCE OF 273.72 FEET; THENCE CONTINUING ALONG SAID PLAT SOUTH 00°55'16" WEST A DISTANCE OF 316.11 FEET TO A POINT ON THE NORTHEASTLY LINE OF THE PLAT OF SKYLINE MEADOWS PHASE TWO AS RECORDED IN VOLUME 15 OF PLATS, PAGE 134, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 37°20'42" EAST ALONG SAID LINE A DISTANCE OF 122.19 FEET; THENCE SOUTH 88°28'05" EAST A DISTANCE OF 274.23 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF SKYLINE MEADOWS PHASE TWO AND BEING A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00°59'16" WEST ALONG SAID EAST LINE OF SAID SECTIONAL LINE AND THE EAST LINE OF SAID PLAT OF SKYLINE MEADOWS PHASE TWO A DISTANCE OF 637.00 FEET; THENCE NORTH 89°10'46" WEST A DISTANCE OF 0.34 FEET TO THE WEST BOUNDARY LINE OF THE PLAT OF THE ORCHARDS FOUR AS RECORDED IN VOLUME 15 OF PLATS, PAGE 83, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 89°10'46" WEST ALONG THE NORTH BOUNDARY LINE OF SKYLINE MEADOWS, PHASE THREE AS RECORDED IN VOLUME 15 OF PLATS, PAGE 364, AND THE SOUTH BOUNDARY LINE OF SAID SKYLINE MEADOWS, PHASE TWO A DISTANCE OF 316.04 FEET; THENCE CONTINUING ALONG SAID PLAT BOUNDARIES NORTH 72°17'58" WEST A DISTANCE OF 58.40 FEET; THENCE NORTH 60°36'01" WEST A DISTANCE OF 225.88 FEET; THENCE NORTH 70°10'04" WEST A DISTANCE OF 141.49 FEET; THENCE NORTH 87°59'05" WEST A DISTANCE OF 314.66 FEET TO THE EAST RIGHT OF WAY MARGIN OF SKY MEADOW AVENUE; THENCE SOUTH 00°55'13" WEST ALONG SAID EAST MARTIN A DISTANCE OF 13.33 FEET; THENCE CONTINUING ALONG SAID PLAT BOUNDARIES NORTH 88°27'18" WEST A DISTANCE OF 169.19 FEET TO THE NORTHWEST PLAT CORNER OF SAID PHASE THREE AND THE SOUTHWEST PLAT CORNER OF SAID PHASE TWO AND BEING ON THE EAST BOUNDARY LINE OF COUNTRY VIEW ESTATES, PHASE ONE AS RECORDED IN VOLUME 15 OF PLATS, PAGE 87; THENCE LEAVING SAID PLAT BOUNDARY OF PHASE TWO, SOUTH 00°55'11" WEST ALONG THE WEST BOUNDARY LINE OF SAID PHASE THREE AND THE EAST BOUNDARY LINE OF SAID COUNTRY VIEW ESTATES, PHASE ONE A DISTANCE OF 321.00 FEET TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 1 OF SAID SKYLINE MEADOWS, PHASE THREE AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°04'47" EAST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 115.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND BEING ON THE WEST RIGHT OF WAY MARGIN OF SAID SKYLINE MEADOW AVENUE; THENCE SOUTH 00°55'13" WEST ALONG SAID WEST MARGIN A DISTANCE OF 99.40 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°46'39", A RADIUS OF 300.00 FEET AND AN ARC DISTANCE OF 82.61 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 79°56'46", A RADIUS OF 20.00 FEET AND AN ARC DISTANCE OF 27.91 FEET TO A POINT OF TANGENT AND BEING ON THE NORTHERLY RIGHT OF WAY MARGIN OF SAID MARTIN STREET; THENCE SOUTH 89°02'20" WEST ALONG SAID NORTHERLY MARGIN A DISTANCE OF 128.81 FEET TO A POINT ON THE NORTHEASTLY RIGHT OF WAY MARGIN OF THE KENNEWICK EAST BADGER LATERAL AND BEING THE SOUTHEAST BOUNDARY CORNER OF SAID COUNTRY VIEW ESTATES, PHASE ONE; THENCE NORTH 00°55'11" EAST ALONG SAID EAST PLAT BOUNDARY LINE OF SAID COUNTRY VIEW ESTATES, PHASE ONE A DISTANCE OF 280.53 FEET TO THE TRUE POINT OF BEGINNING.

DEDICATION

I, JOHN W. MEYER, PRESIDENT M.B.M. ASSOCIATES, CERTIFY THAT I AM THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON AND THAT I CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN HEREON AND THE STREETS AND UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC AND THAT SAID SUBDIVISION SHALL HEREINAFTER BE DESIGNATED BY THE NAME "SKYLINE MEADOWS PHASE FOUR".

JOHN W. MEYER, PRESIDENT M.B.M. ASSOCIATES

ACKNOWLEDGMENT

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

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
JOHN W. MEYER SIGNED THIS INSTRUMENT, ON OATH STATED  
THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS  
THE OFFICER/TRUSTEE OF M.B.M. ASSOCIATES TO BE THE FREE AND VOLUNTARY ACT  
OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

TITLE: \_\_\_\_\_

MY APPOINTMENT EXPIRES: \_\_\_\_\_

IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS ON THIS PLAT, SKYLINE MEADOWS, PHASE FOUR ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF R.C.W. 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20\_\_\_\_, A.D.

KENNEWICK IRRIGATION DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

APPROVALS

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

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

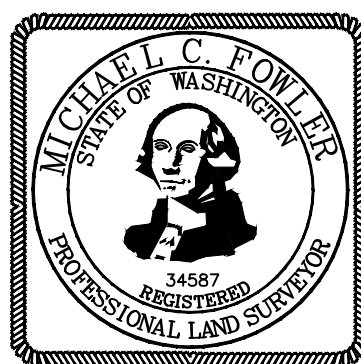
CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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

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

SURVEYOR'S CERTIFICATION

"I, MICHAEL C. FOWLER, A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON, (REG.#34587) HEREBY CERTIFY THAT THE PLAT OF SKYLINE MEADOWS, PHASE THREE, 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 \_\_\_\_\_

RECORDING 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 BILL MEYER.

BENTON COUNTY AUDITOR \_\_\_\_\_ FEE NUMBER \_\_\_\_\_

RECORD SURVEY NUMBER \_\_\_\_\_

Curve Table				
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.
C1	114.57	273.00	24°02'41"	S11°06'07"E
C2	75.01	300.00	14°19'34"	S7°41'39"E
C3	27.91	20.00	79°56'46"	S25°06'57"W
C4	7.60	300.00	1°27'06"	S0°11'41"W

NOTES

- BASIS OF BEARINGS: THE NORTH LINE OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON.
- ⊙ = MONUMENTS TO BE SET UPON ROAD CONSTRUCTION COMPLETION.
- = SET 5/8" REBAR W/YELLOW PLASTIC CAP STAMPED "RSI MCF 34587".
- = FOUND 5/8" REBAR.
- (R) = RECORD (M) = MEASURED
- (X) = BLOCK NUMBER
- "SLOPES FOR PERMANENT FILLS SHALL NOT BE STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50%); CUT SLOPES FOR PERMANENT EXCAVATIONS SHALL NOT BE STEEPER THAN 1 UNIT IN 2 UNITS HORIZONTAL (50% SLOPE) UNLESS SUBSTANTIATING DATA JUSTIFYING STEEPER CUT SLOPES ARE SUBMITTED. DEVIATION FROM THE FOREGOING LIMITATIONS FOR CUT SLOPES SHALL BE PERMITTED ONLY WITH THE PRESENTATION OF A SOIL INVESTIGATION REPORT ACCEPTABLE TO THE BUILDING OFFICIAL."
- THE EAST BOUNDARY LINE OF THE PLAT OF SKYLINE MEADOWS NO. 3 IS A SECTION SUBDIVISION LINE. IT WAS DISCOVERED IN THE COURSE OF THIS SURVEY THAT THE PLAT OF "THE ORCHARDS NO. FOUR" OVERLAPS THIS LINE BY APPROXIMATELY 0.34 FOOT. THE OWNERS OF THE SUBJECT PROPERTY OF THIS SURVEY HAVE ELECTED TO ACQUIESCE TO SAID PLAT BOUNDARY SO AS NOT TO CREATE AN OVERLAP OR ANY FUTURE ENCROACHMENTS. THIS SURVEY HELD FOUND CORNERS TO DETERMINE THIS LINE AS SHOWN (A).
- ALL LANDSCAPED AREAS WITHIN THE PLAT THAT ARE IN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN.
- SKY MEADOW AVENUE AND BAUM STREET ARE CLASSIFIED AS NEIGHBORHOOD COLLECTOR STREETS, AS IDENTIFIED IN THE CITY'S STREET FUNCTIONAL CLASSIFICATION MAP.
- PARK FEES SHALL BE PAID BY THE PROPERTY OWNER IN CONFORMANCE WITH THE PROVISIONS OF RICHLAND MUNICIPAL CODE CHAPTER 22.12 AT THE TIME OF BUILDING PERMIT ISSUANCE FOR THE CONSTRUCTION OF A HOME ON ANY LOT WITHIN THIS SUBDIVISION.
- ADDRESS AS SHOWN IN THE BRACKETS [ ] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND. ZIP CODE: 99352.



## Council Agenda Coversheet

Council Date: 01/07/2014

Category: Consent Calendar

Agenda Item: C7

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: RES NO. 06-14, APPOINTMENTS TO THE HOUSING AND COMMUNITY DEVELOPMENT ADVISORY COMM.

Department: City Attorney

Ordinance/Resolution: 06-14

Reference:

Document Type: Resolution

### Recommended Motion:

Adopt Resolution No. 06-14, appointing Barry Long and reappointing Anthony Vader to the Housing and Community Development Advisory Committee (HCDAC) to Position Nos 1 and 5 respectively.

### Summary:

The term for Position Nos. 1 (previously held by Arno Illig), 3 (previously held by Erin Davis) and 5 (held by Anthony [Tony] Vader) expired December 31, 2013. The new term for these positions are until December 31, 2016. Also, Position No. 2 is vacant due to the recent resignation of Aaron Lambert and its unexpired term is until December 31, 2014.

HCDAC Chair Nordgren is recommending the appointment of Barry Long to Position No. 1 and the reappointment of Tony Vader to Position No. 5.

No other applications were received for the current vacancies. Therefore, the posting for the remaining two vacant positions will remain open until filled.

Fiscal Impact?

☐ Yes ☒ No

### Attachments:

- 1) Proposed Resolution
- 2) Recommendation and Applications

City Manager Approved:

ECM Admin  
Jan 02, 16:22:35 GMT-0800 2014

RESOLUTION NO. 06-14

A RESOLUTION of the City of Richland confirming the position appointment of Barry Long and reappointment of Anthony (Tony) Vader to the Housing and Community Development Advisory Committee.

BE IT RESOLVED by the City Council of the City of Richland that the following position appointment and reappointment to the Housing and Community Development Advisory Committee are hereby confirmed:

<u>NAME</u>	<u>ADDRESS</u>	<u>POSITION NO.</u>	<u>TERM ENDING</u>
<u>Appointment</u> Barry Long	463 Anthony Dr.	1	12/31/16
<u>Reappointment</u> Anthony (Tony) Vader	1028 Sunstone Ct.	5	12/31/16

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 7<sup>th</sup> day of January, 2014.

\_\_\_\_\_  
DAVID ROSE  
Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:

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

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

**Barham, Debby**

---

**From:** richard nordgren <pstrfaster@hotmail.com>  
**Sent:** Monday, December 30, 2013 7:22 PM  
**To:** Barham, Debby  
**Cc:** Bykonen, Pamela  
**Subject:** HCDAC membership recommendations

Hi Debby,

Two applicants for vacancies on the Housing and Community Developments Advisory Committee were interviewed today. I want to recommend to Council the re-appointment of Anthony Vader and the appointment of Barry Long to the Committee. They will each serve a three year term.

Have a happy new year and thanks,

Richard Nordgren



# Board Application Form

RECEIVED

NOV 21 2013

RICHLAND CITY CLERK

Select the Board, Commission or Committee applying for:\*

Housing and Community Development Advisory Committee

## Personal Information

First Name\*

Barry

Last Name\*

Long

Street Address\*

463 Anthony Drive

City\*

Richland

State\*

WA

Zip\*

99352

Length of Residency in  
the City of Richland\*

13 years

Email:\*

[barry@everstarrealty.com](mailto:barry@everstarrealty.com)

Contact Phone:\*

509-308-1141

Alternate Phone:

509-735-4042

Occupation:\*

Real Estate Broker

Education: \*

High School Graduate Hanford High School Richland 1979

Experience Applicable to the City Board, Commission or Committee to which you are applying\*

I am a real estate broker with 7 years experience both in residential sales and in commercial sales & leasing

Are you currently serving  
on a Board, Commission  
or Committee\*

( ) Yes

(X) No

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

( ) Yes

(X) No

Are you a City of Richland Employee?\*

Per Richland Municipal Code Section 2.28.520, no employee, during his or her term of service in City employment, shall be eligible, or be appointed, to serve on any City board, committee or commission performing an advisory function to the City Council.

( ) Yes

(X) No

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

[X] I accept

A resume is required to complete the application.\*

Uploaded: Resume.pdf

**BARRY E LONG**  
463 Anthony Drive  
Richland, WA. 99352  
Cell: (509) 308-1141  
Email: barry@everstarrealty.com

---

#### OBJECTIVE

I am interested in serving on the City Of Richland Housing and Community Advisory Committee

#### WORK HISTORY

*Nov 2008* **Real Estate Broker**  
*to* *Everstar Realty*  
*Present* *Kennewick, WA. 99336*

Seller & Buyer representation for residential and commercial real estate.  
Sales & Leasing

- Residential Home Sales
- New Construction
- Subdivisions
- Land Sales
- Commercial Purchase
- Commercial Sales
- Commercial Leasing

*May 2006* **Real Estate Agent**  
*to* *Windermere*  
*Nov 2008* *Richland, Wa. 99352*

Sold residential and commercial real estate in Benton, Franklin, and Walla Walla Counties. Representing both sellers & buyers

- Resale homes
- New Construction
- Subdivisions
- Land Sales
- Buyer Representation
- Seller Representation

#### EDUCATION

*Sep 1979* **Columbia Basin College**  
*to* *Pasco, Wa 99301*  
*Jun 1980* *None*

*Nov 1975* **Hanford High School**  
*to* *Richland, WA 99352*  
*Jun 1979* *High School Degree*

#### MEMBERSHIPS

National Association Of Realtors  
Washington Association Of Realtors  
Tri-Cities Association Of Realtors

#### REFERENCES

Gayle Stack Everstar Realty (509) 735-4042  
Steve Sutter (509) 438-0593  
Tom Coyne Sterling Bank (509) 783-7300  
Dylan Strait Stewart Title (509) 783-8300





# APPLICATION FORM

## BOARD ~ COMMISSION ~ COMMITTEE

BOARD/COMMISSION/COMMITTEE FOR WHICH APPLYING: HCDAC

NAME: Anthony S. Vader Contact Telephone: (360) 601-6957

ADDRESS: 1028 Sunstone Ct. Alternate Telephone: (509) 783-2144

CITY, STATE, ZIP: Richland, WA 99352 E-mail: civiltony@gmail.com

Arts Commission or Parks & Recreation Commission Applicants Only: → Adult: \_\_\_\_\_ Youth / Grade: \_\_\_\_\_

LENGTH OF RESIDENCE IN RICHLAND: 5 YEARS

OCCUPATIONAL AND EDUCATIONAL BACKGROUND: J-U-B ENGINEERS, Inc. (Kennewick) - 5 yrs,  
U.S. Navy (Jacksonville, NC; GTMO, Cuba) - 5 yrs, M.S & B.S. in Civil Engineering (WSU - Pullman)

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

3 yrs on City of Richland HCDAC, 1.5 yrs as traffic magistrate at GTMO, Cuba,  
3.5 yrs on hurricane relief/recovery teams (Navy), 2 yrs on WSU College of Eng. Advisory Committee.

ARE YOU CURRENTLY SERVING ON A BOARD, COMMISSION, OR COMMITTEE? IF YES, WHICH:

(An individual is limited to serve on two boards, commissions or committees at the same time)

Yes. HCDAC.

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

Yes. HCDAC (3 yrs).

ARE YOU CURRENTLY AN EMPLOYEE OF THE CITY OF RICHLAND? ☐ No ☒ Yes (if yes, see exemption below)

Per Richland Municipal Code Section 2.28.520, no employee, during his or her term of service in City employment, shall be eligible, or be appointed, to serve on any City board, committee or commission performing an advisory function to the City Council.

### A RESUME IS REQUIRED – PLEASE ATTACH IT TO THIS APPLICATION

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

**In addition, I certify that I am in compliance with the qualification requirements of this appointment.**

Date: 12/2/2013 Signature: Anthony S. Vader

**RECEIVED**

### 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 Email: [dbarham@ci.richland.wa.us](mailto:dbarham@ci.richland.wa.us)

**DEC 02 2013**

**RICHLAND CITY CLERK**

# **ANTHONY S. VADER, P.E.**

1028 Sunstone Ct. Richland, WA 99352

(360) 601-6957

[civiltony@gmail.com](mailto:civiltony@gmail.com)

**OBJECTIVE: City of Richland Housing and Community Development Advisory Committee, Position 5**

## **SUMMARY OF QUALIFICATIONS**

- Three years experience on the City of Richland HCDAC.
- Five years residency in Richland.
- Five years experience in infrastructure, municipal, industrial and commercial civil design and planning in the Tri-Cities.
- Life-long interest in local municipal government.

## **PROFESSIONAL EXPERIENCE**

### **Governmental/Community Involvement**

- Served for the past 3 years as a member of the City of Richland HCDAC.
- Served for 1.5 years as a traffic magistrate on Naval Base Guantanamo Bay.
- Served for 3.5 years on hurricane relief teams at Naval Base Guantanamo Bay and Marine Corps Base Camp Lejeune.
- Served for 2 years on the College of Engineering and Architecture Advisory Committee reviewing grant requests and advising college staff of how to award grants.
- Served for 3 years as a volunteer firefighter for District 13 in Clark County, WA.

### **Civil Engineering/Planning**

- Coordinated structural design for the transformation of a an old department store into a clinic (1268 Lee Blvd. in Richland), coordinated structural design for a carrot processing plant (for J-U-B).
- Designed and oversaw construction of utility extension projects supporting airplane hangar construction at Richland Airport (for J-U-B).
- Served for 4 years as an engineer for Richland Airport. Planning efforts have included protection of airspace and the development of income-bearing real estate options in and out of the airport operations area (for J-U-B).

### **Leadership/Training/Safety**

- Led an 8-person construction crew of enlisted sailors, dispatching them for urgent construction needs (US Navy).
- Developed/administered a safety & training program for 50 personnel, and 2500 contractor personnel (US Navy).

## **EMPLOYMENT HISTORY**

- 2009-2013 **Project Engineer**, J-U-B ENGINEERS, Inc.
- 2004-2009 **Civil Engineering Corps Officer**, US Navy.
- 1999-2004 **Lab Technician/Teaching Assistant/Researcher**, Washington State University.
- 1999-1999 **Summer Intern**, Department of Building Management, City of Vancouver, WA.

## **EDUCATION**

- Washington State University: Masters and Bachelors Degree in Civil Engineering.
- North Carolina State University: Advanced Seismic Engineering (three-credit course).
- Civil Engineering Corps Officer School: Leadership, project safety, quality and schedules.





## Council Agenda Coversheet

Council Date: 01/07/2014

Category: Consent Calendar

Agenda Item: C8

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: RESOLUTION NOS. 07-14 TO 09-14 EXPRESSING APPRECIATION FOR SERVICE ON THE HCDAC

Department: City Attorney

Ordinance/Resolution: 07-14 to 09-14

Reference:

Document Type: Resolution

### Recommended Motion:

Adopt Resolution Nos. 07-14, 08-14 and 09-14, expressing appreciation to Arno Illig, Aaron Lambert and Erin Davis for their service on the Housing and Community Development Advisory Committee (HCDAC).

### Summary:

Arno Illig was appointed to the HCDAC February 2013 and served until his term expired December 31, 2013.

Aaron Lambert was appointed to the HCDAC December 2010 and served until his resignation was received in October 2013.

Erin Davis was appointed to the HCDAC January 2012 and served until her term expired December 31, 2013.

Fiscal Impact?

☐ Yes ☒ No

### Attachments:

- 1) Proposed Resolution No. 07-14
- 2) Proposed Resolution No. 08-14
- 3) Proposed Resolution No. 09-14

City Manager Approved:

ECM Admin  
Jan 02, 16:22:42 GMT-0800 2014

RESOLUTION NO. 07-14

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Arno Illig for the service he rendered to the City as a member of the Housing and Community Development Advisory Committee.

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

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 7<sup>th</sup> day of January 2014.

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DAVID ROSE  
Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney

RESOLUTION NO. 08-14

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Aaron Lambert for the service he rendered to the City as a member of the Housing and Community Development Advisory Committee.

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

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 7<sup>th</sup> day of January, 2014.

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DAVID ROSE  
Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:

---

MARCIA HOPKINS  
City Clerk

---

HEATHER KINTZLEY  
City Attorney

RESOLUTION NO. 09-14

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Erin Davis for the service she rendered to the City as a member of the Housing and Community Development Advisory Committee.

BE IT RESOLVED by the City Council of the City of Richland, Washington, that the City and its citizens express publicly and formally to Erin Davis, their appreciation for the service she rendered to the City during her tenure as a member of the Housing and Community Development Advisory Committee.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 7<sup>th</sup> day of January 2014.

---

DAVID ROSE  
Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:

---

MARCIA HOPKINS  
City Clerk

---

HEATHER KINTZLEY  
City Attorney



## Council Agenda Coversheet

Council Date: 01/07/2014

Category: Consent Calendar

Agenda Item: C9

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: AGREEMENTS WITH CONTRACTORS FOR WEATHERWISE PROGRAM PARTICIPATION

Department: Energy Services

Ordinance/Resolution:

Reference:

Document Type: Contract/Agreement/Lease

**Recommended Motion:**

Authorize the City Manager to sign and execute agreements with twenty-three contractors for participation in the City's Weatherwise Program.

**Summary:**

City-authorized contractors install energy conservation improvements for Richland electric customers as part of the Energy Services Department's energy efficiency Weatherwise Program. Typical energy efficiency improvements include heat pumps, replacement windows, appliances, and building insulation. The Weatherwise Contractor Agreement between the City and contractors specifies program procedures, minimum bonding and insurance requirements, electric heat and conservation improvement requirements, delisting procedures, and other program and regulatory requirements.

Energy Services (RES) and Procurement staff worked with the City Attorney to review the Weatherwise program and determined that many of the agreements were outdated or expired. The City Attorney conducted a legal review of the Weatherwise contractor agreement and performance and payment bond language and updated the language to current legal and liability standards.

RES staff contacted each Weatherwise contractor regarding the new agreement and performance and payment bonds. Twenty-three existing contractors have met all contractual requirements and with Council approval, will be renewed as an authorized contractor for the City's Weatherwise Program. Contractors seeking weatherization work within Richland go through a uniform process to qualify which includes satisfactorily completing an application; meeting the licensing, insurance, and bonding requirements; fee payment; and weatherization program orientation. The one-time program fee contractors pay is intended to cover administrative costs. Contractors must maintain their licenses and bonding, and meet other program requirements in order to remain on the list. After Council approval, contractor names are placed on a reference list. Utility customers inquiring about qualified contractors are provided this list of approved contractors. Utility staff make no recommendations to customers about one contractor compared to another.

Due to the volume of documents required to approve contracts for twenty-three contractors, staff has included one agreement (Attachment 1) in this report, the performance and payment bond forms for one contractor (Attachment 2), and the list of the contractors for which staff is recommending that Council approve the new agreements (Attachment 3).

Fiscal Impact?

☐ Yes ☒ No

**Attachments:**

- 1) Proposed Agreement
- 2) Performance and Payment Bonds
- 3) List of Contractor Agreements for Approval

City Manager Approved:

Johnson, Cindy  
Dec 31, 12:25:00 GMT-0800 2013



# **CITY-AUTHORIZED CONTRACTOR AGREEMENT**

---

THIS AGREEMENT, made this \_\_\_\_\_ day of January, 2014, between the **City of Richland**, a municipal corporation and city of the first class located in Benton County, Washington, hereinafter referred to as the "City," and **Bob Rhodes Heating & Air Conditioning, Inc.**, hereinafter referred to as "Contractor."

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

### **I. Recitals**

WHEREAS, the Community directly benefits from promoting energy efficiency within the City's utility service area; and

WHEREAS, effective October 1, 1994, the City entered into the Conservation Resource Acquisition Agreement with the Bonneville Power Administration (BPA) in order to acquire cost-effective conservation resources; and

WHEREAS, the Conservation Resource Acquisition Agreement was superseded by an Energy Conservation Agreement between the City and BPA, effective October 1, 2009, this agreement providing the current legal conditions by which the parties are pursuing cost-effective conservation resources; and

WHEREAS, upon contracting with BPA, the City's Residential Weatherwise Agreement became an extension of the master Conservation Resource Acquisition Agreement and its successor Energy Conservation Agreement; and

WHEREAS, the master Energy Conservation Agreement provides the City with the flexibility to determine the conservation program activities and incentive levels necessary to achieve conservation objectives; and

WHEREAS, conservation objectives are achieved through a three-party contracting effort between the City, a City-Authorized Contractor tasked with performing energy-efficient improvements, and the benefiting property owner;

NOW, THEREFORE, in consideration of the covenants and agreements herein contained and the terms and conditions hereof, the parties agree as follows:

### **II. Agreement**

1. Scope of Work - Contractor agrees to furnish all labor, materials, bonding, insurance, supervision and equipment required to install energy conservation measures available through the City's Weatherwise Service. All understandings



related to this scope of work shall be in writing. No verbal agreements between the benefiting property Owner ("Owner"), Contractor, and the City will supersede this Agreement.

2. Duration and Termination - The term of this Agreement shall be for one year from the above date, and shall automatically renew on the annual anniversary date each successive year. Either party may terminate this agreement without cause at any time upon thirty (30) days' written notice to the other party.
  - a. Contractor's failure to respond to any requests made by the City related to insurance requirements or bonding information shall result in immediate termination of this Agreement.
  - b. Contractor is obligated to satisfactorily and timely complete all projects that are in progress as of the date of termination of this Agreement.
3. Procedure - The City and Contractor share the responsibility to market and promote the City's Weatherwise Service.
  - a. The City shall market the Weatherwise Service, including City-Authorized Contractors, through utility billing inserts, radio and print advertising, and other appropriate media. In response to a request for a proposal that resulted from the City's marketing efforts, the Contractor shall promote the benefits of energy efficiency and participation in the City's Weatherwise Service to the Owner. The Contractor may also use its own client lists and sales leads to solicit participation in the Weatherwise Service.
  - b. The Contractor may market the Weatherwise Service and their status as a City-Authorized Contractor. All Contractor marketing and advertising that has any reference to the City's Weatherwise Service or their status as a City-Authorized Contractor shall be submitted to the Energy Services Director (ESD) or designee for advance written approval.
  - c. The Contractor's performance goal shall be to consistently obtain a sales amount equal to, or in excess of, the average Contractor Weatherwise Service sales amount. Achievement of the performance goal will be periodically monitored to determine, in the Energy Service Director's reasonable judgment, if the Contractor has achieved the performance goal. The Contractor shall be required to submit a marketing plan to achieve this goal at the time of execution of this Agreement. The marketing plan shall be subject to City review and acceptance.
  - d. No work will be authorized without the Owner's completion of the City's Weatherwise application, and the Contractor's completion of the City's proposal form. The Contractor and Owner share the responsibility to determine whether the building meets the City's Eligibility Criteria, and to indicate such on the Weatherwise proposal. The Contractor is responsible for identifying and

informing the City and the Owner of all required actions that do not qualify for payment under the Weatherwise Service. The Contractor shall only propose materials and equipment that are pre-approved by the City. Contractor shall not receive any payment under this Agreement until City approves final inspection and acceptance of the work performed.

4. Eligibility Criteria - In order to qualify, a home must have electric heating equipment that meets one of the City's Eligibility Criteria defined in the City's loan application. Further, Owners of residences must receive electric utility service from the City.
5. Energy Conservation Measure Availability - Homes must meet the City's energy conservation measure availability defined in the City's Weatherwise Loan Service Standard Terms and Conditions. The Contractor agrees to restrict its weatherization materials, products, and installation methods to those currently approved by the City.
6. Commencement - Once a signed Owner's Application and City proposal form are received, the City will schedule loan closing with the Owner. The City reserves the right to reject any proposal to perform work under this Agreement at the sole discretion of the City.
  - a. All changes that result in an increase in the bid price or increased scope of work after Notice to Proceed is issued must be approved in writing by the City and the Owner. Reductions in the scope of work and cost may be made, and the Weatherwise Statement may be revised, upon City installation acceptance without requiring a revision to the Loan Agreement.
  - b. Contractor shall not commence work on an Owner's residence until an authorized City representative has issued the Notice to Proceed based on the Owner's acceptance of the City's Application, Contractor's Proposal and City Loan Agreement. No new work may be issued to the Contractor by the City until all jobs which have been in progress for more than one-hundred and twenty (120) days have passed all required inspections. The Contractor's failure to complete all work and obtain City inspection and acceptance within one-hundred and twenty (120) days from the date of the City's Notice to Proceed enables the City and/or Owner to cancel the Loan Agreement without incurring Contractor cancellation costs.
  - c. The City may cancel the Loan Agreement for just cause, and shall not be responsible for any Owner or Contractor damages.
  - d. Prior to the commencement of work, the Owner may request to cancel the Loan Agreement. Such request to cancel shall be submitted to the City in writing. If the Loan Agreement is canceled by the Owner after the City has given notice to proceed to the Contractor, the Owner is responsible to pay any cancellation costs to the Contractor identified in the proposal.

7. Warranty - Contractor warrants that the work and materials furnished under this Agreement shall comply with accepted industry standards and the requirements established by the City. These requirements are included in this Agreement by reference. The City may revise its requirements at any time based on one or more health or safety concerns. All other City requirements may be revised semi-annually.
- a. If any defect in the Contractor's workmanship or materials is discovered within two (2) years after the completion of any work, the Contractor shall expeditiously remedy, repair, correct, replace or cause to be remedied, repaired, or replaced at the Contractor's expense such defect in materials or workmanship.
  - b. Sealed insulated glass units and heat pumps shall be warranted against failure for a minimum period of five (5) years. Insulation shall be warranted against failure for a minimum of two (2) years. The Contractor shall provide to the City and the Owner a written warranty for the sealed insulated glass units, heat pumps, and insulation.
  - c. The foregoing warranties shall survive any inspection the City may elect to make.
8. Acceptance and Payment - Upon completion of the work, the Contractor will notify the City that the job is complete, and upon inspection approval by the City and acceptance by the Owner, Contractor may then invoice the City for the amount stated in the Notice to Proceed. The Contractor will be paid within thirty (30) days subsequent to City acceptance of the work and after an acceptable detailed invoice has been received by the City. The Contractor shall promptly pay all subcontractors or materials providers employed by the Contractor in connection with installations undertaken pursuant to this Agreement.
- a. All material and workmanship shall be subject to inspection, examination and testing by duly authorized agents of the City at any time during or after installation of materials. Such inspection will verify the home meets the relevant Eligibility Criteria, and that the energy conservation measures are available and meet all City material and installation requirements. The Owner and Contractor must be present at the time of inspection.
  - b. The City shall have the right to reject defective material and workmanship and/or require its correction without cost or expense to the City or the Owner. Contractor shall be given timely notice of the defect and a reasonable opportunity to cure. In the event the Contractor fails or refuses to correct any defect as set forth herein, the City may, at its option, deduct an equitable amount from any payment owing or to be owed to the Contractor, or take such other steps as it deems appropriate.

- c. The City reserves the right to levy penalty charges for re-inspection due to work or materials failing previous inspection. Charges will be billed to the Contractor on a monthly basis. The City reserves the right to collect re-inspection penalty charges which are outstanding and past due by deducting the amount owing for re-inspection from subsequent payments owed to the Contractor for completed work.
  - d. If the Contractor's work fails to pass on the third inspection, the City may, in consultation with the Owner, determine to correct the work and deduct the cost from the amount due the Contractor.
  - e. The Owner may submit a written complaint within five (5) business days of City inspection acceptance. If an Owner complaint is not received in writing within five business days of City inspection acceptance, the materials and their installation have been accepted by the Owner. If in the opinion of the Energy Services Director a reasonable written complaint is received within this period the City may withhold payment to the Contractor. The Contractor must resolve reasonable Owner written complaints within five business days of receipt. If the Owner and Contractor cannot resolve the complaint within ten business days of City inspection acceptance, the Contractor agrees to relieve the City from all responsibilities including payment under this Agreement.
9. Indemnification/Hold Harmless - The Contractor shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the City. Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the City, its officers, officials, employees, and volunteers, the Contractor's liability hereunder shall be only to the extent of the Contractor's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.
10. Waiver of Liens - Contractor understands that the City does not wish construction liens or materialmen's liens to be placed upon the property of participating Owners as a result of any services or materials provided by Contractor pursuant to the City's Weatherwise Service. Therefore, Contractor hereby waives any common law or statutory right it may have to any construction, materialmen, or other lien against such property, and agrees that it will not file, nor by failure to pay any materialmen or subcontractor, cause any other person to file a construction, materialmen, or other lien against the real property owned by participating Owners.

- a. If Contractor does file, or permits to be filed, or by its failure to pay lawful obligations causes to be filed any such lien in contravention of this Agreement, without City approval, the City, without prejudice to any other rights it may have, may take such action it deems necessary or advisable so as to remove any such lien, and Contractor shall reimburse the City for all expenses, including attorney's fees, incurred by the City in resolving the issue of the lien and obtaining or attempting to release the lien.
- b. Advance City permission to file such liens may be obtained on a case by case basis under certain conditions. A contractor's request to file such liens shall be made in writing to the Energy Services Director. The request shall identify a justifiable reason for the lien.

11. Liability Insurance -

- a. *Duty to Obtain*: The Contractor shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from, or in connection with, the performance of the work hereunder by the Contractor, their agents, representatives, employees or subcontractors.
- b. *No Limitation*: Contractor's maintenance of insurance, its scope of coverage and limits as required herein shall not be construed to limit the liability of the Contractor to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- c. *Minimum Scope of Insurance*: Contractor shall obtain insurance of the types described below:
  - i. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
  - ii. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors, products-completed operations, stop gap liability, personal injury and advertising injury, contractors pollution liability, and liability assumed under an insured contract. The Commercial General Liability insurance shall be endorsed to provide the Aggregate Per Project Endorsement ISO form CG 25 03 11 85 or an equivalent endorsement. There shall be no endorsement or modification of the Commercial General Liability Insurance for liability arising from explosion, collapse or underground property damage. The City shall be named as an insured under the Contractor's Commercial General Liability

insurance policy with respect to the work performed for the City using ISO Additional Insured endorsement CG 20 10 10 01 and Additional Insured-Completed Operations endorsement CG 20 37 10 01 or substitute endorsements providing equivalent coverage.

- iii. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
- d. *Minimum Amounts of Insurance:* Contractor shall maintain the following insurance limits:
  - i. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
  - ii. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate and \$2,000,000 products-completed operations aggregate limit.
- e. *Other Insurance Provision:* The Contractor's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain, that they shall be primary insurance with respect to the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Contractor's insurance and shall not contribute with it.
- f. *Acceptability of Insurers:* Companies writing the insurance to be obtained under this Agreement shall be licensed to do business under Chapter 48 RCW. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII, and the ratings shall be indicated on the insurance certificates.
- g. *Verification of Coverage:* Prior to commencement of work, Contractor shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Contractor.
- h. *Subcontractors:* The Contractor shall be solely responsible for determining the insurance coverage and limits required, if any, to be obtained by all subcontractors, which determination shall be made in accordance with reasonable and prudent business practices.
- 12. Bonding - In accordance with the Revised Code of Washington (RCW) 39.08 and (where applicable) RCW 60.28, Contractor shall provide the City with a payment bond and a performance bond covering all work performed under this Agreement, in an amount of not less than \$10,000. Each bond shall be executed on the forms

provided by the City, and must be issued by a company registered to do business in the State of Washington.

13. Certifications and Permits - The Contractor shall give all required notices and comply with all applicable laws, ordinances, rules and regulations, and certification requirements, and shall procure and pay for all necessary municipal or other governmental permits, licenses and inspections.
  - a. Heat Pump contractors shall employ a minimum of one Refrigeration Service Engineer's Society (R.S.E.S.) certified employee to maintain its status as a City-Authorized Heat Pump Contractor.
  - b. All Contractors shall request an in-progress inspection from the Energy Services Business Services Division for construction work that may become concealed (e.g., closed-blows and advanced air-sealing).
  - c. Copies of all required permits and certifications, including, but not limited to a City building permit, State electrical permit, Air Pollution Control Authority asbestos abatement permit, and insulation certification shall be attached to the invoice for each completed job.
  - d. In the event the Energy Services Business Services Division inspector does not complete both inspections on behalf of the City, the Contractor will be required to request an inspection from both the City's Building Inspection Division and Business Services Division for all work performed under this Agreement.
14. Subcontractors - The Contractor is solely responsible for identifying and hiring a competent subcontractor to perform subcontracted work. Contractor shall be fully responsible to the City and Owner for acts or omissions of any subcontractor performing any portion of the work under this Agreement, or any person directly or indirectly employed by the Contractor, and nothing contained herein shall create any contractual relationship between subcontractors and the City. Contractor is responsible for ensuring all subcontractors' compliance with the terms of this Agreement, and for immediately addressing issues raised by the City regarding subcontractor performance.
15. Kickbacks - Kickbacks, rebates, price reductions or inducements for participation or non-participation or other non-service benefits from the Contractor to an Owner are strictly prohibited, and such acts may be subject to prosecution or civil action under federal law. Bid rigging or bid collusion may subject the parties to triple damages under federal law in addition to any other penalties prescribed by law.
16. Clean-up - Contractor shall at all times keep Owner's premises and work areas free from accumulation of waste materials or rubbish, and prior to completion of work, remove any rubbish from the premises, including but not limited to tools, scaffolding, equipment, and materials. Upon completion of work, Contractor shall leave the premises in a condition satisfactory to the City and the Owner. In the

event the Contractor fails to comply with any of the foregoing in a prompt and workmanlike manner after reasonable notice, the City may, after such notice, perform the clean-up work and removal at the expense of the Contractor. Expenses associated with the City's clean-up and removal of waste and/or materials on the Contractor's behalf shall be deducted from any balance owing to Contractor for completed work before final payment is made.

17. Independent Contractor - Contractor is an independent contractor. This is no partnership, agency, or employment of contractor relationship between Contractor or any of the Contractor's employees and the City. The parties expressly understand and agree that the equipment used, and the personnel employed by Contractor in performing the work contemplated by this Agreement shall at all times be under the sole and exclusive control of the Contractor. The Contractor shall not create any obligation or assume any responsibility for the City, nor shall the Contractor attempt to bind the City in any way whatsoever; nor shall Contractor represent in any manner that he or she is an agent of the City or associated or affiliated with the City in any capacity other than as an independent contractor. The parties' express intent is that no vicarious liability be created by the contractual relationship between Contractor and the City.
18. Assignment - Contractor shall not assign or transfer any right, title or interest under the terms of this Agreement without the prior written approval of the City.
19. Survival - The provisions covering Warranty, Waiver of Liens and Indemnification shall survive termination, cancellation, or expiration of this Agreement.
20. City-Authorized Contractor List - The City Authorized Contractor List will be posted on the City's website at [www.ci.richland.wa.us/EnergyServices](http://www.ci.richland.wa.us/EnergyServices) as an alphabetized list of authorized contractors.
21. Violations – The following procedure shall be followed for all perceived violations of this Agreement:
  - a. If the City has reason to believe that Contractor is in violation of this Agreement, the Energy Services Director shall promptly notify Contractor in writing of the violation. The written notice shall set forth the nature of the alleged violation and identify the desired remedy.
  - b. Contractor shall respond in writing within thirty (30) days of receipt of such notice. Contractor's response shall either be: 1) an indication and explanation that the violation has been cured, along with any supporting documentation to evidence the cure; or 2) a written cure plan that satisfies the Energy Services Director; or 3) an explanation that refutes the alleged violation with documentation to support Contractor's position that the alleged violation did not occur.



