



Agenda
City Council Regular Meeting
Tuesday, April 5, 2016
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

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

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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

2. "Mayor's Day of Recognition for National Service" Proclamation (5 minutes)
 - Robert Thompson, Mayor
3. Three Rivers Homelink Future Cities Student Presentation (5 minutes)
 - Trevor MacDuff, Three Rivers Homelink
4. Expressing Appreciation to Danny La Plante for Service on the Code Enforcement Board - Resolution No. 44-16 (5 minutes)
 - Robert Thompson, Mayor
5. TRIDEC Quarterly Update (7 minutes)
 - Carl Adrian, TRIDEC President/CEO
6. New Hire/Retirements (5 minutes)
 - Allison Jubb, Human Resources Director

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

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

Minutes:

7. Approve the Minutes of the Council Meeting Held March 15, 22, and 24, 2016
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

8. Ordinance No. 16-16, Proposed Increase in Appropriation of the General Fund From Acceptance of the WASPC Traffic Safety Equipment Grant
 - Chris Skinner, Police Services Director

Ordinances - Second Reading/Passage:

9. Ordinance No. 10-16, Increasing 2016 Budget Appropriations to Include the 2015 Budget Carryovers
 - Brandon Allen, Finance Director
10. Ordinance No. 13-16, Amending RMC Title 23: Zoning Regulations
 - Heather Kintzley, City Attorney
11. Ordinance No. 14-16, Amending RMC Title 22: Environment
 - Heather Kintzley, City Attorney

Resolutions – Adoption:

12. Resolution No. 41-16, Authorizing the Purchase and Sale Agreement for the Site Location of SE Richland Area Substation
 - Bob Hammond, Energy Services Director
13. Resolution Nos. 44-16 and 45-16, Expressing Appreciation to Danny La Plante and Polly Parton for Service on the Code Enforcement Board
 - Heather Kintzley, City Attorney
14. Resolution No. 55-16, Appointments to the Code Enforcement Board: Isaac Stanfield, Steve Snyder and Adam Pechtel
 - Heather Kintzley, City Attorney
15. Resolution No. 75-16, Support for Proposal to Name U.S. Route 395 the Thomas Foley Highway
 - Pete Rogalsky, Public Works Director
16. Adopt Resolution No. 79-16, Authorizing an Agreement with Thaxton Parkinson, PLLC, for Legal Services for the Swift Corridor: City Hall Project
 - Joe Schiessl, Parks and Public Facilities Director
17. Resolution No. 81-16, Authorizing a Consultant Agreement with SCS Engineers, Inc. for Solid Waste Disposal Business Case Evaluation and Rate Study, Contract No. 72-16
 - Pete Rogalsky, Public Works Director
18. Resolution No. 83-16, Awarding Bid to Blue Star Enterprises Northwest, Inc. for Duportail Street Well Drilling Project
 - Pete Rogalsky, Public Works Director
19. Resolution No. 84-16, Authorizing an Interlocal Agreement with Benton County for Mental Health Court Prosecution Services
 - Heather Kintzley, City Attorney
20. Resolution No. 85-16, Authorizing a Purchase and Sale Agreement with Richland Heights Baptist Church for the Right-of-Way for Duportail Street Extension Project
 - Pete Rogalsky, Public Works Director

21. Resolution No. 86-16, Authorizing a Purchase and Sale Agreements with Richland School District for Acquisition of Real Property Interests for Duportail Street Extension Project
- Pete Rogalsky, Public Works Director

Expenditures - Approval:

22. Expenditures from March 7, 2016 - March 25, 2016 for \$11,007,956.12 including Check Nos. 232122-232690, Wire Nos. 6115-6125, Payroll Check Nos. 103268-103773, and Payroll Wire/ACH Nos. 9360-9395
- Cathleen Koch, Administrative Services Director

Items of Business:

23. Resolution No. 60-16, Awarding the Distribution of Business License Reserve Funds (BLRF) from the Reserve Account
- Zach Ratkai, Redevelopment Project Manager
24. Resolution No. 78-16, Adopting the Updated Horn Rapids Master Plan
- Rick Simon, Development Services Manager
25. Ordinance No. 15-16, Vacation of a Portion of Wellhouse Loop for Duportail Street Extension Project (for second reading and passage)
- Pete Rogalsky, Public Works Director

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment

City Council Meetings are broadcast live on CityView Channel 192 and online at CI.RICHLAND.WA.US/CITYVIEW

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Agenda Item

Key Element:

Subject:

Discuss Meeting Agenda Items (15 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Presentations

Key Element:

Subject:

"Mayor's Day of Recognition for National Service" Proclamation (5 minutes)

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

The Regional Service Corps - AmeriCorps has requested that Richland acknowledge the AmeriCorps members service to the community with a "Mayor's Day of Recognition for National Service" proclamation.

The AmeriCorps member selected to speak this year is My-Tran Nguyen.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Presentations

Key Element:

Subject:

Three Rivers Homelink Future Cities Student Presentation (5 minutes)

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

The Future Cities organization fosters innovative, futurist thinking in students. This team is comprised of Three Rivers Home Link students and has been supported by the Richland Public Library and other City Staff through the auspices of the Institute of Electrical and Electronics Engineers (IEEE). Future Cities recently completed a student competition to imagine a future city and they desire to share their findings with Council. Their model city took first place at a regional competition in Pullman and second place in the state.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Presentations

Key Element:

Subject:

Expressing Appreciation to Danny La Plante for Service on the Code Enforcement Board - Resolution No. 44-16 (5 minutes)

Department:

City Attorney

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Presentations

Key Element:

Subject:

TRIDEC Quarterly Update (7 minutes)

Department:

Community & Development Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

None.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Presentations

Key Element:

Subject:

New Hire/Retirements (5 minutes)

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Newly hired employees and employee retirements that occurred within the last month will be presented to Council this evening.

Any new employees able to attend this evening will be introduced to Council.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Minutes

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Approve the Minutes of the Council Meeting Held March 15, 22, and 24, 2016

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the minutes of the Council meeting(s) held on March 15, 22, and 24, 2016

Summary:

None.

Fiscal Impact:

None.

Attachments:

1. Draft 031515 Council Minutes
2. Draft 032216 Council Minutes
3. Draft 032416 Council Minutes



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Richland City Hall ~ 505 Swift Boulevard

Tuesday, March 15, 2016

Draft

Pre-Meeting:

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

Attendance:

Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Rose, Lemley, Anderson, Kent and Luzzo Gilmour were present.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Administrative Services Director Koch and Public Works Director Rogalsky.

Executive Session:

1. Per RCW 42.30.110 (1) (ii) Current Or Potential Litigation With Legal Counsel (15 minutes)
- Heather Kintzley, City Attorney

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER KENT SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:00 P.M. TO DISCUSS PER RCW 42.30.110 (1) (ii) CURRENT OR POTENTIAL LITIGATION WITH LEGAL COUNSEL FOR 15 MINUTES. THE MOTION CARRIED 7-0.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER KENT SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:15 P.M. THE MOTION CARRIED 7-0.

Discussion of Meeting Agenda Items:

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

Ms. Reents discussed the opening on the Mosquito Control Board and Council decided Mr. Schiessl would be the best candidate for the job.

Ms. Reents suggested March 28, 2016, from 5:30 – 7:30 p.m. for the team building part of the January retreat. Council concurred with the date.

Mr. Anderson said he had calls concerning the street parking by West Cliff in the no parking zone despite the parking lot available. Ms. Reents said she will inform Police Chief Skinner to look into the matter.

Regular Meeting:

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

Welcome and Roll Call:

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

Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Rose, Lemley, Anderson, Kent and Luzzo Gilmour were present.

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

Pledge of Allegiance:

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

Approval of Agenda:

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUZZO GILMOUR SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 7-0.