- c. If, after review, the Energy Services Director agrees that no violation occurred, no further action is necessary. However, if, after review, the Energy Services Director determines in his reasonable judgment that the violation has not been cured within the time allowed, and no satisfactory cure plan has been presented and approved, Contractor may be removed from the City-Authorized Contractor list, and City may take any action authorized by law or equity to enforce the terms of this Agreement.
  - d. If the nature of the violation is such that it cannot be fully cured within thirty (30) days due to circumstances beyond Contractor's control, the period of time in which Contractor must cure the violation may be extended in writing by the Energy Services Director for such additional time as is reasonably necessary to complete the cure, provided that: 1) Contractor shall have promptly commenced the cure; and 2) in the Energy Services Director's reasonable judgment, Contractor is diligently pursuing its efforts to cure the violation. If, in the Energy Services Director's reasonable judgment, the violation has not been cured within the extended time allowed, Contractor may be removed from the City-Authorized Contractor list, and City may take any action authorized by law or equity to enforce the terms of this Agreement.
  - e. In the event a Contractor's name is removed from the City-Authorized Contractor list, Contractor may request to be reinstated on the list by curing violation(s) of this Agreement or providing a cure plan that satisfies the Energy Services Director.
  - f. The Energy Services Director may authorize a Contractor who has been voluntarily or involuntarily removed from the City-Authorized Contractor list to complete work under the Weatherwise Service. Such authorization would permit the Contractor to serve owners, but the Contractor would not enjoy the benefits of being listed as a City-Authorized Contractor.
22. Amendments - All amendments to this Agreement, except as identified herein, shall be in writing and signed by both parties. The Weatherwise Material & Installation Specifications, the Eligibility Criteria definitions, and the definitions of Energy Conservation Measure Availability are incorporated by reference into this Agreement, and may be periodically amended by the City in its sole discretion. When written changes to referenced documents are issued by an authorized City representative, the amendments shall automatically become effective and incorporated into this Agreement.
23. Asbestos Notice to Contractors - Notice is hereby given that there is a strong possibility that many heating, ventilation, and air conditioning systems and pre-fabricated, pre-cut, government-built and other buildings located within the City of Richland contain asbestos. Contractors are solely responsible for taking proper precautions to protect their employees, the benefiting property Owners, and their tenants from the release of asbestos fibers into the environment. Contractor shall immediately notify the City if any area of a structure has had any asbestos

removed by other than an EPA-approved procedure documented in writing by an EPA-certified contractor. Any structure that is known or suspected to have had asbestos removed shall be considered as contaminated until decontamination has been performed and certified, and all written documentation has been accepted by the City. Decontamination and all other types of asbestos abatement are costs borne by the Owner. The Contractor is responsible for determining and documenting on the City's proposal form whether the scope of work will affect or disturb asbestos.

24. Covenant Not to Compete/Conflict of Interest - For a period of two (2) years following the completion of City service by a City employee, the City shall not transact business or interface with any former City employee who has been directly concerned or who personally participated in the activities which form the subject of this Agreement while they were employed by the City of Richland. The City shall have the right to request replacement of the former City employee by another company employee who does not have this conflict of interest. The City retains the right to terminate this Agreement should the Contractor not comply with the request.
25. Americans with Disabilities Act - The City of Richland adheres to and promotes the requirements of the federally-legislated Americans with Disabilities Act of 1990. By signing this Agreement, the Contractor certifies and agrees that they will adhere to and promote the requirements of the Americans with Disabilities Act. The Contractor will assure that a similar statement to this certification will become a part of all agreements with any subcontractor with whom they contract.
26. Notices - All notices required to be given to Contractor or City under this Agreement shall be in writing and shall be deemed served when delivered by hand or by Federal Express or similar service during normal business hours; or when mailed via certified mail, return receipt requested. The parties may, upon mutual agreement, determine to accept notice via email.

Notices shall be given to the following:

For the City of Richland:

Bob Hammond  
Energy Services Director  
City of Richland  
P.O. Box 190, MS-21  
840 Northgate  
Richland, WA 99352

For the Contractor:

Bob Hamilton  
Bob Rhodes Heating & Air  
Conditioning, Inc.  
111 N. Volland  
Kennewick, WA 99336  
Business Phone: (509) 783-3291  
Business Fax: (509) 735-1281  
Contact Email: brheating@verizon.net

27. Severability - If any provision of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable as written, the remainder of the

Agreement or the applications of the remainder of the Agreement shall not be affected.

28. Governing Law/Forum Selection - Unless otherwise controlled by federal law, the interpretation and enforcement of this Agreement shall be governed by the laws of the State of Washington. The parties agree that Benton County is the appropriate venue for filing of any civil action arising out of this Agreement. Contractor expressly agrees to submit to personal jurisdiction in Benton County Superior Court.
29. Legal Action - The parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the prevailing party will be awarded its reasonable attorney's fees and costs in action.

IN WITNESS WHEREOF, the Contractor has obtained all certificates, bonds, licenses, certifications and insurance in compliance with this Agreement, and the parties have entered into the City-Authorized Contractor Agreement as of the day and year written below.

CITY OF RICHLAND, WASHINGTON

BOB RHODES HEATING & AIR  
CONDITIONING, INC.

\_\_\_\_\_  
Cynthia D. Johnson, City Manager      Date

George R. Hamilton 11.18.13  
Authorized Representative      Date

George R. Hamilton  
Printed Name

ATTEST:

\_\_\_\_\_  
Marcia Hopkins  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Heather Kintzley  
City Attorney

This bond is effective on 01/01/2014 and expires on 01/01/2015 and is renewed by continuation certificate

**WEATHERWISE PERFORMANCE BOND**  
**to City of Richland, Washington**  
Bond No. 17750

The City of Richland, Washington, (City) has awarded to Bob Rhodes Heating & Air Conditioning, Inc. (Principal), a City Authorized Contractor Agreement (Agreement) providing for the installation of approved materials under the City's Weatherwise Service, which Agreement is on file at the Richland Energy Services offices and by this reference made a part hereof. Said Principal is required under the terms of that Agreement to furnish a bond for performance of all obligations under the Agreement and in accordance with Title 39.08 Revised Code of Washington (RCW).

The Principal, and Western National Mutual Insurance Company (Surety), a corporation, organized under the laws of the State of Minnesota and licensed to do business in the State of Washington as surety and named in the current list of "Surety Companies Acceptable in Federal Bonds" as published in the Federal Register by the Audit Staff Bureau of Accounts, U.S. Treasury Dept., are jointly and severally held and firmly bound to the City, in the sum of Ten Thousand US Dollars (\$10,000.00), subject to the provisions herein.

This statutory performance bond shall become null and void if and when the Principal, its heirs, executors, administrators, successors, or assigns shall well and faithfully perform all of the Principal's obligations under the Agreement and fulfill all the terms and conditions of all duly authorized modifications, additions, and changes to said Agreement that may hereafter be made, at the time and in the manner therein specified; and if such performance obligations have not been fulfilled, this bond shall remain in full force and effect.

The Surety for value received agrees that no assignment of work by the City to the Principal under the terms of the Agreement, nor any change, extension of time, alteration or addition to the terms of the Agreement, the specifications accompanying the Agreement, or to the work to be performed under the Agreement, shall in any way affect its obligation on this bond. The Surety waives notice of any assignment of work, change, extension of time, alteration or addition to the terms of the Agreement or the work performed.

This bond may be executed in two (2) original counterparts, and shall be signed by the parties' duly authorized officers. This bond will only be accepted if it is accompanied by a fully-executed and original power of attorney for the officer executing on behalf of the Surety.

**PRINCIPAL** Bob Rhodes Heating & Air Conditioning **SURETY** Western National Mutual Insurance Company

[Signature] 12/06/2013  
Principal Signature Date

George Hamilton  
Printed Name

[Signature]  
Title

[Signature] 12/06/2013  
Surety Signature Date

Tammy Derting  
Printed Name

Attorney-In-Fact  
Title



Name, address, and telephone of local office/agent of Surety Company is:

MULVIHILL INS SVCS

11 N MORAIN ST

KENNEWICK

WA

99336

(509) 783-8105

Approved as to form:

\_\_\_\_\_  
Signature, Printed Name, Title

\_\_\_\_\_  
Date

## POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Western National Mutual Insurance Company, a Minnesota mutual insurance company, does make, constitute and appoint: **Tammy Derting - MULVIHILL INS SVCS**

Its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the Company as surety, to execute and deliver and affix the seal of the Company thereto (if a seal is required) bond, undertakings recognizances or other written obligations in the nature thereof, **(other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, asbestos abatement contract bonds, waste management bonds, hazardous waste remediation bonds or black lung bonds)**, as follows:

All written instruments in an amount not to exceed an aggregate of Ten Thousand Dollars (\$10,000.00) for any single obligation, regardless of the number of instruments issued for the obligation.

and to bind Western National Mutual Insurance Company thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a meeting held on September 28, 2010. This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of Western National Mutual Insurance Company on September 28, 2010:

RESOLVED that the president, any vice president, or assistant vice president in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the Company to bonds, undertakings, recognizances, and suretyship obligations of all kinds, and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the present, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the Company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, Western National Mutual Insurance Company has caused these presents to be signed by its proper officer and its corporate seal to be affixed this December 6, 2013



December 6, 2013 personally came before me, **Daniel E. Stein** and **Joseph Pingatore** to me known to be the individuals and officers of the Western National Mutual Insurance Company who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally dispose and say, that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



Jennifer A. Young, Notary Public  
My commission expires January 31, 2016

### CERTIFICATE

I, the undersigned, assistant secretary of the Western National Mutual Insurance Company, a Minnesota corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

Signed and sealed at the City of Edina, MN this December 6, 2013

Jennifer A. Young, Assistant Secretary



This bond is effective on 01/01/2014 and expires on 01/01/2015 and is renewed by continuation certificate

**WEATHERWISE PAYMENT BOND**  
**to City of Richland, Washington**

Bond No. 17750

The City of Richland, Washington, (City) has awarded to Bob Rhodes Heating & Air Conditioning, Inc. (Principal), a City Authorized Contractor Agreement (Agreement) providing for the installation of approved materials under the City's Weatherwise Service, which Agreement is on file at the Richland Energy Services offices and by this reference made a part hereof. Said Principal is required under the terms of that Agreement to furnish a payment bond in accordance with Title 39.08 Revised Code of Washington (RCW).

The Principal, and Western National Mutual Insurance Company (Surety), a corporation organized under the laws of the State of Minnesota and licensed to do business in the State of Washington as surety and named in the current list of "Surety Companies Acceptable in Federal Bonds" as published in the Federal Register by the Audit Staff Bureau of Accounts, U.S. Treasury Dept., are jointly and severally held and firmly bound to the City, in the sum of Ten Thousand US Dollars (\$10,000.00), subject to the provisions herein.

This statutory payment bond shall become null and void if and when the Principal, its heirs, executors, administrators, successors, or assigns shall pay all persons in accordance with RCW Titles 39.08 including all workers, laborers, mechanics, subcontractors, and materialmen, and all persons who shall supply such contractor or subcontractor with provisions and supplies for the carrying on of such work; and if such payment obligations have not been fulfilled, this bond shall remain in full force and effect.

The Surety for value received agrees that no assignment of work to the Principal by the City under the terms of the Agreement, nor any change, extension of time, alteration or addition to the terms of the Agreement, the specifications accompanying the Agreement, or to the work to be performed under the Agreement, shall in any way affect the Surety's obligation on this bond, except as provided herein. The Surety waives notice of any assignment of work, change, extension of time, alteration or addition to the terms of the Agreement or the work performed.

This bond may be executed in two (2) original counterparts, and shall be signed by the parties' duly authorized officers. This bond will only be accepted if it is accompanied by a fully-executed and original power of attorney for the officer executing on behalf of the Surety.

**PRINCIPAL** Bob Rhodes Heating & Air Conditioning **SURETY** Western National Mutual Insurance Company

George R. Hamill 12/06/2013  
Principal Signature Date

George R. Hamill  
Printed Name

Pres.  
Title

Tammy Derting 12/06/2013  
Surety Signature Date

Tammy Derting  
Printed Name

Attorney-In-Fact  
Title



Name, address, and telephone of local office/agent of Surety Company:

MULVIHILL INS SVCS

11 N MORAIN ST

KENNEWICK

WA

99336

(509) 783-8105

Approved as to form:

Signature, Printed Name, Title

Date

## POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Western National Mutual Insurance Company, a Minnesota mutual insurance company, does make, constitute and appoint: **Tammy Derting - MULVIHILL INS SVCS**

Its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the Company as surety, to execute and deliver and affix the seal of the Company thereto (if a seal is required) bond, undertakings recognizances or other written obligations in the nature thereof, (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, asbestos abatement contract bonds, waste management bonds, hazardous waste remediation bonds or black lung bonds), as follows:

All written instruments in an amount not to exceed an aggregate of Ten Thousand Dollars (\$10,000.00) for any single obligation, regardless of the number of instruments issued for the obligation.

and to bind Western National Mutual Insurance Company thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a meeting held on September 28, 2010. This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of Western National Mutual Insurance Company on September 28, 2010:

RESOLVED that the president, any vice president, or assistant vice president in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the Company to bonds, undertakings, recognizances, and suretyship obligations of all kinds, and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the Company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. IN WITNESS WHEREOF, Western National Mutual Insurance Company has caused these presents to be signed by its proper officer and its corporate seal to be affixed this December 6, 2013



December 6, 2013 personally came before me, Daniel E. Stein and Joseph Pingatore to me known to be the individuals and officers of the Western National Mutual Insurance Company who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally dispose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



Jennifer A. Young, Notary Public  
My commission expires January 31, 2016

### CERTIFICATE

I, the undersigned, assistant secretary of the Western National Mutual Insurance Company, a Minnesota corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

Signed and sealed at the City of Edina, MN this December 6, 2013

Jennifer A. Young, Assistant Secretary



**ACORD**

TM

**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

10/03/2013

PRODUCER Phone: (509) 783-8105 Fax: 509-735-3512

MULVIHILL INSURANCE SERVICES

11 NORTH MORAIN

KENNEWICK WA 99336

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

NAIC #

INSURED

BOB RHODES HEATING &amp; AIR CONDITIONING INC.

111 N VOLLAND ST, BLDG A

KENNEWICK WA 99336-2241

INSURER A: Western National Assurance Company

INSURER B:

INSURER C:

INSURER D:

INSURER E:

**COVERAGES**

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	ADDL	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A		GENERAL LIABILITY	CPP0011057 11	10/13/13	10/13/14	EACH OCCURRENCE \$ 1,000,000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
		<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ 5,000
						PERSONAL & ADV INJURY \$ 1,000,000
						GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS-COMP/OP AGG \$ 2,000,000
		GEN'L AGGREGATE LIMIT APPLIES PER:				
		<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				
A		AUTOMOBILE LIABILITY	CPP0011039 11	10/13/13	10/13/14	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
		<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
		ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
		SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
		<input checked="" type="checkbox"/> HIRED AUTOS				
		<input checked="" type="checkbox"/> NON-OWNED AUTOS				
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
		<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC \$
						AUTO ONLY: AGG \$
		EXCESS / UMBRELLA LIABILITY				EACH OCCURRENCE \$
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$
						\$
		DEDUCTIBLE				\$
		RETENTION \$				\$
A		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	CPP0011057 11	10/13/13	10/13/14	WC STATUTORY LIMITS <input checked="" type="checkbox"/> OTHER \$ WA Stop Gap
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E L EACH ACCIDENT \$ 1,000,000
		If yes, describe under SPECIAL PROVISIONS below				E L DISEASE-EA EMPLOYEE \$ 1,000,000
						E L DISEASE-POLICY LIMIT \$ 1,000,000
		OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/ SPECIAL PROVISIONS

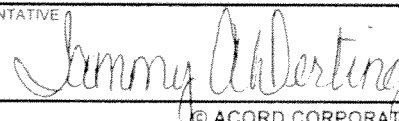
RE: WEATHERWISE SERVICE

**CERTIFICATE HOLDER****CANCELLATION**

CITY OF RICHLAND  
CONSERVATION DEPARTMENT  
PO BOX 190  
RICHLAND, WA 99352

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE



Attention:

ACORD 25 (2001/08)

Certificate # 37176

© ACORD CORPORATION 1988



**PROPOSED NEW CONTRACTOR AGREEMENTS FOR CONTRACTORS'  
PARTICIPATION IN RICHLAND'S WEATHERIZATION PROGRAMS FOR COUNCIL  
APPROVAL JANUARY 7, 2014**

A-One Refrigeration

Air-Tight Remodeling

All Assured Electric, Inc.

All-Phase Refrigeration & Heating, Inc.

Apollo Heating & Air

Bi-State Siding & Windows, Inc.

Bob Rhodes Heating & Air

Bruce Heating & Air, Inc.

Campbell & Company

Chinook Heating & Air, Inc.

Dayco, Inc.

Delta Heating & Cooling, Inc.

Ductz of Post Falls

Gale Contractors

Glass Nook, Inc.

I.W.I. Insulation, Inc.

Jacobs & Rhodes, Inc.

Mark Vincent Construction, LLC

Perfection Glass

Roberts Construction

Smith Insulation

Total Energy Management

Tri-City Glass, Inc.



## Council Agenda Coversheet

Council Date: 01/07/2014

Category: Consent Calendar

Agenda Item: C10

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: CONSULTANT AGREEMENT AMENDMENT WITH FCS GROUP FOR COSA & RATE DESIGN

Department: Energy Services

Ordinance/Resolution:

Reference: 54-12

Document Type: Contract/Agreement/Lease

**Recommended Motion:**

Authorize the City Manager to sign and execute an amendment to Consulting Agreement No. 54-12 with FCS Group for COSA and rate design related professional services in an amount not to exceed \$69,660.

**Summary:**

FCS Group has provided professional services to the Energy Services Department (RES) staff related to the electric utility's cost of service analysis (COSA) and retail rate design under City Contract No. 54-12 (Attachment 2). The original contract was approved in April 2012, amended in February 2013 with Modification No. 1 (Attachment 3) and in April 2013 with Modification No. 2 (Attachment 4).

Staff recommends that City Council authorize the City Manager to sign and execute Modification No. 3 (Attachment 1) for the COSA and retail rate design scope of work for Test Year 2015.

These consulting efforts are part of a comprehensive process led by RES staff to develop recommendations to the City Council for revisions to the utility's retail rates and rate design policies. Deliverables from FCS Group's work will first be presented to the Utility Advisory Committee (UAC) for review in the second quarter of 2014. The resulting recommendations will then be processed for City Council consideration.

RES staff will also use the information provided through these consulting services to outreach to our customers and explain the financial status of the utility. Based on results of previous COSA analyses, and due to wholesale power rate increases from the Bonneville Power Administration that took effect in October, 2013, it is anticipated that an increase in retail rates will be necessary to cover operating expenses in 2015.

Fiscal Impact?  
☒ Yes ☐ No

Council approved a budget of \$75,000 for these professional services as part of the 2014 budget.

**Attachments:**

- 1) Proposed Modification No. 3
- 2) Contract No. 54-12
- 3) Modification No. 1
- 4) Modification No. 2

City Manager Approved:

Johnson, Cindy  
Dec 31, 12:25:55 GMT-0800 2013



**CITY OF RICHLAND  
AGREEMENT WITH FCS GROUP  
CONTRACT NO. 54-12**

**MODIFICATION NO. 3**

**I. RECITALS**

This is a modification to the professional services agreement related to COSA and Rate Design Support between the contracting parties, the City of Richland, Washington (hereinafter "City") and FCS Group (hereinafter the "Consultant")

There is now in full force and effect between the parties an Agreement, City Contract No. 54-12 executed by the City on April 19, 2012, and amended as follows:

- Modification No. 1, dated February 27, 2013: determine Tier 1 power allocation to City customers and Tier 2 expenses allocation.
- Modification No. 2, dated April 25, 2013: review Test Year 2014 COSA output, propose new large discrete load value threshold, develop alternative rate designs, update City electric rate and bill calculator, and develop a new COSA model.

The parties to this contract desire to modify said Agreement as follows:

**II. AGREEMENTS**

1. The Consultant shall provide services described in the tasks below to complete a Test Year 2015 electric utility cost of services (COSA) /rate analysis and other rate related assistance. Fees for the services associated with Modification No. 3 shall be \$69,660.
2. The following scope of work is to meet current RES needs through December 31, 2014.

**Task 1: Cost of Service Analysis**

Work with RES to establish the test year revenue requirements of the utility. The revenue requirement will then be used in the cost of service analysis to equitably allocate costs to customers. Key tasks include the following:

- a. Incorporate updated load forecast developed by RES staff.
- b. Project power costs and revenue based on the load forecast.
- c. Update the new COSA model to include:
  - 2014 budget (revenue and expenses), debt service obligations, capital plans and reserve balances;
  - Develop a rate strategy if a deficiency is present;
  - Provide up to 4 revenue requirement scenarios based on changing key factors (growth, debt, capital, etc.);



- Update the plant asset accounts for the utility;
  - Review with staff the classification of assets and expenses included in the new model;
  - Review allocation factors developed;
  - Calculate cost of service results by class and review and refine with staff; and
  - Provide up to 2 alternative policy based cost of service adjustment options.
- d. Reconcile the revenue requirement projections with financial statements to determine where discrepancy may exist.
  - e. Develop a process to assist in the exchange and coordination of data between finance and RES for the COSA/rate analysis.

### **Task 2: Rate Design**

Work with RES staff to develop alternative rate structures to address cost of service findings.

- a. At a minimum develop across the board increases for each rate class (equal increases to each rate class and each rate component) to collect the target revenue identified in the rate strategy;
- b. Provide one alternative rate option for each class that collects the target revenue (e.g. customer charge increase higher than other increase, etc.); and
- c. Revise the rate calculator with new rates and 2013 data.

### **Task 3: Develop New Large Discrete Load (NLDL) Policy**

Work with RES staff to develop a policy that will further the objectives RES has established for NLDLs.

- a. Research other written policy documents used in industry for NLDL;
- b. Work with RES to determine key language to include in policy;
- c. Identify threshold and service requirements; and
- d. Develop a framework and language for an NLDL contract between RES and customer.

### **Review Meetings:**

- a. Review meetings - two (2) per month, one (1) hour each to discuss or review tasks as needed.

### **Schedule:**

The project anticipates the analysis will be completed based on the following key milestones:

- a. New Large Discrete Load Policy – April 25, 2014
- b. Draft Cost of service – April 25, 2014
- c. Revenue requirement – May 23, 2014



- d. Final cost of service – May 23, 2014
- e. Rate Design – June 20, 2014

All tasks must be completed by December 31, 2014.

### Budget:

Task	CONSULTANT HOURS				Total Estimated Hours	Labor Budget
	Sanchez Managing Principal	Tarasov Asst. Proj Manager	Evancho Technical Advisor	Admin. Support		
Hourly Billing Rates:	\$220	\$165	\$185	\$75		
<b>TECHNICAL TASKS</b>						
<b>Task 1   Cost of Service Analysis</b>						
- Data Collection/Validation	-	4	-	2	6	\$810
- Incorporate Load Forecast	4	12	3	-	19	3,415
- Review and Project Sales and Power Costs	8	40	3	-	51	8,915
- Establish Revenue Requirements	6	30	2	-	38	6,640
- Cost of Service	10	32	2	-	44	7,850
- Reconcile Rate Study to Budget	4	8	1	-	13	2,385
Total Task 1 Cost of Service Analysis	32	126	11	2	171	\$30,015
<b>Task 2   Rate Design</b>						
- Develop Alternative Rate Structures	6	10	2	-	18	\$3,340
- Update Bill Calculator	8	16	-	-	24	4,400
Total Task 2 Rate Design	14	26	2	-	42	\$7,740
<b>Task 3   Develop New Large Load Policy</b>						
- Research/analysis/policy development	20	2	8	2	32	\$6,360
<b>Total Technical Tasks</b>	<b>66</b>	<b>154</b>	<b>21</b>	<b>4</b>	<b>245</b>	<b>\$44,115</b>
<b>PROCESS TASKS</b>						
<b>Meetings</b>						
- Review Meetings (2 monthly/1hr -GoTo Meetings)	16	16	8	-	40	\$7,640
- Onsite Meeting w/Present Dev (3 mtgs/2 attendees)	30	42	-	-	72	\$13,530
- UAC Conference Call March 11	2	2	-	-	4	\$770
<b>Total Labor All</b>	<b>114</b>	<b>214</b>	<b>29</b>	<b>4</b>	<b>361</b>	<b>\$66,055</b>
<b>Expenses</b>						
Technology Charge						\$1,805
Travel Related Expenses:						
Per Meeting (air - per person round trip) - 3 trips						\$1,500
Per Meeting -car 3 trips						\$300
<b>Total Project Labor and Expenses</b>						<b>\$69,660</b>

**Direct Expenses** - Major direct expenses, such as travel, mileage, and lodging, will be charged at cost. Other expenses will not be directly charged unless by mutual agreement of the client and FCS GROUP and specific terms will be established in advance prior to expenditure and billing.

**Technology Charge** - FCS GROUP charges a \$5 per hour technology charge to cover overhead for IT systems, computers, communication devices and connectivity.

3. It is understood and agreed that all other terms and conditions of the Agreement as amended shall be and remain the same.



### III. SIGNATURES

**CITY:**

By: \_\_\_\_\_  
Cynthia D. Johnson  
City Manager

**FCS GROUP:**

By: Angie S. Vinkoche  
Signature

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

Title: Principal

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Heather D. Kintzley  
City Attorney

Date: 12/16/13

## PRODUCER

SHINSTROM &amp; NORMAN, INC.

P.O. BOX 638

KIRKLAND, WA 98083

(425) 827-6200 FAX: 827-5040

## INSURED

FINANCIAL CONSULTING SOLUTIONS GROUP  
7525 166TH AVE. NE, STE #D-215  
REDMOND, WA 98052

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

## COMPANIES AFFORDING COVERAGE

## COMPANY

A American Economy Ins.Co. (A XV)

## COMPANY

B American States Ins. Co. (A XV)

## COMPANY

C

## COMPANY

D

## COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	02CE223291	09-20-13	09-20-14	GENERAL AGGREGATE \$2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS - COMP/OP AGG \$2,000,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				PERSONAL & ADV INJURY \$1,000,000
	OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE \$1,000,000
					FIRE DAMAGE (Any one fire) \$1,000,000
					MED EXP (Any one person) \$10,000
A	AUTOMOBILE LIABILITY	02CE223291	09-20-13	09-20-14	COMBINED SINGLE LIMIT \$1,000,000
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE \$
A	<input checked="" type="checkbox"/> HIRED AUTOS	02CE223291	09-20-13	09-20-14	
	<input checked="" type="checkbox"/> NON-OWNED AUTOS				
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY: \$
					EACH ACCIDENT \$
					AGGREGATE \$
B	EXCESS LIABILITY	01SU425565	09-20-13	09-20-14	EACH OCCURRENCE \$1,000,000
	<input checked="" type="checkbox"/> UMBRELLA FORM				AGGREGATE \$1,000,000
	OTHER THAN UMBRELLA FORM				\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	02CE223291	09-20-13	09-20-14	<input checked="" type="checkbox"/> WC STATUTORY LIMITS OTH-ER \$
	THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL				EL EACH ACCIDENT \$1,000,000
					EL DISEASE - POLICY LIMIT \$2,000,000
					EL DISEASE - EA EMPLOYEE \$1,000,000
	OTHER				

## DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

THE CERTIFICATE HOLDER IS INCLUDED AS PRIMARY ADDITIONAL INSURED FORM CG7680 APPLIES. WAIVER OF SUBROGATION INCLUDED PER FORM CG7635.

## CERTIFICATE HOLDER

CITY OF RICHLAND  
840 NORTHGATE DR.  
RICHLAND, WA 99352  
Jackie Carpenter  
jcarpenter@ci.richland.wa.us

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 45 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

# ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)

9/24/2013

**PRODUCER**

Shinstrom & Norman Inc.  
P.O. Box 638  
Kirkland, WA 98083  
(425) 827-6200

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

**INSURERS AFFORDING COVERAGE**

**INSURED**

FINANCIAL CONSULTING SOLUTIONS  
GROUP, INC  
7525 166TH AVE. NE, SUITE D-215  
REDMOND, WA 98052

INSURER A: **Torus Specialty Insurance Company**  
INSURER B:  
INSURER C:  
INSURER D:  
INSURER E:

**COVERAGES**

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
	<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				EACH OCCURRENCE \$ FIRE DAMAGE (Any one fire) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$
	<b>EXCESS LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE  <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>				WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	<b>OTHER</b> <b>PROFESSIONAL LIABILITY</b>	09550B132APL CLAIMS MADE FORM	07/12/13	07/12/14	<b>\$2,000,000 EACH CLAIM</b> <b>\$4,000,000 AGGREGATE</b> <b>\$ 5,000 DEDUCTIBLE</b>

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

Retroactive Date: 7/26/1988

**CERTIFICATE HOLDER**

**ADDITIONAL INSURED; INSURER LETTER:**

**CANCELLATION**

CITY OF RICHLAND  
840 NORTHGATE DR.  
RICHLAND, WA 99352

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 45 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE





## **AGREEMENT BETWEEN CITY AND CONSULTANT**

---

THIS AGREEMENT, entered into this 19<sup>th</sup> day of April, 2012, by and between the City of Richland, 505 Swift Ave., Richland, Washington, (hereinafter called the "City"), and FCS GROUP, (hereinafter called the "Consultant").

### **WITNESSETH:**

#### **1. GENERAL DESCRIPTION OF WORK:**

The Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work as designated elsewhere in this Agreement.

#### **2. SCOPE OF WORK**

The Consultant shall provide services to evaluate and recommend revisions to the City's Electric Utility's retail rate design policies. Services to be provided are detailed in the attached Proposal, Exhibit A, and are made part of this Agreement.

#### **3. GENERAL REQUIREMENTS**

The Consultant shall attend coordination, progress, and presentation meetings with the City or such Federal, community, State, City, or County officials, groups or individuals as may be requested by the City. The City will provide the Consultant sufficient notice prior to meetings requiring Consultant participation.

The Consultant shall prepare a monthly progress report, in a form approved by the City, that will outline in written and graphical form the various phases and the order of performance of the work in sufficient details so that the progress of the work can easily be evaluated.

#### **4. TIME FOR BEGINNING AND COMPLETION**

The Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by October 31, 2012.

#### **5. PAYMENT**

The Consultant shall be paid on a time and materials basis a total amount not to exceed \$51,000 Dollars by the City to complete the services rendered under this Agreement. Such payment shall be full compensation for all work performed or services rendered, and for all labor, materials, supplies, equipment, and incidentals necessary to complete the work specified in Section 2, Scope of Work.

The maximum total amount payable, by the City to the Consultant under this Agreement, shall not exceed the above lump sum amount.

Invoices not in dispute by the City will be paid net thirty (30) days.

Partial payments to cover the percentage of work completed may be requested by the Consultant. These payments shall not be more than one (1) per month. To provide a means of verifying the invoiced salary costs for the Consultant's employees, the City may conduct employee interviews. These interviews may consist of recording the names, titles, salary rate, and present duties of those employees performing work on the Project at the time of the interview.

The Consultant and his/her sub consultants shall keep available for inspection by representatives of the City, the State and the United States for a period of three years after final payment the cost records and accounts pertaining to this Agreement and all items relating to or bearing upon these records with the following exception: if any litigation, claim, or audit arising out of, in connection with, or relating to this contract is initiated before the expiration of the three-year period, the cost records and accounts shall be retained until such litigation, claim, or audit involving the records is completed.

**6. EMPLOYMENT**

Any and all employees of the Consultant or other persons while engaged in the performance of any work or services required of the Consultant under this Agreement, shall be considered employees of the Consultant only and not of the City, and any and all claims that may or might arise under any Workmen's Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of the Consultant's employees or other persons while so engaged on any of the work or services provided to be rendered herein, shall be the sole obligation and responsibility of the Consultant.

**7. OTHER PARTIES**

It is mutually agreed that this Agreement is not transferable by either signatory to a third party without the consent of the other principal party.

**8. OWNERSHIP OF DOCUMENTS**

All designs, drawings, specifications, documents, and other work products prepared pursuant to this Agreement, will become the property of the City upon payment to the Consultant of his fees as set forth in this Agreement. The City acknowledges the Consultant's plans and specifications, including all documents on electronic media, as instruments of professional services. The plans and specifications prepared under this Agreement shall become the property of the City upon completion of the services and payment in full of all payment due to the Consultant. The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of the Consultant. The City agrees to waive any claim against the Consultant arising from any unauthorized reuse of the plans and specifications and to indemnify and hold the Consultant harmless from any claim, liability or cost arising or allegedly arising out of any reuse of the plans and specifications by the City or its agent not authorized by the Consultant.

9. **TERMINATION**

This Agreement may be terminated by either party upon thirty (30) days written notice, by registered mail, or mailed to the other party at his usual place of business. In the event the Consultant terminates this contract, the City will be entitled to reimbursement of costs occasioned by such termination by the Consultant. In the event the City terminates this Agreement, the City shall pay the Consultant for the work performed, an amount equal to the percentage of completion of the work as mutually agreed between the City and the Consultant.

If any work covered by this Agreement shall be suspended or abandoned by the City before the Consultant has completed the assigned work, the Consultant shall be paid for services performed down to the time of such termination or suspension an amount equal to the costs incurred at the date of termination as mutually agreed upon between the City and the Consultant.

10. **DISPUTE RESOLUTION**

The City and the Consultant agree to negotiate in good faith for a period of thirty (30) days from the date of notice of all disputes between them prior to exercising their rights under this Agreement, or under law.

All disputes between the City and the Consultant not resolved by negotiation between the parties may be arbitrated only by mutual agreement of the City and the Consultant. If not mutually agreed to resolve the claim by arbitration, the claim will be resolved by legal action. Arbitration of all claims will be in accordance with the Arbitration Rules of the American Arbitration Association.

11. **VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION**

In the event that either party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this Agreement, the parties hereto agree that any such action shall be initiated in the Superior Court of the State of Washington, situated in Benton County. The parties hereto agree that all questions shall be resolved by application of Washington law and that the parties to such action shall have the right of appeal from such decision of the Superior Court in accordance with the laws of the State of Washington. The Consultant hereby consents to the personal jurisdiction of the Superior Court of the State of Washington, situated in Benton County.

12. **ATTORNEY'S FEES**

Legal fees, which are reasonable, and costs, including those on appeal, if appeal is taken, shall be allowed to the prevailing party by any court hearing a dispute under this Agreement.

13. **INSURANCE**

The Consultant shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in

connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

**No Limitation.** Consultant's maintenance of insurance as required by the Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

**A. Minimum Scope of Insurance**

Consultant shall obtain insurance of the types described below:

1. Automobile Liability Insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
2. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City.
3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
4. Professional Liability insurance appropriate to the Consultant's profession.

**B. Minimum Amounts of Insurance**

Consultant shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
3. Professional Liability Insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.

**C. Other Insurance Provisions**

The insurance policies are to contain, or be endorsed to contain, the following provisions for Automobile Liability, Professional Liability and Commercial General Liability insurance:

1. The Consultant's insurance coverage shall be primary insurance as respect the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
2. The Consultant's insurance shall be endorsed to state that the coverage shall not be cancelled by either party, except after thirty (30) days prior

written notice by certified mail, return receipt requested, has been given to the City.

**D. Acceptability of Insurers**

Insurance is to be placed with insurers with a current A.M. best rating of not less than A:VII.

**E. Verification of Coverage**

Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the work.

**14. INDEMNIFICATION / HOLD HARMLESS**

Consultant shall defend, indemnify, and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the negligent acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

**15. STANDARD OF CARE**

The professional services will be furnished in accordance with the care and skill ordinarily used by members of the same profession practicing under similar conditions at the same time and in the same locality. The Consultant makes no warranties express or implied, under this Agreement or otherwise, in connection with the Consultant's services.

**16. SUCCESSORS OR ASSIGNS**

All of the terms, conditions and provisions hereof shall inure to the benefit of and be binding upon the parties hereto, and their respective successors and assigns; provided, however, that no assignment of the Agreement shall be made without written consent of the parties to the Agreement.

**17. EQUAL OPPORTUNITY AGREEMENT**

The Consultant agrees that he will not discriminate against any employee or job applicants for work on this Agreement for reasons of race, sex, nationality or religious creed.

**18. PARTIAL INVALIDITY**

Any provision of this Agreement, which is found to be invalid or unenforceable, shall be ineffective to the extent of such invalidity or unenforceability, and the invalidity or unenforceability of such provision shall not affect the validity or enforceability of the remaining provisions hereof.

**19. CHANGES OF WORK**

The Consultant shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies

in the design, drawings, specifications, reports, and other similar documents which the Consultant is responsible for preparing or furnishing under this Agreement, when required to do so by the City, without additional compensation thereof.

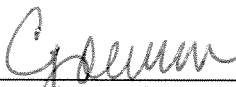
Should the City find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, the Consultant shall make such revisions as directed by the City. This work shall be considered as Extra Work and will be paid for as herein provided under Section 20, Extra Work.

**20. EXTRA WORK**


The City may desire to have the Consultant perform work or render additional services within the general scope of this Agreement. Such work shall be considered as Extra Work and will be specified in a written supplement to this Agreement which will set forth the nature of the scope, schedule for additional work, additional fees and the method of payment. Work under a supplemental Agreement shall not proceed until authorized in writing by the City.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF RICHLAND, WASHINGTON

  
\_\_\_\_\_  
CYNTHIA D. JOHNSON  
City Manager


ATTEST:

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

APPROVED AS TO FORM:

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

FCS GROUP

  
\_\_\_\_\_  
Signature

Angie Sanchez Virnoche  
\_\_\_\_\_  
Printed Name

Principal  
\_\_\_\_\_  
Title

Redmond Town Center  
7525 166th Ave. NE, Suite D-215  
\_\_\_\_\_  
Address

Redmond, WA 98052  
\_\_\_\_\_  
City, State and Zip Code

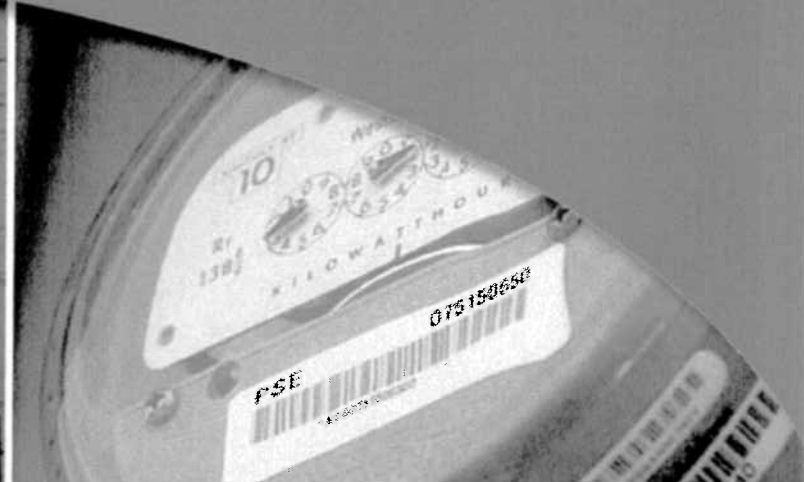
Phone: (425) 867-1802 \_\_\_\_\_

Fax: (425) 867-1937 \_\_\_\_\_

Email: angies@fcsgroup.com \_\_\_\_\_

**Proposal**  
**March 26, 2012**

# **Electric Utility Retail Rate Design**



 **FCS GROUP**

**City of Richland**  
**Energy Services**  
**Department**

This entire proposal is made of readily recyclable materials, including the bronze wire binding and the front and back cover, which are made from post-consumer recycled plastic bottles.

[www.fcsgroup.com](http://www.fcsgroup.com)



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225 Bush Street  
Suite 1825  
San Francisco, California 94104  
T: 415.445.8947 F: 415.398.1601

4380 SW Macadam Avenue  
Suite 220  
Portland, Oregon 97239  
T: 503.841.6543 F: 503.841.6573

March 23, 2012

City of Richland  
Energy Service Department  
Attn: Bob Hammond, Energy Services Director  
840 Northgate Drive  
Richland, WA 99352

**Subject: Electric Utility Retail Rate Design – FCS GROUP**

Dear Mr. Hammond:

The City of Richland's Energy Services Department (RES) is seeking a consultant to develop and present various retail rate design alternatives to City representatives and to participate in meetings the City will conduct with utility customers over the coming months.

FCS GROUP's proposal has been carefully developed to consider not only the technical content of this scope of work, but also the practical aspects of conveying that same technical information to a diverse audience. Additionally, our scope and budget takes into consideration a short project schedule with several City milestones built-in.

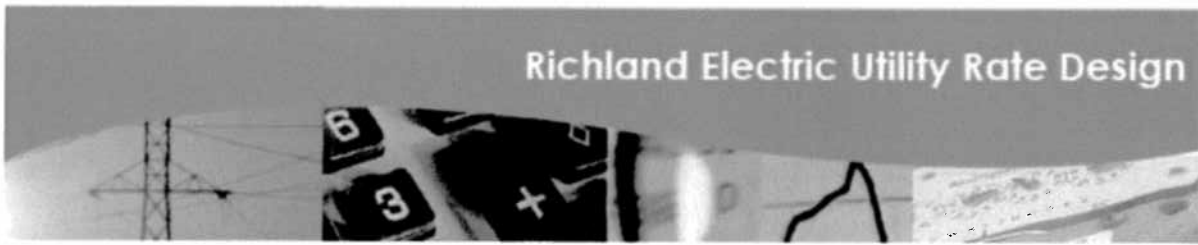
To quickly and effectively address this project we have selected a focused team that is familiar with your specific technical needs, knows RES staff, and has the necessary experience and capacity to hit the ground running and complete the work within your timeframe. They include Angie Sanchez Virnoche, principal-in-charge and project manager; a former manager with Tacoma Public Utilities, Andy Evancho; and Sergey Tarasov, an FCS GROUP electric utility project consultant. Together with other firm resources, FCS GROUP possess not only a depth of electric retail rate development experience, but a breadth of strategic utility management experience that we commit to you as a value added service.