Presentations:

1. Parks and Recreation Commission Annual Presentation (10 minutes)

Ms. Gutierrez, Parks and Recreation Board Chair, gave highlights of the Parks and Recreation Commission's 2015 achievements and reviewed their 2016 goals.

2. Richland Seniors Association Presentation (5 minutes)
- Betty Norton, President

Ms. Norton, President of Richland Senior's Association, gave the history and purpose of the Seniors Association and described the programs and activities offered at the center.

3. Visit Tri-Cities 2015 Annual Report and 2016 Fund Request from the Tri-City Hotel-Motel Commission Reserve Account (10 minutes)
- Kris Watkins, President & CEO Visit Tri-Cities

Ms. Watkins explained the mission of Visit Tri-Cities, described the highlights of 2015 and reviewed the 2016 goals.

Kim Shugart, Senior Vice-President, explained the background and details of the Hotel-Motel Commission Reserve Account and discussed the program requests identified for the funding.

Councilmembers discussed the program requests with Ms. Watkins and Ms. Shugart.

Public Hearing:

City Clerk Hopkins read the public hearing and public comments procedure.

1. Proposed Relinquishment of Various Easements - Resolution No.'s 68-16, 69-16, 70-16, 71-16
- Pete Rogalsky, Public Works Director

Mr. Rogalsky said the purpose of the public hearing was to take public comments on the proposed relinquishments of the following easements:

- Resolution No. 68-16: The owners of 1925 McPherson Avenue have requested the relinquishment of an existing 5 foot utility easement on the western edge of their parcel in exchange for a new 5 foot utility easement on the eastern edge of their parcel. The new utility easement has already been recorded.
- Resolution No. 69-16: The owners of 575 Columbia Point Drive have requested the relinquishment of an existing emergency access easement which will be replaced with a new emergency access easement due to new development on the property.
- Resolution No. 70-16: The owners of 80 Van Giesen Street have requested the relinquishment of an existing utility easement acquired for public utility purposes crossing through their parcel. The utility has been relocated within existing City right-of-way.
- Resolution No. 71-16: Columbia Basin College has requested the relinquishment of an existing waterline easement at 940 Northgate Drive which is to be replaced with a new waterline easement in a different location due to new development.

Mayor Thompson opened the public hearing at 8:14 p.m. and closed the public hearing at 8:14:15 p.m. as there were no public comments.

2. Proposed Declaration of Certain Equipment as Surplus - Resolution No. 72-16
- Pete Rogalsky, Public Works Director

Mr. Rogalsky said the chlorine gas neutralizing scrubber equipment used at the water treatment plant is now obsolete and is surplus. He said he was contacted by another jurisdiction that wants to purchase the equipment, therefore, needing to declare the equipment surplus in order to sell it.

Mayor Thompson opened the public hearing at 8:16 p.m. and closed the public hearing at 8:16:15 p.m. as there were no public comments.

3. Proposed Vacation of a Portion of Wellhouse Loop for Duportail Street Extension Project - Ordinance No. 15-16
- Pete Rogalsky, Public Works Director

Councilmember Rose declared a conflict of interest concerning this topic as well as Ordinance No. 15-16 on the consent agenda and excused himself for the rest of the meeting.

Mr. Rogalsky said the public hearing was to take comments regarding the proposed vacation of a portion of Wellhouse Loop as a result of the upcoming Duportail Street Extension project. He said this was a City initiated vacation.

Mayor Thompson opened the public hearing at 8:18 p.m. and closed the public hearing at 8:18:15 p.m. as there were no public comments.

1. Proposed Amendments to the 2016 Budget to Include the 2015 Budget Carryovers - Ordinance No. 10-16
- Brandon Allen, Finance Director

Mr. Allen said the public hearing is required for Ordinance No. 10-16, Amending the 2016 Budget to Include the 2015 Budget Carryovers. He said the public hearing notice was posted on March 13, 2016, the first reading of the ordinance is on the consent calendar and the second reading and passage is scheduled for the Council meeting on April 5, 2016.

Mayor Thompson opened the public hearing at 8:19 p.m. and closed the public hearing at 8:19:15 p.m. as there were no public comments.

Public Comments:

Alexandra Armonette, 1939 Marshall Avenue, Richland, WA, spoke on the effects of climate changes and encouraged the City to engage in developing and implementing solutions.

John Hubbe, 2246 Davison Avenue, Richland, WA, spoke on climate changes and encouraged Richland support the fee and dividend approach to transition away from fossil fuels.

Consent Calendar:

City Clerk Hopkins read the Consent items.

Minutes:

1. Approve the Minutes of the Council Meeting Held on March 1, 2016
- Heather Kintzley, City Attorney

Ordinances - First Reading:

2. Ordinance No. 10-16, Increasing 2016 Budget Appropriations to Include the 2015 Budget Carryovers
- Brandon Allen, Finance Director
3. Ordinance No. 15-16, Vacation of a Portion of Wellhouse Loop for the Duportail Street Extension Project
- Pete Rogalsky, Public Works Director

Resolutions – Adoption:

4. Resolution No. 46-16, Approving the Final Plat of Westcliffe 15
- Rick Simon, Development Services Manager

5. Resolution No. 53-16, Appointments to the Arts Commission
 - Heather Kintzley, City Attorney
6. Resolution No. 54-16, Reappointment to the Board of Adjustment
 - Heather Kintzley, City Attorney
7. Resolution No. 56-16, Appointments to the Parks and Recreation Commission
 - Heather Kintzley, City Attorney
8. Resolution No. 57-16, Appointment to the Planning Commission
 - Heather Kintzley, City Attorney
9. Resolution No. 58-16, Expressing Appreciation to Justin Wilde for Service on the Parks and Recreation Commission
 - Heather Kintzley, City Attorney
9. Resolution No. 59-16, Awarding Distribution of 2016 Business License Reserve Fund (BLRF)
 - Zach Ratkai, Redevelopment Project Manager
10. Resolution No. 61-16, Authorizing Execution of Purchase and Sale Agreements with Jack Grigsby Sr. and Jack Grigsby Jr. for the Duportail Street Extension Project
 - Pete Rogalsky, Public Works Director
11. Resolution No. 62-16, Authorizing the Submittal of a Funding Request to the Washington State Department of Health Office of Drinking Water for the Lorayne J Water System Consolidation Feasibility Study
 - Pete Rogalsky, Public Works Director
12. Resolution No. 63-16, Authorizing the City Manager to Sign and Execute a Professional Services Agreement with Berry Dunn to Provide Enterprise Resource Planning Consulting Services and Implementation Project Management
 - Jon Amundson, Assistant City Manager
13. Resolution No. 64-16, Approving Acceptance of a Department of Ecology Stormwater Grant for Richardson Road Stormwater Retrofit and Authorizing Execution of an Interlocal Cooperative Agreement with the Port of Benton for the Project
 - Pete Rogalsky, Public Works Director
14. Resolution No. 68-16, Authorizing Relinquishment of an Easement Lying Within 1925 McPherson Avenue
 - Pete Rogalsky, Public Works Director

15. Resolution No. 69-16, Authorizing the Relinquishment of an Easement Lying Within 575 Columbia Point Drive
- Pete Rogalsky, Public Works Director
16. Resolution No. 70-16, Authorizing the Relinquishment of an Easement Lying Within 80 Van Giesen Street
- Pete Rogalsky, Public Works Director
17. Resolution No. 71-16, Authorizing Relinquishment of an Easement Lying Within 940 Northgate Drive
- Pete Rogalsky, Public Works Director
18. Resolution No. 72-16, Declaring the Water Treatment Plant Chlorine Gas Neutralizing Scrubber Equipment Surplus to the City's Needs
- Pete Rogalsky, Public Works Director
19. Resolution No. 73-16, Authorizing the City Manager to Commit \$25,000 in Matching Funds to the Port of Benton in Support of a Grant Application to the U.S. Department of Commerce's Economic Development Administration for Master Planning the Recently Transferred 1,341 Acres of Property
- Jon Amundson, Assistant City Manager

Items for Approval:

20. Approve the use of \$283,000 from the Tourism Promotion Area Reserve Account to be Used for Supplemental Tourism Related Projects in 2016
- Cindy Reents, City Manager

Expenditures - Approval:

21. Expenditures from February 22, 2016 - March 4, 2016 for \$7,457,167.94 including Check Nos. 231622-232121, Wire Nos. 6104-6114, Payroll Check Nos. 102757-103267, and Payroll Wire/ACH Nos. 9346-9359
- Cathleen Koch, Administrative Services Director

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 7-0.