We look forward to discussing this opportunity with you. You may reach me by phone at (425) 867-1802, ext. 230, or by e-mail at [AngieS@fcsgroup.com](mailto:AngieS@fcsgroup.com)

Sincerely,  
FCS GROUP

  
Angie Sanchez Virnoche  
Principal





## INTRODUCTION AND SUMMARY

For this Electric Rate Design project, FCS GROUP has assembled a team of consultants that possess both the depth and breadth of related experience to bring forth innovative yet practical solutions to the City that will be reflected in both the integrity of the rate structure, and also the quality of results communication to the public and associated stakeholders.

Our proposed project manager, **Angie Sanchez Virnoche**, offers 19 years of targeted experience in the development of solutions that address electric utility cost of service and rate-setting needs. Angie also delivers high achievement in educating staff, Council and the public on technical issues by using an open and involved process to gain an understanding of community priorities and promoting alternatives that address these priorities.

**Andy Evanchio** brings 30 years of public industry experience. He actively supported and participated in the public process used to establish rate and financial policies at Tacoma Power. Andy possesses the comprehensive technical knowledge of the electric rate study process, in addition to understanding the sensitivities surrounding political issues and implementation challenges.

Our team brings the elements needed for a successful rate design review process:

- technical depth
- regional electric understanding
- communication savvy
- value-added finance and strategy services



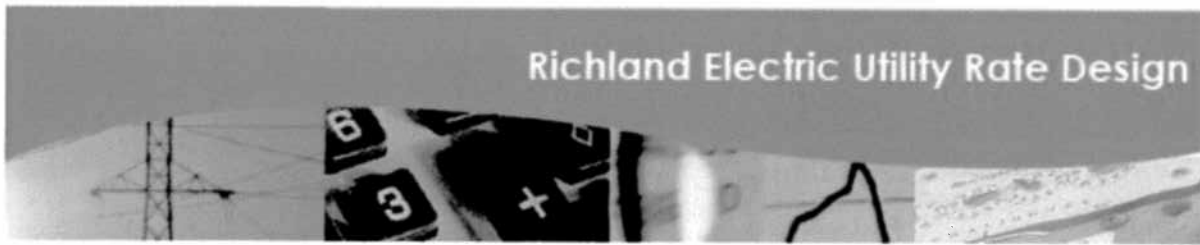
## FCS GROUP PROFILE AND BENEFITS

FCS GROUP, established in 1988, provides utility rate, financial, economic, and management consulting services to public sector clients inclusive of city and county governments, municipal corporations and ports, special service districts, and state agencies. Since the firm's inception, FCS GROUP has delivered high-quality, cost-effective consulting services in over 2,000 engagements and served more than 450 clients. Our staff serves clients throughout the western states and Canada from our offices in Redmond, Washington; San Francisco, California; and Portland, Oregon.

Our electric utility cost of service and rate analysis experience is defined by the following:

- ◆ **Evaluating the sufficiency of revenue levels** in meeting the overall financial needs of the system including fiscal policy achievement, power generation/purchase costs, operation and maintenance costs, capital costs and debt service obligations.
- ◆ **Reviewing load characteristics for the system** and establishing the total energy and demand requirements of each customer class to set the foundation for cost allocation.
- ◆ **Evaluating power costs** to understand how power resources are utilized and costs incurred to equitably allocate costs to those using the resource.
- ◆ **Development of cost allocations** such as total energy (seasonal/HLH/LLH), total demand (non coincident and coincident) and customer related costs. An understanding of alternative industry cost allocation approaches such as average embedded versus marginal cost allocation approaches.
- ◆ **Rate design** that aligns cost causation to the fixed and variable rates charged.
- ◆ **Experience educating staff**, Council and the Community on the electric rate-setting process.
- ◆ **Ability to communicate the results** of the analysis to both technical and non-technical personnel.

FCS GROUP also provides economic and financing strategies. Our strong utility, management consulting, and economic expertise provides a unique combination of skills and knowledge about public sector financial operations. These additional services offer us the distinct opportunity to look beyond the task at hand by considering the impacts that decisions in one area can have on other City services or departments. Particularly in this new environment of greater public scrutiny, it is not enough to simply develop a technical analysis. Today, it is imperative to offer process transparency, gain trust through community education and involvement, and offer consistency with other City services and policies. We have the depth of resources to deliver value-added strategies that will promote the long-term sustainability of your organization.



## RATE DEVELOPMENT APPROACH

The rate design review is intended to provide recommendations that will enable the City to sustain the electric utility's financial health and establish a model structure that links customer rates to their equitable share of the costs incurred to deliver electric service.

The following scope of services have been developed to complete a rate design review and develop alternative rate designs for consideration consistent with the City's financial objectives, and that reflect current northwest electric market trends. As illustrated in the task plan we follow a structured method to arrive at rate conclusions, which will enable us to perform the work in an orderly, efficient and results-oriented manner. Each aspect of the approach will be tailored to the City's policies, practices, and goals resulting in defensible and sustainable rates.

### Task Plan

#### Task 1 | Project Kickoff Meeting

FCS GROUP will schedule a project kickoff meeting with the City project team before the commencement of the technical analysis. Due to the short timeline of the project, setting a clear path for project progression and communication is critical. The meeting is intended to offer a formal introduction of the project team, identify project objectives and expectations, isolate community and stakeholder concerns, and confirm key project milestone dates.

##### Level of Effort/Data From RES Staff

##### **Meeting attendance by required personnel**

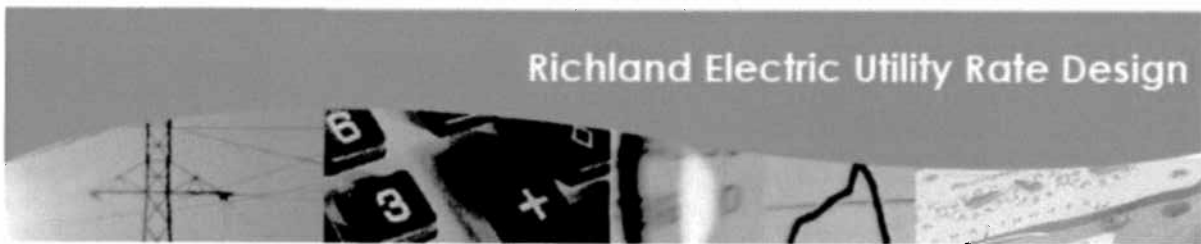
#### Task 2 | Review of Existing Documentation

It is our understanding that the Richland Energy Services (RES) staff will update the cost of service analysis to be used as the foundation for the development of rate design alternatives. Key tasks include the following:

- 2a. Review the cost of service results to understand the sales level, usage characteristics and target revenue level to collect from each customer class.
- 2b. Compare the unit cost (demand, energy and customer) results of the cost of service study to existing rates.
- 2c. Analyze incremental costs in the cost of service to ensure consistency of proposed alternative rate designs with those cost drivers.

##### Level of Effort/Data From RES Staff

- Cost of service information: line item detail of cost allocation, unit costs, target revenue by class
- Existing power purchase arrangement (sample power bill)
- Future power purchase arrangement (Tier 2)
- Load forecast (total and by class)
- Detailed rate ordinances



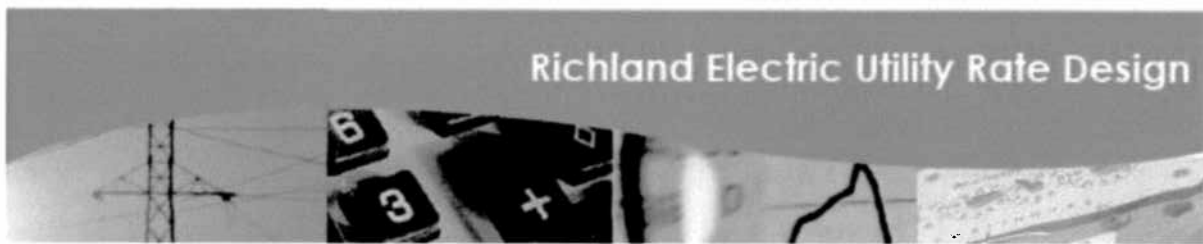
- 2d. Review the sales forecast to understand the composition of the existing customer base, key factor/inputs used to develop projections and identification of areas for new sales and customer growth.
- 2e. Review existing rate schedules and gain an understanding of applicable rules and definitions of each rate schedule. Discuss with City staff the pros/cons of each rate schedule (e.g. declining block rate structures, ease of administration).

### Task 3 | Review and Revise Rate Setting Policies

The existing RES rate setting policies will be reviewed and discussed. We would recommend that a preliminary set of meetings be held to ascertain critical community and stakeholder views concerning growth and the assignment of costs associated with that growth. Depending upon the results of those discussions alternative policies will be identified for consideration. Understanding the priority of the management team can clarify the City's specific goals, objectives and philosophy. This understanding is critical to the overall direction of the rate setting process. Key tasks include the following:

Level of Effort/Data From RES Staff
<ul style="list-style-type: none"> <li>• Rate-setting policies and other relevant policies</li> <li>• Identification of unwritten policies/practices</li> <li>• Complete survey questionnaire</li> </ul>

- 3a. Review existing RES rate-design and/or applicable policies, formal or informal.
- 3b. Evaluate rate design priorities. The evaluation can be accomplished with a survey questionnaire related to prioritizing the attributes of a sound rate structure (Bonbright, Principles of Public Utility Rates). This exercise can help all parties gain an understanding of the staff/council/committee/community priorities and develop rate alternatives that best meet the RES priorities. Attributes evaluated and discussed include:
  - ♦ Effective in yielding the total revenue requirements
  - ♦ Revenue stability and predictability in revenue generation and rate structure
  - ♦ Discourage wasteful use while promoting justifiable types and amounts of use
  - ♦ Reflect all of the present and future costs and benefits of providing utility service
  - ♦ Fairness of cost allocation to different ratepayers to attain equity
  - ♦ Avoidance of undue discrimination in rate relationships
  - ♦ Dynamic in responding economically to changing demand and supply patterns
  - ♦ Simplicity to understand, convenience and economy of collection, acceptance and feasibility of administration
  - ♦ Freedom from controversies as to proper interpretation
- 3c. Develop and/or revise rate-setting policies that align with RES goals and objectives. Proposed rate policies may encompass such areas as:
  - ♦ Economic development
  - ♦ Affordability



- New large single loads
- Cost responsibility of growth
- Rate adjustment frequency
- Rates levels sufficient to cover certain costs: O&M, capital, reserves
- Conservation and others

3d. Review rate setting policies with RES project team. Refine recommendations based on feedback.

#### Task 4 | Develop Alternative Rate Designs

Alternative rate design options for each customer class of the City will be developed for consideration. The rate designs will be developed to collect the target revenue level for each class of service, produce sufficient revenue to meet the overall financial requirements of the utility, are cost based and equitable, convey the appropriate price signals and meet the overall goals and objectives of the utility. Particular attention will be paid to the provisions of the New Large Single Load schedule. Potential impacts of power supply costs associated with load growth will be reviewed so that the implications of alternative definitions of NLSL can be analyzed. The project team will craft alternative rate designs for consideration based on industry standards and project team expertise and experience. Key tasks include the following:

Level of Effort/Data From RES Staff

- Discuss pros/cons of existing rate structure
- Documents related to any past effort/research related to rate structures
- Renew rate alternatives

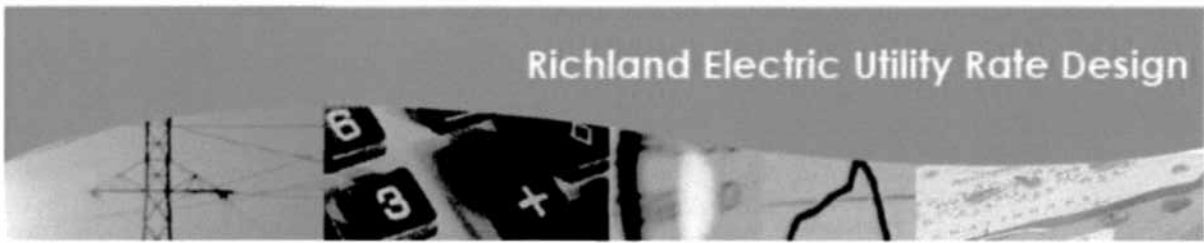
- 4a. Develop up to two alternative rate structures per customer class for consideration
- 4b. Rate designs shall consider capturing the appropriate costs from the customer charge, energy charge and demand charge
- 4c. When possible, rate designs will align with the fixed and variable costs of the system and provide sufficient revenue stability during a planned critical water year.
- 4d. Development of a typical bill analysis for all customers based on alternative rate designs.
- 4e. Develop appropriate materials to illustrate intra-class rate impacts associated with alternative rate designs as compared to existing rates.
- 4f. Present the draft rate alternatives to RES staff and adjust as necessary

#### Task 5 | Project Team Review Meetings

It will be important to interact frequently with City staff throughout the project, to make certain that findings and recommendations reflect approaches that are understood by impacted parties and can be implemented within the RES' administrative practice. In addition, onsite interaction will make certain that the study develops work products collaboratively, reflecting the industry

Level of Effort/Data From RES Staff

- Availability of key staff to review drafts when submitted
- Attendance at review meetings



expertise of the project team and the specific needs and goals of RES staff and management. In addition to the schedule of public meetings identified in the request for proposal, we anticipate the following staff review meetings:

- 5a. Meeting one to review draft rate-setting policies and initial rate alternatives (Task 3d)
- 5b. Meeting two to finalize policies and discuss refined rate structure alternatives (Task 4d)
- 5c. Meeting 3 – finalize rate structure alternatives (Go-To-Meeting™)

An option for review meetings with the project team is via the interactive computer program “Go-To-Meeting™” over a conference call. Go-To-Meeting™ allows all parties to view documents via an Internet connection and see edits and changes made to a shared document in real time. Go-To-Meeting™ has been used with many of our clients with very positive results.

#### Task 6 | Presentations

The success of the rate structure review relies on an open and involved process for informing and educating the RES staff, Committee, Council and customers on the study process and to clearly define the cost basis and policy rationale for the rates established. This is accomplished by linking the financial requirements of the RES to the costs incurred and ultimately the rates charged. The City has outlined a list of five anticipated meetings for presentations and interaction with the customers, Committee and City Council. We acknowledge the meetings and dates identified in the RFP and commit the project manager to being available to attend these meeting. Key tasks include:

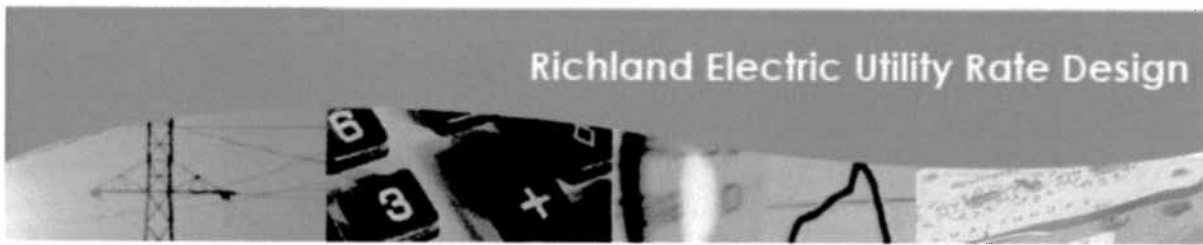
Level of Effort/Data From RES Staff
• Time for review of draft presentations

- 6a. Develop presentation material for each of the meetings as identified by the RES project team. Nearly all of the projects completed by FCS GROUP include presentation of the results and findings to a Committee, City Council or the public. We are asked to speak at many workshops and conferences regarding our technical analysis. The project team is well versed in this public education format and is familiar with developing material that is of appropriate detail for audiences of all levels.

#### Task 7 | Report

Upon completion of rate design study, an executive level report will be prepared that summarizing the project process, findings, results and recommendations. An electronic reproducible copy will also be provided.

Level of Effort/Data From RES Staff
• Time for review of executive level report



## EXPERIENCE

FCS GROUP's electric utility qualifications include the performance of rate forecasts, fiscal policy reviews, traditional and unbundling cost of service studies, rate design development, and other financial services for electric utilities.

Our specialty is working with municipal utilities such as cities, public utility districts, and cooperatives. Services range from review of user rates that support system operation and capital costs to the establishment of reserves that assist in managing cost fluctuations and revenue volatility. We have performed various cost allocation approaches based on the utility's power resource portfolio and customer load characteristics. We have also assisted in the development of alternative rate designs such as seasonal rates, monthly rates, time-of-use rates, and unbundled rates. Many times our services involve working with citizen advisory committees, helping to educate the public on the rate-setting process and gaining support for the proposed rate adjustments and rate structure alternatives. Our past clients have also used us as expert reviewers for internally developed rate models to ensure they comply with industry standard methodologies and approaches.

## Communication Case Study

Angie Sanchez Virnoche led a rate design review project with Flathead Electric Cooperative (FEC) that involved working with a Citizen's Advisory Committee in three separate meetings. The Committee was composed of a cross section of the utility's membership to ensure that varying issues and opinions would be shared and to promote recommendations that would be supported by a variety of members. The decision to convene a Committee was to gain member input and feedback regarding the current FEC rate designs, evaluate alternatives developed for consideration, which included a demand charge for the residential class and ultimately provide recommendation to the Board regarding proposed rate structure changes. There was positive feedback from the members regarding the process and although some issues were complex, they felt they had a better understanding of the difficult decisions that must be made during the rate process.



## Franklin County PUD, Washington

**Reference | Tim Nies, Auditor/Director of Administration Services, Ph. (509) 547-5591**

**Project Manager | Angie Sanchez Virnoche**

**Summary |** FCS GROUP has worked with Franklin County PUD for nearly 15 years. The most recent comprehensive cost of service study was completed in 2010. In 2011, we completed a revenue requirement update to determine the impacts of the Bonneville Power Administration (BPA) rate increase effective October 2011. FCS GROUP is retained annually to update the revenue requirement and rate projections for the District.

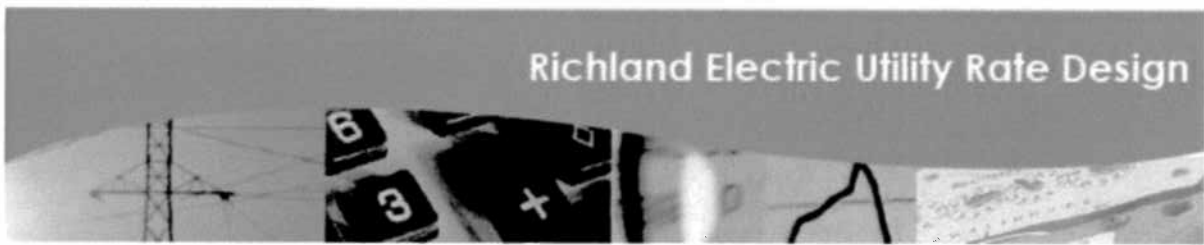
### **Key Project Tasks**

- ◆ Educate staff on the cost of service process and how the information from their jobs inform and affect the cost of service results.
- ◆ Prepared a 5-year revenue requirement analysis.
- ◆ Captured the BPA power cost increase, the reduction in wholesale power revenue, and depleting reserve balances due to capital needs.
- ◆ Developed multiple sensitivity analyses to determine the rate impact of changes to power costs and/or capital funding approaches (reserves, debt, and a combination of both).
- ◆ Worked with The Energy Authority (TEA) to capture power costs under the BPA Slice/Block contract and new rates effective October 1, 2011.
- ◆ Reviewed alternative rate implementation strategies for the District from four perspectives: a one-time increase; a one-time increase mid-year; a delay of increase by one year; and level, phased increase over time.
- ◆ Conducted a cost of service analysis that compared the previous study to the current study and documented changes by customer class.
- ◆ Unbundled unit costs by functional category (power, demand, energy, customer).
- ◆ Evaluated rate design structures for each rate class identifying pros and cons.
- ◆ Developed two tiered rate structure options for the residential class.
- ◆ Realigned the energy, demand and basic charge rates for all rate schedules based on the cost of service results.
- ◆ Presented results of the revenue requirements to the Rate Advisory Committee at two meetings to gain customer feedback and input.

### **Related Project Experience**

- Rate Advisory Committee involvement
- Rate schedule evaluation
- Development of tiered rate structure
- Recalibrate rates to current cost causation for all classes





## Benton County PUD, Washington

Reference | **Chris Johnson, Manager of Products and Services, (509) 582-2175**

**Tom Schumacher, Energy Services Supervisor, Ph. (509) 582-1268**

Project Manager | **Angie Sanchez Virnoche**

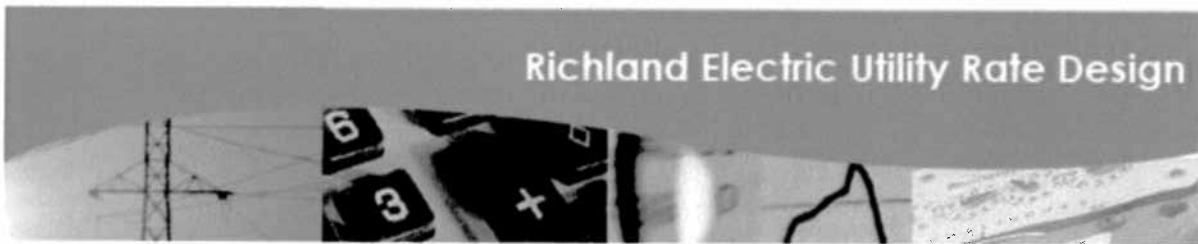
**Summary** | Ms. Sanchez Virnoche has been providing services to the PUD since 2001. In 2001, a comprehensive rate study was completed which included the design of a cost of service model that could be used internally by PUD staff in the future. Since that time, Ms. Sanchez has provided special on-call services to the District, including a 2011 module development to evaluate rate impacts to other classes of service of a new large single load.

### Key Project Tasks

- ◆ Designed cost of service model for future use by PUD staff.
- ◆ Set baseline for equitable allocation of costs among various customer classes.
- ◆ Reviewed alternative methods for allocating costs.
- ◆ On-call expert review of COSA results.
- ◆ Addition of new power cost module that accounts for new BPA tiered rate methodology and TEA power cost forecast model.
- ◆ Created functionality in COSA to allow staff to evaluate the impacts associated with the addition of varying sized new large single loads (NLSL) on the system.
- ◆ Small, Medium and Large General Service rate schedule review. Ran bill frequency analysis to evaluate customer characteristics (e.g. number of customers and total use at varying usage levels) to assess current definitions and if revisions/consolidation is warranted.
- ◆ Met with staff to review industry standards and comparable utility approaches to the general service rate schedule.
- ◆ Education of District staff regarding importance of consistency of data used in COSA by different departments; Finance, Engineering, Conservation, Power Resources, Customer Service and Administration.

### Related Project Experience

- Review of rate structures
- Module development to evaluate NLSL impacts
- Power module to evaluate new BPA rate structure



## City of Centralia, Washington

**Reference | Ed Williams, General Manager Randi Leach, Finance Officer, Ph. (360) 330-7512**  
**Project Manager | Angie Sanchez Virnoche**

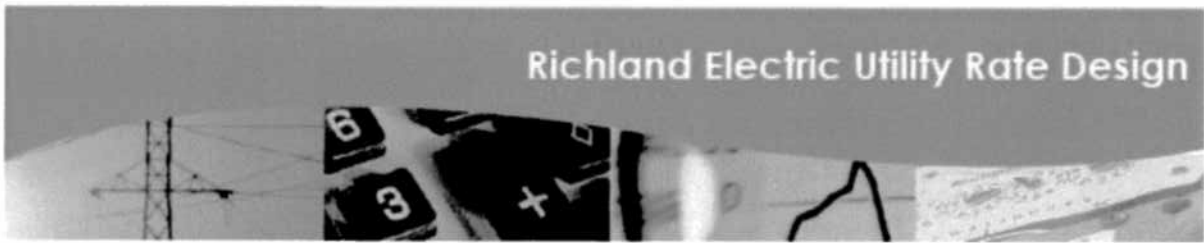
**Summary** | FCS GROUP has worked with the City of Centralia for over 10 years. Among our more recent tasks is a 2009/2010 comprehensive cost of service study that included revenue requirement, cost allocation, and rate design. FCS GROUP is currently (2012) updating the City's rates to evaluate the impact of the new BPA Tiered Rate Methodology and develop rate policies related to new load and load growth.

### Key Project Tasks

- ◆ Developed a 6-year revenue requirement forecast and rate transition plan.
- ◆ Prepared a cost analysis of purchased power incorporating the City's own hydroelectric facility costs and the BPA wholesale power supply cost increase.
- ◆ Evaluate capital needs (\$40.5 million) and develop a capital funding plan to address concerns of a very risk-averse Council. The study provided the rate impact under the \$40.5 million scenario along with varying reductions in capital based on priority of need.
- ◆ Conducted 36 sensitivity analyses evaluating different capital funding levels, project timing, project costs, and debt service coverage impacts.
- ◆ Prepared an issue paper on the role of long-term debt in capital financing.
- ◆ Conducted a cost of service analysis to equitably allocate system costs to specific customer classes.
- ◆ Developed two alternative customer classes from the existing large general service 50kW and greater class. Revised classes were 50 to 200 kW, 200 to 1,000 kW and > 1,000 kW. The class separation was determined by a detailed customer statistics and bill frequency analysis.
- ◆ Developed four alternative rate increases: 1) across the board, 2) higher fixed charges, 3) increase tied to fixed and variable cost increases, and 4) all increase captured in fixed charge.
- ◆ Compared sample customer bills for each rate option proposed.
- ◆ Compared neighboring system rates.
- ◆ Held three work sessions with the City Council to educate members on the rate study process, key inputs, and policy decisions required.
- ◆ Developed Q&A handout to answer common questions.

### Related Project Experience

- Council education (4 workshops held)
- Impacts of wholesale rate increase
- Evaluation of rate structures to determine new rate classes



## Cowlitz County PUD No. 1, Washington

Reference | **Brian Skeahan, General Manager, Ph. (360) 423-2210**

**Royce Hagelstein, CPA, (360) 577-7545**

Project Manager | **Angie Sanchez Virnoche**

**Summary** | Ms. Sanchez has been working with Cowlitz PUD on cost of service and rate-setting issues since 1998, including a 2011 cost allocation review and rate model update.

### Key Project Tasks

- ◆ Converted the existing District Lotus 1-2-3 cost of service model into Microsoft® Excel.
- ◆ Created a multi-year revenue requirement module incorporating the District's fiscal policy objectives for operating, capital, and rate stabilization funds.
- ◆ Reviewed the District's power resources (Swift Complex, Harvest Wind, Wanapum Priest Rapids, Nine Canyon and White Creek) and the allocation of power resources to demand and energy. Identified rate impact of reduction in lower cost, non-federal power that had historically been allocated 95 percent to residential customers.
- ◆ Reviewed capital funding plan for \$74 million of projects.
- ◆ Reviewed customer class designations to ensure they were appropriate.
- ◆ Reviewed and improved on existing internal modeling approach for the traditional cost of service analysis and unbundled cost of service analysis.
- ◆ Updated direct assignments and cost allocation for the District's two largest customers.
- ◆ Conducted cost of service analysis that showed that interclass adjustments are warranted.
- ◆ Conducted the 2010-2011 Industrial Cost Allocation Review.
- ◆ Incorporated into rate model the TEA power cost projections under new BPA rates effective October 1, 2011.
- ◆ Asked to organize and be key speaker at a 2-day Cost of Service and Rate-Setting workshop for a PUD Workshop hosted by the District in February 2012.
- ◆ Provided workshop to staff and commissioners on District specific cost of service assumptions, results and basis for interclass adjustments.

### Related Project Experience

- Evaluation of new power costs and impact on customer cost of service allocations
- Education of staff and commissioners
- Public presentation on Cost of Service and Rate-Setting



## City of Port Angeles, Washington

Reference | **Phil Lusk, Power Resource Manager, Ph. (360) 417-4805**

Project Manager | **Angie Sanchez Virnoche**

**Summary** | Angie Sanchez Virnoche has been working with the City of Port Angeles for over 10-years. In 2009, FCS GROUP assisted the City of Port Angeles with a comprehensive rate study update of the 2005 study.

### Related Project Experience

- Cost allocation review
- UAC meetings

### Key Project Tasks

- ◆ Calculated Bonneville Power Administration purchased power costs. Ran alternative rate increase scenarios for City to determine effects of alternative power costs and rate impact.
- ◆ Forecasted load data based on historical year and anticipated growth rates by customer class.
- ◆ Projected revenue and power costs based on load data forecast.
- ◆ Reviewed pole attachment fees.
- ◆ Reviewed public utility codes for improvements and simplification.
- ◆ Reviewed the state utility excise tax returns for accuracy.
- ◆ Held multiple meetings with the Utility Advisory Committee (UAC) and City staff to review results, assumptions, and recommendations.

The following table illustrates our experience with providing cost of service and rate-setting services to other public utilities and governments.

Select Additional Electric Utility Clients	Model	Electric Cost of Service Rate Study	Rate Design Review	On-Call Consulting
Klickitat County PUD, WA*		✓	✓	
City of Tacoma, WA**	✓	✓	✓	
Grant County PUD, WA	✓	✓		
City of Mesa, AZ*	✓	✓	✓	
Nushagak Electric Cooperative, AK*			✓	✓
Idaho Falls Power, ID*	✓	✓		
Flathead Electric Cooperative, MT*			✓	
Mission Valley Power, MT*		✓	✓	
Midstate Electric Cooperative, OR*		✓		
United Electric Cooperative, MO*		✓		

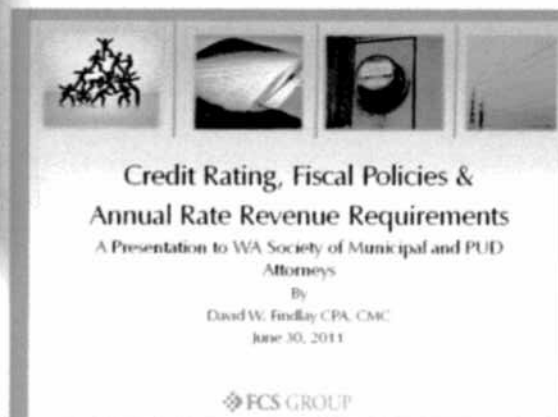
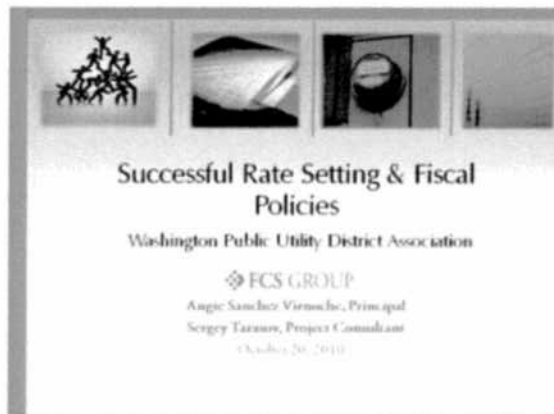
\*Performed by Angie Sanchez Virnoche prior to joining FCS GROUP.

\*\*Performed by Andy Evancho prior to joining FCS GROUP



## ENGAGEMENT

As a demonstration of our previous performance in engaging with stakeholder audiences, please refer to the references offered in the previous section. We have also included the cover slide for recent electric rate presentations delivered at the Washington Public Utility District Association, Washington Society of Municipal and PUD Attorneys, and Public Utility District Workshop co-presented with prominent industry partners, The Energy Authority (TEA) and Seattle Northwest Securities (SNW).





## PERSONNEL

### ANGIE SANCHEZ VIRNOCHE | Principal-in-Charge/Project Manager **B.S., Business Administration, Oregon State University**

Angie Sanchez Virnoche is a principal and shareholder at FCS GROUP. She has 19 years of experience in utility rates and finance. She has provided financial services for electric, water, sewer, stormwater, and solid waste utilities. Her project work includes multi-year financial planning, cost of service studies, rate design restructuring, capital/infrastructure planning, funding alternatives, cost benefit analyses, reserve analysis, and community education and involvement.

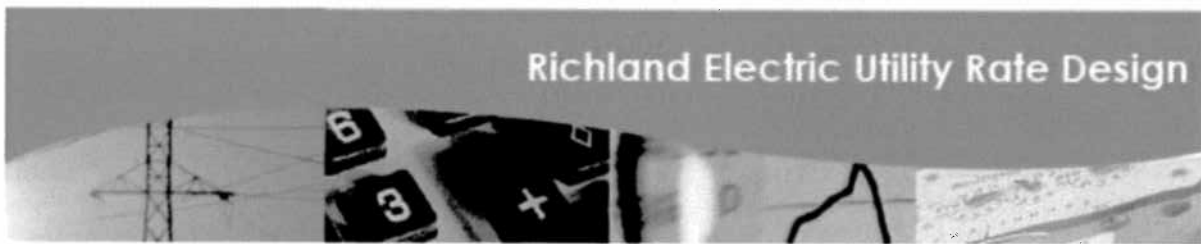
Ms. Sanchez's utility rate expertise is focused on offering the following services: developing self-supporting financial forecasts that meet the long-term operating and capital needs of utility systems; working in collaboration with bond advisors to develop creative funding plans; evaluating rate impact pros and cons of pursuing different funding tools and structures; evaluating revenue volatility and the importance of establishing appropriate reserves; and, equitably distributing utility costs among various customers based on their usage characteristics, cost allocation, and facility requirements.

Ms. Sanchez is qualified to perform traditional and unbundling cost of service studies, rate design development, and other financial services for electric utilities. She has reviewed various cost allocation approaches based on the utility's power resource portfolio and customer load characteristics. She has also assisted in the development of alternative rate designs such as seasonal rates, monthly rates, time-of-use rates and unbundled rate.

In addition to her project management and technical skills, Ms. Sanchez is successful at speaking in many forums. Whether it is addressing a City Council, Board of Commissioners, or a Citizens Advisory Committee, she is effective in engaging and educating participants in the benefits, costs, and decision-making process that will bring consensus and move participants towards the fulfillment of objectives. She is able to take very complex ideas and explain them in a simple and straightforward manner. Ms. Sanchez has recently given presentations on topics such as Utility Rate Strategies and Techniques, Comprehensive Financial Master Planning, Fiscal Health during Hard Economic Times, and Electric Cost of Service and Rate Setting.

#### Relevant Experience

- ◆ Franklin PUD #1, WA | Electric Revenue Requirement Update, Cost of Service Rate Study Update, Rate Advisory Committee
- ◆ Benton County PUD, WA | Cost of service model development, Electric Rate Model Review, and New Large Single Load (NLSL) Module
- ◆ City of Centralia, WA | Electric Rate Model Review, Electric Utility Rate Study and Cost of Service Update, and Rate Design Review
- ◆ Cowlitz County PUD #1, WA | Electric and Water Utility Cost of Service Rate Study; Industrial User Cost Allocation
- ◆ Grant County PUD, WA | Cost of Service Study
- ◆ City of Port Angeles, WA | Electric Utility Rate Study
- ◆ Flathead Electric Co-op | Rate Design Review and Citizen's Advisory Facilitation



## ANDY EVANCHO | Technical Advisor

**M.A., Economics, University of Washington, Seattle, 1974**

**B.A., Economics, University of Washington, Seattle, 1972**

Andy Evancho has been responsible for the development of retail rates for Tacoma Power and Water while serving as its senior utility economist. These responsibilities included basic rate studies, proposals and oversight of the public rate process. In addition he developed sales and load forecasts for both organizations. He was also responsible for preparing financial and other special studies used by senior management and policymakers for the development of strategic planning objectives for Tacoma Public Utilities.

During his 30 year tenure in the public industry, the last 27 spent at Tacoma Public Utilities, Mr. Evancho has managed the rate process for Tacoma Power and Water. He actively supported and participated in the public process used to establish rate and financial policies at Tacoma Power and Water including subsequent revisions of those policies which are used in the preparation of cost-of-service studies and final rate designs for each of the utilities. Other accomplishments included the development of the economic analysis used in the decision to develop Tacoma Water's Second Supply Project, creation of financial models used in the analysis for Tacoma Power and Water's business plans. In addition for 25 years he developed load and revenue forecasts which provided the basis of the Integrated Resource Plan for Tacoma Power to optimize its resource portfolio as well as the providing the basis for revenue projections used for budgeting at the utility.

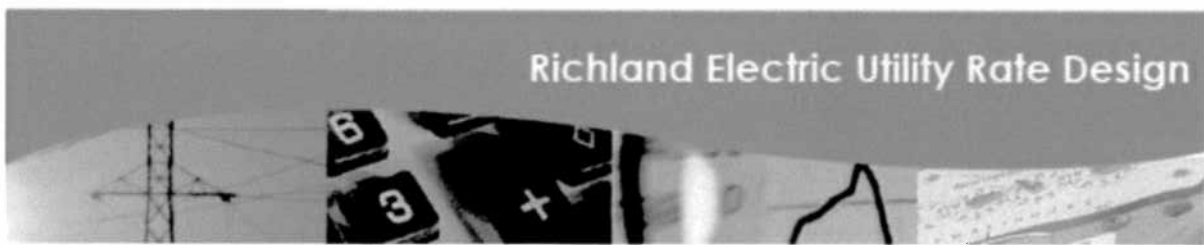
Mr. Evancho represented Tacoma Power during the Washington State legislative discussions and studies of electric utility deregulation.

Prior to joining Tacoma Power, from 1978 to 1983, Mr. Evancho worked for the San Diego Gas & Electric Company as a senior economist. From 1977 to 1978, he worked for the Convair Division of the General Dynamics Corporation in their advanced space concepts division.

Upon graduation in 1974, Mr. Evancho began his career as an analyst/intelligence officer in Washington, D.C.

### Relevant Experience with Tacoma Power and Water

- ◆ Rate and Financial Policy Development
- ◆ Rate studies, proposals, and oversight of public rate process
- ◆ Preparation of financial and other special studies for strategic planning
- ◆ Cost-of-service studies and final rate designs
- ◆ Development of economic analysis Financial models for business plans
- ◆ Load and revenue forecasts
- ◆ Project cost analysis
- ◆ Electric utility deregulation



## SERGEY TARASOV | Project Consultant

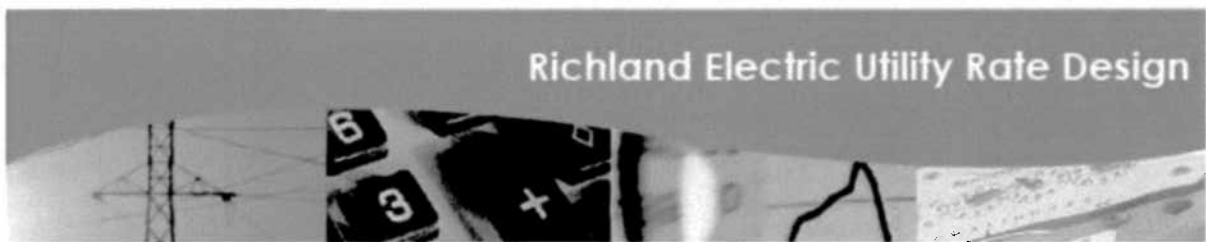
**B.S., Economics, University of Washington**

Sergey Tarasov is a project consultant with FCS GROUP specializing in utility financial (rate) consulting for electric, water, sewer, and stormwater utilities. Mr. Tarasov will be the lead technical analyst for the project. His areas of expertise are in customer statistics analysis creating customer specific profiles to aid in detailed load forecasting, revenue requirement analysis, cost of service allocation, rate design analysis and unit cost determination. He has extensive modeling experience which allows for tailoring each model to meet individual client needs and facilitates the generation of sensitivity analysis to make sure the optimum rate strategy is selected. The analysis he develops from customer statistics has allowed clients to develop customized conservation rate structures unique to their system characteristics. His work includes projecting purchased power costs from the Bonneville Power Administration (BPA) under the existing wholesale rates and the new Tiered Rate Methodology. His experience includes developing presentation for Council/Board meetings, presenting finding to staff internally and at public hearings. He is a member of the Northwest Public Power Association.

### Recent Relevant Experience

- ◆ City of Centralia, WA | Electric Cost of Service Study
- ◆ City of Port Angeles, WA | Electric Cost of Service Study
- ◆ Franklin County PUD #1 | Electric Cost of Service Study





## OTHER PERSONNEL

In the event that RES requires additional technical, strategic, or communication support, FCS GROUP can make available any of our other 25 professionals, inclusive of the following resources.

### DAVID FINDLAY | Utility Strategic Advisor

**B.A., Accounting and Finance, University of Washington**

**Graduate Course Work, Mergers and Acquisitions, The Wharton School, University of Pennsylvania**

David Findlay is president of FCS GROUP and chairman of the board of directors. After serving 16 years in the professional services industry (management, accounting, and engineering), Mr. Findlay co-founded FCS GROUP in 1988 to fill a need for independent and objective specialization in the fields of municipal utility rates, finance and management consulting. Mr. Findlay has 40 years of business and professional experience. Having conducted over 700 significant consulting assignments, his experience includes: financial feasibility studies; infrastructure cost benefit analysis; park recreational cost/revenue impact and cost of service and fee analysis; land use and engineering plan review fee analysis; utility assumptions/mergers; utility appraisals; utility connection and capital program impact fees; utility financing; user charges; and indirect cost allocation plans.

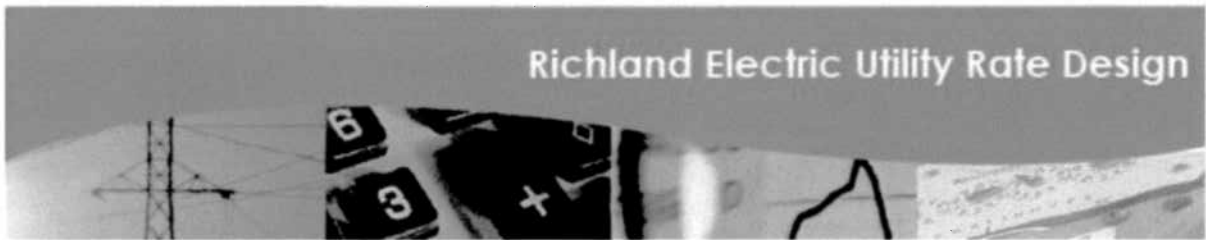
He has directed, managed and/or participated in over 70 management consulting engagements concerning utility assumptions, mergers, consolidations and valuations. In recent years, he has consulted with numerous agencies on institutional governance matters, such as regional solutions to financing urban services and infrastructure. He also has assisted clients on matters of organizational development and transition planning required after a utility was formed, merged, or acquired. Mr. Findlay has also served as an external board member for two regional environmental science consulting companies.

### SCOTT W. LESTER, MBA | Communication Specialist

**B.A., Journalism/Communications and Global Affairs, Pacific Lutheran University**

**MBA, University of Phoenix**

Scott W. Lester, MBA, is FCS GROUP's communications specialist and has 18 years of experience in the development content for use in public education, promotion, presentation and print materials. Mr. Lester has worked with both private and public entities to define and illustrate information in a manner that demystifies technically dense details and delivers "common ground" thought to diverse audiences. Scott holds bachelor's degrees in journalism and global affairs with a minor in anthropology from Pacific Lutheran University and a master's degree in business administration.



## COST

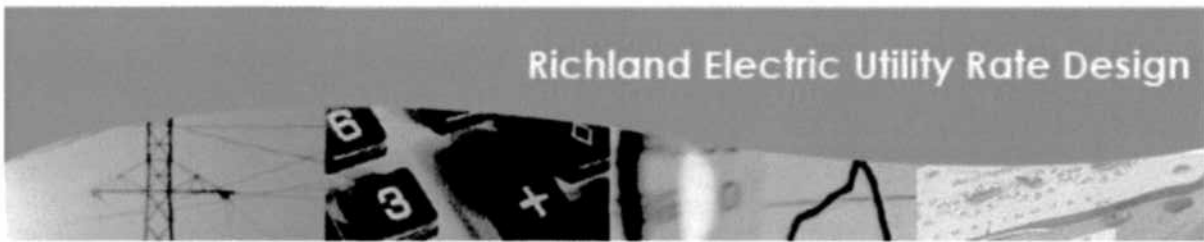
The proposed fee schedule contains a detail of each team member's hourly rate, estimated hours for each task, and total budget to complete each task that totals \$50,100.

It is important to note that the core technical elements represent 53% or \$23,680 of the total labor budget with the remaining 47% or \$20,000 representing the study process elements. The number of meetings can have a significant impact on the total budget. The study process element is an area that the City can control and adjust as desired. We would be more than happy to negotiate the appropriate level of effort in these process elements, if we have scaled our approach out of line with the City's expectations.

We trust the detailed fee schedule will convey the magnitude of elements and clearly illustrate the basis for our fee proposal. Our proposed fee schedule is included on the following page.

# Richland Electric Utility Rate Design

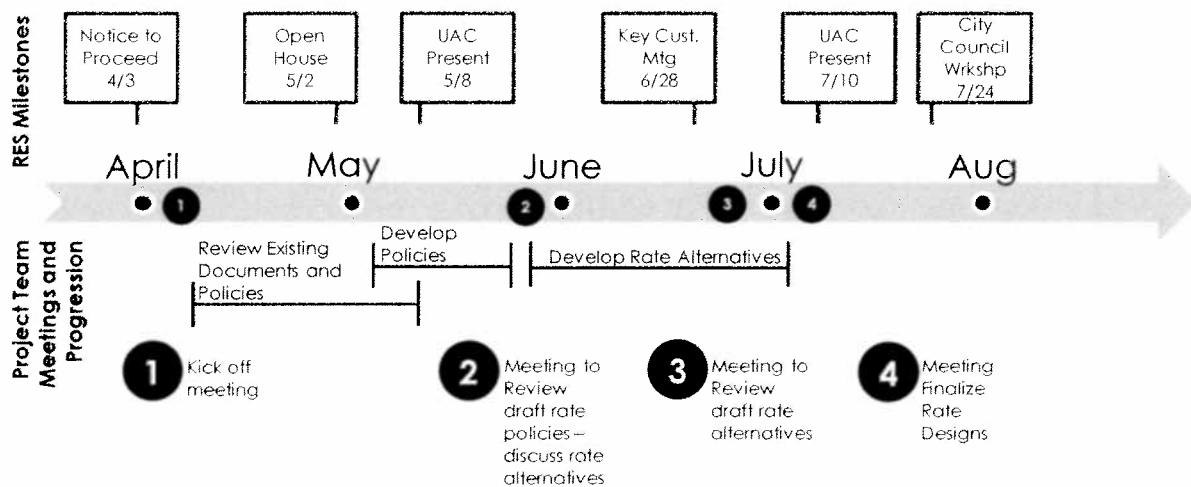
Task	Project Principal Sanchez	Project Consultant Evanchio	Project Consultant Tarasov	Admin. Support	Total Estimated Hours	Total Labor Budget
Hourly Billing Rates:	\$200	\$180	\$140	\$70		
	Total Hrs Labor Cost	Total Hrs Labor Cost	Total Hrs Labor Cost	Total Hrs Labor Cost		
Task 1 - Project Kick-off Meeting (on-site)	4 \$ 800	4 \$ 720	4 \$ 560	- -	12 \$ 2,080	
Task 2 - Review Existing Documentation	10 2,000	12 2,160	32 4,480	- -	54 8,640	
Task 3 - Review and Revise Rate Setting Policies	12 2,400	16 2,880	4 560	- -	32 5,840	
Task 4 - Develop Alternative Rate Designs	8 1,600	12 2,160	24 3,360	- -	44 7,120	
Total Technical Analysis	34 \$ 6,800	44 \$ 7,920	64 \$ 8,960	- -	142 \$ 23,680	
Task 5 - Project Team Review Meetings (3 meetings)						
- Task 3 Review Draft Policies and initial rate structures (on-site)	4 \$ 800	4 \$ 720	2 \$ 280	- \$ -	10 \$ 1,800	
- Task 4 Finalize Policies, Refine Rate Structure Alternatives (on-site)	4 900	4 720	2 280	- -	10 1,800	
- Finalize Rate Structure Alternatives (GoTo Meeting)	2 400	2 360	2 280	- -	6 1,040	
Total Task 5	10 \$ 2,000	10 \$ 1,800	6 \$ 840	- \$ -	26 \$ 4,640	
Task 6 - Public Meetings/Presentations (5 per RFP)						
- Attend UAC open house	8 \$ 1,600	- \$ -	- \$ -	- \$ -	8 \$ 1,600	
- Initial Presentation to UAC (incl. presentation material)	8 1,600	- -	8 1,120	- -	16 2,720	
- Participation in Key Customer Meeting	8 1,600	- -	- -	- -	8 1,600	
- Present Rate Design to UAC (includes presentation material)	8 1,600	- -	8 1,120	- -	16 2,720	
- Presentation of Final Report To Council (workshop, presentation)	8 1,600	- -	8 1,120	- -	16 2,720	
Total Task 6	40 \$ 8,000	- \$ -	24 \$ 3,360	- \$ -	64 \$ 11,360	
Task 7 - Executive Level Report	4 \$ 800	2 \$ 360	24 \$ 3,360	4 \$ 280	34 \$ 4,800	
<b>Subtotal Project Budget</b>	<b>88 \$ 17,600</b>	<b>56 \$ 10,080</b>	<b>118 \$ 16,520</b>	<b>4 \$ 280</b>	<b>266 \$ 44,480</b>	
Expenses: Travel (14 RT airfare; 8 day rental car)						\$ 5,620
<b>Total Project Budget</b>	<b>88 \$ 17,600</b>	<b>56 \$ 10,080</b>	<b>118 \$ 16,520</b>	<b>4 \$ 280</b>	<b>266 \$ 50,100</b>	
<b>Percent of Total Project Time</b>	<b>33%</b>	<b>21%</b>	<b>44%</b>	<b>2%</b>	<b>100%</b>	



## SCHEDULE

The City has identified a tight schedule of April through August 2012 in which the retail rate design review must be completed. We have provided a proposed work plan that identifies how we believe the work flow can be completed to meet the August 2012 deadline.

We believe we can meet the City's schedule so long as both parties work together to ensure timely receipt of requested data/information; quality of data; scheduling meetings in a timely manner; and the ability of the City to provide policy direction for the study to move forward at key study milestones. It is important for all parties to recognize that due to the expedited schedule there is little room for schedule slip on any of the tasks or planned review meetings. We are willing to work collaboratively to develop a schedule that meets the City's time constraints.





City Of Richland, Washington  
Agreement With FCS Group  
Contract 54-12  
Modification No. 1

**I RECITALS**

This is a modification to the agreement for the City of Richland, Washington (hereinafter "City") and FCS Group (herein after "Consultant").

There is now in full force and in effect between the parties City Contract No.54-12.

The parties to this contract desire to modify said agreement as follows:

**II AGREEMENTS**

1. The Consultant shall provide services in the attached Exhibit I described as Task 1 and Task 2 and 3 is made part of this Agreement. Professional fees for the services shall
2. Dollar amount for task 1, 2 and 3 shall not exceed Ten Thousand dollars (\$10,000.00).
3. Task 1 and Task 2 deliverables are due in an electronic letter report format on or before February 26, 2013.
4. The term for Contract 54-12 is hereby extended until 12/31/2016

It is understood and agreed that all other terms and conditions of the Contract shall remain the same.

**III SIGNATURES**

**City of Richland**

By: John Noble  
John Noble, Purchasing Manager

Date: 2/27/13

**FCS Group**

By: Angela S. Vienneche ~~2/27~~  
Name and Title Principal

Date: 2/21/2013

**CONTRACT 54-12**  
**EXHIBIT I**

City of Richland Energy Services (RES) requires services to support the 2014 electric utility cost of services analysis (COSA) and revisions to its electric utility retail rates. The following scope of work is to meet current RES needs through March 31, 2013.

**Task 1: Determine the proper way for RES to allocate Tier 1 (T1) power "rights" to RES customers.**

RES' objective is to not penalize customers when they change rate classes due to expanding or compressing in size and to administer a methodology and account for customer T1 allocations in a cost-effective manner.

- a. Provide a description of how BPA allocates T1 power to utilities and how customers retain T1 rights even if they move locations from one utility to another.
- b. Provide a narrative describing allocation options and pros and cons including RES administrative requirements for each. Identify the recommended option for RES.

**Task 2: Determine the proper way to allocate Tier 2 (T2) expenses to customers.**

RES based the T2 purchase on the load forecast that existed at the time we executed the BPA TRM Contract. RES' load has decreased due to mild weather conditions and an economic slowdown. As a result, we have an excess of T2 power for which we are incurring expenses but only partially recovering in revenue.

- a. Provide a narrative of the T2 power purchase process.
- b. Provide a narrative describing T2 expense allocation options and pros and cons including RES administrative requirements for each. Identify the recommended options for RES.

**TASK 3: DOCUMENTATION**

The Task 1 and Task 2 deliverables are due in an electronic letter report format. The electronic report deliverable shall be on or before February 26, 2013.



**Firm Headquarters**  
Redmond Town Center  
7525 166<sup>th</sup> Ave. NE., Suite D-215  
Redmond, Washington 98052

<b>Locations</b>	
Redmond, WA	425.867.1802
Portland, OR	503.841.6543
San Francisco, CA	415.445.8947

## SCOPE OF SERVICES CITY OF RICHLAND COST OF SERVICE (COS) AND RATE DESIGN SERVICES

The following scope of services has been developed to meet the needs expressed during the January 30, 2013 discussion regarding the City's needs. The City of Richland Energy Services (RES) requires services to support the 2014 electric utility cost of services analysis (COSA) and revisions to its electric utility retail rates. The following scope of work and budget is to meet current RES needs through March 31, 2013.

The tasks required to meet the needs expressed by RES include:

### TASK 1: DETERMINE THE PROPER WAY FOR RES TO ALLOCATE TIER 1 (T1) POWER "RIGHTS" TO RES CUSTOMERS.

- a. Provide a description of how BPA allocates T1 power to utilities and how customers retain T1 rights even if they move locations from one customer class to another.
- b. Provide a narrative describing allocation options and pros and cons including RES administrative requirements for each. Identify the recommended option for RES.

### TASK 2: DETERMINE THE PROPER WAY TO ALLOCATE TIER 2 (T2) EXPENSES TO CUSTOMERS.

RES based the T2 purchase on the load forecast that existed at the time the BPA TRM Contract was executed. RES' load has decreased due to mild weather conditions and an economic slowdown. As a result, we have an excess of T2 power for which we are incurring expenses but only partially recovering in revenue.

- a. Provide a narrative of the T2 power purchase process.
- b. Provide a narrative describing T2 expense allocation options and pros and cons including RES administrative requirements for each. Identify the recommended options for RES.

### TASK 3: DOCUMENTATION

The Task 1 and Task 2 deliverables are due in an electronic letter report format.

### SCHEDULE

The electronic report deliverable shall be on or before February 26, 2013.

## BUDGET

Our normal billing practice is to bill based on time and materials actually expended, not to exceed the total budget. We have made our best effort to determine the level of effort required to complete this review. However, due to some of the unknowns that can be revealed during this type of review additional scope and budget may be required to complete the study to the City's satisfaction. Should additional budget be required, we will alert the City project manager as soon as possible to obtain approval and agreement by both parties before additional work is completed. The level of effort anticipated for Task 1 - Task 3 is summarized below:

Task	Consultant Hours					Total Estimated Hours	Labor Budget
	Principal Sanchez	Project Consultant Tarasov	Technical Advisor Various	Admin. Support			
<i>Hourly Billing Rates:</i>	\$220	\$165	\$180	\$75			
Task 1 - Tier 1 Allocation	6	4	2	-		12	\$2,340
Task 2 - Tier 2 Allocation	6	4	2	-		12	2,340
Task 3 - Documentation	8	2	-	4		14	2,390
Total All Labor	20	10	4	4		38	\$7,070
Technology Charge \$5.00 per labor hour							\$190
<b>Total All</b>	<b>20</b>	<b>10</b>	<b>4</b>	<b>4</b>		<b>-</b>	<b>\$7,260</b>

## DIRECT EXPENSES

Major direct expenses, such as travel, mileage, and lodging, will be charged at cost. Other expenses will not be directly charged unless by mutual agreement of the client and FCS GROUP and specific terms will be established in advance prior to expenditure and billing.

## TECHNOLOGY CHARGE

FCS GROUP charges a \$5 per hour technology charge to cover overhead for IT systems, computers, communication devices and connectivity.





**CITY OF RICHLAND  
AGREEMENT WITH FCS GROUP  
CONTRACT No. 54-12**

**MODIFICATION # 2**

**I. RECITALS**

This is a modification to the Agreement between the contracting parties, the City of Richland, Washington and FCS Group; and,

There is now in full force and effect between the parties an Agreement, Contract No. 54-12; and,

The parties to this Contract desire to modify said Agreement as follows:

**II. AGREEMENTS**

1. City of Richland Energy Services (RES) requires services to support the electric utility cost of services analysis (COSA). The contract amount shall be increased by \$40,000.00 for a total contract value of \$50,000.00 for the fiscal year of 2013.
2. The following scope of work and deliverable dates are added to meet current RES needs through December 31, 2013:

**Task 1: Review 2014 Test Year COSA Output**

This task will include reviewing and validating the 2014 Test Year COSA results for four (4) independent analysis alternatives, namely;

1. Recalibrating FY2010 Tier 1 loads;
2. Full melding of power expenses across all customer classes;
3. Melding with a threshold value for new significant load;
4. Segmentation option(s) starting with residential and non-residential as two segments.

RES will provide FCS GROUP hard copy output and all required COSA assumptions and input by April 2, 2013 with the exception regarding alternative 3 above where FCS will provide additional assistance. See Task 2.

Deliverables will include FCS GROUP staff review and an electronic memo report documenting its initial review process and COSA results in by April 23, 2013 and an electronic memo by July 23, 2013 confirming the final review after BPA rates are incorporated July 22, 2013.

**Task 2: Propose with Justification a Threshold New Large Discrete Load Value to Apply to Alternative 3 listed in Task 1:**

For this COSA alternative, RES requires an analysis of the appropriate value for new large discrete load under which power costs will be fully melded across customer classes and above which the impacting customer will pay the full Tier 2 City cost of wholesale power. In determining this threshold value, consideration should be given to economic development implications, type of load, load profile, load quality, history of utility loads (histogram), and other applicable considerations.

FCS GROUP will conduct market research regarding new large discrete load approaches used by other entities. To help identify which approaches may be best for RES, FCS GROUP may prepare a questionnaire to be completed by City staff to narrow the viable options. FCS GROUP will propose justification criteria for the new significant load threshold value. An electronic memo report with this recommended criteria and value shall be delivered electronically to RES by April 26, 2013.

**Task 3: Develop Alternative Rate Designs**

RES requires updating the small and large irrigation rates so the horsepower charges reflect the actual costs of service for the rate component. FCS GROUP may also propose for RES consideration other rate design changes such as continuing to make adjustments to recover full costs associated with the customer charge component of the rates.

Deliverables will include an electronic memo outlining the potential rate design changes by May 3, 2013 for initial discussions with the Utility Advisory Committee (UAC) on May 14, 2013, and an electronic memo report by May 31, 2013 including FCS GROUP's recommended option(s).

**Task 4: Update the COR Electric Rate and Bill Calculator**

As part of its support to RES in 2012, FCS GROUP developed a rate calculator for residential; small, medium, and large general service; small and large industrial, and small and large irrigation customer classes. This was a very useful tool for customers to assess the different rate options and calculate their bills based on actual 2011 energy and demand for customers.

Deliverables will include two calculators incorporating utility occupation tax (UOT) for each. The first is a rate calculator with the new rate options delivered by May

31, 2013. The second is a bill calculator with the final rates delivered by July 26, 2013. RES will provide all of the customer data necessary for these updates.

**Task 5: Develop a New COSA Model**

RES requires development of an industry standard model for projecting future year retail rates. This may involve developing a new COSA model. This task will include discussing with RES the conceptual features and design of a new COSA model to include a multi-year financial plan and rate forecast in addition to the COSA allocation. An outline of key modules, functionality and protocols for determining out year load projections and cost input assumptions will be identified.

Deliverables will include an electronic memo by July 26, 2013 outlining the approach and proposed roles of both RES and FCS GROUP staff necessary for developing this new model for use by January 31, 2014.

**Task 6: Project Team Meetings**

The RES team meets weekly to discuss COSA updates and results, electric rate design options, and to troubleshoot rate implementation issues. We anticipate weekly one-hour meetings will continue through October 1 using the conference calls and the Internet.

Deliverables will include FCS GROUP staff participation in up to 15 hour-long meetings.

**Task 7: Presentations**

The success of the rate structure review relies on an open and involved process for informing and educating RES staff, UAC, Council, and customers on the study process and to clearly define the cost basis and policy rationale for the rates established. RES requires FCS GROUP's developing presentations for and participating in the following meetings.

1. May 14 UAC meeting – Final COSA and Initial Rate Design Considerations
2. June 25 Council workshop – Initial Rate Design Considerations
3. July 9 UAC meeting – Final Rate Recommendations
4. July 23 Council workshop – Final Rate Recommendations

Deliverables include participation of the FCS GROUP project manager and key staff in the meetings and presentation materials developed for each.

**Budget for COSA and Electric Retail Rate Design Support**

Task	Principal	Project	Technical	Admin.	Total	Labor
	Sanchez	Consultant	Advisor			
		Tarasov	Evancho	Support	Estimated	Budget
					Hours	
Hourly Billing Rates:	\$220	\$165	\$180	\$75		
Task 1 - Review Test Year COSA Output	8	20	8	-	36	\$6,500
Task 2 - Develop Significant Load Threshold	8	12	4	-	24	4,460
Task 3 - Develop Alternative Rate Designs	8	20	4	-	32	5,780
Task 4 - Update Electric Rate and Bill Calculator	8	16	-	-	24	4,400
Task 5 - Develop a New Cosa Model - Approach	8	8	-	-	16	3,080
Total Technical Tasks:	40	76	16	-	132	\$24,220
Process Tasks						
Task 6 - Project Review Meetings (15)	15	15	4	-	34	\$6,495
Task 7 - Presentations - 4 (incl. presentation development) - 2 onsite; 2 skype	24	32	-	8	64	11,160
Total Process Tasks	39	47	4	8	98	\$17,655
Total All Labor:	79	123	20	8	230	\$41,875
Technology Charge \$5.00 per labor hour						\$1,150
Expenses (airfare, car, hotel) - 2 meetings; 2 attendees					Estimate	\$2,500
Total All						\$45,525

3. The term for Contract 54-12 shall remain 12/31/2016.

It is understood and agreed that all other terms and conditions of the Agreement shall be and remain the same.

**III. SIGNATURES**

CITY:

FCS Group

By:



John Noble, Purchasing Manager

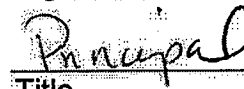
By:



Signature

Date:

4.25.2013



Title

**APPROVED AS TO FORM:**

By:



Thomas O. Lampson, City Attorney

Date:

April 18, 2013



## Council Agenda Coversheet

Council Date: 01/07/2014

Category: Consent Calendar

Agenda Item: C11

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: AMENDMENT TO BPA ENERGY CONSERVATION AGREEMENT

Department: Energy Services

Ordinance/Resolution:

Reference: 110-09

Document Type: Contract/Agreement/Lease

**Recommended Motion:**

Authorize the City Manager to sign and execute an Energy Conservation Agreement amendment with the Bonneville Power Administration to extend the term of the agreement to September 30, 2015.

**Summary:**

The Bonneville Power Administration (BPA) is requesting to extend the term of the Energy Conservation Agreement with the City by one year to September 30, 2015. The agreement amendment is included as Attachment 1.

The City of Richland Energy Services Department (RES) operates an energy efficiency program for City electric utility customers. On October 1, 2009, RES entered into contract (Attachment 2) with BPA and committed to implementing cost-effective, energy efficient measures in our service territory and reporting the energy savings to BPA. In turn, BPA purchases from the City the energy savings from the qualified measures RES customers install. RES uses the funds received to operate its energy efficiency program and incentivize customers for qualified energy efficiency measures such as heat pumps, windows, insulation, lighting, and custom projects.

Under the terms of the agreement, BPA designates an Implementation Budget, which is the amount of money available to RES to expend on qualified energy efficiency measures. BPA revises RES' Implementation Budget based on RES' participation in BPA qualified energy efficiency programs such as Energy Smart Grocer and additional funding BPA provides when available. RES' current Implementation Budget of \$1,958,554 is listed in Revision 17 Exhibit A (Attachment 3). There have been sixteen previous revisions to RES' Implementation Budget and Exhibit A since the Energy Conservation Agreement was implemented. Due to the volume of revisions, the additional sixteen are not included in this staff report.

Staff recommends Council approve extending the term of the Energy Conservation Agreement by one year to September 30, 2015 by authorizing the City Manager to sign and execute Amendment No. 01 to the Energy Conservation Agreement with BPA.

Fiscal Impact?

☐ Yes ☒ No

**Attachments:**

- 1) Proposed Amendment
- 2) Contract
- 3) Contract Revision 17

City Manager Approved:

Hopkins, Marcia  
Jan 03, 08:14:50 GMT-0800 2014

Amendment No. 01  
Contract No. 09ES-11128

**AMENDMENT**  
**executed by the**  
**BONNEVILLE POWER ADMINISTRATION**  
**and**  
**CITY OF RICHLAND**

This AMENDMENT to Energy Conservation Agreement Contract No. 09ES-11128 (Agreement) is executed by the UNITED STATES OF AMERICA, Department of Energy, acting by and through the BONNEVILLE POWER ADMINISTRATION (BPA) and CITY OF RICHLAND (Richland).

This Amendment No. 01 (Amendment) between BPA and Richland extends the expiration date of the Agreement by one year.

BPA and Richland agree:

**1. EFFECTIVE DATE**

This Amendment shall take effect on the date executed by the Parties.

**2. AMENDMENT OF AGREEMENT**

BPA and Richland amend the Agreement as follows:

(a) Section 1(a) of the Agreement shall be deleted and replaced by the following:

“(a) This Agreement takes effect on the date signed by both Parties (Effective Date), and expires on September 30, 2015, unless terminated earlier as provided in section 6, Termination. Except as provided for in section 3(c), all liabilities shall remain until satisfied.”

(b) Section 2(h) shall be deleted and replaced by the following:

“(h) “Implementation Period” means the period of time from the Effective Date through September 30, 2015.”

**3. SIGNATURES**

The Parties have executed this Amendment as of the last date indicated below.

CITY OF RICHLAND

UNITED STATES OF AMERICA

Department of Energy

Bonneville Power Administration

By:

\_\_\_\_\_

By:

\_\_\_\_\_

Name:

\_\_\_\_\_  
*(Print / Type)*

Name: Larry E. Felton

\_\_\_\_\_  
*(Print / Type)*

Title:

\_\_\_\_\_

Title: Senior Account Executive

\_\_\_\_\_

Date:

\_\_\_\_\_

Date:

\_\_\_\_\_

Contract No. 09ES-11128

**ENERGY CONSERVATION AGREEMENT**  
**executed by the**  
**BONNEVILLE POWER ADMINISTRATION**  
**and**  
**CITY OF RICHLAND**

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**Exhibit A Implementation Budget**

This ENERGY CONSERVATION AGREEMENT (Agreement) is executed by the UNITED STATES OF AMERICA, Department of Energy, acting by and through the BONNEVILLE POWER ADMINISTRATION (BPA) and the CITY OF RICHLAND (Richland), a municipal corporation organized under the laws of the State of Washington, and may be referred to individually as "Party" or collectively as "Parties."

**RECITALS**

BPA is required by the Pacific Northwest Electric Power Planning and Conservation Act, 16 U.S.C. §§ 839-839h (Northwest Power Act), to meet the net firm power load requirements of its customers in the Pacific Northwest.

BPA is authorized to acquire Conservation to reduce the firm power load requirements of its customers in the Pacific Northwest.

BPA offers a portfolio of initiatives and infrastructure support activities to ensure the conservation targets established in the Northwest Power and Conservation Council's Sixth Power Plan are achieved.



Beginning October 1, 2009, BPA will transition to two-year rate periods. Understanding that conservation projects can extend beyond two years, BPA offers this Agreement to provide long-term certainty to customers implementing Conservation projects and programs.

This Agreement is an overarching agreement that incorporates the requirements of the Conservation Rate Credit and Conservation Acquisition Agreement Implementation Manual (Implementation Manual), or its successor. This Agreement includes an Implementation Budget intended to satisfy BPA's obligations during the term of this Agreement, including obligations during rate periods where a conservation rate credit may not be available. Assurance of funding through this Agreement is intended to encourage BPA's customers to continue implementation of their conservation programs and projects.

Richland intends to install cost-effective Measures within its service area, producing a quantity of cost-effective Energy Savings, and report such achievements in the Planning, Tracking and Reporting (PTR) system, or its successor.

The Parties agree as follows:

**1. TERM**

- (a) This Agreement takes effect on the date signed by both Parties (Effective Date), and expires on September 30, 2014, unless terminated earlier as provided in section 6, Termination. Except as provided for in section 3(c), all liabilities shall remain until satisfied.
- (b) The Parties agree that on the Effective Date, this Agreement shall replace Conservation Acquisition Agreement No. 06ES-10689 and transfer all Work in Progress initiated under the requirements of the Implementation Manual, or its successor, to this Agreement. Richland agrees that no other invoices shall be paid by BPA for Completed Units delivered under Conservation Acquisition Agreement No. 06ES-10689.

**2. DEFINITIONS**

All capitalized terms used in this Agreement shall have the following meaning:

- (a) "Completed Unit" means a Unit that is properly installed, operating and, when applicable, commissioned in accordance with the manufacturer's requirements and specifications for normal operations and, as applicable, has met specifications and requirements set forth in the Implementation Manual, or its successor, and the PTR system.
- (b) "Conservation" means any reduction in electric energy consumption resulting from an increase in the efficiency of electric energy use, production or distribution.
- (c) "Consumer" means any end user of electric energy in Richland's service area that contributes to Richland's total retail load.

- (d) "Energy Savings" means the ascribed, deemed, calculated, estimated, evaluated, or verified Conservation, in first year kilowatt-hours (kWh) attributable to Completed Units.
- (e) "Fiscal Year" means the period beginning each October 1 and ending the following September 30.
- (f) "Implementation Budget" means the amount of money BPA shall make available to Richland, included in Exhibit A, to expend on Implementation Costs during the Implementation Period.
- (g) "Implementation Costs" means the sum of all or part of the actual total costs to install or implement Measures that result in Completed Units.
- (h) "Implementation Period" means the period of time from the Effective Date through September 30, 2014.
- (i) "Measure(s)" means materials or equipment installed, or activities implemented, to achieve Conservation.
- (j) "Other Requirements" means any revision, restriction, or alteration, which BPA may impose on any Measure as a result of any directive or order of any court or regulatory agency of competent jurisdiction, or the result of a final record of decision of any process conducted by BPA pursuant to the National Environmental Policy Act.
- (k) "Unit" means any Measure or combination of Measures that achieve Conservation.
- (l) "Work in Progress" means Units committed to by Richland, the installation of which has not been completed to make such Units Completed Units.

### **3. PURCHASE OF ENERGY SAVINGS**

- (a) BPA agrees to provide reimbursement and, if available, accept claims toward a conservation rate credit provided for the purchase of Energy Savings. Richland agrees to sell to BPA the Energy Savings from Completed Units installed in accordance with this Agreement.
- (b) Richland may request additional Implementation Budget at any time during the term of this Agreement. If BPA approves the request, BPA shall send a revised Exhibit A to Richland.
- (c) Unless otherwise agreed to, in writing, by BPA, BPA shall not be obligated to pay for Energy Savings from Completed Units delivered after the Implementation Period.

- (d) In the event a conservation rate credit is not available during the term of this Agreement, Richland may report Completed Units and BPA shall provide reimbursement from the Implementation Budget in Exhibit A.

#### **4. IMPLEMENTATION BUDGET**

- (a) On the Effective Date of this Agreement Richland is authorized by BPA to incur Implementation Costs in an amount equal to the Implementation Budget in Exhibit A.
- (b) The Implementation Budget provided by BPA in Exhibit A shall be available to Richland for the term of this Agreement, except as provided in section 3(c) and section 6, Termination.
- (c) Unless otherwise agreed to in writing by BPA, BPA shall not be obligated to pay Implementation Costs in excess of the Implementation Budget in Exhibit A.
- (d) BPA may, but is under no obligation to, supplement the Implementation Budget in Exhibit A.
- (e) Unless otherwise specified in this Agreement, Richland shall release BPA of its obligation for the balance of any Implementation Budget remaining upon conclusion of the Implementation Period in Exhibit A.

#### **5. PROJECT IMPLEMENTATION**

- (a) The Implementation Manual, or its successor, and any changes made to the Implementation Manual or its successor are incorporated by reference into this Agreement.
- (b) Richland shall:
  - (1) install Units in accordance with the requirements of the Implementation Manual or its successor;
  - (2) report Completed Units in accordance with the requirements of the Implementation Manual or its successor;
  - (3) submit invoices no more often than monthly; and
  - (4) implement this Agreement in accordance with all applicable law(s).
- (c) Richland may subcontract to provide Completed Units under this Agreement. If Richland does so, Richland shall, by such subcontract, require that the entity comply with the terms and conditions of the Implementation Manual or its successor and all applicable laws.

## 6. TERMINATION

- (a) Either Party may terminate this Agreement upon thirty days' written notice. Richland shall have one year from the Effective Date of termination pursuant to this section to complete Work in Progress.
- (b) BPA may terminate this Agreement upon thirty days' written notice if Richland:
  - (1) has failed to comply with the environmental, technical, or record-keeping requirements;
  - (2) has failed to use any portion of the Implementation Budget in a manner consistent with this Agreement;
  - (3) gives notice to BPA that it will stop placing firm load on BPA pursuant to its existing firm power sales contract, or its successor, for a period of at least one year;
  - (4) gives notice to BPA of its intent to terminate, or terminates such existing or successor firm power sales contract with BPA; or
  - (5) becomes insolvent, files a petition for bankruptcy or reorganization, or assigns substantially all assets to creditors.
- (c) Richland shall not be allowed a completion period for Work in Progress Measures beyond the Effective Date of a notice of termination for a termination under section 6(b).
- (d) If this Agreement is terminated in accordance with section 6(b), Richland shall be liable for all payments for Work in Progress to Consumers and shall pay a reimbursement charge to BPA. The reimbursement charge shall be calculated by BPA using the following formula:

$$R = P \cdot (T - A) \div T$$

Where:

R = Reimbursement to BPA;

P = Total BPA payments to Richland for Implementation Costs to the termination date of this Agreement;

A = Sum of the Energy Savings from all Completed Units for the full Measure life from the date of BPA's payment; and

T = Sum of the Energy Savings from all Completed Units from the date of termination of this Agreement through the remaining life of the Completed Units.

The following conditions apply to the reimbursement charge.

- (1) Energy Savings shall be consistent with the Measure life in the PTR system.
- (2) BPA shall present an invoice to Richland for payment calculated pursuant to section 6(d).
- (3) Richland may reimburse BPA by either:
  - (A) making a lump sum payment within 30 calendar days of the date of BPA's invoice; or
  - (B) making no more than three consecutive equal monthly payments, with the first payment due within 30 days of the date of BPA's invoice and each successive payment is due 30 days after the last due date.
- (4) If Richland reimburses BPA by installments, pursuant to 6(d)(3)(B), then BPA shall charge interest at the prime rate (as listed in the Money Rates section of the Wall Street Journal) on the date of BPA's notice of termination under section 6(b). BPA shall calculate interest for the period of time between the date of the first payment made by BPA to Richland and the date of the last reimbursement payment made by Richland to BPA pursuant to section 6(d)(3)(B).

## **7. STANDARD PROVISIONS**

### **(a) Amendments**

Except where this Agreement explicitly allows one party to unilaterally amend a provision or revise an exhibit, no amendment or exhibit revision to this Agreement shall be of any force or effect unless set forth in a written instrument signed by authorized representatives of each Party.

### **(b) Interpretations**

BPA may issue interpretations, determinations, and findings related to this Agreement that are binding on the Parties. Such decisions shall be provided to Richland in writing. In administering this Agreement, only the written statements of BPA officials acting within the scope of their authority shall be considered to be official BPA statements.

### **(c) Assignment**

This Agreement is binding on any successors and assigns of the Parties. BPA may assign this Agreement to another Federal agency to which BPA's

statutory duties have been transferred. Neither Party may otherwise transfer or assign this Agreement, in whole or in part, without the other Party's written consent. Such consent shall not be unreasonably withheld. BPA shall consider any request for assignment consistent with applicable BPA statutes.

(d) **Entire Agreement**

This Agreement, including documents expressly incorporated by reference, constitutes the entire Agreement between the Parties. It supersedes all previous communications, representations, or contracts, either written or oral, which purport to describe or embody the subject matter of this Agreement.

(e) **Order of Precedence**

In the event of conflict, the body of this Agreement shall prevail over the Exhibit of this Agreement.

(f) **No Third Party Beneficiaries**

This Agreement is made and entered into for the sole benefit of the Parties, and the Parties intend that no other person or entity shall be a direct or indirect beneficiary of this Agreement.

(g) **Severability**

If any term of this Agreement is found to be invalid by a court of competent jurisdiction, then such term shall remain in force to the maximum extent permitted by law. All other terms shall remain in force unless that term is determined not to be severable from all other provisions of this Agreement by such court.

(h) **Waivers**

No waiver of any provision or breach of this Agreement shall be effective unless such waiver is in writing and signed by the waiving party, and any such waiver shall not be deemed a waiver of any other provision of this Agreement or any other breach of this Agreement.

8. **GOVERNING LAW AND DISPUTE RESOLUTION**

This Agreement shall be interpreted consistent with and governed by federal law. Richland and BPA shall identify issue(s) in dispute arising out of this Agreement and make a good faith effort to negotiate a resolution of such disputes before either may initiate litigation or arbitration. Such good faith effort shall include discussions or negotiations between the Parties' executives or managers. Pending resolution of a contract dispute or contract issue between the Parties or through formal dispute resolution of a contract dispute arising out of this Agreement, the Parties shall continue performance under this Agreement unless to do so would be impossible or impracticable. Unless the Parties engage in binding arbitration as provided for in this section, the Parties reserve their rights to individually seek judicial resolution of any dispute arising under this Agreement.

(a) **Judicial Resolution**

Final actions subject to section 9(e) of the Northwest Power Act are not subject to arbitration under this Agreement and shall remain within the exclusive jurisdiction of the United States Court of Appeals for the Ninth Circuit. Such final actions include, but are not limited to, the establishment and the implementation of rates and rate methodologies. Any dispute regarding any rights or obligations of Richland or BPA under any rate or rate methodology, or BPA policy, including the implementation of such policy, shall not be subject to arbitration under this Agreement. For purposes of this section, BPA policy means any written document adopted by BPA as a final action in a decision record or record of decision that establishes a policy of general application or makes a determination under an applicable statute or regulation. If BPA determines that a dispute is excluded from arbitration under this section, then Richland may apply to the federal court having jurisdiction for an order determining whether such dispute is subject to nonbinding arbitration under this section.

(b) **Arbitration**

Any contract dispute or contract issue between the Parties arising out of this Agreement, which is not excluded by section 8(a) above, shall be subject to arbitration, as set forth below.

- (1) Richland may request that BPA engage in binding arbitration to resolve any dispute. If Richland requests such binding arbitration and BPA determines in its sole discretion that binding arbitration of the dispute is appropriate under BPA's Binding Arbitration Policy or its successor, then BPA shall engage in such binding arbitration, provided that the remaining requirements of this section 8 are met. BPA may request that Richland engage in binding arbitration to resolve any dispute. In response to BPA's request, Richland may agree to binding arbitration of such dispute, provided that the remaining requirements of this section 8 are met. Before initiating binding arbitration, the Parties shall draft and sign an agreement to engage in binding arbitration, which shall set forth the precise issue in dispute, the amount in controversy and the maximum monetary award allowed, pursuant to BPA's Binding Arbitration Policy or its successor.
- (2) Nonbinding arbitration shall be used to resolve any dispute arising out of this contract that is not excluded by section 8(a) above and is not resolved via binding arbitration, unless Richland notifies BPA that it does not wish to proceed with non-binding arbitration.

(c) **Arbitration Procedure**

Any arbitration shall take place in Portland, Oregon, unless the Parties agree otherwise. The Parties agree that a fundamental purpose for arbitration is the expedient resolution of disputes; therefore, the Parties shall make best

efforts to resolve an arbitral dispute within one year of initiating arbitration. The rules for arbitration shall be agreed to by the Parties.

(d) **Arbitration Remedies**

The payment of monies shall be the exclusive remedy available in any arbitration proceeding pursuant to this section. This shall not be interpreted to preclude the Parties from agreeing to limit the object of arbitration to the determination of facts. Under no circumstances shall specific performance be an available remedy against BPA.

(e) **Finality**

- (1) In binding arbitration, the arbitration award shall be final and binding on the Parties, except that either Party may seek judicial review based upon any of the grounds referred to in the Federal Arbitration Act, 9 U.S.C. §1-16 (1988). Judgment upon the award rendered by the arbitrator(s) may be entered by any court having jurisdiction thereof.
- (2) In non-binding arbitration, the arbitration award is not binding on the Parties. Each Party shall notify the other Party within 30 calendar days, or such other time as the Parties otherwise agreed to, whether it accepts or rejects the arbitration award. Subsequent to non-binding arbitration, if either Party rejects the arbitration award, either Party may seek judicial resolution of the dispute, provided that such suit is brought no later than 395 calendar days after the date the arbitration award was issued.

(f) **Arbitration Costs**

Each Party shall be responsible for its own costs of arbitration, including legal fees. Unless otherwise agreed to by the Parties, the arbitrator(s) may apportion all other costs of arbitration between the Parties in such manner as the arbitrator(s) deem reasonable taking into account the circumstances of the case, the conduct of the Parties during the proceeding, and the result of the arbitration.