Reports and Comments:

1. City Manager Reents had no comments.
2. Mayor Pro Tem Christensen expressed his thanks to the members on all of the boards, commissions and committees for their service to the City.

Adjournment:

Mayor Thompson adjourned the meeting at 8:29 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:



MINUTES CITY COUNCIL WORKSHOP Richland City Hall ~ 505 Swift Boulevard Tuesday, March 22, 2016

City Council Workshop – 6:00 p.m.

Attendance:

Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Anderson, Luzzo Gilmour, and Rose were present. Councilmember Lemley arrived at 7:35 p.m.

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

Agenda Items:

1. Rachel Road Alignment Study (30 minutes)
- Pete Rogalsky, Public Works Director

Mr. Rogalsky said the purpose of the workshop session was twofold: 1) Provide Council with an advanced review of staff's recommended approach to completing the planned alignment study for Rachel Road; and 2) Solicit Council guidance on this process.

Rachel Road, from Steptoe Street on the east to Leslie Road on the west, has been a planned segment of the City and region's transportation plan for many years. This planned road segment has generated heightened public interest beginning in 2007 with the effort to acquire the Amon Creek Preserve. To complete its connection to Leslie Road this road segment will cross the Preserve property. Public interest in this road segment was elevated again in 2014 with the review and approval of the Clearwater Creek preliminary plat over the property between the Preserve and Steptoe Street.

The preliminary plat and Transportation Improvement Program (TIP) process in 2014 included vigorous public input regarding the need and design of the Rachel Road crossing of the Preserve. Approval of the TIP included a stated commitment to conduct an open public process for setting the final alignment for this street segment. The 2016

- 2030 Capital Improvement Plan includes \$150,000 to complete the alignment study contemplated by the 2014 TIP approval commitments and the Clearwater Creek preliminary plat approval conditions.

Mr. Rogalsky proposed to hire a consultant to complete the alignment study. Adhering to City and State professional services purchasing procedures, staff is preparing a Request for Statements of Qualifications to solicit consultant interest in this project. He discussed key features of the intended Request for Statements of Qualifications with Council and requested their input.

Council had questions for discussion on the topic. Council encouraged continued public involvement and education with the process.

2. Duportail Bridge TIGER Grant Application (15 Minutes)

- Pete Rogalsky, Public Works Director

Mr. Rogalsky said the purpose of this workshop was two-fold: 1) To solicit Council input on the funding plan to present in the TIGER grant application; and 2) To solicit Council member advocacy toward community support for the application.

The Duportail Bridge project received a significant boost to delivery with the \$20 million investment from Washington State during last year's legislative session. These funds become available in the second half of 2017. The 2016 - 2030 Capital Improvement Plan (CIP) included a preliminary funding plan and stated that additional funds would be sought through grants.

The federal Transportation Investment Generating Economic Recovery (TIGER) grant program is one such grant program that has been offered on nearly an annual basis since 2009. The 2016 edition of the TIGER program will distribute \$500 million to eligible transportation projects. The minimum grant award will be \$5,000,000 for urban projects. Staff recommends applying for this grant and has retained FCS Group as its consultant to prepare materials fulfilling the specialized analysis required for the application and to assist the City in polishing its grant application.

Applications are due on April 29. This year's TIGER program emphasizes establishment and retention of family wage jobs. To bolster the City's application the City should seek letters of support from significant employers with family wage jobs. Staff is seeking Councilmember advocacy with these employers. He presented the recommended project funding plan that includes a TIGER grant and requested Council's concurrence with that recommendation.

Council had questions for discussion, including the amount of the fund request.

3. 2016 Electric Utility Capital Program Status (20 minutes)

- Bob Hammond, Energy Services Director

Mr. Hammond said the City's 2016 Capital Improvement Program estimates approximately \$10 million of projects to design and construct infrastructure improvements related to the City's electric utility. These improvements are funded primarily by revenue bonds the City secured in the fall of 2015 and by rate revenues dedicated to capital and some developer contributions (or Facility Fees). Mr. Hammond provided Council the status of the electric utility 2016 capital program.

Council had questions for discussion including the pros and cons of doing construction projects in-house vs contracting.

Other Business:

Ms. Reents met with the Council sub-committee to set the 2016 City Manager's Goals based on the projects that are in the budgets and gave details on each of the goals. She reviewed the agenda for the Waterfront Vision special meeting/workshop on March 24 and Council's team building event on March 28 5:30-7:30 p.m. She said the department heads will be unavailable on March 23 as they will be in a retreat working on 2016 work plans and a team building event. Ms. Reents also mentioned that the construction project under way at the REACH is a shade cover for the outdoor event area.

Councilmember Lemley said he had a discussion with the National Guard who are interested in building facilities in Richland.

Adjournment:

Mayor Thompson adjourned the workshop at 7:53 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



MINUTES

CITY COUNCIL SPECIAL MEETING

Courtyard by Marriott, 480 Columbia Point Drive, Richland, WA

Thursday, March 24, 2016

City Council Special Meeting – 4:00 p.m.

Attendance:

Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Anderson (arrived at 4:06 p.m.) Lemley, Kent (arrived at 4:35 p.m.), Luzzo Gilmour, and Rose were present.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Community Development Director Jensen, Public Works Director Rogalsky and Parks and Public Facilities Director Schiessl.

Executive Session:

1. Per RCW 42.30.110 (1) (b): Discuss Lease or Purchase of Real Estate (60 minutes)
- Heather Kintzley, City Attorney

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCIL MEMBER LUZZO GILMOUR SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 4:00 P.M. TO DISCUSS PER RCW 42.30.110 (1) (b): LEASE OR PURCHASE OF REAL ESTATE FOR 60 MINUTES. THE MOTION CARRIED 5-0. (Council Member Anderson and Luzzo Gilmour arrived late)

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCIL MEMBER LUZZO GILMOUR SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 5:00 P.M. THE MOTION CARRIED 7-0.

Agenda Item:

1. Waterfront Vision Discussion (3 hours)
- Kerwin Jensen, Community Development Director

Mr. Jensen introduced Roger Brooks, waterfront development consultant, who detailed the proposed concepts and ideas for economic development within the waterfront area. Council engaged in the presentation with questions and feedback on the waterfront visioning with Mr. Brook to incorporate into the final recommendations.

Adjournment:

Mayor Thompson adjourned the special meeting 7:30 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 16-16, Proposed Increase in Appropriation of the General Fund From Acceptance of the WASPC Traffic Safety Equipment Grant

Department:

Police Services

Ordinance/Resolution Number:

16-16

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 16-16, authorizing additional appropriations from Washington Association of Sheriffs and Police Chiefs Traffic Safety Grant for the purpose of purchasing traffic Lidar units.

Summary:

Richland Police Department was given authority to apply for the Washington Association of Sheriffs and Police Chiefs Traffic Safety Equipment Grant in December 2015.

WASPC awarded the Richland Police Department \$15,114 to be used toward the purchase of six (6) SpeedLaser S ruggedized traffic Lidar units.

Ordinance No. 16-16 is necessary in order to increase the general fund to reflect receipt of the grant award. Staff recommends approval, for first reading, of Ordinance No. 16-16.