**9. UNCONTROLLABLE FORCES**

The parties shall not be in breach of their respective obligations to the extent the failure to fulfill any obligation is due to an Uncontrollable Force. "Uncontrollable Force" means an event beyond the reasonable control of, and without the fault or negligence of, the party claiming the Uncontrollable Force, that prevents that Party from performing its contractual obligations under this Agreement and which, by exercise of that Party's reasonable care, diligence and foresight, such party was unable to avoid. Uncontrollable Forces include, but are not limited to:

- (a) strikes or work stoppage;
- (b) floods, earthquakes, or other natural disasters; terrorist acts; and



- (c) final orders or injunctions issued by a court or regulatory body having competent subject matter jurisdiction which the party claiming the Uncontrollable Force, after diligent efforts, was unable to have stayed, suspended, or set aside pending review by a court of competent subject matter jurisdiction.

Neither the unavailability of funds or financing, nor conditions of national or local economies or markets shall be considered an Uncontrollable Force. The economic hardship of either Party shall not constitute an Uncontrollable Force. Nothing contained in this provision shall be construed to require either Party to settle any strike or labor dispute in which it may be involved.

If an Uncontrollable Force prevents a Party from performing any of its obligations under this Agreement, such party shall: (1) immediately notify the other Party of such Uncontrollable Force by any means practicable and confirm such notice in writing as soon as reasonably practicable; (2) use its best efforts to mitigate the effects of such Uncontrollable Force, remedy its inability to perform, and resume full performance of its obligation hereunder as soon as reasonably practicable; (3) keep the other Party apprised of such efforts on an ongoing basis; and (4) provide written notice of the resumption of performance. Written notices sent under this section must comply with section 10, Notices and Contact Information.

#### **10. NOTICES AND CONTACT INFORMATION**

Any notice required under this Agreement that requires such notice to be provided under the terms of this section shall be provided in writing to the other Party in one of the following ways:

- (a) delivered in person;
- (b) by a nationally recognized delivery service with proof of receipt;
- (c) by United States Certified Mail with return receipt requested;
- (d) electronically, if both Parties have the means to verify the electronic notice's origin, date, time of transmittal and receipt; or
- (e) by another method agreed to by the Parties.

Notices are effective when received. Either Party may change the name or address for delivery of notice by providing notice of such change consistent with this section. Parties shall deliver notices to the following person and address:

If to Richland:

City of Richland  
PO Box 190  
Richland, WA 99352  
Attn: Ken Mey  
Power and Resource Superintendent  
Phone: (509) 942-7434  
FAX: (509) 742-7405  
E-Mail: kmay@ci.richland.wa.us

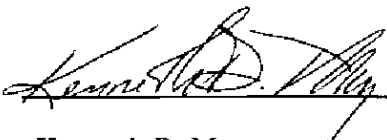
If to BPA:

Bonneville Power Administration  
1520 Kelly Place, Ste. 100  
Walla Walla, WA 99362  
Attn: Linda Bettencourt  
Phone: (509) 527-6214  
FAX: (509) 527-6311  
E-Mail: lbettencourt@bpa.gov

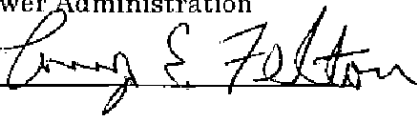
#### 11. SIGNATURES

The signatories represent that they are authorized to enter into this Agreement on behalf of the Party for which they sign.

CITY OF RICHLAND

By   
Name Kenneth D. Mey  
(Print/Type)  
Title Power and Resource Superintendent  
Date 9-18-2009

UNITED STATES OF AMERICA

Department of Energy  
Bonneville Power Administration  
By   
Name Larry E. Felton  
(Print/Type)  
Title Senior Account Executive  
Date 9-23-2009

<http://bpaweb/orgs/orgs%20main/energyefficiency/Contracts\Richland-09ES-11128.xml> (8/7/09)

**Revision No. 17 Exhibit A**  
**IMPLEMENTATION BUDGET**  
**Effective on October 9, 2013**

This revision subtracts \$50,000.00 dollars from the Implementation Budget.

**1. IMPLEMENTATION BUDGET**

**(a) Implementation Budget Amount**

BPA shall provide \$1,958,554.00 dollars (the Implementation Budget) for the implementation of Conservation Measures. Richland may invoice BPA up to this total Implementation Budget for Completed Units installed.

**(b) Implementation Budget Review**

BPA shall periodically review Richland's activities. In consultation with Richland and after providing three months written notice, BPA may reduce the Implementation Budget. BPA shall take into account factors that Richland believes will affect future rates of expenditure. If BPA reduces the Implementation Budget, BPA shall revise this Exhibit and send the revised Exhibit to Richland. However, if requested by BPA, Richland shall provide a list of potential deemed Measures and custom projects to BPA. Upon receipt of such a list, BPA shall not reduce the Implementation Budget below the level needed to:

- (1) meet all the estimated costs of deemed Measures and custom projects either approved by BPA, or custom project proposals that are under review by BPA; and
- (2) cover the estimated cost associated with all deemed Measures and custom project proposals that have been presented to Richland by any Consumer, and that, in the opinion of Richland have a high likelihood of gaining Richland and BPA approval.



## Council Agenda Coversheet

Council Date: 01/07/2014

Category: Consent Calendar

Agenda Item: C12

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: EXPENDITURES FROM DECEMBER 9, 2013, TO DECEMBER 27, 2013 IN THE AMOUNT OF \$7,440,827.83

Department: Administrative Services

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

Approve the expenditures from December 9, 2013, to December 27, 2013, in the amount of \$7,440,827.83.

Summary:

Breakdown of Expenditures:

Check Nos.	207886 - 208412	1,824,252.13
Wire Nos.	5523 - 5534	3,588,325.19
Payroll Check Nos.	99171 - 99287	66,075.94
Payroll Wires/ACH	8313 - 8330	1,962,174.57
TOTAL		\$7,440,827.83

Fiscal Impact?  
☒ Yes ☐ No

Total Disbursements: \$7,440,827.83. Disbursement (wire transfers) includes Purchase Power Bill of \$2,552,462.00.

Attachments:

- 1) Wire Transfers
- 2) Voucher Listing

City Manager Approved:

Hopkins, Marcia  
Jan 02, 11:50:13 GMT-0800 2014

VOUCHER LISTING REPORT  
SUMMARY OF WIRE TRANSFERS  
DECEMBER 9, 2013 - DECEMBER 27, 2013

Payee	Wire Description	Amount
<b>Claim Wires - Wire No. 5523 to 5534</b>		
AW Rehn Insurance	Fire Health Reimbursement Account	18,562.50
Bonneville Power Administration	Purchase Power	2,552,462.00
Conover	Section 125	8,684.86
Department of Licensing	Firearms Online Pmt for Concealed Licenses	894.00
LEOFF Trust	Fire Health Premiums	64,422.79
NW Intergovernmental Energy Service	Shell Market Purchase Power	186,033.20
Richland Golf Management Corporation	Col. Pt. Operating Reimb 11/13	27,267.64
Zenith Administrators/Matrix/Sedgwick	Insurance Claims	729,998.20
	Total Claim Wire Transfers	\$ 3,588,325.19
<b>Payroll Wires &amp; Direct Deposits (ACH) - Wire No. 8313 to 8330</b>		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 1,962,174.57
<b>Total Claim &amp; Payroll Wires/ACH</b>		<b>\$ 5,550,499.76</b>

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



## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
<b>FUND 001 GENERAL FUND</b>					
<b>Division: 001 CITY COUNCIL</b>					
BANK OF AMERICA		TXN00014889	208017	NATL GOVERNORS ASN-ECA INTG-BT	\$245.00
		TXN00014895		UNITED_ECA-INTGOVMTG-BT-LA	\$832.00
		TXN00014931		Service Plaque for Committee M	\$27.08
		TXN00015101		PPAL-TRIDEC-PEKINPAUGH_11-21-J	\$25.00
		TXN00015190		TRIDEC-PEKINPAUGH_11-21-TC	\$25.00
PARADISE BOTTLED WATER CO		11/13CITYATTORNEY	208179	BOTTLED WATER-NOV	\$8.70
<b>CITY COUNCIL TOTAL ****</b>					<b>\$1,162.78</b>
<b>Division: 100 CITY MANAGER</b>					
BANK OF AMERICA		TXN00014894	208017	QUIZNOS RAILRD-CJ-HK-CK_10-18	\$31.48
		TXN00015014		UNITED WY_HLTH-SVCS FORUM-CJ	\$20.00
		TXN00015097		THREE FLAMES CJ-CC-MO MTG_11-6	\$24.20
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$43.28
<b>CITY MANAGER TOTAL ****</b>					<b>\$118.96</b>
<b>Division: 101 CITY CLERK</b>					
BANK OF AMERICA		TXN00014908	208017	Office supplies	\$33.36
		TXN00015005		Credit for one night Comfort I	(\$83.16)
BENTON COUNTY AUDITOR		2013 GENERAL	208225	2013 GENERAL ELECTION COSTS	\$10,578.42
CITY OF RICHLAND		121013	208047	ORDINANCE#38-13 & #39-13	\$160.00
		122313	208331	ORDINANCE RECORDING FEES	\$443.00
CODE PUBLISHING INC		45174	208334	RMC ORD UPDATES 31-39 AND 41	\$516.73
PARADISE BOTTLED WATER CO		11/13CITYATTORNEY	208179	BOTTLED WATER-NOV	\$2.17
TRI CITY HERALD	S015447	13-6207	207988	PUBLIC HEARING RAN ON 10/13/13	\$47.91
	S015447	13-6221		NOTICE OF PUBLIC HEARING RAN O	\$148.86
	S015447	13-6263		NOTICE OF PUBLIC HEARING RAN O	\$65.02
	S015447	13-6264		NOTICE OF PUBLIC HEARING RAN O	\$56.46
	S015447	13-6273		ORDINANCE #29-13 RAN ON 10/20/	\$58.17
	S015447	13-6274		ORDINANCE #30-13 RAN ON 10/20/	\$51.33
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$28.29
<b>CITY CLERK TOTAL ****</b>					<b>\$12,106.56</b>
<b>Division: 102 CITY ATTORNEY</b>					
BANK OF AMERICA		TXN00014939	208017	QUIZNOS SUB - MEETING EXPENSE	\$47.48
BENTON COUNTY TREASURER		NOVEMBER 2013	208227	DISTRICT COURT/OPD COSTS-NOV	\$48,060.35
KENYON DISEND PLLC		181235	208363	CINGULAR WIRELESS-NOV SERVICES	\$289.56
		181236		FRONTIER V COR-NOV SERVICES	\$3,081.39
LEAVY, SCHULTZ, DAVIS, CLARE & RUFF P.S.		40121	208367	COR V WILKERSON-DEC SERVICES	\$115.50
		40224		10 N WASH AVE LLC-SEPT SERVICE	\$1,439.47
MENKE JACKSON LAW FIRM		11/13-065	208173	HEARING EXAMINER-NOV	\$792.66



## City Of Richland

## VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MENKE JACKSON LAW FIRM		11/13-067	208173	BEER FALLS RESEARCH	\$601.40
PARADISE BOTTLED WATER CO		11/13CITYATTORNEY	208179	BOTTLED WATER-NOV	\$2.17
WEST PUBLISHING CORPORATION DBA		828508791	208214	INFORMATION CHRGS NOV 2013	\$3,031.40
XEROX CORPORATION		071506275	208219	WC7345 BASE CHRG/PRINTS-NOV	\$91.44
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$44.99
<b>CITY ATTORNEY TOTAL ****</b>					<b>\$57,597.81</b>
<b>Division:</b>	110	ASSISTANT CITY MANAGER			
PARADISE BOTTLED WATER CO		11/13CITYATTORNEY	208179	BOTTLED WATER-NOV	\$2.17
XEROX CORPORATION		071506275	208219	WC7345 BASE CHRG/PRINTS-NOV	\$368.49
				WC7345 BASE CHRG/PRINTS-NOV	\$195.94
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$29.66
<b>ASSISTANT CITY MANAGER TOTAL ****</b>					<b>\$596.26</b>
<b>Division:</b>	111	COMMUNICATIONS & MARKETING			
BANK OF AMERICA		TXN00014896	208017	BACKUPIFY-CMO	\$4.99
		TXN00014977		YOKE'S-TWN HLL CKIES	\$11.97
		TXN00015007		PP EFF COMM-SCL MEDIA-TH	\$99.00
		TXN00015178		BACKUPIFY-CMO	\$4.99
HERRON, TRISHA		2013 MILEAGE	208268	HERRON MILEAGE 9/24-12/12/13	\$80.80
				HERRON-GIFT CARD PURCHASE	\$15.00
POSTMASTER		PERMIT 153-12/05	207961	COMMUNITY SURVEY MAILING	\$1,194.25
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$0.26
				TELEPHONE CHRGS 11/23-12/22/13	\$10.94
<b>COMMUNICATIONS &amp; MARKETING TOTAL ****</b>					<b>\$1,422.20</b>
<b>Division:</b>	112	CABLE COMMUNICATIONS			
BANK OF AMERICA		TXN00014929	208017	STARBUCKS-FRNCHSE MTG	\$30.22
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$12.12
<b>CABLE COMMUNICATIONS TOTAL ****</b>					<b>\$42.34</b>
<b>Division:</b>	113	HANFORD COMMUNITIES			
LUNDGREN, REGINA E		RCH-SB-325	207941	SPEAKERS BUREAU-NOV	\$480.00
PARADISE BOTTLED WATER CO		11/13CITYATTORNEY	208179	BOTTLED WATER-NOV	\$1.09
XEROX CORPORATION		071506275	208219	WC7345 BASE CHRG/PRINTS-NOV	\$47.90
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$8.05
<b>HANFORD COMMUNITIES TOTAL ****</b>					<b>\$537.04</b>
<b>Division:</b>	120	FIRE			
ANOVAWORKS	P053472	22808	208312	ASBESTOS QUESTIONNAIR, CHEST X	\$151.00
	P053472	23416		ASBESTOS X-RAY READ	\$35.00
BANK OF AMERICA		TXN00014891	208017	IPROMOTEU - FIRE HATS, STICKER	\$1,141.52
		TXN00014892		COSTCO - FAC STORAGE SHELVES	\$216.58
		TXN00014896		BACKUPIFY-RFD	\$3.75
		TXN00014916		COSTCO - FAC MICROWAVE	\$108.29



## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00015069	208017	AMAZON - TONER CART'S	\$97.86
		TXN00015098		STAPLES - RUBBER FINGER	\$1.46
		TXN00015100		STAPLES - LAMINATE POUCHES	\$42.14
		TXN00015104		INT'L CODE CNCL - FM CERT FEE	\$170.00
		TXN00015108		STAPLES - PRINTER INK, POST-IT	\$98.85
		TXN00015135		STAPLES - FILE FOLD, CALENDAR	\$98.08
		TXN00015178		BACKUPIFY-RFD	\$3.75
BAYNES, GRANT		13-455 BAYNES	208127	WFC SUMMIT/CHELAN/BAYNES	\$234.60
				WFC SUMMIT/CHELAN/BAYNES	\$30.01
BENTON PUD		11/13-0249075457	208229	QTRLY RACK CHRGS JUL-SEPT'13	\$948.36
BENTON RURAL ELECTRIC ASSOCIATION		11/13-74170526	208230	COLLINS RD RADIO TOWER ELECTRI	\$44.51
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$2,659.25
		13-449 OTTENBREIT	207910	NFA /EMMITSBURG/OTTENBREIT	\$300.48
HARBOR FREIGHT TOOLS USA INC	S015472	622757	208348	DIGITAL MEASURE WHEEL ITEM #10	\$16.23
JT AUTOMOTIVE PARTS INC DBA		298673	208354	ABSORBANT	\$37.85
MUNICIPAL EMERGENCY SERVICES INC		00360025-SNV	208377	COMBUSTIBLE SENSOR	\$152.93
		00459011-SNV		OXYGEN/COMBUSTIBLE SENSORS	\$254.16
		00466579-SNV		COMBUSTIBLE SENSOR	\$146.90
	P053443	00473202-SNV		SHIPPING	\$64.81
	P053443			#FH15YDFP, FLASH POINT FORESTR	\$731.93
	P053443			#FH10YDFP, FLASH POINT FORESTR	\$558.57
OTTENBREIT, JON		13-449	207953	NFA/BAGGAGE FEES/OTTENBREIT	\$50.00
RICHLAND ACE HARDWARE		206847	208386	WATER FILTER	\$14.07
		39029	207965	TOOL HOLDER/ORGANIZERS	\$53.65
		39057		WALL SCRAPER/PAIL	\$10.56
		39095		CAN OPENER/SAUTE PAN	\$53.02
SCHNEIDER, L PAUL PHD		111913	207970	DUTY FITNESS PSYCH EVALUATION	\$450.00
SPRINT		891160522-117	207972	CELL PHONE SRVC 10/18-11/17	\$108.43
UNITED PARCEL SERVICE	S015463	000986641493	208203	GROUND PKG W/INSURANCE TO PACI	\$24.56
UPTOWN CLEANERS		61091	207991	UNIFORM LAUNDRY SERVICE 11-01	\$280.76
		61137		UNIFORM LAUNDRY SERVICE 11-08	\$240.58
		61230		UNIFORM LAUNDRY SERVICE 11-15	\$211.67
		61280		UNIFORM LAUNDRY SERVICE 11-22	\$286.39
		61356		UNIFORM LAUNDRY SERVICE 11-29	\$226.72
VERIZON WIRELESS		9715191413	207995	MDT WIRELESS CHRGS 11/20-12/19	\$336.22
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$159.26
<b>FIRE TOTAL ****</b>					<b>\$10,854.76</b>
<b>Division:</b>	130	POLICE			
101 CLEANERS		11/13-9427360	208114	UNIFORM LAUNDRY SERVICE-NOV	\$308.20
ALPHA PARTS & SUPPLY INC DBA		10254	207888	WINTER JUMPSUITS	\$908.10
		10255		DUTY JACKETS	\$1,644.54





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VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AMERICAN MESSAGING SERVICES LLC		W4100724NL	207889	PAGER RENTAL 12/1-12/31/13	\$51.74
	ANOVAWORKS	24251	207894	HEPATITIS A-B COMBO	\$145.00
		24478		HEPATITIS A-B COMBO	\$145.00
BANK OF AMERICA		24801	208312	HEPATITIS A VACCINE	\$98.00
		TXN00014896	208017	BACKUPIFY-RPD	\$3.75
		TXN00014897		TYR TACTICAL -ACCESSORIES	\$16.24
				TYR TACTICAL -ACCESSORIES	\$404.42
		TXN00014919		GALLS -KANE DRESS SHOES	\$108.00
		TXN00014920		POPEYE'S LUNCH FOR VIPS	\$34.45
		TXN00014921		CRYE -SWAT UNIFORMS	\$364.20
		TXN00014925		CHINOOK - TOURNIQUET/COMBAT G	\$220.82
				CHINOOK - TOURNIQUET/COMBAT G	\$275.88
		TXN00014951		FRED-MEYER - TIE DOWNS/KEY LIN	\$36.98
		TXN00014953		OFFICE DEPOT - NOTEBOOKS/TABS	\$112.67
		TXN00014960		SUNWEST SPORTSWEAR -EMBROIDERY	\$16.25
		TXN00014963		SUPER BRIGHT LEDS - BULBS	\$14.89
		TXN00014968		UPS INVOICE #0000002654EE423	\$27.65
		TXN00014979		BLAUER - BOOTS COBB	\$81.00
		TXN00015001		NEWEGG - NIC CARDS	\$59.98
		TXN00015002		COSTCO- BADGE CEREMONY	\$80.15
		TXN00015003		USPS - STAMPS	\$92.00
		TXN00015006		POPEYES LUNCH FOR VIPS	\$36.30
		TXN00015009		STAPLES - PENS	\$162.18
		TXN00015010		STAPLES - OFFICE SUPPLIES	\$528.07
		TXN00015025		STAPLES- LABELS	\$407.75
		TXN00015033		STAPLES -LAMP AND LGL FILES	\$191.70
		TXN00015051		PAYPAL LEOTTA REGISTRATION MUA	\$100.00
		TXN00015062		STAPLES - Credit	(\$253.86)
		TXN00015070		STARBUCKS GIFT CARDS VIPS	\$100.00
		TXN00015071		MCDONALD'S GIFT CARDS VIPS	\$50.00
		TXN00015075		ALBERTSONS BOTTLED WATER	\$29.97
		TXN00015078		FRED-MEYER REFRESHMENTS LOSS P	\$23.95
		TXN00015081		JACK IN THE BOX GIFT CARDS VIP	\$50.00
		TXN00015089		SUBWAY GIFT CARDS VIPS	\$100.00
		TXN00015103		STAPLES -EXP PCKT LTR 5PK	\$68.19
		TXN00015106		AMAZON VERSAPAK GOLD BATTERIES	\$197.00
		TXN00015109		UPS INVOICE 0000002654EE443	\$33.22
		TXN00015110		STAPLES - LTR FOLDERS	\$167.87
		TXN00015111		UPS INVOICE 0000002654EE433	\$16.67
		TXN00015125		STAPLES - Credit RET ITEM	(\$40.10)
		TXN00015146		UPS INVOICE 0000002654EE453	\$62.22



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## VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00015148	208017	BATES FOOTWEAR - ROE BOOTS	\$159.95
		TXN00015151		ARLENES FLORAL -WEHNER CONDOLE	\$86.22
		TXN00015157		STAPLES - CD/DVD EVIDENCE	\$258.93
		TXN00015159		FREELINC - REPAIR OF SWAT LAPE	\$40.35
		TXN00015161		Amazon- HEATER	\$35.38
		TXN00015167		GRIGGS BOMB SQUAD MAINTENANCE	\$132.60
		TXN00015178		BACKUPIFY-RPD	\$3.75
		TXN00015185		UPS INVOICE 0000002654EE463	\$38.79
BERGER-OLSSON, KEVIN		13-482 BERGER	208232	PICK UP EXPLOSIVES-SPOKANE	\$33.00
BLAC-RAC MANUFACTURING INC	P053395	1161	207901	T-CHANNEL EXTRUSION 18"	\$62.62
	P053395			SHIPPING & HANDLING	\$20.00
BLUMENTHAL UNIFORM CO	P053391	35913	208321	SEW BADGE EMBLEM ON GARMENT	\$1.08
	P053391			SEW EMBLEM EACH SLEEVE	\$2.17
	P053391			SHIPPING	\$11.91
	P053391			NAMETAG 1"X5" DARK NAVY BKGRD	\$7.53
	P053391			SEW NAME EMBLEM ON GARMENT	\$1.08
	P053391			#62065-750 SHIRT WOMENS PDU L	\$54.14
	P053423	37177		VTX400NV POLO SHIRT MENS NAVY	\$97.36
	P053423			VTX400NV POLO SHIRT MENS NAVY	\$97.36
	P053423			SHIPPING & HANDLING	\$14.08
	P053423			VTX400NV POLO SHIRT MENS NAVY	\$97.36
CANON SOLUTIONS AMERICA INC		638280	208135	W3512 MONTHLY MAINT/NOV	\$9.86
		638284		W3512 MONTHLY MAINT/NOV	\$5.60
		638285		W3512 MONTHLY MAINT/NOV	\$26.76
		638499		W5520 NOV MAINT/COPIES	\$480.93
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$2,390.40
CROUCH, JASON		13-483 CROUCH	208248	PICK UP EXPLOSIVES/SPOKANE	\$33.00
DAVIS, BARBARA		13-479 DAVIS	207917	DRUG DISPOSAL/SPOKANE/DAVIS	\$17.00
GRAINGER	S015446	9301954757	207928	RECLOSABLE BAG ITEM #5CNV3	\$44.71
HAYTER, MICHAEL T		13-275 HAYTER	208264	POLICE ACADEMY/BURIEN/HAYTER	\$317.82
JUDGE, DARRYL		13-485	208360	SPOKANE/PCKUP EXPLS/D JUDGE	\$33.00
LARSEN GUNSMITHING & FIREARMS	P053409	7518	207940	#8320-0-2C TRANSPORT HOOD PACK	\$33.25
	P053409			#17707 XL INNER BELT	\$73.08
	P053409			#15635 (4PK) BELT KEEPERS	\$87.75
	P053392	7536	208365	PISTON SPRING CUP	\$52.00
	P053392			PISTON CUP	\$10.25
	P053392			ACB EXTRACTOR	\$65.00
	P053392			ACB SPRING KIT	\$83.20
	P053392			PISTON SPRING	\$39.00
	P053392			OP ROD	\$58.50
	P053392			INTERMEDIATE ROD	\$6.50



## City Of Richland

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From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
LARSEN GUNSMITHING & FIREARMS	P053392	7536	208365	TAX	\$27.04
	P053440	7541		#6378-383-411 ALS PADDLE/BELT	\$128.92
LETTERS & LOGOS INC DBA	P053363	48683	208368	SHIPPING	\$10.00
	P053363			NE200 COTTON BASEBALL CAPS - V	\$330.00
MOON SECURITY SERVICES INC		682541	207949	FIRE MONITORING RPTF-DEC	\$59.90
ORANGE DIAMOND CONCEALMENT LLC		1	208176	GLOCK MAG POUCHES/HOLSTER	\$365.73
OXARC INC		F288645	207954	FIRE EXTINGUISHER ANNUAL MAINT	\$41.59
		R239176	208177	OXYGEN TANK RENTAL	\$7.36
RAPE AGGRESSION DEFENSE SYSTEMS INC		14RCT759	207963	RAD LICENSE RENEWAL-A CLARK	\$68.00
RECALL SECURE DESTRUCTION SERVICES INC		7346085057	208184	SHREDDING SRVCS 11/18/13	\$67.72
RIVER CITY TOWING INC		12682	207968	TOW CHARGES 11/26/13	\$48.74
		13005		TOW CHARGES 11/20/13	\$75.81
		13006		TOW CHARGES 11/22/13	\$97.47
		13013	208188	TOW CHARGES 11/30/13	\$48.74
TLO LLC		11/13-204527	207983	RECORDS SEARCH 11/1-11/30/13	\$110.00
TRI CITY HERALD	S015447	13-6259	207988	ITEMS SENT TO AUCTION BY RPD T	\$137.22
UNIVERSAL LANGUAGE SERVICE INC		ULS-1013287	207990	INTERPRETATION SRVCS-ARABIC	\$78.00
VER STEEG, CARMEN K		13-480 VER STEEG	207994	DRUG DISPOSAL/SPOKANE/VERSTEEG	\$17.00
WASHINGTON COMMUNICATIONS LLC DBA	P053408	348929	208208	ADJUST FOR TAX	(\$0.01)
	P053408			IMPACT #M6-PLO-AT1 LISTEN ONLY	\$176.48
XEROX CORPORATION		071520390	208219	WCP238 BASE CHRGS/PRINTS-NOV	\$281.41
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$270.27
				TELEPHONE CHRGS 11/23-12/22/13	\$6.01
<b>POLICE TOTAL ****</b>					<b>\$14,857.71</b>
<b>Division:</b>	210	ADMINISTRATIVE SERVICES			
BANK OF AMERICA		TXN00015114	208017	WAL-MART-1 \$25 GIFT CARDS	\$25.00
BOTTINEAU, IRMA J		2013 MILEAGE	208134	BOTTINEAU-MILEAGE 1/16-11/25	\$124.30
LEAF FUNDING INC DBA		4756114	208366	OCE 9220&6520 PSHOP COPIER	\$928.39
PARADISE BOTTLED WATER CO		11/13-ADMIN SRVCS	208179	BOTTLED WATER SRVC 11/13	\$8.98
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$17.58
				TELEPHONE CHRGS 11/23-12/22/13	\$21.64
<b>ADMINISTRATIVE SERVICES TOTAL ****</b>					<b>\$1,125.89</b>
<b>Division:</b>	211	FINANCE			
BANK OF AMERICA		TXN00014890	208017	OFFICE DEPOT-2 TONER	\$164.44
		TXN00014909		OFFICEMAX-POST IT NOTES	\$24.44
		TXN00014934		STAPLES-BINDING COVERS	\$63.62
		TXN00014988		ISLABONITA-BND DSC-PIPR JAFFRY	\$53.84
		TXN00014991		GFOA-M BRANSON REG-GAAP UPDT	\$140.00
		TXN00015061		SAFEWAY-1 \$15 GIFT CARD	\$15.00
		TXN00015087		ALBERTSONS-ICE-INTRVWS	\$1.99



## City Of Richland

## VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00015114	208017	WAL-MART-2 \$25 GIFT CARDS	\$50.00
		TXN00015186		STNE SOUP-5 SND&SIDES-INTRVWS	\$41.23
BOTTINEAU, IRMA J		2013 MILEAGE	208134	BOTTINEAU-MILEAGE 1/16-11/25	\$13.33
CANON SOLUTIONS AMERICA INC		635179	208135	W3000 MAINT/NOV 2013	\$11.76
GARDA CL NORTHWEST INC		195-271013	208159	ARMORED CAR SRVCS-DEC 2013	\$409.09
PARADISE BOTTLED WATER CO		11/13-ADMIN SRVCS	208179	BOTTLED WATER SRVC 11/13	\$17.97
				BOTTLED WATER SRVC 11/13	\$42.15
POSTMASTER		PERMIT 153-12/05	207961	POSTAGE 11/13-12/05/13	\$6,641.08
REDSSON LTD		186286	208185	PORTAL SERVICE LOCATES/NOV	\$258.00
RETAIL LOCKBOX INC		1311 4812	208187	UB PYMT PROCESSING NOV'13	\$2,109.38
SUCHY, BRANDON		13-323 SUCHY	207976	HARRIS USER CONF/KISSIMMEE	\$1,027.85
WILBURN, AMY		2013 MILEAGE	208217	WILBURN-MILEAGE 4/26-11/20/13	\$54.87
XEROX CORPORATION		071141215	208219	WC5030 BASE CHRGS-OCT	\$131.26
		071445148		WC5030 BASE CHRGS/NOV	\$131.26
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$0.21
				TELEPHONE CHRGS 11/23-12/22/13	\$116.59
				TELEPHONE CHRGS 11/23-12/22/13	\$56.19
<b>FINANCE TOTAL ****</b>					<b>\$11,575.55</b>
<b>Division:</b>	212	PURCHASING			
BANK OF AMERICA		TXN00014936	208017	OFFICE DEPOT/RETURNED POST-IT	(\$3.60)
		TXN00014944		OFFICE DEPOT/MEMO BKS,POST-IT	\$9.72
		TXN00014947		OFFICE DEPOT/PEN REFILL	\$0.95
CITY OF KENNEWICK		010756	208138	PURCH MGR SERV 11/2013	\$1,234.30
				PURCH MGR SERV 11/2013	\$1,234.30
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$741.69
UNITED PARCEL SERVICE	S015456	000986641483	208203	WEEKLY SERVICE CHARGE 11/30/1	\$11.00
	S015463	000986641493		WEEKLY SERVICE CHARGE 12/07/1	\$11.00
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$52.80
				TELEPHONE CHRGS 11/23-12/22/13	\$37.92
<b>PURCHASING TOTAL ****</b>					<b>\$3,330.08</b>
<b>Division:</b>	213	INFORMATION TECHNOLOGY			
BANK OF AMERICA		TXN00014888	208017	EL RANCHO ALEGRE-NEW RECRUIT D	\$30.76
		TXN00014905		NEWEGG-DVD 50 PACK	\$16.55
		TXN00014943		DELL-LAPTOP LITHIUM BATTERY	\$94.21
		TXN00014987		TRANSCENDER - MS CERT PRO DESK	\$246.00
		TXN00014993		GODADDY-SSL CIVIC PLUS	\$150.48
		TXN00015054		CDWG-PHONE HEADSET AND CABLES	\$132.91
		TXN00015086		NEWEGG-CASE LOGIC BRIEFCASE	\$52.49
		TXN00015155		STAPLES -Office Supplies	\$294.01
		TXN00015165		STAPLES -Poly Dividers	\$5.18



## City Of Richland

## VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00015180	208017	STAPLES -OFFICE SUPPLIES	\$9.19
		TXN00015181		STAPLES -OFFICE SUPPLIES	\$14.33
		TXN00015183		ESRI INC - ARCGIS TRAINING DAN	\$959.50
		TXN00015187		STAPLES - OFFICE SUPPLIES	\$17.28
		TXN00015191		Amazon-TRAINING MANUALS	\$511.48
BARRACUDA NETWORKS INC	P053286	873733	208126	Barracuda Messsage Archiver 1	\$2,449.00
BMC SOFTWARE INC	P053433	UI152832	208322	SOFTWARE LICENSE RENEWAL, BMC	\$5,122.59
CITY OF RICHLAND		13-375 JOHNSTON	207910	HARRIS CONF/KISSIMMEE/JOHNSTON	\$1,031.12
		13-459 HULSE		MS WINDOWS 7/SPOKANE/HULSE	\$189.89
DELL COMPUTER CORPORATION	P053417	XJ8PF8P28	208152	MONITOR, DELL PROFESSIONAL P19	\$4,851.49
	P053428	XJ8WP9M46	208337	Optiplex 7010 Small Form Facto	\$36,774.15
	P053428			ADJUST FOR TAX	(\$0.01)
HEWLETT PACKARD COMPANY	P053404	53621249	207933	PRODUCT SUPPORT- HP 5Y 4H 24X7	\$2,878.18
	P053404	53647652		DISK ENCLOSURE, HP D2600 W/12	\$9,010.56
SHARESQUARED INC	P053279	1675	208192	ENTERPRISE CONTENT MANAGEMENT	\$21,262.50
UNITED PARCEL SERVICE	S015468	922348936	208406	FREIGHT CHARGES FOR COLLECT PK	\$694.05
VERIZON WIRELESS		9715181508	208306	BROADBAND CHRGS 11/20-12/19	\$40.01
XEROX CORPORATION		071445143	208412	WC4150 BASE CHRGS-NOV	\$143.96
XIOLOGIX LLC	P053427	3327	208006	POWER PATH LICENSE WITH PREMIU	\$655.22
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$219.37
ZAYO GROUP HOLDINGS INC DBA	P052394	12/13-008113	208311	BROADBAND INTERNET ACCESS CHAR	\$743.00
<b>INFORMATION TECHNOLOGY TOTAL ****</b>					<b>\$88,599.45</b>
<b>Division:</b>	220	HUMAN RESOURCES			
ANOVAWORKS		24106	207894	AUDIOGRAM	\$26.00
		24122		AUDIOGRAMS	\$52.00
				DS-NIDA TESTS	\$168.00
		24155		AUDIOGRAMS	\$52.00
				DS-NIDA TEST	\$56.00
		24217		PPD TEST	\$34.00
		24251		AUDIOGRAMS	\$78.00
		24256		AUDIOGRAM	\$26.00
		24347		DS-NIDA TESTS	\$76.00
				AUDIOGRAM	\$26.00
		24403	208124	AUDIOGRAMS	\$78.00
		24478	207894	AUDIOGRAM	\$26.00
		24504		AUDIOGRAM	\$26.00
		24790	208312	AUDIOGRAM	\$26.00
		TXN00014900	208017	STARBUCKS - SAFETY AWARD	\$25.00
BANK OF AMERICA		TXN00014906		TARGET - SAFETY AWARD	\$25.00
		TXN00014907		FRED-MEYER - SHARED VALUES	\$82.95
		TXN00014910		FUJIYAMA - SHARED VALUE	\$110.00



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## VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00014922	208017	COURTYARD - LODGING BRYAN HALL	\$438.31
		TXN00014998		STAPLES - INTER OFFICE ENVELOP	\$39.65
		TXN00015012		STAPLES - FOLDERS LETTER STAPL	\$203.00
		TXN00015022		STAPLES - DUST OFF JUMBO	\$8.62
		TXN00015034		STAPLES - FILE DRAWER POCKETS	\$72.65
		TXN00015042		WA DRIVER - DOT ABSTRACT CURD	\$13.00
		TXN00015047		STAPLES - MOUSE PADS	\$20.43
		TXN00015175		PAYPAL MICHAELBUSI - SHRED OI	\$49.00
BURDEN, MICHELLE		2013 TUITION	208235	BURDEN-2013 FINAL TUITION	\$515.00
BUSINESS TRAINING LIBRARY		34084	208326	12/18/13-12/18/14 ANNUAL FEE	\$3,210.00
				12/18/13-12/18/14 ANNUAL FEE	\$29,010.00
CANON SOLUTIONS AMERICA INC		624746	207904	N3245 BASE CHR/COPIES	\$192.13
COLUMBIA INDUSTRIES SUPPORT LLC		147768	208245	SHREDDING SRVCS 11/26/13	\$41.04
MENKE JACKSON LAW FIRM		11/13-064	208282	ARBITRATION BRIEF-NOV	\$262.16
TALENT WISE INC		90907620	208298	APPLICANT REPORT	\$14.00
TRANS UNION LLC		11349961	208302	CREDIT REPORT-NOV	\$10.59
WILBURN, AMY		2013 TUITION	208217	WILBURN-REIMBURSE TUITION FEES	\$344.40
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$63.57
<b>HUMAN RESOURCES TOTAL****</b>					<b>\$35,500.50</b>
<b>Division:</b>	300	COMMUNITY &DEVELOPMENT SERVICE			
BANK OF AMERICA		TXN00015133	208017	STAPLES - Purchase	\$401.71
		TXN00015141		STAPLES - Purchase	\$8.21
PARADISE BOTTLED WATER CO		11/13CITYATTORNEY	208179	BOTTLED WATER-NOV	\$2.17
PORT OF PASCO		2013VK-200	208384	B KING TRI-PORTS LUNCH	\$24.00
XEROX CORPORATION		071506275	208219	WC7345 BASE CHR/PRINTS-NOV	\$39.19
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$17.82
<b>COMMUNITY &amp;DEVELOPMENT SERVICE TOTAL****</b>					<b>\$493.10</b>
<b>Division:</b>	301	DEVELOPMENT SERVICES			
ABADAN INC		CNIN078349	207886	XEROX 6604 MAINT 11/23-12/22	\$55.17
ANCHOR QEA LLC	P051852	35679	208123	INCREASE TO PURCHASE ORDER	\$4,909.19
	P051852	35896		INCREASE TO PURCHASE ORDER	\$3,515.08
BANK OF AMERICA		TXN00014940	208017	STAPLES - STENO/PAPER/TRIMMER	\$86.00
		TXN00015068		STAPLES - POST ITS	\$5.87
		TXN00015072		STAPLES - USB DRIVES	\$42.86
				STAPLES - STAPLER/DESKPADS	\$37.03
		TXN00015096		DMI DELL K-12/GOVT -DELL 19IN	\$198.41
TRI CITY HERALD	S015447	13-6346	207988	NOTICE OF APPLICATION & PUBLIC	\$162.54
VERIZON WIRELESS		9715191262	207995	BLDG INSP WIRELESS LAPTOPS	\$160.11
WASHINGTON CITIES INSURANCE AUTHORITY		NOVEMBER 2013	207997	WCIA DEDUCTIBLE CLAIMS PYMTS	\$1,455.16
				WCIA DEDUCTIBLE CLAIMS PYMTS	\$70.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WATER SOLUTIONS INC	P052202	7844	208000	DSC (703) BUILDING WATER UNIT	\$39.52
	P052202			DSC (703) BUILDING WATER UNIT	\$16.25
XEROX CORPORATION		071445141	208412	WCP238 BASE CHRGS-NOV	\$226.37
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$17.87
				TELEPHONE CHRGS 11/23-12/22/13	\$98.27
<b>DEVELOPMENT SERVICES TOTAL****</b>					<b>\$11,095.70</b>
<b>Division:</b>	302	REDEVELOPMENT			
BANK OF AMERICA		TXN00014938	208017	YOKE'S FRESH MARKET - snacks f	\$64.55
SHANNON & WILSON INC	P052634	7391	208393	GROUNDWATER MONITORING OF FORM	\$3,256.32
WALKER HEYE MEEHAN & EISINGER PLLC		9	208206	PARKWAY ORPHAN PARCEL-TITLE	\$357.50
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$5.41
				TELEPHONE CHRGS 11/23-12/22/13	\$17.52
<b>REDEVELOPMENT TOTAL****</b>					<b>\$3,701.30</b>
<b>Division:</b>	330	PARKS & RECREATION ADMIN			
BANK OF AMERICA		TXN00014893	208017	SAFEWAY SODA AND SALAD	\$19.80
		TXN00014899		PIZZA HUT - PIZZA	\$108.30
		TXN00015018		STAPLES - EASEL	\$50.55
		TXN00015019		STAPLES - POST IT	\$19.30
		TXN00015020		STAPLES - FLIP CHART AND POST	\$95.28
		TXN00015127		WAL-MART #3261 - ziploc bags	\$4.27
<b>PARKS &amp; RECREATION ADMIN TOTAL****</b>					<b>\$297.50</b>
<b>Division:</b>	331	PARKS & REC - RECREATION			
A & A MOTORCOACH INC		56104	208115	CHARTER SRVCS-CDA RESORT TRIP	\$1,217.00
BANK OF AMERICA		TXN00014896	208017	BACKUPIFY-P&R	\$3.75
		TXN00014958		WAL-MART #3261 -ARTS AND CRAFT	\$54.90
		TXN00014961		RITE AID STORE 5319 - Water fo	\$3.49
		TXN00014966		TARGET Fall Carnival Prizes	\$81.50
		TXN00014970		DOLRTREE Glow Sticks	\$8.66
		TXN00014971		ALBERTSONS #213 - Candy	\$145.86
		TXN00014972		SAFEWAY CANDY	\$93.50
		TXN00014976		SAFEWAY CANDY	\$232.29
		TXN00014999		PRINTER TECH SERVICE AND - TRA	\$458.11
		TXN00015017		STAPLES - BANKER BOXES	\$227.27
		TXN00015048		URM CASH AND CARRY - PLATES AN	\$39.64
				URM CASH AND CARRY - COFFEE CR	\$41.95
		TXN00015056		STAPLES - PAPER CLIPS	\$4.81
		TXN00015057		STAPLES - TONER	\$82.94
				STAPLES - BINDERR CLIPS AND MO	\$22.58
		TXN00015118		LET'S PARTY - BALLOONS	\$32.47
		TXN00015140		STAPLES - SIGN HOLDERS PENS	\$151.20





## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00015140	208017	STAPLES - TONER	\$165.87
		TXN00015147		STAPLES - BANKER BOXES	\$174.34
		TXN00015178		BACKUPIFY-P&R	\$3.75
		TXN00015188		STAPLES - SIGN HOLDER	(\$4.12)
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$629.87
		111643	207912	B BALL SCHOLARSHIPS-TAPPIN	\$88.00
		111679		B BALL SCHOLARSHIP-M MERCADO	\$34.00
		111681		B BALL SCHOLARSHIP-C MAJOR	\$34.00
		111853	208333	FITNESS SCHLRSHIP-MIKE LITTLE	\$20.00
		112036		BBALL SCHOLARSHIPS-FORD	\$88.00
		112042		SCHOLARSHIP-BBALL/HEAVENS	\$88.00
MID COLUMBIA ENGINEERING INC	P052176	ST006093	207947	RP3 - GENERAL EDUCATION	\$90.09
RICHLAND ACE HARDWARE		39119	208386	VELCRO/FASTENERS	\$39.36
		39448		HOLIDAY GARLAND	\$11.90
SCOTT, TAIFEI		SC13-054/NOV 2013	208294	ZUMBA CLASS INSTRUCTOR-NOV	\$239.72
SZENDRE, JOLENE		SC05-036/NOV'13	208297	YOGA CLASS INSTRUCTOR-NOV	\$112.70
		SC05-036/OCT'13		YOGA CLASS INSTRUCTOR-OCT	\$150.71
		SC05-036/SEPT'13		YOGA CLASS INSTRUCTOR-SEPT	\$118.40
TRI CITY HERALD	S015447	13-6217	207988	NOTICE OF RESCHEDULED PARKS &	\$46.20
WASHINGTON STATE PATROL		I14003905	208308	BACKGROUND CHECKS-NOV 2013	\$860.00
WHITE LOTUS ENTERPRISES		C13-063/FALL 2013	208004	SHOTOKAN INSTRUCTOR 9/1-10/31	\$302.80
XEROX CORPORATION		071141213	208412	WCP232 PRINT CHRGS 9/26-11/1	\$38.12
		071506277	208219	W7855 BASE CHRGS/NOV	\$231.36
		071520391		W7855 PRINTS-NOV	\$56.24
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$5.41
				TELEPHONE CHRGS 11/23-12/22/13	\$32.46
				TELEPHONE CHRGS 11/23-12/22/13	\$84.22
<b>PARKS &amp; REC - RECREATION TOTAL ****</b>					<b>\$6,643.32</b>
<b>Division:</b>	335	PARKS & REC - PARKS&FACILITIES			
ABM JANITORIAL NORTHWEST		6010078	208117	JANITORIAL SRVCS-DEC'13	\$2,008.43
				JANITORIAL SRVCS-DEC'13	\$2,229.85
				JANITORIAL SRVCS-DEC'13	\$478.09
				JANITORIAL SRVCS-DEC'13	\$432.80
				JANITORIAL SRVCS-DEC'13	\$2,838.34
		6022205		FINAL POOL CLEANING-NOV	\$167.70
AMERICAN ROCK PRODUCTS INC		196569	207890	TOP COURSE GRAVEL	\$482.90
ARAMARK UNIFORM SERVICES INC	S015470	11/13-934962000	208313	LINEN CHARGES FOR NOVEMBER 201	\$310.08
BACKFLOW APPARATUS & VALVE CO		645112	207896	RBR REPAIR KIT	\$266.15
BANK OF AMERICA		TXN00014914	208017	THE HOME DEPOT - STEEL SHELF	\$193.86
		TXN00014955		THE HOME DEPOT #4746 - SHELVIN	\$97.09
		TXN00014986		THE HOME DEPOT - AIR HOSE/ADHE	\$94.12





## City Of Richland

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From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00014989	208017	THE HOME DEPOT #4746 - SHELF	\$49.95
		TXN00014990		DURAFLEX INTERNATIONAL -	\$300.06
		TXN00014995		PERFECTION PITTSBURGH PAI - SE	\$449.06
		TXN00015015		TARGET PICTURE FRAME	\$3.24
		TXN00015058		BASIN DEPARTMENT STORE -PAINT	\$84.33
		TXN00015088		COSTCO WHSE - SHELVING	\$704.35
		TXN00015115		PERFECTION PITTSBURGH PAI - PA	\$269.97
		TXN00015138		BEDROCK SPECIALTY STONE P - BA	\$48.74
		TXN00015144		EWING IRRIGATION PRD#181 - Tra	\$78.00
		TXN00015158		THE HOME DEPOT - HEATER/ FLOOR	\$70.08
		TXN00015163		THE HOME DEPOT #4746 - LUMBER	\$32.36
		TXN00015164		THE HOME DEPOT #4739 - Floorin	\$88.07
		TXN00015179		THE HOME DEPOT - DRYWALL	\$197.29
BENJAMIN'S CARPET ONE	CG304245		207898	3 SETS OF BLINDS	\$529.40
BENTON COUNTY SHERIFF'S OFFICE	OCTOBER 2013		208317	WORK CREW 2-OCTOBER 2013	\$15,409.34
BUILDERS HARDWARE & SUPPLY CO INC	S3288023.001		207903	DOOR CLOSER	\$99.91
CASCADE NATURAL GAS CORP	11/13-51897100007		207905	NAT GAS 1005 SWIFT 10/18-11/14	\$2,632.15
	11/13-7363810005			NAT GAS 500 AMON 10/18-11/18	\$112.81
	11/13-80577100003			NAT GAS BLDG 200 10/18-11/13	\$1,092.77
	11/13-96738100005			NAT GAS 505 SWIFT 10/18-11/18	\$1,656.58
CENTRAL HOSE & FITTINGS INC	377102		208328	RECOIL HOSES	\$94.61
CITY OF RICHLAND	11/13-24		208330	#24 LANDFILL FEES - NOV	\$2,142.97
	11/2013 NOV		208140	CITY UTILITY BILLS NOV 2013	\$102.00
				CITY UTILITY BILLS NOV 2013	\$121.32
				CITY UTILITY BILLS NOV 2013	\$89.17
				CITY UTILITY BILLS NOV 2013	\$95.00
				CITY UTILITY BILLS NOV 2013	\$121.09
				CITY UTILITY BILLS NOV 2013	\$103.85
				CITY UTILITY BILLS NOV 2013	\$119.33
				CITY UTILITY BILLS NOV 2013	\$124.83
				CITY UTILITY BILLS NOV 2013	\$102.66
				CITY UTILITY BILLS NOV 2013	\$103.60
				CITY UTILITY BILLS NOV 2013	\$194.85
				CITY UTILITY BILLS NOV 2013	\$110.24
				CITY UTILITY BILLS NOV 2013	\$105.45
				CITY UTILITY BILLS NOV 2013	\$100.75
				CITY UTILITY BILLS NOV 2013	\$221.75
				CITY UTILITY BILLS NOV 2013	\$263.60
				CITY UTILITY BILLS NOV 2013	\$258.92
				CITY UTILITY BILLS NOV 2013	\$249.80
				CITY UTILITY BILLS NOV 2013	\$246.41



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From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$241.30
				CITY UTILITY BILLS NOV 2013	\$236.39
				CITY UTILITY BILLS NOV 2013	\$232.00
				CITY UTILITY BILLS NOV 2013	\$230.63
				CITY UTILITY BILLS NOV 2013	\$181.65
				CITY UTILITY BILLS NOV 2013	\$226.20
				CITY UTILITY BILLS NOV 2013	\$140.07
				CITY UTILITY BILLS NOV 2013	\$214.50
				CITY UTILITY BILLS NOV 2013	\$212.52
				CITY UTILITY BILLS NOV 2013	\$202.35
				CITY UTILITY BILLS NOV 2013	\$200.00
				CITY UTILITY BILLS NOV 2013	\$197.88
				CITY UTILITY BILLS NOV 2013	\$189.34
				CITY UTILITY BILLS NOV 2013	\$85.90
				CITY UTILITY BILLS NOV 2013	\$170.50
				CITY UTILITY BILLS NOV 2013	\$146.09
				CITY UTILITY BILLS NOV 2013	\$229.02
				CITY UTILITY BILLS NOV 2013	\$18.25
				CITY UTILITY BILLS NOV 2013	\$29.72
				CITY UTILITY BILLS NOV 2013	\$27.55
				CITY UTILITY BILLS NOV 2013	\$26.96
				CITY UTILITY BILLS NOV 2013	\$26.37
				CITY UTILITY BILLS NOV 2013	\$25.11
				CITY UTILITY BILLS NOV 2013	\$24.26
				CITY UTILITY BILLS NOV 2013	\$22.86
				CITY UTILITY BILLS NOV 2013	\$22.76
				CITY UTILITY BILLS NOV 2013	\$19.70
				CITY UTILITY BILLS NOV 2013	\$59.85
				CITY UTILITY BILLS NOV 2013	\$19.51
				CITY UTILITY BILLS NOV 2013	\$30.82
				CITY UTILITY BILLS NOV 2013	\$17.62
				CITY UTILITY BILLS NOV 2013	\$16.47
				CITY UTILITY BILLS NOV 2013	\$16.42
				CITY UTILITY BILLS NOV 2013	\$16.16
				CITY UTILITY BILLS NOV 2013	\$15.61
				CITY UTILITY BILLS NOV 2013	\$13.47
				CITY UTILITY BILLS NOV 2013	\$11.28
				CITY UTILITY BILLS NOV 2013	\$10.29
				CITY UTILITY BILLS NOV 2013	\$6.29
				CITY UTILITY BILLS NOV 2013	\$19.60
				CITY UTILITY BILLS NOV 2013	\$39.45



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VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$75.46
				CITY UTILITY BILLS NOV 2013	\$73.70
				CITY UTILITY BILLS NOV 2013	\$289.02
				CITY UTILITY BILLS NOV 2013	\$56.99
				CITY UTILITY BILLS NOV 2013	\$189.50
				CITY UTILITY BILLS NOV 2013	\$54.34
				CITY UTILITY BILLS NOV 2013	\$53.25
				CITY UTILITY BILLS NOV 2013	\$52.80
				CITY UTILITY BILLS NOV 2013	\$48.03
				CITY UTILITY BILLS NOV 2013	\$29.82
				CITY UTILITY BILLS NOV 2013	\$39.55
				CITY UTILITY BILLS NOV 2013	\$29.95
				CITY UTILITY BILLS NOV 2013	\$38.14
				CITY UTILITY BILLS NOV 2013	\$36.20
				CITY UTILITY BILLS NOV 2013	\$36.02
				CITY UTILITY BILLS NOV 2013	\$35.76
				CITY UTILITY BILLS NOV 2013	\$34.35
				CITY UTILITY BILLS NOV 2013	\$33.85
				CITY UTILITY BILLS NOV 2013	\$32.91
				CITY UTILITY BILLS NOV 2013	\$32.65
				CITY UTILITY BILLS NOV 2013	\$31.80
				CITY UTILITY BILLS NOV 2013	\$77.66
				CITY UTILITY BILLS NOV 2013	\$40.30
				CITY UTILITY BILLS NOV 2013	\$1,133.45
				CITY UTILITY BILLS NOV 2013	\$604.92
				CITY UTILITY BILLS NOV 2013	\$881.87
				CITY UTILITY BILLS NOV 2013	\$877.28
				CITY UTILITY BILLS NOV 2013	\$904.45
				CITY UTILITY BILLS NOV 2013	\$505.30
				CITY UTILITY BILLS NOV 2013	\$918.24
				CITY UTILITY BILLS NOV 2013	\$864.71
				CITY UTILITY BILLS NOV 2013	\$999.95
				CITY UTILITY BILLS NOV 2013	\$847.98
				CITY UTILITY BILLS NOV 2013	\$639.95
				CITY UTILITY BILLS NOV 2013	\$857.98
				CITY UTILITY BILLS NOV 2013	\$391.55
				CITY UTILITY BILLS NOV 2013	\$1,064.48
				CITY UTILITY BILLS NOV 2013	\$1,147.75
				CITY UTILITY BILLS NOV 2013	\$480.00
				CITY UTILITY BILLS NOV 2013	\$308.85
				CITY UTILITY BILLS NOV 2013	\$1,035.52



## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$443.40
				CITY UTILITY BILLS NOV 2013	\$1,475.20
				CITY UTILITY BILLS NOV 2013	\$308.45
				CITY UTILITY BILLS NOV 2013	\$1,350.64
				CITY UTILITY BILLS NOV 2013	\$1,149.41
				CITY UTILITY BILLS NOV 2013	\$2,583.52
COMPLETE CLEANING SYSTEMS		3007	208148	MACHINE SCRUB WAREHOUSE FLOOR	\$175.00
EMPIRE RUBBER & SUPPLY CO		243416	207920	BLACK SKIRTBOARD RUBBER	\$35.41
EWING IRRIGATION PRODUCTS INC		7321022	208157	LED LIGHTS	\$115.55
		7324108		LIGHT CLIPS (100)	\$9.12
FARMERS EXCHANGE		116518	208343	EDGER INSPECTION	\$21.14
HARBOR FREIGHT TOOLS USA INC	S015472	038374	208348	RECUND PROPANE TORCH ITEM #910	(\$21.65)
HERTZ EQUIPMENT RENTAL CORP		27173358-001	207932	AIR HOSE RENTAL 11/14	\$14.08
		27182467-001		AIR HOSE RENTAL 11/20/13	\$35.74
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		755029	207939	JUMBO BOX WITH T COVER	\$132.98
		755547	208170	2" VALVE	\$100.63
		756479		METER COVER/EXTENSION	\$37.53
		757661		FAUCET	\$80.42
		758579		ELBOWS/CROSS/BUSHINGS	\$51.50
		758581		PVP PIPE/BOX PIT W/COVER	\$20.28
		758625		GASKET/FRICTION RING	\$15.51
		759166		WATER HEATER	\$221.76
		761056	208362	O-RING/KIT CLOSET	\$227.44
MOON SECURITY SERVICES INC		682057	208376	LIBRARY FIRE MONITORING-DEC'13	\$33.00
		684453	207949	BASIC FIRE MONITORING-DEC	\$33.00
OXARC INC		R239139	208381	CO2 LIQUID	\$181.29
		R239142		CO 2 LIQUID	\$95.85
PLATT ELECTRIC SUPPLY INC		B128831	208180	24 WATT LED BULBS	\$98.55
PRO BUILD COMPANY LLC		71441688	208385	BROWN FELT/RECIP BLADE SET	\$53.59
		71441954		BROWN FELT	\$18.94
		71442147		JOIST/2 X 12'S	\$3,923.48
RICHLAND ACE HARDWARE		206757	207965	WIRE STRIPPERS	\$28.14
		206761		FUSES	\$6.48
		206777		EXTENSION CORD/LEVEL/MOLDING	\$120.09
		206786		KNIFE/BLADES/MOP WRINGER-BUCKET	\$217.26
		206794		PUSH BROOM/SQUEEGEE/TAPE	\$41.65
		206800		ANTIFREEZE	\$25.94
		206813	208386	PAINT BRUSH/NUMBER STENCILS	\$30.29
		206837		EXTENSION CORDS/PVC CEMENT	\$86.04
		206839		ADAPTERS/CLNR/PIPE/TUBE THRD	\$46.45
		206841		COUPLERS/PIPE/PVC CEMENT	\$12.52



## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		206862	208386	1 GAL CHAIN OIL/2 PCK FILES	\$19.21
		206864		TLT GSKTS/PTTY KNF/PNTR TOOL	\$29.85
		206872		RING WAX	\$10.81
		206885		WTRHEATER SUPPLY LINE	\$31.39
		206888		HEX NIPPLE/WTR HTR SUPPLY LINE	\$44.36
		206899		COTTER PIN KIT	\$5.40
		206925		TEE/CONNECTORS	\$48.14
		38844		FAUCET/HEATER FAN	\$23.79
		38960	207965	COUPLERS/NIPPLES	\$22.70
		38966		SOCKETS/FASTENERS	\$42.35
		38978		EXTENSION CORDS	\$25.97
		39010		EXTENSION CORDS	\$32.46
		39019		EXTENSION CORD	\$10.28
		39023		IMPACT DRIVER W/BATTERY	\$97.46
		39024		ANTIFREEZE	\$10.38
		39041		TORCH TRIGGER	\$20.57
		39042		IMPACT DRIVERS W/BATTERY	\$194.92
		39049		DRILL BIT SET	\$17.32
		39084		TUNG OIL/UTILITY KNIFE	\$24.65
		39104		PRESSURE GAUGE/BUSHINGS	\$42.23
		39130		BUG FOGGERS	\$32.47
		39138	208386	ANTIFREEZE	\$5.19
		39144	207965	HEX SCREWS	\$14.07
		39168		SCREWDRIVER/BATTERIES	\$24.34
		39174	208386	CAULKING/SPACERS/JIG BLD	\$34.60
		39176		THREAD SEAL TAPE/ELBOWS	\$10.35
		39195		PLAY SAND	\$12.97
		39209		CAULKING	\$7.03
		39217		EXTENSION CORD	\$10.28
		39258		CIRCULAR SAW BLADES	\$32.46
		39264		TOILET SEAT	\$29.23
		39283		FIX A FLAT	\$17.31
		39288		GLAVENIZED NIPPLES/ELBOWS	\$45.26
		39307		FAUCET/DCON/TOILET GASKET	\$89.41
		39309		MOUSE TRAPS	\$21.55
		39314		GALVENIZED PIPE/COUPLER/ELBOW	\$36.74
		39322		RUBBER TOILET SEALS	\$21.64
		39339		RING WAX	\$6.04
		39343		9V BATTERIES	\$19.47
		39357		AIR HOSE/PLUG/CPLR/THRD SEAL	\$69.55
		39382		DROP CLOTH/ROLLERS	\$10.91



## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		39388	208386	DROP CLOTH/TAPE/ROLLER	\$33.84
		39389		WRENCH/U-JOINT SET	\$41.13
		39398		PADLOCK	\$8.11
		39424		SHUR SPLIT WEDGE	\$45.46
		39438		RING WAX/COUPLERS	\$43.98
		39444		RETURN RING WX/COUPLERS	(\$26.14)
		39445		RETURN UNIVERSAL JOINT KIT	(\$9.75)
		39446		UNIVERSAL JOINT	\$9.75
		39450		ROOF CEMENT	\$4.32
		39516		BUG FOGGER	\$32.47
STEEBER'S LOCK SERVICE	1812		207973	DUPLICATE KEYS	\$4.87
STONEWAY ELECTRIC SUPPLY	S100696830.001		207974	METAL HALIDE LAMP	\$197.70
	S100702931.001			LIGHT BULBS	\$46.43
	S100722905.001		208195	BALLAST/LIGHTBULBS	\$58.99
	S100727907.001			SWITCH/PLATE	\$8.52
SUPERIOR PLUS CONSTRUCTION PRODUCTS CORP	6735617		208397	CY HYTONE BAROQUE	\$52.68
THE PERSONAL TOUCH CLEANING INC	41663		208299	JANITOR SRVCS-BLDG 100-NOV	\$1,742.07
	41664			JANITOR SRVCS-BLDG 200-NOV	\$555.21
	41665			JANITOR SRVCS-BLDG 300-NOV	\$442.14
	41697			JANITOR SRVCS-RCC-NOV	\$2,301.44
	41698			JANITOR SRVCS-LIBRARY-NOV	\$4,057.52
THE SHERWIN WILLIAMS CO	1909-5		207979	PAINT	\$262.79
	2060-6			PAINT	\$420.46
	2113-3			PAINT	\$296.53
	2141-4			PAINT LINERS/TRAYS	\$42.07
	2159-6			BLUE PAINT TAPE	\$21.24
	2933-4		208103	PAINT/TRAY LINERS/ROLLER FRAME	\$307.02
	4907-5		207979	PAINT/BLUE TAPE	\$213.86
	5258-2			PAINT	\$262.79
	5364-8			FRAME/ROLLER KIT/PAINT	\$135.67
	5663-3		208103	PAINT-3 GALLONS	\$157.67
	5733-4			EPOXY/SHIELD CRETE/PAINT	\$451.28
	6470-3			DECO FLAKES PAINT-12 QRTS	\$270.19
	37924		208107	SERVICE CALL-LANDFILL HEATPUMP	\$168.95
	38042		208401	RCC BOILER SERVICE CALL	\$975.22
	38064			RPD-SERVICE CALL	\$380.14
TOTAL ENERGY MANAGEMENT INC	38065		208107	SERVICE CALL-SNYDER RESTROOM	\$84.47
	38102		208401	RCC-INDUCER FAN	\$1,462.05
	38112			RPD SRVC CALL-ACTUATOR	\$359.02
	38160			RPD-SRVC CALL	\$422.37



## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRI CITIES BATTERY & AUTO REPAIR		0092092	208403	6V 4.5 AH BATTERIES	\$10.87
VEGETATION CONTROL SERVICE INC DBA		605	207993	TREWORKS SOFTWARE MAINT	\$650.00
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$85.53
<b>PARKS &amp; REC - PARKS&amp;FACILITIES TOTAL ****</b>					<b>\$90,370.73</b>
<b>Division:</b> 338	PARKS & REC - PROJECT ADMIN				
ABADAN INC		ARIN044701	208116	PLOTTER PAPER	\$238.69
<b>PARKS &amp; REC - PROJECT ADMIN TOTAL ****</b>					<b>\$238.69</b>
<b>Division:</b> 900	NON-DEPARTMENTAL				
ARBAUGH & ASSOCIATES INC		1285	208314	ARBAUGH-LEGISLATIVE SRVC-NOV	\$1,718.40
CITY OF PASCO		M120213	208139	ANIMAL SHELTERING SRVCS-DEC	\$19,522.23
CITY OF RICHLAND		121013	208047	ENCROACHMENT PERMITS	\$225.00
EAST OREGONIAN PUB CO		48161311	208255	TOURISM ADS-NOVEMBER	\$1,523.09
WASHINGTON CITIES INSURANCE AUTHORITY		NOVEMBER 2013	207997	WCIA DEDUCTIBLE CLAIMS PYMTS	\$2,246.00
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$37.85
<b>NON-DEPARTMENTAL TOTAL ****</b>					<b>\$25,272.57</b>
<b>GENERAL FUND Total ***</b>					<b>\$377,540.80</b>
<b>FUND 101</b>	<b>CITY STREETS</b>				
<b>Division:</b> 401	STREETS MAINTENANCE				
AMERICA WEST ENVIRONMENTAL SUPPLIES INC	S015449	10601	208119	TONS OF CCB WITH BOOST DELIVER	\$5,435.30
AMERICAN ROCK PRODUCTS INC		195570	208121	CONCRETE	\$318.94
		196570		CONCRETE	\$380.35
		196635		CONCRETE	\$281.96
AMERICAN TRAFFIC SAFETY MATERIALS INC	S015441	73817	208122	TRANSPARENT EC FILM, BLUE, 36"	\$571.50
BANK OF AMERICA		TXN00014984	208017	OFFICE DEPOT - INK CARTRIDGES	\$54.82
		TXN00015038		YOKES W RICH - TEMP LUNCH	\$87.63
BC SALES CO INC		B302132	208128	WORK BOOTS-BIRD	\$140.74
BENTON PUD		12/13-7286300000	208132	WYE LIGHTS-BADGER REPEATER	\$146.82
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$78.84
				CITY UTILITY BILLS NOV 2013	\$928.56
HARBOR FREIGHT TOOLS USA INC	S015472	0127936	208348	REFUND ZIRCONIA FLAP ITEM #607	(\$12.98)
	S015472	0162821		HEAT GUN ITEM #69343	\$30.31
	S015472	0238622		WORRY FREE TIRE ITEM #96690	\$110.43
INLAND ASPHALT CO		32-1908281	208168	ASPHALT	\$90.97
MOON SECURITY SERVICES INC		684453	207949	BASIC FIRE MONITORING-DEC	\$33.00
PRECISE MRM LLC		IN200-1000845	208182	UPGRADE EVENT LOGGING	\$621.08
RICHLAND ACE HARDWARE		206787	207965	ANTI-FREEZE	\$10.38
		206796		ANTI FREEZE	\$31.13
		206826		GALVANIZED NIPPLE	\$2.05
		206881	208386	ANTIFREEZE	\$31.13



## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		206898	208386	ANTI-FREEZE	\$31.13
		39171	207965	ANTI FREEZE	\$31.13
		39441	208386	ANTI-FREEZE	\$31.13
		39458		WRENCH	\$19.47
THREE M	S015423	SS41492	207980	3M ELECTROCUT GRAPHIC FILM,	\$398.00
	S015423			ADJUST SALES TAX	\$0.01
TRAFFIC SAFETY SUPPLY CO INC	S015402	977037	207984	FREIGHT	\$10.43
	S015402			PEDESTRIAN WALK FLAG, LIME GRE	\$127.36
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$21.64

**STREETS MAINTENANCE TOTAL \*\*\*\*****\$10,043.26****Division: 402 ARTERIAL STREETS**

BERGER ABAM ENGINEERS INC	P052423	303976	207900	DUPORTAIL BRIDGE - ENVIRON ASS	\$27,641.64
	P052423	304313	208231	DUPORTAIL BRIDGE - ENVIRON ASS	\$14,098.24
CITY OF RICHLAND	P053466	11/13-8	208240	LOGSTON UTILITY CORRIDOR - COM	\$24,793.80
DAVID EVANS & ASSOCIATES INC	P052005	338896	208251	C/O #1 PROVIDES THE SCOPE	\$13,708.41
DKS ASSOCIATES	P053380	0053634	208254	STREET LIGHT STANDARD REVIEW &	\$906.24
FOSTER PEPPER PLLC	P053469	1056889	208259	CENTER PARKWAY - LEGAL SERVICE	\$16,409.90
IMT INC		4948	207936	HANFORD REACH TESTING M13096	\$3,305.30
		5058	208167	HANFORD REACH TESTING M13096	\$555.40
INLAND ASPHALT CO	P052895	C84-13/PYMT 5	207937	2013 SAINT / SPENGLER	\$4,795.00
JUB ENGINEERS INC	P052737	84904	207938	SOUTH GWW SAFETY & MOBILITY IM	\$2,990.00
	S052555	85164	208275	CENTER PARKWAY- MOD #1- RAILRO	\$7,428.11
LEH APPRAISAL SERVICES LLC	P051721	11/13-STEVEN DR	208172	STEVEN DRIVE EXTENSION-APPRAI	\$3,150.00
	P051721	12/13-STEVEN DR		STEVEN DRIVE EXTENSION-APPRAI	\$1,600.00
TU DECIDES MEDIA INC		2013-18087	207989	BID CALL-SAFETY IMPROVEMENTS	\$220.00
WA STATE DEPT OF TRANSPORTATION	P053446	RE-45-A6136YCL012	207996	STEVEN DRIVE EXTENSION-APPRAI	\$872.91

**ARTERIAL STREETS TOTAL \*\*\*\*****\$122,474.95****CITY STREETS Total \*\*\*****\$132,518.21****FUND 110 LIBRARY****Division: 303 LIBRARY**

BANK OF AMERICA	TXN00014886	208017	INGRAM BOOKS	\$215.49
	TXN00014896		BACKUPIFY-RPL	\$3.75
	TXN00014898		BAKER AND TAYLOR BOOKS	\$285.92
	TXN00014915		BAKER AND TAYLOR BOOKS	\$7.79
	TXN00014923		INGRAM BOOKS	\$997.62
	TXN00014924		INGRAM BOOKS	\$237.40
	TXN00014932		INGRAM BOOKS	\$18.82
	TXN00014937		PURELL HAND SANITIZER	\$170.03
	TXN00014941		W T COX MAGAZINES	\$9,669.63





## City Of Richland

## VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00014950	208017	MCGRAW HILL BOOKS	\$95.92
		TXN00014964		INGRAM BOOKS	\$145.89
		TXN00014965		INGRAM BOOKS	\$456.66
		TXN00014980		INGRAM BOOKS	\$143.77
		TXN00014981		SERVER MEMORY	\$93.98
		TXN00014985		INGRAM BOOKS	\$499.35
		TXN00014992		INGRAM BOOKS	\$742.51
		TXN00014996		COMPUTER POWER SUPPLY	\$96.54
		TXN00015000		INGRAM BOOKS	\$145.60
		TXN00015026		INGRAM BOOKS	\$268.82
		TXN00015028		WALE CONFERENCE LODGING LA # 1	\$340.26
		TXN00015029		WALE CONFERENCE LODGING DS #13	\$340.26
		TXN00015030		BOOKMARKS	\$218.90
		TXN00015032		CALENDARS & CLOCKS	\$337.58
		TXN00015036		WALE CONFERENCE LODGING SW #13	\$226.84
		TXN00015037		INGRAM BOOKS	\$27.19
		TXN00015040		INGRAM BOOKS	\$159.35
		TXN00015043		PRINTER INK CARTRIDGE	\$15.15
		TXN00015044		PRINTER INK CARTRIDGES	\$172.24
		TXN00015055		COMMAND HOOKS	\$30.29
		TXN00015074		INGRAM BOOKS	\$283.11
		TXN00015080		MEMORY KIT	\$43.97
		TXN00015082		RECORDED BOOKS	\$47.73
		TXN00015083		RECORDED BOOKS	\$159.82
		TXN00015099		TAPE AND LAMINATE	\$614.72
		TXN00015102		WALL HOOKS	\$10.83
		TXN00015105		KEYS	\$5.39
		TXN00015112		BARCODE SCANNERS	\$750.00
		TXN00015113		INGRAM BOOKS	\$67.52
		TXN00015116		INGRAM BOOKS	\$145.02
		TXN00015117		INGRAM BOOKS	\$216.83
		TXN00015119		INGRAM BOOKS	\$267.29
		TXN00015121		INGRAM BOOKS	\$164.91
		TXN00015123		INGRAM BOOKS	\$854.01
		TXN00015129		RETURN POSTAGE FOR PAINTINGS E	\$313.24
		TXN00015136		LABELS	\$697.90
		TXN00015139		MCNAUGHTON BOOKS	\$249.09
		TXN00015142		RECORDED BOOKS	\$2,360.94
		TXN00015145		RECORDED BOOKS	\$1,169.64
		TXN00015149		RECORDED BOOKS	\$573.12
		TXN00015152		INGRAM BOOKS	\$34.63



## City Of Richland

## VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00015160	208017	PAYPAL KENTUCKY QUILT PROJECT	\$45.90
		TXN00015166		INGRAM BOOKS	\$59.09
		TXN00015169		INGRAM BOOKS	\$181.82
		TXN00015177		INGRAM BOOKS	\$153.35
		TXN00015178		BACKUPIFY-RPL	\$3.75
		TXN00015184		INGRAM BOOKS	\$862.48
CASCADE NATURAL GAS CORP		11/13-61897100006	208041	NAT GAS-LIBRARY 10/18-11/18	\$873.05
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$3,365.75
IDENTISYS INC		191287	208166	CARD PRINTER MAINT TO 12/2014	\$1,940.74
OCLC INC		0000282708	208084	CATALOGING/METADATA/ILL	\$941.57
UNITED PARCEL SERVICE	S015456	000986641483	208203	GROUND PKG TO INGRAM FOR LIBRA	\$11.09
	S015463	000986641493		GROUND PKG TO BARCODESINC FOR	\$17.26
WASHINGTON STATE PATROL		114003904	208209	VOLUNTEERS BACKGROUND CHECKS	\$20.00
XEROX CORPORATION		701699711	208219	W5225 BASE CHRGS/OCT	\$370.80
		701699712		W5225 BASE CHRGS/OCT	\$233.58
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$131.87

LIBRARY TOTAL \*\*\*\*

\$34,405.36

LIBRARY Total \*\*\*

\$34,405.36

## FUND 112 INDUSTRIAL DEVELOPMENT FUND

Division: 305 ECONOMIC DEVELOPMENT

ARBAUGH & ASSOCIATES INC		1285	208314	ARBAUGH-LEGISLATIVE SRVC-NOV	\$175.35
BANK OF AMERICA		TXN00014946	208017	BM - TRI-CITY REGIONAL CHAMBER	\$20.00
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$251.68
COMMERCIAL BROKERS ASSOCIATION		1143153	208246	MOHR CBA DUES/SEPT	\$50.00
		1144144		MOHR CBA DUES/OCT	\$50.00
		1145132		MOHR CBA DUES/NOV	\$50.00
		1146132		MOHR-CBA DUES LATE FEE	\$15.00
PARADISE BOTTLED WATER CO		11/13CITYATTORNEY	208179	BOTTLED WATER-NOV	\$3.26
RGW ENTERPRISES PC	P052432	10/13-GENERAL	207964	2013 EXTEND CONTRACT SERVICES	\$8,490.00
TRI CITIES AREA JOURNAL OF BUSINESS		12002	207986	RFP 13-40 #1 DISPLAY AD	\$725.00
TRI CITY HERALD	S015447	13-6278	207988	COLUMBIA POINT WATERFRONT REAL	\$99.24
TRIDEC		715	208404	2013 C44-13 RECRUITMENT PYMT	\$3,000.00
XEROX CORPORATION		071506275	208219	WC7345 BASE CHRG/PRINTS-NOV	\$60.96
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$24.20

ECONOMIC DEVELOPMENT TOTAL \*\*\*\*

\$13,014.69

Division: 306 ECONOMIC DEVELOPMENT PROJECTS

BEDROCK SPECIALTY STONE PRODUCTS		46440	207897	ETCHED GRANITE STONE SIGNS	\$12,996.00
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$48.17
MACKAY & SPOSITO INC		019672	208080	15638 CPPS TRACKS D&E-OCT	\$4,178.50



## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RPC LLC		5458	208190	INSTALL LARGE BOULDERS	\$1,949.40
		5477	208392	INSTALL & SUPPLY COLMNR BASALT	\$4,483.62
TANGENT SERVICES INC	P053421	1418	208101	SC-10 AGRMNT FOR RAIL CONSULT	\$280.00
	P053421	1423	208197	SC-10 AGRMNT FOR RAIL CONSULT	\$1,746.34
<b>ECONOMIC DEVELOPMENT PROJECTS TOTAL ****</b>					<b>\$25,682.03</b>
<b>INDUSTRIAL DEVELOPMENT FUND Total ***</b>					<b>\$38,696.72</b>
<b>FUND 113</b>	<b>I-NET</b>				
<b>Division:</b>	202	CABLE COMMUNICATIONS/I-NET			
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$131.53
<b>CABLE COMMUNICATIONS/I-NET TOTAL ****</b>					<b>\$131.53</b>
<b>I-NET Total ***</b>					<b>\$131.53</b>
<b>FUND 150</b>	<b>HOTEL/MOTEL FUND</b>				
<b>Division:</b>	307	HOTEL/MOTEL TAX			
COLUMBIA BASIN BMX		116	208050	PLUMBING ROUGH H/M C13-13	\$13,374.10
THREE RIVERS ROAD RUNNERS		95	207981	H/M TAX C71-13-MARATHON RELAY	\$1,500.00
TRI CITIES VISITOR & CONVENTION BUREAU		152262	208303	MONTHLY DUES-NOVEMBER	\$15,499.56
YE MERRIE GREENWOOD PLAYERS		102	208008	HOTEL/MOTEL TAX C12-13	\$2,000.00
<b>HOTEL/MOTEL TAX TOTAL ****</b>					<b>\$32,373.66</b>
<b>HOTEL/MOTEL FUND Total ***</b>					<b>\$32,373.66</b>
<b>FUND 151</b>	<b>SPECIAL LODGING ASSESSMENT</b>				
<b>Division:</b>	339	TOURISM PROMOTION AREA			
TRI CITIES VISITOR & CONVENTION BUREAU		NOV 2013	208303	SPECIAL LODGING ACCESS NOV'13	\$26,314.26
<b>TOURISM PROMOTION AREA TOTAL ****</b>					<b>\$26,314.26</b>
<b>SPECIAL LODGING ASSESSMENT Total ***</b>					<b>\$26,314.26</b>
<b>FUND 153</b>	<b>COMMUNITY DEV BLOCK GRANT</b>				
<b>Division:</b>	308	CDBG PROGRAM			
BENTON FRANKLIN COMMUNITY ACTION COMMITTEE		802 SNOW	208318	LBP RISK ASSESSMENT-802 SNOW	\$182.64
BURDEN, MICHELLE		13-456MB	208325	SEATTLE/IDIS TRNG/M BURDEN	\$30.72
CASCADE TITLE COMPANY OF BENTON		DPA13-13	208327	DPA-2302 CONCORD ST	\$9,000.00
CITY OF RICHLAND		13-456	208332	SEATTLE/IDIS TRNG/M BURDEN	\$602.82
GLASS NOOK INC		60513	208346	OO REHAB-WINDOWS-404 ROBERT	\$2,739.85
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$5.41
				TELEPHONE CHRGS 11/23-12/22/13	\$5.69
<b>CDBG PROGRAM TOTAL ****</b>					<b>\$12,567.13</b>
<b>COMMUNITY DEV BLOCK GRANT Total ***</b>					<b>\$12,567.13</b>



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<b>FUND 154</b>	<b>HOME FUND</b>				
<b>Division:</b>	309	HOME PROGRAM			
BOOTH & SONS CONSTRUCTION INC	P052414	100	208233	New Construction 523 Sanford A	\$78,778.42
	P052414			New Construction 523 Sanford A	\$42,870.47
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$5.69
<b>HOME PROGRAM TOTAL ****</b>					<b>\$121,654.58</b>
<b>HOME FUND Total ***</b>					<b>\$121,654.58</b>
<b>FUND 380</b>	<b>PARK PROJECT CONSTRUCTION</b>				
<b>Division:</b>	337	PARKS & REC PROJECTS			
BANK OF AMERICA		TXN00014912	208017	JOBS NURSERY LLC - PEAR CLEVL	\$246.24
		TXN00014982		BEDROCK SPECIALTY STONE -BASAL	\$1,462.05
		TXN00015064		CHRISTMAS DONE BRIGHT - LIGHT	\$1,130.00
		TXN00015131		WAL-MART LIGHTS	\$51.81
CULBERT CONSTRUCTION INC	P052511	C30-13/PYMT 6	208249	BELLERIVE EXTENSION-CLAYBELL P	\$15,348.89
EWING IRRIGATION PRODUCTS INC	P053322	7250291	208342	BOW-131RED VELVET BOW FOR 36IN	\$20.98
	P053322			C9 BLUE LED RETROFIT BULBS,	\$532.14
	P053322			SALES TAX ADJUSTMENT	\$0.01
	P053322			FEMALE POLARIZED PLUG, 25/BAG,	\$2.80
	P053322			MALE POLARIZED PLUG 25/BAG,	\$2.80
	P053322			FEMALE INLINE PLUG 25/BAG GREE	\$4.69
	P053322			HD OUTDOOR, TIMEER W/PHOTO 2-O	\$30.34
	P053322			ALL-IN-ONE LIGHT CLIP 100/BAG,	\$45.61
	P053322			C9, 12IN, 100 FEET GRN, W/SOCK	\$237.18
	P053322			36IN WREATH 100EA 5MM LED WARM	\$178.92
	P053322			250 FEET WIRE WITH NO SOCKETS	\$42.57
PLAYCORE WISCONSIN INC DBA	P053088	15170	208193	Special Deal buy 2 get 2 free	\$0.00
	P053088			FREIGHT	\$920.55
	P053088			MURDOCK #GYM55-PF-GVB-LPD COMB	\$9,194.67
<b>PARKS &amp; REC PROJECTS TOTAL ****</b>					<b>\$29,452.25</b>
<b>PARK PROJECT CONSTRUCTION Total ***</b>					<b>\$29,452.25</b>
<b>FUND 401</b>	<b>ELECTRIC UTILITY FUND</b>				
<b>Division:</b>	000				
CHEMSEARCH	S015410	1314887	207909	PRICE ADJUSTMENT	(\$12.96)
	S015410			CLEANER DEGREASER & CONTACT	\$815.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P053400	3627-531523	208150	LAMP HPS, 200W, MOGUL BASE,	\$385.98
	P053400			LAMP HPS, 70W, MED BASE, CLEAR	\$102.67
	P053400			LAMP, METAL HALIDE, 250W MOGUL	\$137.50
	P053400			LAMP MERCURY VAPOR, 400 WATT,	\$152.44