Fiscal Impact:

Attachments:

1. WASPC Grant Letter
2. Ordinance No. 16-16

WASHINGTON ASSOCIATION OF SHERIFFS & POLICE CHIEFS

3060 Willamette Drive NE Lacey, WA 98516 ~ Phone: (360) 486-2380 ~ Fax: (360) 486-2381 ~ Website: www.waspc.org

Serving the Law Enforcement Community and the Citizens of Washington

January 29, 2016

Chief Chris Skinner
Richland Police Department
871 George Washington Way
Richland, WA 99352



RECEIVED FEB - 2 2016

Dear Chief Skinner,

Thank you for applying for a WASPC Traffic Safety Equipment Grant. We are pleased to inform you that your agency has been approved to receive \$15,114 to purchase the following equipment: (6) Lidar at \$2,519 per unit.

The Federal Identification number for this grant is **CFDA# 20.600**. Invoices must be submitted to WASPC no later than May 2, 2016. Any invoices not received by the deadline will not be reimbursed and the award money will be forfeited. ***Please note: WASPC is responsible for the amount of your grant award only. Any expense in excess of the grant award must be paid by your agency.***

A report is required for the Traffic Safety Equipment Grant funds awarded to your department. The 2015-2016 Traffic Safety Equipment Grant reports are due by October 15, 2016. **Failure to report will result in denial of 2016 – 2017 grant funds.** Your agency is responsible for subscribing to the following commitments:

- Support statewide/national traffic safety initiatives, projects, and programs
- Report grant results to WASPC in a timely manner
- Subscribe and commit to aggressive traffic enforcement

Report forms and A-19 reimbursement forms can be found at www.waspc.org/traffic-safety.

Thank you for your dedication to traffic safety in the State of Washington. If you have any questions please contact Nancy Morris at (360) 486-2387. If you would like more information regarding state or federal traffic safety grant funding, please contact the Washington Traffic Safety Commission at (360) 725-9896.

Sincerely,

Mitch Barker
Executive Director

President
CASEY SALISBURY
Sheriff—Mason County

President Elect
KEN HOHENBERG
Chief—Kennewick

Vice President
BRIAN BURNETT
Sheriff—Chelan County

Past President
ED HOLMES
Chief—Mercer Island

Treasurer
KEN THOMAS
Chief—Kent

DUSTY PIERPOINT
Chief—Lacey

BONNIE BOWERS
Chief—Anacortes

Executive Board
STEVE STRACHAN
Chief—Bremerton

MARK NELSON
Sheriff—Cowlitz County

JOHN TURNER
Sheriff—Walla Walla County

JOHN SNAZA
Sheriff—Thurston County

MARK COUEY
Director—OIC
Special Investigations Unit

JOHN BATISTE
Chief—WA State Patrol

FRANK MONTROYA, JR.
SAC—FBI, Seattle

MITCH BARKER
Executive Director

ORDINANCE NO. 16-16

AN ORDINANCE of the City of Richland amending the 2016 Budget for additional appropriations in the General Fund.

WHEREAS, on November 17, 2015, the Richland City Council passed Ordinance No. 74-15 approving the 2016 Budget; and

WHEREAS, December 1, 2015, the Richland City Council passed Resolution No. 217-15 authorizing a designee of the Richland Police Department to make formal application to the Washington Association of Sheriffs and Police Chiefs Traffic Safety Equipment grant; and

WHEREAS, the Richland Police Department was awarded \$15,114 for the purchase of six (6) SpeedLaser S ruggedized traffic Lidar units.

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

Section 1. Amendment of the 2016 Budget. The 2016 Budget is hereby amended to provide additional appropriations in the General Fund from new grant revenue as follows:

<u>General Fund</u>	
Current Appropriation:	\$ 50,037,520
Increase in Appropriation:	\$ <u>15,114</u>
Amended Appropriation:	\$ <u>50,052,664</u>

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

PASSED by the City Council of the City of Richland, at a regular meeting on the _____ day of _____ 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 10-16, Increasing 2016 Budget Appropriations to Include the 2015 Budget Carryovers

Department:

Administrative Services

Ordinance/Resolution Number:

10-16

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 10-16, approving the identified carryovers and new revenues and authorize staff to make the necessary budget adjustments to appropriate these amounts into the 2016 budget, in the amount of \$33,397,456 for the various funds listed.

Summary:

All appropriations, in any current operating fund, shall lapse at the end of each fiscal year. RCW 35.33.151 authorizes the carryover of unexpended appropriations for uncompleted improvements in progress or for goods and services encumbered, but not received, at year end. An ordinance is required to increase the current year budgeted appropriations for these carryovers. Ordinance No. 10-16 proposes to amend the 2016 budget to increase appropriations in the funds listed in the ordinance, for the proposed 2015 budget carryovers. Additionally, the appropriation includes certain revenue not previously appropriated.

The proposed 2015 budget carryover total of \$33,397,456 includes previously approved capital improvement projects (CIP), business license reserve projects, expanded programs, grant funded programs and encumbered goods and services not yet received at year end. The carryover ordinance also authorizes the appropriation of certain earned revenues not previously budgeted and appropriates grant funding for one park project.

The sources of funds for the 2015 carryovers includes unrealized grants, loans, and contributions of \$14,711,926 and fund balance of \$18,685,530.

Approval of the 2015 budget carryovers ordinance will provide staff with the authority to make appropriate adjustments to the 2016 budget and complete prior years budgeted purchases and projects.

First reading and a public hearing was given to this ordinance at the March 15, 2016 Council meeting.

Fiscal Impact:

Yes

The total increase in appropriations to the 2016 operating budget is \$33,397,456. This includes the carryover of \$30,001,067 in approved CIP projects, \$944,963 in other grant funded programs and \$2,451,426 in encumbered goods and services and expanded programs.

Attachments:

1. Proposed Ordinance No. 10-16, 2015 Appropriation Carryovers
2. 2015 Appropriation Carryovers

ORDINANCE NO. 10-16

AN ORDINANCE of the City of Richland amending the 2016 Budget to provide for additional appropriations from the carryover of prior year budget to complete certain uncompleted capital projects and encumbered purchases of goods and services; and certain revenues not previously appropriated.

WHEREAS, on November 17, 2015, Council approved Ordinance No. 74-15 approving the 2016 Annual Budget, including the 2016-2030 Capital Improvement Plan; and

WHEREAS, it is necessary to carry over unexpended appropriations from the prior fiscal year to the current fiscal year for goods and services which had not yet been received by the end of the year, but were encumbered and committed in the prior year; and for uncompleted improvements in progress, including capital improvement and business license reserve projects, and grant related expenditures at the end of the year; and

WHEREAS, RCW 35.33.151 sanctions the carryover of appropriations to the following year for payment of uncompleted programs or improvements in progress or on orders subsequently filled or claims subsequently billed for goods or services not completed by the end of the fiscal year; and

WHEREAS, this funding appropriation enables the completion of unfinished capital improvement projects and encumbered goods and services not received by year end; and

WHEREAS, this funding authorization will also appropriate certain revenues previously awarded or earned but not appropriated. The appropriations include \$6,899 in investment interest revenue for the Fire Station 74 Construction Fund, \$19,904 in CDBG Fund, and \$36,350 in HOME Fund, for unanticipated grant revenue received in 2015; and \$58,618 in approved grant funding in the Park Project Construction fund; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on March 15, 2016, regarding the increase in appropriations from beginning fund balance and new revenue as listed in the enclosed table.

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

Section 1. Facts Constituting Emergency. The expenses contained within this ordinance were not anticipated when the 2016 budget was approved. The increased appropriations contained within this ordinance total \$33,397,456, of which, \$33,275,685 was previously appropriated in the prior fiscal year's final budget and \$121,771 in previously unbudgeted appropriations as explained above. These appropriations are

necessary for completion of approved projects and purchases and are identified by fund in the following section.

Section 2. Declaration of Public Emergency. Due to circumstances described above, the City Council declares that a public emergency exists in the City's Funds described in Section 3 below.

Section 3. Amendment of the 2016 Budget. The 2016 Budget is hereby amended to provide additional appropriations. The sources of funds contained in this ordinance include unrealized grants, loans and contributions in the amount \$14,711,926 and fund balance in the amount of \$18,685,530. These balances are identified for each fund in the following table:

CHANGES IN APPROPRIATION FROM 2015 CARRYOVERS							
FUND #	FUND NAME	SOURCES OF FUNDS			USES OF FUNDS		
		CARRYOVER REVENUE	CARRYOVER APPROPRIATED FUND BALANCE	TOTAL INCREASE IN SOURCES OF FUNDS	CURRENT APPROVED APPROPRIATIONS	CHANGE IN APPROPRIATIONS	TOTAL AMENDED APPROPRIATIONS
001	General	\$ -	\$ 956,972	\$ 956,972	\$ 49,080,548	\$ 956,972	\$ 50,037,520
101	Street Operating	-	5,959	5,959	2,974,930	5,959	2,980,889
112	Industrial Development	-	5,597,873	5,597,873	1,334,569	5,597,873	6,932,442
117	Criminal Justice Sales Tax	-	16,386	16,386	1,336,119	16,386	1,352,505
153	Community Dev. Block Grant	279,432	46,067	325,499	366,981	325,499	692,480
154	HOME	600,129	19,335	619,464	729,480	619,464	1,348,944
301	Streets Capital Construction	11,456,433	105,377	11,561,810	3,275,506	11,561,810	14,837,316
317	Fire Station 74 Construction	-	121,583	121,583	-	121,583	121,583
380	Park Project Construction	1,075,318	639,162	1,714,480	1,158,600	1,714,480	2,873,080
385	General Government Const.	-	1,157,474	1,157,474	545,000	1,157,474	1,702,474
399	Reata Road LID Const.	289,353	-	289,353	850,000	289,353	1,139,353
401	Electric Utility	-	2,753,031	2,753,031	80,909,726	2,753,031	83,662,757
402	Water Utility	-	2,459,926	2,459,926	14,921,016	2,459,926	17,380,942
403	Wastewater Utility	-	3,600,358	3,600,358	9,904,390	3,600,358	13,504,748
404	Solid Waste Utility	-	442,349	442,349	8,443,431	442,349	8,885,780
405	Storm Water Utility	388,187	61,530	449,717	1,862,817	449,717	2,312,534
408	Broadband Utility	623,074	134,853	757,927	358,372	757,927	1,116,299
502	Equipment Maintenance	-	1,468	1,468	3,534,169	1,468	3,535,637
503	Equipment Replacement	-	565,827	565,827	2,483,085	565,827	3,048,912
	Total	\$ 14,711,926	\$ 18,685,530	\$ 33,397,456	\$ 184,068,739	\$ 33,397,456	\$ 217,466,195

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

PASSED by the City Council of the City of Richland, at a regular meeting on the 5th day of April, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: April 10, 2016

CITY OF RICHLAND

2015 CARRYOVERS - ENCUMBERED, EXPANDED AND SPECIAL PROGRAMS

ACCOUNT NUMBER	DATE	VENDOR NAME	PO #	AMOUNT
001-100-0014-513100-4107	11/2/2015	Strategic Government Resources	P055905	6,400.00
001-130-0032-521220-2201	11/25/2015	Central Lake Armor-Protective Gear	P055979	746.00
001-130-0032-521220-2201	12/11/2015	Replacement Uniforms	P056028	878.00
001-130-0033-521400-3118	4/13/2015	San Diego Police- ammunition	P055161	24,168.00
001-130-0034-521200-4802	10/22/2015	United Uniform - replacement uniforms	S016591	2,281.00
001-130-0034-521200-4802	10/22/2015	North American Rescue-medical supplies	S016749	1,362.00
001-130-0034-521400-4912	11/12/2015	Chip off and JTAG Forensic Registry	P055939	7,250.00
001-210-0014-514140-4117	6/1/2015	Consultant for executive coaching	S016356	3,542.00
001-213-0013-518884-3583	8/6/2013	Caselle Clarity Software Upgrade	P053066	1,225.00
001-213-0013-518884-3583	7/7/1905	CDW Government -IT Supplies	P054344	1,976.00
001-213-0013-518885-3102	12/14/2015	Builders Hardware-	P055741	1,971.00
001-213-0014-518880-4912	7/24/2015	360 Training. Com - Staff Training	P055527	6,226.00
001-213-0014-518884-4116	1/30/2015	Contract Employees	P054872	457.00
001-213-0014-518884-4117	12/21/2015	Softchoice Consulting	P055779	48,150.00
001-213-0014-518884-4117	10/5/2015	Harris Consulting	P055785	7,000.00
001-213-0014-518884-4117	12/14/2015	Environ Systems-Prototype Data Loading	P056032	17,724.00
001-213-0014-518885-4117	5/19/2015	Vision Technology-Website Development	S016344	13,886.00
001-213-0014-518890-4117	5/19/2015	Vision Technology-Website Development	S016344	10,450.00
001-301-0074-559200-4116	5/21/2015	MCE- Contract Employees	P055297	4,748.00
001-303-0064-572500-4815	2015	Library Maintenance - Public Art	-	3,579.00
001-303-0064-572500-4911	2015	Library Facilities - Outside Services	-	6,860.00
001-303-0066-572500-6340	2015	Library -Public Arts Improvement	-	6,000.00
001-303-0066-572210-6403	2015	Library- Furniture & Fixtures		51,350.00
001-331-0064-574200-4116	9/3/2015	MCE- Contract Employees	P054820	1,724.00
001-335-0014-571510-4806	8/18/2015	Construct Shelterbelt Trail Swift to Duportail	P055610	2,711.00
001-335-0014-571510-4806	9/28/2015	Family Farms-Rebuild Gates/add bumpers	P055767	18,299.00
001-335-0014-571510-4806	11/12/2015	Chris Rench- Replace damaged tree circle	P055937	12,489.00
001-335-0016-571510-6417	6/5/2015	Lewis Surface-Resurface Basketball court	P054553	2,734.00
001-335-0016-571510-6417	11/24/2014	Paint exterior of shops buildings	P054636	2,694.00
TOTAL GENERAL FUND				268,880.00
101-401-0054-542300-4117	11/4/2015	Safety Inspection -Rental Vehicle Skylift	P055913	350.00
101-401-0059-542600-9813	12/9/2015	Media Converter, L-COM	P055943	5,175.00
101-401-0059-542600-9813	11/25/2015	Repair on Auto Scope Tips	S016634	434.00
TOTAL STREETS FUND				5,959.00
117-131-0033-521400-3118	8/26/2015	San Diego Police- ammunition	P055647	2,103.00
TOTAL CRIMINAL JUSTICE SALES TAX FUND				2,103.00
401-502-0004-181563-4117	8/14/2015	Programming & Schematic for Substation relays	P055597	31,725.00
401-502-0004-518887-4117	6/24/2014	FME Integration for Richland NSR 18308	P054139	15,500.00
401-502-0004-533610-4117	10/22/2014	Data Conversion and Support Service	S014917	56,932.00
401-503-0004-176501-4117	7/24/2015	Paramount Communication-Cable replacement	P055526	491,506.00
401-504-0004-181569-4117	4/21/2015	HDR Engineering -4 yr. workplan	P055184	130,239.00
401-504-0004-518887-4117	6/16/2015	Smart DNP Master 100 Devices	P055382	7,598.00
401-504-0006-181501-6214	12/15/2015	Schweitzer Engineering Lab, Parts	P056036	470,530.00
401-504-0006-181569-6214	4/21/2015	HDR Engineering -4 yr. workplan	P055184	46,582.00
401-505-0004-195003-4964	11/10/2015	Smith Insulation - EE Loan Insulation	P055932	792.00
401-505-0004-195003-4965	11/10/2015	Smith Insulation - Windows EE Loan	P055933	3,602.00
401-505-0004-195003-4968	11/18/2015	Bob Rhodes Heating/AC Heat Pump	P055951	9,448.00
401-505-0004-533135-4117	6/5/2015	Power Resource Planning Consulting	P055329	33,577.00
TOTAL ELECTRIC FUND				1,298,031.00