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P053400	3627-531523	208150	LAMP, METAL HALIDE 100W MEDIUM	\$292.41
	P053400			LAMP HPS, 100W, MOGUL BASE,	\$1,169.64
	P053400			LAMP, METAL HALIDE,1500 WATT,	\$194.62
GENERAL PACIFIC INC	P053386	1214473	208160	HANDHOLE PLASTIC, 10X15 LID,	\$758.10
GRAYBAR ELECTRIC CO INC	P053217	969742481	207929	SLEEVE, COPPER 1/0 - 250 MCM,	\$1,252.68
	S015419	969907169	208162	COVER, CONDUCTOR UP TO .450",	\$1,139.32
	P053369	970009071	208347	TERMINAL,COMP 500MCM-4/0,1HOLE	\$87.85
H2 PRE-CAST INC	S015368	119592	208263	VAULT EXTENSION, 6 INCH, V3,	\$324.90
HD SUPPLY POWER SOLUTIONS LTD	P053321	2408812-03	207930	WASHER,SQ,2-1/4 X 2-1/4 X 3/16	\$75.81
PLATT ELECTRIC SUPPLY INC	P053347	B099304	207960	ROPE PULL LINE, POLYPROP, 200#	\$213.07
	P053347			ROPE PULL LINE, POLYPROP, 500#	\$277.53
	P053347			TIE, CABLE, 11" MIN, HVY DUTY	\$199.00
	P053347			TIE, CABLE, 11" MIN, BLACK	\$137.76
STONEWAY ELECTRIC SUPPLY	S015405	S100708802.001	207974	HANDHOLE LARGE, POLY CONCRETE,	\$1,212.96
	P053401	S100718543.001		CONN, WIRE-NUT, ORANGE,	\$16.25
	P053401			CONN, WING-NUT, YELLOW,	\$10.83
WESCO DISTRIBUTION INC	P053418	489647	208410	CONN, VISE #4/0 CU, BRONZE	\$914.59
	P053418			CONN.,DIST., #6-1/0 AL TO AL	\$427.79
	P053418			CONN, GRD XFMR, 6 SOL-1/0 STR	\$1,059.17
	P053418			CONN,FARGO,VISE FARGO GC-5004	\$267.50
	P053418			CONN, GRD XFMR, 3 SOL -4/0 STR	\$1,143.65
	P053418			COVER, DIST CONNECTOR, FARGO #	\$97.47
	P053418	492823		CONN,BRONZE,VISE RICHARDS VC10	\$1,198.07
	P053451	494333		PADLOCK EQUIPMENT FARGO GM-322	\$389.88
<b>TOTAL ****</b>					<b>\$14,441.48</b>
<b>Division:</b>	501	BUSINESS SERVICES			
ARBAUGH & ASSOCIATES INC		1285	208314	ARBAUGH-LEGISLATIVE SRVC-NOV	\$981.93
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$428.74
		13-444 LARKIN	208142	NEMS/NESC MTGS/PORTLAND/LARKIN	\$384.26
		13-445 HAMMOND	208242	NEMS/PPC MTGS/PORTLAND/HAMMOND	\$559.31
PURYEAR, AMY		2013 MILEAGE	208288	PURYEAR MILEAGE 1/24-12/11/13	\$65.54
UNITED PARCEL SERVICE	S015456	000986641483	208203	GROUND PKG TO G & W ELECTRIC F	\$9.19
	S015463	000986641493		ADDITIONAL HANDLING CHARGE FOR	\$8.50
	S015463			GROUND PKG TO HOLLYTECH FOR	\$12.00
	S015463			GROUND PKG TO TYNDALE FOR POWE	\$13.49
XEROX CORPORATION	P052148	071506276	208219	W5655 EQPT RENTAL/COPIES DIV.	\$121.98
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$48.31
<b>BUSINESS SERVICES TOTAL ****</b>					<b>\$2,633.25</b>
<b>Division:</b>	502	ELECTRICAL ENGINEERING			
ABADAN INC		CNIN078349	207886	XEROX 6604 MAINT 11/23-12/22	\$18.39



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ANOVAWORKS		24870	208312	DOT PHYSICAL	\$79.00
BANK OF AMERICA		TXN00014945	208017	STAPLES-UPRIGHT ROLL FILE	\$141.85
		TXN00014973		W ENERGY INST-TUITION CREDIT	(\$200.00)
		TXN00015013		WADOL-PROF ENGINEER LICENSE-HI	\$116.00
		TXN00015060		IEEE-MEMBERSHIP-HILL	\$188.00
		TXN00015093		STAPLES-LABELS, ENVELOPES	\$101.89
		TXN00015150		TECHSTREET-EL BOOK XFMR NOISE	\$135.38
CITY OF RICHLAND		121213	208047	ELECTRICAL RECORDING FEES	\$222.00
D HITTLE & ASSOCIATES INC	P051884	9890	208336	ELECTRICAL ENGINEERING DESIGN	\$448.00
	P052891	9892		ADD TASK NO. 130501 MOD. #9	\$12,824.00
KENNEWICK IRRIGATION DISTRICT		2013-21	208276	BADGER EAST-RIGHT OF WAY	\$300.00
MEIER ENTERPRISES INC	P051954	12823	208374	300 AREA ELECTRICAL SERVICE	\$979.30
MICHAEL E PURDY ASSOCIATES LLC	P052120	RCH1113	207946	ELEC CONTRACT SPECS/C12-89	\$750.00
PRINTER TECH SERVICE & SUPPLIES		15723	207962	TONER CARTRIDGES	\$303.24
		15737		TONER CARTRIDGES	\$147.29
WATER SOLUTIONS INC	P052202	7844	208000	DSC (703) BUILDING WATER UNIT	\$13.55
XEROX CORPORATION	P052148	071445146	208219	W5030 EQPT RENTAL/COPIES DIV.	\$60.95
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$90.75

**ELECTRICAL ENGINEERING TOTAL\*\*\*\*****\$16,719.59****Division:** 503 POWER OPERATIONS

ANOVAWORKS		24106	207894	PHYSICAL DOT	\$79.00
		24504		PHYSICAL DOT	\$79.00
BANK OF AMERICA		TXN00015065	208017	WALMART/CAMERA CASE AND SD CAR	\$19.46
		TXN00015076		WALMART/CAMERA CASE AND SD CAR	\$19.46
		TXN00015077		WALMART/CAMERA CASE AND SD CAR	\$19.46
		TXN00015079		WALMART/CAMERAS	\$749.40
		TXN00015173		J HARLEN/TOOL POUCH	\$53.16
		TXN00015174		GENERAL PAC/PIVOT PIN SLOTTED	\$20.36
BEAVER BARK & ROCK		588716	208316	SOIL, DIRT #31	\$102.78
BENTON PUD	P052146	12/13-5743127752	208319	TREE TRIMMING SERVICES - 2013	\$405.90
		12/13-7286300000	208132	WYE LIGHTS-BADGER REPEATER	\$11.95
BOYD'S TREE SERVICE LLC	P052158	3145	208324	TREE PRUNING SERVICE-2013	\$1,983.45
CITY OF RICHLAND		11/13-1901	208141	#1901 DROP BOX DISP/HAULING	\$587.92
		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$2,500.34
				CITY UTILITY BILLS NOV 2013	\$79.44
COLUMBIA RIGGING CORP		23309	208146	SPLICED EYE ON ROPE	\$16.29
CONSTRUCTION AHEAD INC DBA		23100-04	207916	SAINT ST CROSSING 11/12-11/15	\$3,382.50
		23100-05		SAINT ST CROSSING 11/19	\$23.25
		23100-06	208335	SAINT ST CROSSING	\$46.50
		23104-03	207916	STEVENS TRAFFIC CONTROL 11/12	\$229.50
D HITTLE & ASSOCIATES INC	P052356	9888	208336	MODIFICATION NO. 7 TO MASTER	\$728.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
D HITTLE & ASSOCIATES INC	P052305	9891	208336	C/O #1 ISSUED TO ADD MODIFICAT	\$440.00
	P053136	9893		TASK NO. 130801, S. RICHLAND	\$17,312.50
DENNY'S		111813	207918	OVERTIME MEALS 11/13 & 11/18	\$45.94
HI-LINE HOLDING COMPANY LLC DBA	S015376	1/C98670	207934	KELLUMS GRIP SINGLE EYE ITEM	\$469.98
	S015376			SHIPPING	\$13.61
	S015427	1/D26270		SHIPPING	\$10.05
	S015427			NUT RUNNER W/ADAPTER ITEM #FAN	\$142.93
	S015430	1/D28750	208164	FREIGHT	\$9.82
	S015430			HANDLINE SWIVEL HOOK, KLEIN #K	\$104.24
	S015430	1/D33580		FREIGHT	\$9.00
	S015430			SHOTGUN ADAPTER/UNIVERSAL, ITE	\$69.80
	S015430	1/D34610		FREIGHT	\$9.72
	S015430			TAGGIND DEVICE FOR TAGGING OPE	\$88.80
IMT INC		5061	208167	300 AREA TESTING M13246	\$225.60
INLAND ASPHALT CO		32-1903131	208270	ASPHALT	\$60.65
				ASPHALT	\$497.31
		32-1908277		ASPHALT	\$60.65
				ASPHALT	\$60.65
KELLEY'S TELE-COMMUNICATIONS INC	P052147	022412012013	208076	AFTER HRS ANSWER SVCE - 2013	\$215.50
NORTHPOINT ELECTRICAL CONTRACTING INC	P053095	C91-13/PYMT 4	208175	C/O #23 ITEM A-251, REPAIR	\$6,517.67
	P053095			C/O #6 ISSUED ITEM A-109 DEMO	\$399.20
	P053095			C/O #14 ITEM A-211C INSTALL SE	\$6,794.30
	P053095			C/O #26 ITEM A-98A (3) N.O. 4	\$1,886.74
	P053095			C/O #12 ITEM A-241 INSTALL SE	\$5,650.29
	P053095			C/O #13 ITEM A-242 INSTALL SE	\$5,236.11
	P053095			C/O #2	\$4,595.82
	P053095			C/O #20 ITEM A-250 INSTALL	\$7,147.16
	P053095			C/O #21 ITEMS A-173 & A-175 IS	\$883.58
	P053095			C/O #7 ISSUED ITEM A-236 CORRE	\$1,490.09
	P053095			C/O #18 ITEM A-91 REPLACE	\$12,197.07
	P053095			C/O # 11 ITEM A-240 INSTALL SE	\$4,470.78
	P053095			C/O # 5 ISSUED TO INCREASE	\$2,909.15
	P053095			C/O #9 ISSUED ITEM A-238 RELOC	\$3,110.21
	P053095			C/O #16 PROVIDE COST DETAILS F	\$2,466.80
	P053095			C/O #10 ISSUED ITEM A-239 WATE	\$1,039.68
	P053095			300 AREA ELECTRICAL SERVICE	\$228,823.96
	P053095			C/O #19 ITEM A-249 INSTALL	\$15,244.03
	P053095			C/O #15 ITEM A-243 INSTALL	\$254.46
	P053095			C/O #27 ITEM A-171A SECONDARY	\$7,873.02
	P053095			C/O #25 ITEM A-175 INSTALL 250	\$3,000.95
	P053095			C/O #24 ITEM A-253 INSTALL 3/0	\$2,377.91
	P053095			C/O #4 ISSUED TO INCREASE QUAN	\$442.68





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NORTHPOINT ELECTRICAL CONTRACTING INC	P053095	C91-13/PYMT 4	208175	C/O #17 ITEMS	\$9,761.05
	P053095			C/O #3A REDUCE QUANTITY ON LIN	(\$88,253.56)
	P053095			C/O #22 ITEMS A-251, REPAIR	\$7,204.11
	P053095			C/O #3B ADD FOLLOWING LINE IT	\$88,253.56
	P053095			C/O #8 ISSUED ITEM A-237 CORRE	\$1,264.28
NORTHWEST PUBLIC POWER ASSOCIATION		107668	207952	ELEC SYS DISPATCHER I-JOB AD	\$110.00
PARADISE BOTTLED WATER CO		11/13-POWER OPS	207957	BOTTLED WATER -NOV 2013	\$82.73
PLATT ELECTRIC SUPPLY INC		B197978	207960	SCISSOR CUTTER SET	\$146.25
PRO BUILD COMPANY LLC		71442158	208385	4 TREATED 4X4'S	\$44.46
RICHLAND ACE HARDWARE		206759	207965	EXTENSION CORD	\$51.97
		206915	208386	DRILL BITS, RIVETS	\$36.24
		39355		HOLE SAW	\$10.82
		39358		NUT DRVR, SOCKET, RIVET	\$36.55
		39379		DRILL BITS	\$19.02
SHARI'S MANAGEMENT CORP		13312031385141	208394	OT MEALS 11/08,11/15 & 12/3/13	\$192.37
STONEWAY ELECTRIC SUPPLY		S100693447.001	207974	WALL HOOK	\$90.38
		S100720101.001		TIME DELAY FUSES	\$51.54
TYNDALE ENTERPRISES INC	P052157	702493	208405	FIRE RETARDANT CLOTHING-2013	\$1,718.40
	P052157	705228		FIRE RETARDANT CLOTHING-2013	\$499.45
UNITED PARCEL SERVICE	S015456	000986641483	208203	ADDITIONAL HANDLING FOR 4 PKGS	\$42.21
	S015456			5 GROUND PKGS TO HJ ARNETT FOR	\$72.66
WESCO DISTRIBUTION INC	S015420	492588	208410	POLE COVERS HUBBELL #M49376	\$425.08
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$109.40
<b>POWER OPERATIONS TOTAL ****</b>					<b>\$377,703.85</b>
<b>Division:</b>	504	SYSTEMS DIVISION			
BANK OF AMERICA		TXN00014901	208017	STARBUCKS-UTILIWORKS MTG	\$15.11
		TXN00014911		EL RANCHO ALEGRE-UTILIWORKS MT	\$39.79
		TXN00014913		STERLINGS -UTILIWORKS MTG	\$50.52
		TXN00014930		STARBUCKS-UTILIWORKS MTG	\$30.22
		TXN00015023		L & I QC CONTRACTORS - Purchas	\$69.70
		TXN00015041		RALPHS INDUSTRIAL/RELAY	\$267.39
		TXN00015052		CDW/TRANSITION NETWORK	\$272.22
		TXN00015053		WSU CONF MGMT - Purchase	\$1,250.00
		TXN00015085		CDW/TRANSITION NETWORK	\$544.45
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$1,471.34
D HITTLE & ASSOCIATES INC	P051603	9889	208336	TAPTEAL YARD EXPANSION; TASK O	\$4,659.00
ELR CONSULTING INC	P052470	2386	208156	2013 SOFTWARE INTEGRATION SUPP	\$5,033.24
FERGUSON ENTERPRISES INC		1256335	208257	PIPE/TEES/UNIONS	\$185.05
		1256335-1	208344	3/4 THREE WAY VALVE	\$118.02
		1257393		3/4 TEES, PARTS	\$45.18
FRANKLIN PUD		00042798001311.61	207924	TAPTEAL TRANSFORMER TESTING	\$1,311.61





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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GRAINGER	S015446	9304318323	207928	ELECTRIC FLAT HEATER ITEM #1VN	\$30.23
HERITAGE PROFESSIONAL LANDSCAPING INC		21971	208163	GRAVEL REPAIR-1185 BRIDLE	\$162.45
MYERS POWER PRODUCTS INC	S015464	W-83347F	208284	SALES TAX FOR \$2407.20 FREIGHT	\$199.80
	S015464	W-83442F		SALES TAX FOR \$2500 FREIGHT FR	\$207.50
OXARC INC		PS20941	208381	MULTI GASES	\$67.31
		R239141		MULTI GAS CYLINDERS	\$102.78
RICHLAND ACE HARDWARE		206934	208386	GFCI RECEPTACLES & OUTLETS	\$36.24
		39323		ROOM REFRESHENERS	\$24.43
		39366		ROOM FRESHENER	\$24.43
STONEWAY ELECTRIC SUPPLY		S100695962.001	207974	METER ENCLOSURE	\$196.71
		S100710616.001		CONNECTORS	\$6.83
UTILITIES PLUS LLC		3180	207992	LOCATING SRVCS-NOV 2013	\$3,040.00
		3187	208407	LOCATING SRVCS 12/3-6/13	\$995.00
VALLEY TRANSFORMER INC	S015455	800-047A	208204	SQUARE D 500 KVA SERIAL #82014	\$2,973.92
	S015455			TEST AND REPAIR THE FOLLOWING	\$4,261.85
WASTE MANAGEMENT		0088730-1819-9	208210	POL SRVCS-1032 UNIVERSITY	\$94.19
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$104.67
<b>SYSTEMS DIVISION TOTAL ****</b>					<b>\$27,891.18</b>
<b>Division:</b>	505	ENERGY POLICY MGMT			
AIR TIGHT REMODELING		155B	207887	2300 FRANZ CT-REBATE-WINDOWS	\$312.00
BANK OF AMERICA		TXN00014902	208017	PAYPAL-ENERGY WEB FORUM	\$14.95
		TXN00014904		4IMPRINT-MARKETING PENS	\$241.73
		TXN00014917		CULVER-ELECT SAFETY BOOKS	\$599.20
		TXN00014978		CULVER-CFL TEACHING TOOL	\$605.86
		TXN00015035		FAT OLIVES-SHARED VALUES CERTI	\$100.00
		TXN00015066		STAPLES-FILE FOLDERS, CLIPS, O	\$152.19
		TXN00015067		STAPLES-MECHANICAL PENCILS	\$9.19
BENTON COUNTY AUDITOR/WEATHERWISE	P053444	641760	208130	M. GILLER, RECORD LIEN; AC# 64	\$72.00
	P053444	712380		E. JACKSON-RECORD LIEN; AC# 71	\$72.00
	P053444	720120		S. HALL-RECORD LIEN; AC# 72012	\$72.00
BOB RHODES HEATING & A/C INC	P053064	075241	208323	EE LOAN: M. ELLWEIN, 1510	\$9,584.55
	P053378	075876		EE LOAN: N. BELL, 2351 CAMAS -	\$9,692.85
CARPENTER, JACKIE		2013 MILEAGE	208040	CARPENTER-MILEAGE 1/2-12/9/13	\$140.12
CHINOOK HEATING & AIR INC	P053357	16693	208329	EE LOAN: R. FULTZ, 1024 WILLAR	\$4,594.09
CITY OF RICHLAND		110260	208243	1410 IRY-REBATE-DHP	\$1,500.00
		1224550	207911	1729 DEL CAMBRE-REBATE-HPUMP	\$500.00
		200090		1301 WRIGHT-REBATE-HEAT PUMP	\$1,000.00
		21140	208243	304 BARTH-REBATE-HP	\$500.00
		212900		1730 BIRCH-REBATE-HP	\$1,000.00
		610280	207911	1616 WOODBURY-REBATE-WINDOWS	\$577.56
		620840		300 SAINT-REBATE-HEAT PUMP	\$1,000.00



## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		641760	208243	1922 FOREST-REBATE-HP	\$500.00
		723780		2323 EASTON-REBATE-HP	\$900.00
		772780	207911	2406 MICHAEL-REBATE-HEAT PUMP	\$500.00
		785640		106 OAKMONT CT-REBATE-WINDOWS	\$2,988.00
		81400		312 ROBERT-REBATE-WINDOWS	\$798.00
DELTA HEATING & COOLING INC	P053356	21825	208153	EE LOAN: REID CRAIGO, 304 BART	\$6,638.79
	P053379	21873		EE LOAN: D. DUNCAN, 1410 IRY -	\$5,647.85
	P053358	21877		EE LOAN: M. PORTCH, 2323 EASTO	\$8,328.27
	P053383	21909		EE LOAN: K. STRONG, 1730 BIRCH	\$7,109.90
		21942	208338	2401 DUPORTAIL-REBATE-HEATPUMP	\$1,000.00
EDGEMON, SANDI		2013 MILEAGE	208339	EDGEMON-MILEAGE 1/19-12/12/13	\$237.87
EFFICIENCY SOLUTIONS LLC	P052485	11-13	208053	EE COMMERCIAL INSPECTION SERVI	\$2,200.00
	P052485	12-13	208340	EE COMMERCIAL INSPECTION SERVI	\$1,100.00
ENERGY INCENTIVES INC	P052390	CORNOV2013	208054	MODIFICATION #1 ISSUED TO PROV	\$687.50
	P052390	COROCT2013		MODIFICATION #1 ISSUED TO PROV	\$1,925.00
FLUID MARKET STRATEGIES INC	P052391	11908	208345	PROJECT ORDER-01 UNDER TERMS O	\$160.00
GLASS NOOK INC		60654	208346	1905 POLAR-REBATE-WINDOWS	\$235.44
	P053384	60746		EE LOAN: D. LIDDICOAT, 336 WEN	\$6,780.35
		61008	207927	2315 HARRIS-REBATE-WINDOWS	\$744.00
		61054		404 ROBERT-REBATE-WINDOWS	\$694.74
HELMES INC DBA		572 HUNTER ST	208349	ES HOME REBATE-572 HUNTER ST	\$1,000.00
HIRE ELECTRIC INC	P053294	595848	208165	EE LOAN: W. SPERRY, 2611 COULT	\$15,000.00
IWI INC		61361	208353	2406 MICHAEL-REBATE-PTCS	\$400.00
M CAMPBELL & COMPANY INC		600951	208370	1316 SACRAMENTO - HP REBATE	\$500.00
	P053355	620308	207942	EE LOAN: R. KNUDSEN, 2406 MICH	\$11,716.98
		627091	208370	1316 SACRAMENTO - PTCS REBATE	\$400.00
PERFECTION GLASS		9936403082	207959	814 SMITH-REBATE-WINDOWS	\$804.00
	P053234	9936407868	208383	EE LOAN: K. KAFFER, 1232 GOWEN	\$7,131.56
		9936408194		402 NEWCOMER-REBATE-WINDOWS	\$1,062.00
	P053295	9936408243		EE LOAN: KEMPKA/RYAN, 2119 SHA	\$4,429.47
TOTAL ENERGY MANAGEMENT INC	P053445	49787	208200	EE LOAN: M. GILLER, 1922 FORES	\$12,442.59
WASHINGTON CITIES INSURANCE AUTHORITY		101054	208207	325420928 BOND-CARPENTER	\$50.00
WASHINGTON STATE TREASURER		25601-0081129	208154	NOTARY RENEWAL-CARPENTER	\$30.00
WATER SOLUTIONS INC	P052202	7844	208000	DSC (703) BUILDING WATER UNIT	\$17.33
XEROX CORPORATION	P052148	071506276	208219	W5655 EQPT RENTAL/COPIES DIV.	\$121.98
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$47.98

ENERGY POLICY MGMT TOTAL \*\*\*\*

\$136,669.89

Division: 506 TECHNICAL SERVICES

BANK OF AMERICA	TXN00014903	208017	HOME DEPOT/JIGSAW BLADES	\$26.98
CITY OF RICHLAND	11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$1,181.34
PACIFIC ELECTRONICS INC	56524	208178	EQUIP REPAIR SHIP & HANDLING	\$14.35



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From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		39452	208386	U BOLTS	\$11.63
<b>TECHNICAL SERVICES TOTAL ****</b>					<b>\$1,234.30</b>
<b>ELECTRIC UTILITY FUND Total ***</b>					<b>\$577,293.54</b>
<b>FUND 402</b>	<b>WATER UTILITY FUND</b>				
<b>Division:</b>	000				
HD FOWLER COMPANY INC	S015422	I3530447	208062	TYLER BOX PENTAGON BRASS SCREW	\$41.61
	S015422	I3531867		TYLER BOX LID, 6500 SERIES,	\$41.61
<b>TOTAL ****</b>					<b>\$83.22</b>
<b>Division:</b>	410	<b>WATER CAPITAL PROJECTS</b>			
BANK OF AMERICA		TXN00015016	208017	KIE SUPPLY- PRV	\$74.36
		TXN00015039		KIE SUPPLY- PRV	\$74.36
BAUDER ESTATE LLC	P053475	C/41-13	208315	MEADOW HILLS WATER TANK - PURC	\$5.00
CITY OF RICHLAND		11/13-26	208141	#26 LANDFILL FEES	\$1,015.06
PLATT ELECTRIC SUPPLY INC		B199380	207960	BOOTED PATCH CORD	\$25.18
		B204256		WIRE MARKING SLEEVES	\$213.65
STONEWAY ELECTRIC SUPPLY		S100703695.001	207974	TELEMETRY CONDUIT	\$54.03
		S100712931.001		WIRE/MINI CIRCUIT BREAKERS	\$280.01
		S100712931.002		BLOCK POWER DISTRIBUTION	\$123.21
		S100712931.003		SCREW COVER WIREWAYS	\$190.94
		S100712931.004	208195	WIREWAY ELBOW	\$74.95
		S100714899.001	207974	WIRING DUCTS	\$54.03
		S100714919.001		ELECTRICAL WIRE	\$28.36
		S100721188.001		SWITCH/FUSES	\$175.86
		S100735822.001	208195	PVC CONDUIT	\$20.96
WESTERN CONCRETE ACCESSORIES		20051	208411	METAL CLIPS	\$51.72
<b>WATER CAPITAL PROJECTS TOTAL ****</b>					<b>\$2,461.68</b>
<b>Division:</b>	411	<b>WATER ADMINISTRATION</b>			
ARBAUGH & ASSOCIATES INC		1285	208314	ARBAUGH-LEGISLATIVE SRVC-NOV	\$631.25
RH2 ENGINEERING INC	P043638	59284	208291	MOD. #4 ON-CALL & GENERAL	\$595.00
<b>WATER ADMINISTRATION TOTAL ****</b>					<b>\$1,226.25</b>
<b>Division:</b>	412	<b>WATER OPERATIONS</b>			
AMBRO INC DBA		250-257187	208118	BATTERY	\$140.78
AMERICAN WATER WORKS ASSOCIATION		2020	207955	2014 WWUC DUES	\$1,500.00
ARAMARK UNIFORM SERVICES INC	S015470	11/13-934962000	208313	LINEN CHARGES FOR NOVEMBER 201	\$38.25
BANK OF AMERICA		TXN00014942	208017	WAYFAIR/DRY ERASE BOARD	\$269.85
		TXN00014948		STAPLES - OFFICE SUPPLIES	\$56.71
		TXN00014949		STAPLES - OFFICE SUPPLIES	\$69.29
		TXN00014952		STAPLES - OFFICE SUPPLIES	\$9.19
		TXN00014956		STAPLES - OFFICE SUPPLIES	\$9.19



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00014969	208017	ALLIED ELECTRONICS/PANEL LIGHT	\$32.21
		TXN00015031		ALLIED ELECTRONICS/PANEL LIGHT	\$282.47
BENTON FRANKLIN HEALTH DISTRICT		6215	208131	WATER SAMPLES-NOV	\$2,323.00
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$119.35
				CITY UTILITY BILLS NOV 2013	\$28,316.49
ENERGY NORTHWEST		ENV02268	207921	WATER SAMPLES	\$90.00
FISHER SCIENTIFIC COMPANY, LLC	S015286	1767454	207923	SCREW CLOSURE FOR 53B CARBOYS,	\$72.46
OXARC INC		PS19628	207954	CHLORINE	\$936.56
RICHLAND ACE HARDWARE		206878	208386	HOOKS, VINYL TUBE	\$12.71
		39015	207965	SPACKLE/SANDPAPER	\$16.31
		39109		SANDPAPER/SPACKLE	\$15.67
		39418	208386	UNIONS	\$9.29
SCHINDLER ELEVATOR CORPORATION		7151871861	208191	WTP WHEELCHAIR LIFT REPAIR	\$1,085.54
STONEWAY ELECTRIC SUPPLY		S100696768.001	207974	240V CONTACTOR	\$50.67
		S100709723.001		SWITCH	\$209.40
		S100709986.001		THERMOSTAT KIT	\$13.22
XEROX CORPORATION		071445149	208219	WC4118 BASE CHRGR-NOV	\$38.11
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$54.74
<b>WATER OPERATIONS TOTAL****</b>					<b>\$35,771.46</b>
<b>Division:</b>	413	WATER MAINTENANCE			
BANK OF AMERICA		TXN00014926	208017	WETRC - STEWART TRAINING	\$280.00
		TXN00014927		WETRC - SNELL TRAINING	\$280.00
		TXN00014935		OFFICE MAX - OFFICE SUPPLIES	\$22.68
		TXN00014962		WETRC - FREE SEAT	(\$280.00)
		TXN00015024		POLLARD - VALVE KEY	\$110.30
				POLLARD - SHIPPING	\$14.21
		TXN00015126		M2M COMM - NOV BATTELLE BOOSTE	\$9.95
		TXN00015182		NORTHERN TOOL - HOOKS	\$107.86
				NORTHERN TOOL - SHIPPING	\$8.19
BENTON RURAL ELECTRIC ASSOCIATION		11/13-385100	208133	KENNEDY BOOSTER STATION-NOV	\$1,696.02
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$9.61
				CITY UTILITY BILLS NOV 2013	\$373.71
				CITY UTILITY BILLS NOV 2013	\$830.13
				CITY UTILITY BILLS NOV 2013	\$63.86
				CITY UTILITY BILLS NOV 2013	\$145.84
				CITY UTILITY BILLS NOV 2013	\$2.46
				CITY UTILITY BILLS NOV 2013	\$150.75
				CITY UTILITY BILLS NOV 2013	\$48.04
				CITY UTILITY BILLS NOV 2013	\$97.11
HARBOR FREIGHT TOOLS USA INC	S015472	0241393	208348	4PC RATCHETING TIE DOWN ITEM #	\$14.07
	S015472	0338807		STRIKER FLINT ITEM #96084	\$2.91



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From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HOLLYTECH INC		436	208351	LOCATOR REPAIR	\$307.68
INLAND ASPHALT CO		32-1908277	208270	ASPHALT	\$9.10
		32-1908281	208168	ASPHALT	\$34.57
MADSEN, HOWARD DBA	S015318	11-13-51 FINAL	208280	REMOVE 4 ELM TREES ALONG FENCE	\$1,895.25
NORCO INC		12545452	207951	CYLINDER RENTAL-NOV	\$20.14
OXARC INC		R239138	208177	GAS CYLINDERS-NOV	\$58.48
RICHLAND ACE HARDWARE		206804	207965	SPRAY PAINT/PAINT PEN	\$17.30
		206835		COMPACT SPRINGS	\$4.32
		206860		PVC ELBOWS	\$43.43
		206912	208386	TORCH, PROPANE CYLINDER	\$135.35
		39067	207965	UNION/GATE VALVE	\$28.45
		39110		ELBOWS/COUPLING	\$23.21
		39400	208386	TORCH W/5' HOSE	\$64.97
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$17.30
WATER MAINTENANCE TOTAL ****					\$6,647.25
WATER UTILITY FUND Total ***					\$46,189.86
<b>FUND 403</b>	<b>WASTEWATER UTILITY FUND</b>				
<b>Division:</b>	420	SEWER ADMINISTRATION			
JUB ENGINEERS INC	P053097	85176	208275	SOUTH RICHLAND SEWER PLANNING-	\$10,000.00
SEWER ADMINISTRATION TOTAL ****					\$10,000.00
<b>Division:</b>	421	SEWER CAPITAL PROJECTS			
G & H ROOFING INC	P052562	C32-13/PYMT 4	208059	WWTF ROOF REPLACEMENT - #32-13	\$5,206.06
STONEWAY ELECTRIC SUPPLY		S100694601.001	207974	FUSE FOR TWAS	\$13.02
		S100703466.001		3/4"CONDUIT/WTR TIGHT HUBS	\$21.49
		S100725543.001		PLUG IN RELAYS	\$73.54
SEWER CAPITAL PROJECTS TOTAL ****					\$5,314.11
<b>Division:</b>	422	SEWER OPERATIONS			
ABM JANITORIAL NORTHWEST		6010078	208117	JANITORIAL SRVCS-DEC'13	\$263.51
ANOVAWORKS		24347	207894	DOT EXAM	\$79.00
BANK OF AMERICA		TXN00014887	208017	CARBON LESS ON DEMAND - Purcha	\$55.00
		TXN00015008		Amazon.com - Purchase	\$86.62
		TXN00015050		WOODS END LABORATORIES IN - Pu	\$256.83
		TXN00015063		Amazon.com - Purchase	\$86.62
		TXN00015120		CARBON LESS ON DEMAND - Purcha	\$63.28
		TXN00015128		USA BLUE BOOK - Purchase	\$36.15
CENTRAL HOSE & FITTINGS INC		377812	207906	BUSHINGS/SWIVEL	\$30.59
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$18,097.99
COLUMBIA ANALYTICAL SERVICES INC DBA	P053239	51-240921-0	207915	WATER- AMMONIA-N EPA 350.1/350	\$25.00
	P053239			WATER- 335.4 TOTAL CYANIDE	\$40.00



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From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COLUMBIA ANALYTICAL SERVICES INC DBA	P053239	51-240921-0	207915	WATER- TSS EPA 160.2	\$18.00
	P053239			WATER- 420.1 PHENOLICS	\$45.00
	P053239			WATER- BOD (5 DAY) EPA 405.1	\$48.00
	P053239			PSF SAMPLING 9-24-13- WATER- 9	\$60.00
	P053239			WATER- 1631 E TOTAL MERCURY	\$60.00
	P053239			WATER- 200.8 TRACE ELEMENTS	\$130.00
	P053239			WATER- 608 ORGANOCHLOR PEST/PC	\$160.00
	P053239			WATER- 624 VOLATILE ORGANIC CO	\$300.00
	P053239			WATER- 625 SEMIVOL. ORGANIC CO	\$215.00
	P053195	51-242427-0	208144	WATER- 1631E TOTAL MERCURY	\$60.00
	P053195			300 AREA SAMPLING EVENT 10/22/	\$60.00
	P053195			WATER- 200.8 TRACE ELEMENTS	\$130.00
	P053195			WATER- 608 ORGANOCHLOR. PEST/P	\$160.00
	P053195			WATER- 420.1 PHENOLICS	\$45.00
	P053195			WATER- 625 SEMIVOL ORGANIC COM	\$215.00
	P053195			WATER- 335.4 TOTAL CYANIDE	\$40.00
	P053195			WATER- 624 VOLATILE ORGANIC CO	\$400.00
	P053288	51-242454-0		WATER- 1631E TOTAL MERCURY	\$120.00
	P053288			WWTP LOCAL LIMITS SAMPLING 10-	\$260.00
GRAY & OSBORNE INC		13051.00-2	208260	UPDATE ONLINE O&M MANUAL	\$859.20
HARBOR FREIGHT TOOLS USA INC	S015472	026423	208348	SOLAR POWER KIT ITEM #68751	\$164.61
JT AUTOMOTIVE PARTS INC DBA		298635	208354	ANTIFREEZE	\$46.31
OXARC INC		R239137	208381	CHLORINE CYLINDER RENTAL	\$14.95
PARADISE BOTTLED WATER CO		11/13-WASTEWATER	208285	BOTTLED WATER-LAB	\$217.00
PLATT ELECTRIC SUPPLY INC		B220989	207960	DIGESTER MOTOR FUSES	\$38.13
POLYDYNE INC	P053435	846730	208181	EMULSION POLYMER, CLARIFLOC C6	\$5,428.00
RICHLAND ACE HARDWARE		39362	208386	EXTENSION CORD	\$70.38
		39490		POOL CLEANER	\$21.65
		39538		LINKS/U BOLT	\$23.52
TACOMA SCREW PRODUCTS INC		22086087	207977	GATE VALVE/BALL VALVE	\$55.87
WASTE MANAGEMENT		0088731-1819-7	208409	POL SERVICE COMPOST PAD-DEC	\$94.19
XEROX CORPORATION		071445159	208412	W5135 BASE CHRGS-NOV	\$120.51
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$88.64
<b>SEWER OPERATIONS TOTAL ****</b>					<b>\$28,889.55</b>
<b>Division:</b>	423	SEWER MAINTENANCE			
ABADAN INC		ARIN044764	207886	COPYING-COLOR MAPS	\$7.80
ABM JANITORIAL NORTHWEST		6010078	208117	JANITORIAL SRVCS-DEC'13	\$263.51
ANOVAWORKS		24347	207894	DOT EXAM	\$79.00
BANK OF AMERICA		TXN00015021	208017	Amazon.com - Purchase	\$163.84
		TXN00015090		WAL-MART #3261 - Purchase	\$7.23
		TXN00015130		FRED-MEYER #0286 - Purchase	\$64.94



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00015162	208017	BUDGET TRUCK2692000021328 - Pu	\$6.52
		TXN00015170		STAPLES - Purchase	\$32.23
		TXN00015171		STAPLES - Purchase	\$26.93
BRANOM INSTRUMENT CO	P053349	518301	207902	REPLACEMENT CAPACITOR, 2UF, ME	\$122.02
	P053349			FREIGHT	\$11.06
	P053349			REPLACEMENT HEAT SINK FAN FOR	\$450.53
CH2O INC		217886	207908	BOILER TESTING-NOV'13 BW LABOR	\$60.03
CUES INC	P053403	399257	208151	SOFTWARE, ENHANCED SUPPORT PLA	\$3,600.00
FASTENERS INC		S3786928.001	207922	ANTI FOGLENSE CLEANER/EARPLUGS	\$37.60
		S3787298.001		SHRINK TUBING-DIESEL WELDER	\$17.72
GRAINGER	S015446	9300967966	207928	HIGH CAP FILTER ITEM #6B958	\$172.53
HARBOR FREIGHT TOOLS USA INC	S015472	613967	208348	BOOSTER CABLE ITEM #1008096	\$19.48
	S015472	619354		EXT CORD 50FT ITEM #1045201	\$38.98
INLAND ASPHALT CO		32-1903131	208270	ASPHALT	\$60.65
JT AUTOMOTIVE PARTS INC DBA		298537	208354	GENERATOR OIL, WNDSHLD FLUID	\$11.63
		298946		TUBING - SHOP	\$18.04
		299296		SPARK PLUG/OIL	\$5.87
MAHAFFEY, FLOYD		111413	207943	MAHAFFEY-2 PORT SPLITTER	\$40.06
MCKENNA VIDEO SERVICES	S014915	10003090	207945	WASTEWATER TAPE CONVERSION PER	\$346.83
	S014915	10003093	208373	WASTEWATER TAPE CONVERSION PER	\$346.83
OWEN EQUIPMENT COMPANY	P053368	00160306	208086	FREIGHT	\$15.04
	P053368			MUSHROOM HEAD SCREW M6X16, PAR	\$8.66
	P053368			FLANGED BUSHING, PART	\$17.15
	P053368			T SLOT NUTS, PART #E-351-0110-	\$32.56
	P053368			JOINT PLATE 2, PART #E-520-003	\$62.27
	P053368			JOINT PLATE 1, PART #E-520-003	\$186.55
	P053368			JOINT FOR LIFTER, PART	\$532.84
	P053368			M6X30 CYLINDRIC SCREW, PART	\$4.33
	P053368	00160431		FREIGHT	\$13.81
	P053368			AUTOMATIC FASTENING SET, PART	\$31.89
RICHLAND ACE HARDWARE		38994	207965	DRAIN CLEANER/AUGER	\$36.80
		39172		EXTENSION CORD/LIGHTS/TIES	\$149.37
		39440	208386	RULE TAPE	\$21.65
STONEWAY ELECTRIC SUPPLY		S100703896.001	207974	HVAC THERMAL UNIT	\$56.90
UNITED PARCEL SERVICE	S015456	000986641483	208203	GROUND PKG TO MADGE TECH FOR T	\$11.96
	S015463	000986641493		GROUND PKG TO MCKENNA VIDEO FO	\$11.84
VERIZON WIRELESS		9715183900	208306	BROADBAND WIRELESS 11/20-12/19	\$40.01
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$1.33