CITY OF RICHLAND

2015 CARRYOVERS - ENCUMBERED, EXPANDED AND SPECIAL PROGRAMS				
ACCOUNT NUMBER	DATE	VENDOR NAME	PO #	AMOUNT
402-411-0004-534100-4117	9/24/2015	RH2 Engineering - Water System Plan	P055760	177,941.00
402-412-0003-518887-3583	10/7/2015	GIS Consulting Services	P055802	2,630.00
402-412-0003-518887-3583	12/31/2015	Remaining IT Project Budget	-	4,433.00
402-413-0006-534500-6209	12/11/2015	HD Supply Waterworks - Parts Water System	S016668	917.00
TOTAL WATER FUND				185,921.00
403-420-0004-535100-4117	8/21/2015	Amon Basin Revegetation Project	P055619	110,000.00
403-422-0003-518887-3583	10/7/2015	GIS Consulting Services	P055802	2,630.00
403-422-0003-518887-3583	12/31/2015	Remaining IT Project Budget	-	4,433.00
403-422-0003-535800-3138	11/10/2015	Membrane Replacement Kits	P055825	14,839.00
403-422-0004-535800-4911	12/11/2015	WWTF Local Limits Sampling, Water Trace Elements	P056024	2,245.00
403-423-0004-535500-4911	11/19/2015	MNP Crawler Repair Per Quote	P055961	5,059.00
TOTAL WASTEWATER FUND				139,206.00
404-432-0003-537810-3138	12/14/2015	Toter Inc, Replacement Lids and hardware	S016671	3,818.00
404-433-0002-537820-2103	12/31/2015	PERS 1 Excess Comp Budgeted 2015, needed 2016	-	39,300.00
404-433-0003-518887-3583	10/5/2015	Wasteworks SQL Site License & Synchronization	P055791	11,420.00
404-433-0004-537820-4117	4/24/2015	Landfill Sampling, Monitoring, Reporting	P055201	9,585.00
TOTAL SOLID WASTE FUND				64,123.00
502-214-0003-548680-3411	12/1/2015	Install New LCD Monitor, Camera and Cable	P055991	1,468.00
TOTAL EQUIPMENT MAINTENANCE FUND				1,468.00
503-215-0006-594480-6405	9/30/2015	Repair Damaged Refuse Truck	P055641	45,896.00
503-215-0006-594480-6405	9/4/2015	2016 Ford Interceptor AWD SUV	P055683	33,283.00
503-215-0006-594480-6405	9/17/2015	New Peterbuilt 320 Side Loader Right Hand	P055732	282,931.00
503-215-0006-594480-6405	12/3/2015	2016 Altec Model AT-40 Boom/Bucket Truck	P056001	123,625.00
TOTAL EQUIPMENT REPLACEMENT FUND				485,735.00
TOTAL ENCUMBERED AND MISCELLANEOUS CARRYOVERS				\$ 2,451,426.00

2015 CARRYOVERS - CIP AND CAPITAL CARRYOVER		
ACCOUNT NUMBER	DESCRIPTION	AMOUNT
001-213-000X-518890-XXXX	Remaining Budget -IT Strategic Plan	370,578.00
001-300-0074-558100-4117	Remaining Budget on Waterfront master plan	36,850.00
001-335-0014-571510-4806	Complete facility maintenance projects	36,911.00
001-335-0016-571510-6417	Complete facility maintenance projects	20,703.00
001-900-0016-510000-6209	Animal Control -Land for new facility	100,000.00
001-900-0013-510000-3505	Chair Program - remaining funds	13,850.00
001-900-0004-559310-4924	Complete approved projects Business License Res.	109,200.00
TOTAL GENERAL FUND PROJECT AND CAPITAL		688,092.00
112-306-0076-559300-6209	CWCP carryover Industrial Dev	661,250.00
112-306-0076-559312-6209	Remaining Budget LRF Projects	645,162.00
112-305-0075-597000-5502	LRF C/O Robertson, Logston, Logan-Broadband	3,550,224.00
112-305-0075-597000-5543	North Richland Fiber Project XFR Broadband	597,382.00
112-305-0075-597000-5502	Horn Rapids Rail Siding -XFR Street Const	143,855.00
TOTAL INDUSTRIAL DEVELOPMENT FUND		5,597,873.00

CITY OF RICHLAND

2015 CARRYOVERS - CIP AND CAPITAL CARRYOVER		
ACCOUNT NUMBER	DESCRIPTION	AMOUNT
117-131-0036-518887-6401	MDT for Police Vehicle Purchase	14,283.00
	TOTAL CRIMINAL JUSTICE SALES TAX FUND	14,283.00
301-402-0046-595610-6391	Curbs and Wheelchair Ramps	7,946.00
301-402-0046-59XXXX-XXXX	Street Construction Carryover	11,478,515.00
301-402-0006-547000-6403	Premier Excavating-Auxiliary Track Addition	75,349.00
	TOTAL STREET CONSTRUCTION FUND	11,561,810.00
317-900-0006-594192-6403	Construction Carryover Fire Station	121,583.00
	TOTAL FIRE STATION CONSTRUCTION FUND	121,583.00
380-337-0066-594571-6403	Craighill Park	7,947.00
380-337-0066-59XXXX-XXXX	Parks Project Carryover	1,706,533.00
	TOTAL PARKS PROJECT FUND	1,714,480.00
385-900-000x-594191-xxxx	Construction Carryover Swift Boulevard	1,157,474.00
	TOTAL GENERAL CONSTRUCTION FUND	1,157,474.00
399-430-0006-534400-6403	Construction Carryover -Reata Road LID	289,353.00
	TOTAL LID CONSTRUCTION FUND	289,353.00
401-503-0004-534103-4117	Purchase SW Service Area (from BPUD)	250,000.00
401-503-0006-534103-6209	BMID Pumps Bermuda Rd	100,000.00
401-503-0006-534103-6209	DOT UG Crossing North of Airport	5,000.00
401-504-0006-534104-6214	S. Richland Substation	1,100,000.00
	TOTAL ELECTRIC FUND	1,455,000.00
402-410-0006-59XXXX-XXXX	Water Construction Carryover	2,274,005.00
	TOTAL WATER FUND	2,274,005.00
403-421-0006-59XXXX-XXXX	Wastewater Construction Carryover	3,461,152.00
	TOTAL WASTEWATER FUND	3,461,152.00
404-430-0006-59XXXX-XXXX	Solid Waste Construction Carryover	378,226.00
	TOTAL SOLID WASTE FUND	378,226.00
405-440-0006-59XXXX-XXXX	Storm Water Construction Carryover	449,717.00
	TOTAL STORM WATER FUND	449,717.00
408-460-0006-538920-6397	North Richland Fiber Project	597,382.00
408-460-0006-538920-6421	Fiber Optic Infrastructure	160,545.00
	TOTAL BROADBAND FUND	757,927.00
503-215-0006-594490-6405	Criminal Justice Sales Tax Fund - Vehicle-purchase	43,500.00
503-215-0006-594490-6405	Power Ops Vehicle #3295	26,375.00
503-215-0006-594490-6405	CJST Vehicle 2441 Light Bars	10,217.00
	TOTAL EQUIPMENT REPLACEMENT FUND	80,092.00
	TOTAL CIP AND CAPITAL CARRYOVER	\$ 30,001,067.00

CITY OF RICHLAND

2015 CARRYOVERS - GRANT FUNDED PROGRAMS			
ACCOUNT NUMBER		DESCRIPTION	AMOUNT
153-308-0074-559100-4997		Unallocated Grant Expenses	5,623.00
153-308-0074-559321-4943		Owner Occupied Rehabilitation	134,217.00
153-308-0075-597000-5502		Transfer to Streets Capital Construction - ADA ramps	131,645.00
153-308-0075-597000-5528		Transfer to Parks Construction - Craighill	7,947.00
153-308-0074-559321-4945		Program Income - O/O Rehab	46,067.00
TOTAL CDBG FUND GRANT CARRYOVERS			325,499.00
154-309-0074-559321-4982	2013	CHDO-Richland	17,381.00
154-309-0074-559321-4991	2014	Entitlement-Pasco	121,908.00
154-309-0075-558101-5202	2014	Pasco Program Income Admin	1,351.00
154-309-0074-559321-4988	2014	Entitlement-Richland	121,910.00
154-309-0074-559321-4982	2014	CHDO-Richland	69,819.00
154-309-0074-559321-4988	2015	Entitlement-Richland	89,750.00
154-309-0074-559321-4989	2015	Entitlement-Kennewick	44,553.00
154-309-0074-559321-4991	2015	Entitlement-Pasco	29,303.00
154-309-0074-559100-4997	2015	Richland Unallocated Admin	6.00
154-309-0075-558101-5202	2015	Pasco Program Income Admin	15,682.00
154-309-0075-558101-5203	2015	Kennewick Program Income Admin	7,029.00
154-309-0074-559321-4982	2015	CHDO-Richland	64,422.00
154-309-0074-559100-4997	2015	Unallocated Admin	3,635.00
154-309-0074-559100-4982	2015	CHDO - Richland	5,452.00
154-309-0074-559320-4988	2015	Entitlement-Richland	9,087.00
154-309-0074-559320-4989	2015	Entitlement-Kennewick	9,088.00
154-309-0074-559320-4991	2015	Entitlement-Pasco	9,088.00
TOTAL HOME FUND GRANTS CARRYOVER			619,464.00
TOTAL GRANT CARRYOVER			\$ 944,963.00
2015 ENCUMBERED/MISCELLANEOUS CARRYOVER			2,451,426.00
2015 CIP AND CAPITAL CARRYOVER			30,001,067.00
2015 GRANT CARRYOVER			944,963.00
TOTAL 2015 CARRYOVER			\$ 33,397,456.00



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 13-16, Amending RMC Title 23: Zoning Regulations

Department:
City Attorney

Ordinance/Resolution Number:
13-16

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 13-16, amending Richland Municipal Code Title 23: Zoning Regulations.

Summary:

The City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to bring the code into alignment with applicable state law and to eliminate or clarify ambiguity. The City implemented a Hearing Examiner system in 2014, and in transitioning to the Hearing Examiner system, Development Services staff have identified a gap in the code that requires clarification.

Ordinance 13-16 clarifies that appeals for persons aggrieved under RMC Title 23 shall be heard by the City's Hearing Examiner. The Ordinance also clarifies which site plans require hearing examiner review and approval.

First reading was given at Council's regular meeting on March 1, 2016. No exceptions were taken. Staff recommends approval of Ordinance 13-16 for second reading and passage.

Fiscal Impact:

None.

Attachments:

I. Ordinance No. 13-16

ORDINANCE NO. 13-16

AN ORDINANCE of the City of Richland amending
Richland Municipal Code Title 23: Zoning Regulations.

WHEREAS, the City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to bring the code into alignment with applicable state law and to eliminate or clarify ambiguity; and

WHEREAS, the City implemented a Hearing Examiner system in 2014; and

WHEREAS, certain housekeeping amendments are necessary in order to clarify ambiguities and close gaps created by the transition to a Hearing Examiner system.

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

Section 1. Richland Municipal Code Title 23, Chapter 23.48 entitled Site Plan Review, as enacted by Ordinance No. 28-05, and amended by Ordinance No. 32-11 and Ordinance No. 24-14, shall be amended to read as follows:

Title 23 ZONING REGULATIONS

23.48.030 Site plan application requirements.

For any project requiring a site plan approval as identified in RMC 23.48.020(A), a site plan shall be submitted to the hearing examiner for review and approval as a Type II permit application as defined in RMC 19.20.030. A site plan and application form shall be submitted to the administrative official, showing the following information:

- A. Boundaries and dimensions of the property;
- B. Location and width of boundary streets;
- C. Dimensions, location and number of dwelling units for each existing or proposed structure on the site;
- D. Roadways, walkways, off-street parking, and emergency vehicle access;
- E. Fencing and landscaping, showing location, type, dimensions and character; and
- F. Location, dimensions and character of recreational facilities and open space.
- G. The site plan shall be drawn in a concise and accurate manner, and of an appropriate scale for clarity in review. Copies shall be submitted in a number determined by the administrative official to be appropriate and sufficient.

H. Where a multiple-family development is proposed to be constructed in phases, the site plan shall include all phases, regardless of size, in the proposed development. After a site plan providing for phased development has been approved by the hearing examiner, no further approval is required so long as each phase of development conforms to the approved site plan.

Section 2. Richland Municipal Code Title 23, Chapter 23.70.070 entitled Administrative review - Procedures, as enacted by Ordinance No. 28-05, shall be amended to read as follows:

23.70.070 Administrative review – Procedures.

Appeal to the ~~board of adjustment~~ hearing examiner concerning interpretation or administration of this title may be taken by any person aggrieved. Such appeals shall be taken within 10 days from the date of the order, requirement, decision or determination, by filing with the administrative official and with the ~~board of adjustment~~ City Clerk a notice of appeal specifying the grounds thereof, together with such fees as set forth in RMC 19.80.020. The administrative official shall transmit to the ~~board~~ hearing examiner all papers constituting the record upon which the action appealed from was taken.

The ~~board of adjustment~~ hearing examiner shall fix a time for the hearing of the appeal, which time shall be within 45 days after the filing of the notice of appeal, and shall give 10 days' posted public notice thereof as well as notice in writing to be mailed at least 10 days before said time to the parties in interest. At the hearing, any party may appear in person or by agent or attorney.

Section 3. This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this 5th day of April, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 14-16, Amending RMC Title 22: Environment

Department:
City Attorney

Ordinance/Resolution Number:
14-16

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 14-16, amending Richland Municipal Code Title 22: Environment.

Summary:

The City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to bring the code into alignment with applicable state law and to eliminate or clarify ambiguity.

Recent events brought to the City's attention the fact that RMC 22.09.220 does not clearly identify that certain actions taken under SEPA are not subject to administrative appeal. Ordinance 14-16 clarifies that threshold determinations or any intermediate steps under SEPA (e.g., lead agency determinations, scoping, draft EIS adequacy) are not subject to administrative appeal.

First reading was given at the regular Council meeting on March 1, 2016. No exceptions were taken. Staff recommends approval of Ordinance 14-16 for second reading and passage.

Fiscal Impact:

None.

Attachments:

I. Ordinance No. 14-16

ORDINANCE NO. 14-16

AN ORDINANCE of the City of Richland amending
Richland Municipal Code Title 22: Environment.

WHEREAS, the City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to bring the code into alignment with applicable state law and to eliminate or clarify ambiguity; and

WHEREAS, certain housekeeping amendments are necessary in order to clarify ambiguities and close gaps related to the City's implementation of an appeals process under the State Environmental Policy Act (SEPA).

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

Section 1. Richland Municipal Code Title 22, Chapter 22.09, entitled State Environmental Policy Act, as enacted by Ordinance 26-84, shall be amended to read as follows:

Chapter 22.09 STATE ENVIRONMENTAL POLICY ACT

22.09.220 Appeals.

The following shall be the procedure for appeal of decisions:

A. In accordance with RCW 43.21C.060, and Except for permits and variances issued pursuant to RMC Title 26 (Shoreline Management), when any proposal or action not requiring a decision of the city council is conditioned or denied on the basis of SEPA by a nonelected official, the decision shall be appealable to the city council. Such appeal shall be perfected by the proponent or any aggrieved party by filing a written notice with the city clerk within 15 days of the date of the decision. Such notice shall clearly state: the date of the decision from which the appeal is taken; the name, title or other designation of the responsible official; the nature of the decision; the manner in which the appellant is aggrieved; a statement that the appeal is not being filed for the purpose of harassment or causing needless delay to the project forming the subject matter of the appeal; and that the facts contained in the notice of the appeal are true and correct to the best of the appellant's knowledge. The notice shall be subscribed and sworn to by the appellant.