SEWER MAINTENANCE TOTAL \*\*\*\*

\$7,246.82

WASTEWATER UTILITY FUND Total \*\*\*

\$51,450.48





## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
<b>FUND 404</b>		<b>SOLID WASTE UTILITY FUND</b>			
<b>Division:</b>	430	CAPITAL PROJECTS			
PARAMETRIX INC	P050796	01-72908	208286	MOD. #1 PRELIMINARY LF EXP A	\$7,694.66
				<b>CAPITAL PROJECTS TOTAL ****</b>	<b>\$7,694.66</b>
<b>Division:</b>	431	SOLID WASTE ADMINISTRATION			
BENTON COUNTY TREASURER	P053468	13-01 RICHLAND	208228	SOLID WASTE INTER-LOCAL QTRLY	\$276.00
				<b>SOLID WASTE ADMINISTRATION TOTAL ****</b>	<b>\$276.00</b>
<b>Division:</b>	432	SOLID WASTE COLLECTION			
ANOVAWORKS		24403	208124	PHYSICAL/HEP A-B COMBO	\$224.00
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$191.57
CLAYTON WARD COMPANY	P052312	6708004	208143	DROP-BOX RECYCLING SERVICE AT	\$7,000.00
		6716001	208244	CURBSIDE RECYCLING-NOV	\$1,233.00
RICHLAND ACE HARDWARE		206911	208386	EXTENSION CORD	\$29.23
VERIZON WIRELESS		9715228661	208306	ROUTEWARE ACCESS 11/20-12/19	\$909.77
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$18.82
				<b>SOLID WASTE COLLECTION TOTAL ****</b>	<b>\$9,606.39</b>
<b>Division:</b>	433	SOLID WASTE DISPOSAL			
ABM JANITORIAL NORTHWEST		6010078	208117	JANITORIAL SRVCS-DEC'13	\$639.43
ARAMARK UNIFORM SERVICES INC	S015470	11/13-934962000	208313	LINEN CHARGES FOR NOVEMBER 201	\$83.52
BANK OF AMERICA		TXN00014918	208017	YOKES-MOLO TRAINING	\$71.58
		TXN00014933		WAL-MART-MOLO TRAINING	\$23.56
		TXN00014957		USPS-POSTAGE,MOLO TESTS	\$23.95
		TXN00014997		INLAD TRUCK/VAN SHELIVING	\$1,949.00
		TXN00015004		FIRE KING-SAFE KEYS	\$58.00
		TXN00015059		STAPLES-WHT BOARD,RCPT TAPE,PE	\$137.49
		TXN00015124		TOWER HOBBIES-20MM STOPPERS	\$22.29
		TXN00015134		STAPLES-WHITEBOARD,MARKERS,SUP	\$152.58
		TXN00015153		SWANA-CERT.RENEWAL,G.STREDWICK	\$200.00
		TXN00015154		AMAZON-FLEX COUPLING	\$35.10
		TXN00015168		SWANA-CERT.RENEWAL,M.ANDERSON	\$200.00
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$1,978.31
FASTENAL COMPANY		WARIC41426	208256	12V GREASE GUN W/BATTERY	\$385.40
MOON SECURITY SERVICES INC		684453	207949	BASIC FIRE MONITORING-DEC	\$33.00
PARADISE BOTTLED WATER CO		11/13-LANDFILL	208179	BOTTLED WATER-NOV	\$73.62
PARAMETRIX INC	P052493	01-72911	208286	LANDFILL ENVIRONMENTAL MONITOR	\$9,775.33
RICHLAND ACE HARDWARE		39106	207965	SPARK PLUG/PLUNGER	\$23.60
		39137		COUPLINGS	\$7.56
		39146		BALL VALVES/BUSHINGS	\$70.16
		39212		AIR FILTER	\$26.70





## City Of Richland

## VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		39279	208386	HALOGEN HEATERS (2)	\$119.11
		39311		PAINT BRUSHES/PRIMER	\$21.64
		39321		EXT CORDS, CLAMPS, WD40	\$210.63
TSI INCORPORATED		90604919	208304	CALIBRATE & REPAIR AIR METER	\$348.13
WA STATE RECYCLING ASSOCIATION		300000035	208307	2014 ANNUAL DUES-EAGLES	\$150.00
WASTE MANAGEMENT		0088729-1819-1	208210	POL SRVCS-LANDFILL	\$116.61
XEROX CORPORATION		071445164	208412	W7120 BASE CHRGR-PRINTS-NOV	\$256.17
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$38.28
<b>SOLID WASTE DISPOSAL TOTAL ****</b>					<b>\$17,230.75</b>
<b>SOLID WASTE UTILITY FUND Total ***</b>					<b>\$34,807.80</b>
<b>FUND 405</b>	<b>STORMWATER UTILITY FUND</b>				
<b>Division:</b>	440	STORMWATER CAPITAL PROJECTS			
BANK OF AMERICA		TXN00015046	208017	FUN EXPRESS-PLASTIC CONST HATS	\$212.00
URS CORPORATION	P053267	5733064	208109	STORMWATER OUTFALL RETROFIT PL	\$10,057.58
<b>STORMWATER CAPITAL PROJECTS TOTAL ****</b>					<b>\$10,269.58</b>
<b>Division:</b>	441	STORMWATER			
ABM JANITORIAL NORTHWEST		6010078	208117	JANITORIAL SRVCS-DEC'13	\$263.51
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$295.10
MONARCH MACHINE & TOOL CO INC		B168029	208375	VAC TUBE LIGHT BRACKETS-HOOK	\$194.35
PAUL PARISH LIMITED		7170	207958	CRANE SAFETY CLASSES	\$400.00
RICHLAND ACE HARDWARE		206790	207965	SELF DRILLING SCREWS	\$14.07
		206791		FASTENERS	\$4.33
		206906	208386	SPARK PLUG, WIRE BRUSH	\$34.41
		39191	207965	SILICONE/AIR GUN/COUPLER	\$25.42
WA STATE DEPARTMENT OF ECOLOGY		2014-WAR046006	208205	STORM WTR PERMIT 7/1-12/31/13	\$13,900.70
<b>STORMWATER TOTAL ****</b>					<b>\$15,131.89</b>
<b>STORMWATER UTILITY FUND Total ***</b>					<b>\$25,401.47</b>
<b>FUND 407</b>	<b>MEDICAL SERVICES FUND</b>				
<b>Division:</b>	121	AMBULANCE			
ANOVAWORKS	P053472	21834	208312	FLU VACCINE	\$75.00
	P053472	22081		FLU VACCINE	\$25.00
	P053472	22421		FLU VACCINE	\$50.00
	P053472	23212		FLU VACCINE	\$25.00
	P053472	23773		FLU VACCINE	\$50.00
	P053472	24755		FLU VACCINE	\$200.00
BANK OF AMERICA		TXN00014959	208017	AMERICAN HCFA FORMS - HCFA'S	\$120.40
		TXN00015011		NEWEGG-EXTERNAL DATA MODEM	\$46.54
		TXN00015084		PROVANTAGE - TONER CART'S	\$189.32



## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$469.28
DELL COMPUTER CORPORATION	P053426	XJ8TK1F87	208337	Dell Professional P1913S 19"	\$440.87
SPRINT		891160522-117	207972	CELL PHONE SRVC 10/18-11/17	\$36.04
STERICYCLE INC		3002446035	208296	BIO WASTE DISPOSAL FEE-NOV	\$92.36
VERIZON WIRELESS		9715191413	207995	MDT WIRELESS CHRGS 11/20-12/19	\$224.15
AMBULANCE TOTAL ****					\$2,043.96
MEDICAL SERVICES FUND Total ***					\$2,043.96
<b>FUND 408</b>	<b>BROADBAND FUND</b>				
<b>Division:</b>	460	BROADBAND ADMINISTRATION			
ID CONSULTING SOLUTIONS LLC	P053138	2013-753	207935	MODIFICATION #7 - INSPECTION	\$12,740.00
	P053138	2013-809		MODIFICATION #7 - INSPECTION	\$13,330.00
PARAMOUNT COMMUNICATIONS INC	P053154	30000	208382	PARAMOUNT COMMUNICATIONS FIBER	\$46,699.50
BROADBAND ADMINISTRATION TOTAL ****					\$72,769.50
BROADBAND FUND Total ***					\$72,769.50
<b>FUND 501</b>	<b>CENTRAL STORES FUND</b>				
<b>Division:</b>	000				
AMSAN	S015390	300446580	207891	CLEANER, NON-ACID DISINFECTANT	\$417.17
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P053398	3627-531513	208150	ADJUST SALES TAX	(\$0.01)
	P053398			LAMP, FLR 40W,48" BIPIN T12	\$240.43
	P053398			LAMP, FLR, 32W, 48" BIPIN T8	\$174.47
	P053398			LAMP, FLR, 40W, 4PIN, T5 2G11	\$112.09
	P053398			LAMP, FLR, 36W 4 PIN, 16"	\$85.56
	P053398			LAMP, FLR 42W, 6" 4PIN PLUGIN	\$46.57
FISHER SCIENTIFIC COMPANY, LLC	P053373	2304282	208158	EAR PLUG, FOAM, NRR31, MOLDEX	\$396.79
HORIZON DISTRIBUTION INC	P053359	773735/778734	208352	DEODORANT ROOM SPRAY, LYSOL	\$270.19
	P053359			ADJUST SALES TAX	(\$0.01)
	P053359			BLADE, HACKSAW 12 IN, 32 TPI,	\$1.65
	P053359			BRUSH DAIRY 4 X 3" FACE,8 1/2"	\$8.03
	P053359			BLADE, BI-METAL,UTILITY KNIFE,	\$9.68
	P053359			TAPE, MASKING, 3/4" X 60 YARD,	\$13.39
	P053359			SHOVEL, ROUND POINT, 48" WOOD	\$64.79
	P053359			BRUSH, WIRE, 14" WOOD HANDLE,	\$14.10
	P053359			HAMMER, SLEDGE, 8LB, 32" FIBER	\$53.83
	P053359			PLIERS, 10" TONGUE & GROOVE,	\$53.46
	P053359			FILE, 1/2 ROUND, BASTARD, 12"	\$53.28
	P053359			TAPE MEASURE, STEEL, 25 FT,	\$66.93
	P053359			GAS CAN, OSHA 5 GALLON SAFETY,	\$110.82
	P053359			UTILITY KNIFE-RETRACTING BLADE	\$141.40



## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HORIZON DISTRIBUTION INC	P053359	773735/778734	208352	TAPE, MASKING, 1 IN X 60 YARD	\$97.47
	P053359			POWDER SCOURING, COMET, 21 OZ,	\$20.92
	P053359			PAD, SCOURING 9IN X 6IN,	\$65.58
	P053359			HAMMER, FRAMING,22 OZ,RIPPING	\$111.22
	P053359			GREASE GUN, PISTOL GRIP W/18"	\$98.02
	P053359			HAMMER, SLEDGE, 4LB, 16" FIBER	\$103.62
	P053359			HOE, GARDEN, FORGED HEAD,	\$32.38
	P053359			HAMMER, CARPENTER 16OZ, CURVED	\$30.26
	P053359			PAINT BRUSH 4" NATURAL BRISTLE	\$17.28
NORCO INC	P053323	12517475	207951	GLOVES, HYLITE, 4" SAFETY CUFF	\$461.62
	P053323			GLOVES, COWHIDE, MEDIUM,	\$569.22
	P053323			GLOVES, THERMOLITE LINER,	\$288.51
	P053323			GLOVES, HYLITE, KNIT WRIST,	\$68.36
	P053323			GLOVES GOATSKIN, LARGE, PEARL,	\$1,055.93
	P053323			GLOVES, THERMAL-GRIP, SIZE 10	\$29.63
	P053323			FREIGHT	\$21.83
OFFICEMAX INC	S015418	541094	208379	PAPER BOND, 20#, 8-1/2 X 11",	\$12,990.80
WEST COAST PAPER COMPANY	S015445	8304546	208213	PAPER, NCR, 3 PART,XEROFORM GL	\$810.30

TOTAL \*\*\*\*

\$19,207.56

CENTRAL STORES FUND Total \*\*\*

\$19,207.56

## FUND 502

## EQUIPMENT MAINTENANCE FUND

## Division:

214

## EQUIPMENT MAINTENANCE

AMERICAN RADIATOR INC	AA092245	208120	DPF FILTER VEH 5041 WO 34365	\$271.50
ANOVAWORKS	24392	207894	PHYSICAL-DOT	\$79.00
ARAMARK UNIFORM SERVICES INC	S015470	208313	LINEN CHARGES FOR NOVEMBER 201	\$82.36
B AND B TRAILERS LLC	617	208125	CABLE VEH 0030 WO 34358	\$60.65
BLUE TARP FINANCIAL INC	S015453	208320	DIAPHRAGM PUMP, MC18, ITEM #77	\$640.14
	S015453		QUARTERLY CREDIT	(\$50.00)
	S015453		2ND DAY AIR FREIGHT	\$16.23
CENTRAL HOSE & FITTINGS INC	378032	207906	FITTINGS VEH 7141 WO 33917	\$10.35
	378438-A	208136	FLEXHOSE/CLAMPS VEH 3291 33894	\$749.86
CITY OF RICHLAND	11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$3,380.49
COAST CRANE COMPANY	DI/046281	207914	LEAK REPAIR VEH 3294 WO 34110	\$483.48
COLUMBIA GRAIN & FEED INC	120432	208145	FUEL PUMP VEH 0030 WO 34358	\$42.83
CONNELL OIL INC	0074483-IN	208247	LUB FLUIDS VEH 7143 WO 34103	\$230.51
	0076294-IN		LUBRICATION PRODUCTS	\$475.92
JAMESON, RANDY	090513	208065	JAMESON-CDL ENDORSEMENT FEE	\$85.00
JIM'S PACIFIC GARAGES INC	1107559	208169	SURGE TANK VEH 3252 WO 34378	\$177.26
	1108123		RADIO VEH 3306 WO 34381	\$303.82
	3311		FILLER CAP VEH 3311 WO 34471	\$19.90



## City Of Richland

## VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		287337 CREDIT	208072	RETURNED FILTERS VEH 3315	(\$126.00)
		295291 CREDIT		CREDIT VEH 2256 WO 33967	(\$10.15)
		297822		FILTERS VEH 3269 WO 34280	\$14.98
		297824		AIR FILTER VEH 3269 WO 34280	\$10.96
		297828		AIR FILTER VEH 3269 WO 34280	\$63.49
		297864		CORE DEPOSIT VEH 2365 34279	(\$16.25)
		297879		FILTERS VEH 3232 WO 34283	\$16.85
		297966		LAMP VEH 4094 WO 34287	\$6.97
		297970		LAMP VEH 3269 WO 34280	\$4.70
		297983		BATTERIES VEH 3308 WO 34153	\$637.58
		297985		BRK CLEANER VEH 3308 34153	\$16.18
		297986		ABSORBENT VEH 3296 WO 34285	\$86.49
		298019		LAMPS VEH 3203 WO 34243	\$7.67
		298075		BRK CLEANER VEH 3314 WO 34269	\$8.09
		298086		FILTER VEH 3299 WO 34296	\$3.80
		298192		BATTERY VEH 3306 WO 34310	\$47.22
		298262	208354	ELEC CLNR VEH 3213 WO 34238	\$21.62
		298268		HOOD LIFT VEH 3319 WO 34355	\$68.21
		298274		CONN PLUG VEH 4133 WO 34329	\$14.04
		298278		VEH 3269 WO #34280	(\$63.49)
		298295		FUEL CON VEH 7138 WO 34340	\$154.13
		298296		FUEL CON VEH 7143 WO 34341	\$77.07
		298315		ALTERNATOR VEH 2325 WO 34339	\$186.83
		298322		VEH 2327 WO #34334	\$16.78
		298336		BATTERY VEH 2410 WO 34309	\$115.50
		298356		FILTER VEH 2366 WO 34347	\$16.29
		298366		FILTER VEH 2366 WO 34348	\$17.85
		298414		BRK CLNR VEH 4111 WO 34219	\$27.01
		298415		FILTER VEH 2327 WO 34334	\$4.36
		298423		BRK PADS VEH 2366 WO 34333	\$51.71
		298432		CIRCUIT VEH 3234 WO 34351	\$29.74
		298440		RTRN BATTERY & FILTER	(\$94.85)
		298449		BATTERY VEH 7124 WO 34389	\$224.40
		298474		DEX VEH 2366 WO 34348	\$50.94
		298483		BATTERY VEH 6543 WO 34332	\$80.23
		298485		BRK CLNR VEH 2359 WO 34308	\$23.07
		298514		STARTER VEH 0030 WO 34358	\$27.18
		298525		WIRE VEH 0030 WO 34358	\$44.86
		298529		BLOCK VEH 0030 WO 34358	\$11.48
		298534		DISC VEH 3284 WO 34303	\$59.29
		298543		BATTERY VEH 0800 WO 34360	\$109.63



## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		298552	208354	BEIG VEH 0800 WO 34360	\$12.91
		298560		CABL CNNCTR VEH 0030 WO 34358	\$37.84
		298656		SHOCKS VEH 3276 WO 34377	\$212.77
		298723		DISC PAD VEH 3276 WO 34377	\$75.23
		298725		BATTERY VEH 6528 WO 33557	\$125.88
		298726		RTRN CORE DEPOSIT	(\$16.25)
		298736		BATTERY VEH 7137 WO 34367	\$170.33
		298764		FILTER VEH 0030 WO 34358	\$3.90
		298770		BATTERY VEH 3229 WO 34392	\$93.60
		298771		SEAL VEH 3203 WO 34391	\$17.15
		298772		BATTERY VEH 4146 WO 34395	\$95.31
		298781		BATTERY VEH 2380 WO 34398	\$109.79
		298789		SPARK PLUG VEH 0030 WO 34358	\$1.98
		298828		BRK CLNR VEH 3284 WO 34404	\$21.57
		298845		DEX VEH 2366 WO 34368	\$59.44
		298850		SWITCH VEH 3222 WO 34357	\$58.76
		298851		BRK CLNR VEH 3222 WO 34357	\$2.70
		298871		FILTER VEH 5042 WO 34461	\$27.63
		298899		BATTERY VEH 5041 WO 34400	\$248.77
		298901		FILTERS VEH 2402 WO 34413	\$25.91
		298905		FILTER VEH 2411 WO 34415	\$16.29
		298906		FILTER VEH 2414 WO 34416	\$15.32
		298907		FILTERS VEH 2403 WO 34414	\$25.91
		298909		RTRN CORE DEPOSIT	(\$24.37)
		298910		FILTER VEH 2415 WO 34417	\$26.15
		298911		FILTER VEH 2416 WO 34418	\$16.08
		298913		FILTER VEH 2417 WO 34419	\$16.08
		298928		SWITCH VEH 0030 WO 34358	\$54.78
		298935		BATTERY VEH 5041 WO 34400	\$179.36
		298952		BRK CLNR VEH 3310 WO 34313	\$16.18
		298954		BRK CLNR VEH 3309 WO 34401	\$32.36
		298969		LAMP VEH 3240 WO 34353	\$3.83
		298972		FLUID VEH 3313 WO 34370	\$29.72
		298976		V BELT VEH 3203 WO 34391	\$13.52
		299004		BATTERY VEH 7144 WO 34383	\$224.40
		299005		BRK CLNR VEH 3308 WO 34154	\$12.41
		299014		FILTER VEH 3240 WO 34460	\$188.11
		299051		FILTERS VEH 1369 WO 34429	\$10.01
		299056		SHOP SUPPLIES	\$37.56
		299064		RTRN FILTER	(\$69.10)
		299085		BATTERY VEH 5043 WO 33076	\$29.78



## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		299094	208354	LAMP VEH 3240 WO 34353	\$11.34
		299096		CIR BRKR VEH 3240 WO 34397	\$5.13
		299113		FILTER VEH 1206 WO 34424	\$18.95
		299116		FILTERS VEH 3295 WO 34470	\$99.28
		299195		V BELT VEH 2256 WO 34476	\$101.44
		299221		FILTERS VEH 2344 WO 34482	\$17.84
		299237		RTRN FILTERS	(\$51.71)
		299248		BRK CLNR VEH 6574 WO 34338	\$5.39
		299265		BLADE VEH 3276 WO 34377	\$21.51
		299280		RTRN DISC PD VEH 3276 WO 34377	(\$75.23)
		299354		SEVERE DUTY VEH 3230 WO 33825	\$18.39
		299380		BLADE VEH 3290 WO 34497	\$15.57
		299385		FILTERS VEH 1209 WO 34427	\$18.95
		299401		BATTERY VEH 2327 WO 34488	\$187.21
		299403		THRDLOCK VEH 3292 WO 34352	\$26.52
		299417		BATTERY VEH 2260 WO 34500	\$103.63
		299422		FILTERS VEH 3314 WO 34468	\$12.97
MCCURLEY CHEVROLET		299442		FILTERS VEH 2260 WO 34500	\$4.12
		845059	208372	RELAY VEH 3304 WO 34441	\$25.19
OXARC INC		845111		CAP VEH 3222 WO 34486	\$3.76
		PS18839	207954	IDLER MODULE VEH 6462 WO 34122	\$414.80
		PS20541		STARGON GAS CYLINDERS	\$162.93
PLATT ELECTRIC SUPPLY INC		R239140		GASES FOR SHOPS	\$95.74
		B279086	208180	BATTERIES	\$82.31
RDO EQUIPMENT CO		W35865	208183	SHAFT SEAL REPAIR VEH 7141	\$1,229.32
RMT EQUIPMENT		Q80247	208189	T CABLE VEH 7137 WO 34367	\$53.07
ROWAND MACHINERY CO		145067	207969	WASHERS VEH 7119 WO 34337	\$11.96
		146059	208293	WEAR PLATES VEH 7109 WO34490	\$1,554.46
SIX STATES DISTRIBUTORS INC		06 206226	207971	LEVER ASSY VEH 7141 WO 33917	\$518.51
		06 206234		BRAKE ASSYS VEH 4111 WO 34219	\$767.79
		06 206328		ACTUATOR VEH 4111 WO 34219	\$429.53
		06 206457		DRAWBAR EYE VEH 4111 WO 34219	\$35.27
STEEBER'S LOCK SERVICE		2285	208194	DUPLICATE KEYS VEH 2325 34411	\$17.11
TACOMA SCREW PRODUCTS INC		22086966	208399	UNION VEH 6574 WO 34338	\$25.03
TIRE FACTORY INC DBA		03-98472	208199	FLAT REPAIR VEH 2302 WO 34405	\$21.34
		03-98648	208400	REPAIR TIRE VEH 3304 WO 34441	\$28.45
		03-98793		TIRE REPAIR VEH 2401 WO 34464	\$22.64
TITAN TRUCK EQUIPMENT		1061260	207982	HANDLES VEH 3265 WO 34293	\$88.29
TRANSPORT EQUIPMENT CO INC DBA		152792	207985	WASHERS/CLIPS VEH 3310 33228	\$79.60
		152800		SWITCH VEH 3311 WO 34262	\$130.82
		152847		DIPSTICK/FILTER VEH 3283 34306	\$48.41



## City Of Richland

## VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRANSPORT EQUIPMENT CO INC DBA		153262	208402	BRKS VEH 3284 WO 34404	\$728.27
		153326		LUBE VEH 3309 WO 34401	\$129.96
		153327		LUBE VEH 3310 WO 34313	\$64.98
		153328		LUBE VEH 3240 WO 34397	\$64.98
		153329		LUBE VEH 3269 WO 34369	\$129.96
		153349		BRK KIT VEH 3284 WO 34404	\$24.76
		153395		BRKS VEH 3310 WO 34313	\$1,391.12
		153453		BOOT VEH 3203 WO 34391	\$57.67
TRI CITIES AUTOMOTIVE PAINT & SUPPLY LLC	0003		208201	REFINISH WORK VEH 3291 33894	\$766.37
TRI CITIES BATTERY & AUTO REPAIR	0092174		207987	BATTERY VEH 3306 WO 34310	\$48.33
	0092244		208202	WELDING CABLE VEH 0030 34358	\$44.55
	015971		207987	STARTER VEH 3212 WO 34354	\$256.24
	0202345		208202	WELDING CABLE VEH 0030 34358	\$163.71
	0202349			CABLE VEH 0800 WO 34360	\$69.38
WESTERN INTEGRATED TECHNOLOGIES INC	1365360		208001	CONNECTORS VEH 3213 WO 34238	\$26.85
WESTERN PETERBILT INC	H215128		208002	EGR VALVE VEH 3284 WO 34259	\$1,154.32
	H215129		208215	CORE CHARGE VEH 3285 WO 33921	\$162.90
	H215189		208002	GASKETS VEH 3284 WO 34259	\$7.58
	H215227			AIR INTAKE VEH 3281 WO 34273	\$439.79
	H215238			PRESSURESTAT VEH 3231 33312	\$62.54
	H215367			BACKUP ALARM VEH 3284 34259	\$41.70
	H215434			STEERING VEH 3311 WO 34115	\$1,939.78
	H215470		208215	CORE CREDIT VEH 3285 WO 33921	(\$162.90)
	H215749			WS GLASS VEH 3240 WO 34397	\$173.75
WESTERN SYSTEMS & FABRICATION INC	5584		208309	BOOM TUBES VEH 3291 WO 33894	\$71.95
	5739		208216	BUSHINGS VEH 3281 WO 33717	\$80.40
	5997		208003	SWITCH VEH 3281 WO 34273	\$125.66
	5998			SWITCH VEH 3285 WO 34272	\$137.84
	6025			VALVE VEH 3240 WO 34291	\$129.41
	6028			ELEMENTS VEH 3312 WO 34284	\$263.15
	6044			GEAR DRIVE VEH 3283 WO 34306	\$1,968.51
	6049			VANE PUMP VEH 3284 WO 34303	\$2,902.03
	6055			TUBE ASSY VEH 3308 WO 34153	\$150.94
WONDRACK DISTRIBUTING INC	0435167		208005	OFF ROAD DYED DIESEL-LANDFILL	\$8,332.16
	0435443			OFF ROAD DYED DIESEL-LANDFILL	\$3,125.62
	0435723		208310	OFF ROAD DYED DIESEL/LANDFILL	\$1,720.95
	0722885		208005	CARDLOCK FUEL 11/16-11/22/13	\$17,791.86
	0723904			CARDLOCK FUEL 11/23-11/30/13	\$14,249.35
	0723988		208218	CARDLOCK FUEL 12/1-12/8/13	\$18,442.33
XEROX CORPORATION	071445157		208412	W5135PT BASE CHRGS-NOV	\$115.23
XO HOLDINGS LLC DBA	0263657436		208007	TELEPHONE CHRGS 11/23-12/22/13	\$61.58



## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
EQUIPMENT MAINTENANCE TOTAL ****					\$95,188.55
EQUIPMENT MAINTENANCE FUND Total ***					\$95,188.55
<b>FUND 503</b>	<b>EQUIPMENT REPLACEMENT FUND</b>				
<b>Division:</b>	215	EQUIPMENT REPLACEMENT			
MCCURLEY CHEVROLET	P052879	789908/789911	208372	POLICE TAHOES, TWO (2) NEW	\$59,014.00
	P052879			SALES TAX	\$5,075.20
	P052879			LICENSE FEE	\$115.00
EQUIPMENT REPLACEMENT TOTAL ****					\$64,204.20
EQUIPMENT REPLACEMENT FUND Total ***					\$64,204.20
<b>FUND 505</b>	<b>PUBLIC WORKS ADMIN &amp; ENGINEER</b>				
<b>Division:</b>	450	PW ADMIN & ENGINEERING			
ABADAN INC		ARIN044610	207886	ASBUILTS	\$223.97
		CNIN078349		XEROX 6604 MAINT 11/23-12/22	\$18.39
BANK OF AMERICA		TXN00014928	208017	USA BLUE BOOK-CHLORINE TEST ST	\$78.79
		TXN00014983		AMERICAN PUBLIC WORKS-CPII REC	\$145.00
		TXN00014994		AMERICAN PUBLIC WORKS-CPII REC	\$145.00
		TXN00015045		WAL-MART #3261-OFFICE AIR FRES	\$29.00
		TXN00015073		ACT Cameo Management S-PW LEAD	\$650.00
		TXN00015094		SURFSAND RESORT-MARLOW TRP #13	\$85.32
		TXN00015095		TONY ROMA'S-BFCoG TAC MTG	\$14.41
		TXN00015107		BLK WA POLICY CENTER-2013 SOLU	\$65.00
		TXN00015122		GRIGGS ACE HARDWARE-STAPLER &	\$28.99
		TXN00015132		GREEN RIVER COMM COLLEGE-ROMER	\$365.00
		TXN00015143		STERLINGS-PW DIRECTORS MTG	\$21.09
		TXN00015172		STAPLES-Easel & markers	\$46.55
		TXN00015176		FRED-MEYER-WUTC HEARING SNACKS	\$73.15
		TXN00015192		STONE SOUP-WUTC HEARING LUNCHE	\$60.00
CITY OF RICHLAND		11/2013 NOV	208140	CITY UTILITY BILLS NOV 2013	\$597.18
		120613	208047	PUBLIC WORKS RECORDING FEES	\$74.00
		121213		PUBLIC WORKS RECORDING FEES	\$168.00
				PUBLIC WORKS RECORDING FEES	\$74.00
		121813	208241	PUBLIC WORKS RECORDING FEES	\$221.00
		13-424 DANIEL	208048	AUTO DESK U/LAS VEGAS/DANIEL	\$567.16
		13-476 THOMAS	208142	CESCL RECERT/ISSAQUAH/THOMAS	\$264.85
		13-477 GILES		CESCL RECERT/ISSAQUAH/GILES	\$264.85
DKS ASSOCIATES	P053380	0053634	208254	STREET LIGHT STANDARD REVIEW &	\$588.76
GILES, DAMMON		13-477	208161	CESCL RECERT/MEALS/GILES	\$15.00
HARBOR FREIGHT TOOLS USA INC	S015472	844344A	208348	MAG. PICKUP TOOL ITEM #93950	\$10.28





## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
NATIONAL NOTARY ASSOCIATION		NOTARY BOND	207950	PENWELL NOTARY BOND & STAMP	\$69.00
THOMAS, DANIEL		13-476	208198	CESCL RECERT/MEALS/THOMAS	\$15.00
TRI CITY HERALD	S015447	13-6302	207988	CALL FOR BID ON "TORBETT/MAHAN	\$156.50
UNITED PARCEL SERVICE	S015463	000986641493	208203	GROUND PKG W/INSURANCE TO GEOL	\$29.96
	S015463			GROUND PKG W/INSURANCE TO GEOL	\$12.58
	S015463			ADDITIONAL CHARGE FOR PKG TO	\$0.87
WASHINGTON STATE TREASURER		NOTARY-PENWELL	207919	PENWELL NOTARY LICENSE FEE	\$30.00
WATER SOLUTIONS INC	P052202	7844	208000	DSC (703) BUILDING WATER UNIT	\$75.80
XEROX CORPORATION	P052198	071445150	208219	COPIER LEASE FOR 2 MACHINES IN	\$154.98
	P052198	071445151		COPIER LEASE FOR 2 MACHINES IN	\$215.20
XO HOLDINGS LLC DBA		0263657436	208007	TELEPHONE CHRGS 11/23-12/22/13	\$167.13
<b>PW ADMIN &amp; ENGINEERING TOTAL ****</b>					<b>\$5,821.76</b>
<b>PUBLIC WORKS ADMIN &amp; ENGINEER Total ***</b>					<b>\$5,821.76</b>
<b>FUND 506</b>	<b>WORKERS COMPENSATION FUND</b>				
<b>Division:</b>	221	WORKERS COMP INSURANCE RESERVE			
CONOVER INSURANCE INC		903690	208149	100334078 12/2013-12/2014	\$597.00
MATRIX ABSENCE MANAGEMENT INC		10273232	208371	QTRLY ADMIN FEE12/2013-12/2014	\$9,250.00
<b>WORKERS COMP INSURANCE RESERVE TOTAL ****</b>					<b>\$9,847.00</b>
<b>WORKERS COMPENSATION FUND Total ***</b>					<b>\$9,847.00</b>
<b>FUND 520</b>	<b>HEALTH CARE/BENEFITS PLAN</b>				
<b>Division:</b>	222	EMPLOYEE BENEFIT PROGRAM			
REHN & ASSOCIATES INC		NOV 2013	208186	NOV HRA ADMIN FEE	\$273.00
VERDE SERVICES INC		905688	208305	4TH QTR 2013 FLEX BENEFIT PLAN	\$625.00
		906446		ADJUST 4TH QTR 2013 FLEX PLAN	(\$15.00)
<b>EMPLOYEE BENEFIT PROGRAM TOTAL ****</b>					<b>\$883.00</b>
<b>HEALTH CARE/BENEFITS PLAN Total ***</b>					<b>\$883.00</b>
<b>FUND 611</b>	<b>FIREMAN'S PENSION</b>				
<b>Division:</b>	216	FIRE PENSION			
CANFIELD, HARRY R		120313HC	208236	NONCOVERED MEDICAL DOS 12/3/13	\$72.90
FAMILY FIRST DENTAL		103113RL	208057	DENTAL DOS 10/31/13	\$37.00
LAHTI, ROGER P		121113RL	208277	EQUIPMENT DOS 12/11/13	\$65.69
PARSONS, BRUCE C OD PC		052413JP	208287	VISION-LENS DOS 5/24/13	\$300.00
QUAIL RIDGE DENTAL INC		052913FM	208289	NONCOVERED DENTAL 5/29/13	\$71.00
<b>FIRE PENSION TOTAL ****</b>					<b>\$546.59</b>
<b>FIREMAN'S PENSION Total ***</b>					<b>\$546.59</b>



## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
<b>FUND 612</b>		<b>POLICEMEN'S RELIEF &amp; PENSION F</b>			
<b>Division:</b>	217	POLICE PENSION			
ANDERSON DENTAL		102813DS	207892	DENTAL DOS 10/28/13	\$37.00
		110413DS	208222	DENTAL DOS 11/4/13	\$107.60
ANGUS SQUARE DENTAL CLINIC		111212-SM	207893	3234 DENTAL DOS 11/12/12	\$370.75
FULL SPECTRUM EYE CARE PS DBA		120213EM	208058	28733V3640 DOS 12/2/13	\$630.00
HEASTON & THOMPSON VISION CLINIC		102913RM	208265	101175 VISION DOS 10/29/13	\$60.00
HENAGER BLACK DENTISTRY		102113JG	208266	3672 DENTAL DOS 10/21/13	\$65.40
MALLEY'S PHARMACY		110913MC	207944	NON COVERED RX DOS 11/9/13	\$95.00
SPARKS, DAVID W		121213DS	208295	NONCOVERED RX DOS 12/12/13	\$113.94
WASHINGTON, CLARENCE D MD		102813WT	207999	127715 MEDICAL DOS 10/28/13	\$38.00
WENDLAND, WALTER		NOV 2013WW	208112	MEDICAL DOS 11/1-11/25/13	\$880.00
<b>POLICE PENSION TOTAL ****</b>					<b>\$2,397.69</b>
<b>POLICEMEN'S RELIEF &amp; PENSION F Total ***</b>					<b>\$2,397.69</b>
<b>FUND 634</b>		<b>WINE SCIENCE CENTER PDA</b>			
<b>Division:</b>	912	WINE SCIENCE CENTER PDA			
MILLER MERTENS & COMFORT PLLC		116039	207948	ATTEND CLOSE OUT BOARD CONF	\$315.00
<b>WINE SCIENCE CENTER PDA TOTAL ****</b>					<b>\$315.00</b>
<b>WINE SCIENCE CENTER PDA Total ***</b>					<b>\$315.00</b>
<b>FUND 641</b>		<b>SOUTHEAST COMMUNICATIONS CTR</b>			
<b>Division:</b>	600	SECOMM OPERATIONS GENERAL			
AT&T LONG DISTANCE		11/13-03030107210	207895	FAX LINE 11/9-11/21/13	\$32.00
BANK OF AMERICA		TXN00015027	208017	BATTERIES PLUS - CELL PHONE BA	\$21.64
		TXN00015049		WW GRAINGER - DESK HEATERS	\$90.96
CENTURYLINK		11/13-509-6243863	207907	GENERAL 11/16-12/16/13	\$7.31
FRONTIER		11/13-206-1881060	207925	GENERAL & E911 11/19-12/18/13	\$185.09
		11/13-509-6282609		GENERAL 11/25-12/24/13	\$413.58
HEWLETT PACKARD COMPANY	P053447	53678838	208350	PART# U6K05PE HP 1 YEAR POST	\$709.93
	P053447			ITEM HQ503PE HP 1 YEAR POST	\$228.59
	P053447			ITEM#UM399PE HP 1 YEAR NEXT D	\$291.04
THE PERSONAL TOUCH CLEANING INC		41657	207978	JANITORIAL SRVCS-NOV	\$1,031.00
WATER SOLUTIONS INC		7794	208211	WATER FILTRATION 12/7-1/6/14	\$33.58
WONDRACK DISTRIBUTING INC		0435633	208218	GENERATOR DIESEL FUEL	\$542.96
XO HOLDINGS LLC DBA		0263802260	208220	LONG DISTANCE 12/1-12/31/13	\$1,214.18
<b>SECOMM OPERATIONS GENERAL TOTAL ****</b>					<b>\$4,801.86</b>
<b>Division:</b>	601	E911 OPERATIONS			
BANK OF AMERICA		TXN00014954	208017	GBH COMMUNICATIONS - EAR HOOKS	\$96.18



## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00015092	208017	FRED M FUEL - FERRIS/TRIP 13-4	\$21.20
ENTERPRISE RENT A CAR		12/13-45WA423	208341	CAR RENTAL FERRIS 13-453	\$40.07
FRONTIER		11/13-206-1881060	207925	GENERAL & E911 11/19-12/18/13	\$185.09
		11/13-253-0120862		E911 LINE 11/22-12/21/13	\$35.00
GRAINGER	S015446	9297872310	207928	FOOT ITEM #44F212	\$46.46
NETCASTERS INC		44919	208174	TRAINCASTER TRAINING MGMT-DEC	\$220.00
<b>E911 OPERATIONS TOTAL ****</b>					<b>\$644.00</b>
<b>SOUTHEAST COMMUNICATIONS CTR Total ***</b>					<b>\$5,445.86</b>
<b>FUND 642</b>		<b>800 MHZ PROJECT</b>			
<b>Division:</b>	610	800 MHZ			
BANK OF AMERICA		TXN00014967	208017	THE HOME DEPOT - SHELF UNIT	(\$217.59)
		TXN00014974		THE HOME DEPOT - SHELF UNIT	\$217.59
		TXN00014975		THE HOME DEPOT - SHELF UNIT	\$253.32
HEWLETT PACKARD COMPANY	P053447	53678838	208350	ITEM#UM399PE HP 1 YEAR NEXT D	\$282.48
	P053447			PART# U6K05PE HP 1 YEAR POST	\$689.05
	P053447			ITEM HQ503PE HP 1 YEAR POST	\$221.86
<b>800 MHZ TOTAL ****</b>					<b>\$1,446.71</b>
<b>800 MHZ PROJECT Total ***</b>					<b>\$1,446.71</b>
<b>FUND 643</b>		<b>EMERGENCY MANAGEMENT</b>			
<b>Division:</b>	620	STATE / LOCAL ASSISTANCE			
BANK OF AMERICA		TXN00015137	208017	WAL-MART - LEPC MEETING	\$7.96
<b>STATE / LOCAL ASSISTANCE TOTAL ****</b>					<b>\$7.96</b>
<b>Division:</b>	621	RADIOLOGICAL EMGCY PREPAREDNES			
BANK OF AMERICA		TXN00015189	208017	BEST BUY/SEAGATE BARRACUDA	\$330.29
PACIFIC OFFICE AUTOMATION		X97376	207956	EOC FAX MAINT 11/25-2/25/14	\$50.84
XO HOLDINGS LLC DBA		0263802260	208220	LONG DISTANCE 12/1-12/31/13	\$404.73
<b>RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****</b>					<b>\$785.86</b>
<b>Division:</b>	622	DOE EMERGENCY PREPAREDNESS			
PACIFIC OFFICE AUTOMATION		X97376	207956	EOC FAX MAINT 11/25-2/25/14	\$50.85
XO HOLDINGS LLC DBA		0263802260	208220	LONG DISTANCE 12/1-12/31/13	\$404.72
<b>DOE EMERGENCY PREPAREDNESS TOTAL ****</b>					<b>\$455.57</b>
<b>Division:</b>	623	JURISIDITION			
AT&T LONG DISTANCE		11/13-03030107210	207895	FAX LINE 11/9-11/21/13	\$32.01
HEWLETT PACKARD COMPANY	P053447	53678838	208350	ITEM HQ503PE HP 1 YEAR POST	\$221.88
	P053447			ITEM#UM399PE HP 1 YEAR NEXT D	\$282.48
	P053447			PART# U6K05PE HP 1 YEAR POST	\$689.04
THE PERSONAL TOUCH CLEANING INC		41657	207978	JANITORIAL SRVCS-NOV	\$424.00



City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WATER SOLUTIONS INC		7794	208211	WATER FILTRATION 12/7-1/6/14	\$33.57
XO HOLDINGS LLC DBA		0263802260	208220	LONG DISTANCE 12/1-12/31/13	\$404.73
JURISIDICTIO TOTAL ****					\$2,087.71
EMERGENCY MANAGEMENT Total ***					\$3,337.10



## City Of Richland

VL-1 Voucher Listing

From: 12/9/2013 To: 12/27/2013

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: \*\*\*\*

\$1,824,252.13

## Number of Invoices

## Amount

Vouchers In Richland	293	\$220,009.80
Vouchers In Tri Cities	176	\$660,474.70
Vouchers In WA	278	\$437,117.59
Vouchers Outside WA	882	\$506,650.04
Vouchers Final Total.....	1629	\$1,824,252.13

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$238.31	0.01%
2	BENEFITS	\$8,599.05	0.47%
3	SUPPLIES	\$173,043.44	9.49%
4	OTHER SERVICES & CHARGES	\$1,154,849.11	63.31%
5	INTERGOVERNMENTAL SERVICES	\$76,516.71	4.19%
6	CAPITAL PROJECTS	\$199,116.12	10.91%
	MACHINERY & EQUIPMENT	\$177,936.63	9.75%
9	INTERFUND SERVICES	\$220.50	0.01%
	INVENTORY PURCHASES	\$33,732.26	1.85%
	Total	\$1,824,252.13	