B. RMC 22.09.220(A) shall not apply to threshold determinations or any intermediate steps under SEPA (e.g., lead agency determination, scoping, draft EIS adequacy).

BC. Upon receipt of a notice of appeal, the city shall proceed according to rules and regulations as may be adopted by the city council. [Ord. 26-84].

Section 2. This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this 5th day of April, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 41-16, Authorizing the Purchase and Sale Agreement for the Site Location of SE Richland Area Substation

Department:

Energy Services

Ordinance/Resolution Number:

41-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 41-16, authorizing the City Manager to sign and execute the Purchase and Sale Agreement and associated transaction closing documents as required to purchase property for the site of the SE Richland area electrical substation.

Summary:

The City's Energy Services Department (RES) staff, with the assistance of HDR Engineering Inc. as its realty agent, has negotiated the attached proposed Purchase & Sale Agreement for the purpose of acquiring property to site a new electrical substation on the northwest corner of Leslie and Reata Roads. This site was selected as the preferred alternative from an evaluation of thirteen properties in the study area that met initial selection criteria.

Additional background information is provided on the attached memo.

Fiscal Impact:

The purchase price of \$580,000 and all real estate closing costs, approximately \$14,000, are included within the approved 2016 budget.

Attachments:

1. Memo
2. Contract No. 251-15 Benton PUD Interlocal Agreement
3. Proposed Resolution No. 41-16
4. Proposed Purchase & Sale Agreement
5. Proposed Escrow Agreement
6. Statutory Warranty Deed



ENERGY SERVICES DEPARTMENT

MEMORANDUM

TO: City Council

FROM: Bob Hammond, Energy Services Director

THROUGH: Cindy Reents, City Manager

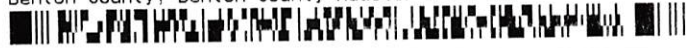
DATE: April 5, 2016

SUBJECT: SE Richland Area Substation Purchase Agreement

The new substation is considered a critical need in order for RES to maintain reliable service to its existing customers as well as serve electric utility load growth in the southern portion of the City's electric service area. This project will be a joint project with Benton PUD which has entered into an Inter-local Agreement with the City (attached) for the purpose of co-locating substation equipment on this site. Benton PUD will enter into a lease agreement with the City to construct and operate their electrical substation equipment, thus resulting in considerable savings to both City and Benton PUD rate payers.

An open house meeting was held on March 14, 2016, to introduce this project to adjacent property owners who reside next to this proposed substation site. Approximately fifty (50) invitations were sent for this meeting to those residents adjacent to the proposed site that live in Benton County and are served by Benton PUD. Two couples (property owners) attended the meeting and expressed concerns regarding the potential that this project may result in decreased property values. RES, Benton PUD staff, and HDR consulting representatives listened to those concerns and offered ideas on project design features that would mitigate potential impacts. Staff also discussed with those property owners that a substation might be much preferable to other development options on this property which is zoned commercial business.

Staff recommends Council approve Resolution No. 41-16 authorizing the City Manager to execute and administer the Purchase and Sale Agreement and associated transaction closing documents as required to purchase property for the site of the SE Richland electrical substation. The resolution if approved as proposed would also direct the City Manager to take all reasonable steps within approved budgetary parameters to address and mitigate concerns of property owners adjacent to this new substation site.



January 20, 2016

Return address:

Richland Energy Services

City of Richland

840 Northgate Drive

Richland, WA 99352

Please print or type information

Document Title(s) (or transactions contained therein):

INTERLOCAL COOPERATIVE AGREEMENT FOR SE RICHLAND SUBSTATION
CITY OF RICHLAND CONTRACT NO. 251-15;
BENTON PUD CONTRACT #15-21-45

Reference Number(s) of Documents assigned or released:

(on page 1 of document(s))

Grantor(s) (Last name first, then first name and initials)

1.

N/A

2.

CITY OF RICHLAND

3.

4.

5. ☐ Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1.

N/A

2.

BENTON PUD #1

3.

4.

5. ☐ Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, townships, range)

N/A

☐ Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

N/A

☐ Additional legal is on page _____ of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**INTERLOCAL COOPERATIVE AGREEMENT
For SE Richland Substation**

I. PARTIES

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

PUBLIC UTILITY DISTRICT NO 1 OF BENTON COUNTY, a public utility district of the State of Washington, hereafter referred to as "PUD."

The Parties may hereafter be jointly referred to as the "Parties."

II. RECITALS

WHEREAS, the Parties are each authorized by statute to design, construct and operate electric distribution facilities for the purpose of providing retail electric service to their respective customers; and

WHEREAS, the Parties have adjacent retail electric service territories; and

WHEREAS, the Parties each have the need for an electrical substation in the SE Richland area to interconnect to their respective distribution systems and to the Bonneville Power Administration ("BPA") transmission system; and

WHEREAS, the Parties want to provide for the coordinated design, construction and operation of an electrical substation, with collocated and individually-owned equipment, in the SE Richland area ("Substation").

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

III. AGREEMENT

1. **Interlocal Cooperation.** RCW Chapter 39.34 (the Interlocal Cooperation Act hereafter referred to as the "Act") authorizes public entities to jointly exercise those powers which have been granted by statute to each party individually. The Parties have entered into this Agreement to provide for the coordinated and cooperative design, construction and operation of the Substation. Nothing contained in this Agreement shall be deemed to allow either Party to exercise any powers which it has not been granted by law.
2. **Purpose.** The purpose of the Substation will be to provide retail electric service to existing and future customers of the Parties, including new customers arising from population growth; Increase distribution reliability for both Parties' customers by offloading electric load from existing substations and providing additional connection points for other customers, and; provide mutual benefits for both Parties through the sharing of certain costs as described herein. This Agreement shall not

change the intent or implementation of the current service area agreement signed by the Parties on May 24, 2005, and titled "Electrical Service Area and Facilities Purchase Agreement."

3. **Project Description.** The Parties will design, construct and operate the Substation with collocated equipment and facilities individually owned by the City and PUD as described herein. The City will purchase and own the real property necessary for the entire Substation. The PUD will lease the real property underlying its equipment and facilities located in the Substation from the City. The Substation will have a single 115KV connection to the BPA transmission system for use by the City and PUD. Each Party will have separate BPA metering points. The Parties will cooperate in the design and installation of Shared Property (as defined in Section 7.a.ii) and will share equally in the Shared Costs (as defined in Section 7).
4. **City Rights and Responsibilities.** The City shall have the following rights and responsibilities in the development and ownership of the Substation:
 - a. The City shall acquire the Substation real property with terms and conditions of purchase subject to the sole discretion of the City, except that the condition and location of the real property shall be subject to the PUD's prior approval. The City will seek to acquire the Substation real property from a willing seller to avoid condemnation.
 - i. The Substation real property shall have minimum dimensions of 250 feet by 250 feet and shall be of sufficient size to support two bays for two power transformers, two switchgears, and two control houses in total.
 - b. The City shall be responsible for obtaining authorization for and completing the interconnection of the Substation to the BPA transmission system.
 - i. The interconnection shall be a tapped connection to the Badger-Reata 115 kV transmission line with up to one new span.
 - ii. The City will use best efforts to accelerate the interconnection by managing the interconnection process instead of waiting for BPA's schedule. The City will seek to complete the interconnection no later than 2018.
 - c. The City shall contribute equally to Shared Costs that are incurred first by the PUD for Shared Property, provided that the PUD issues an appropriate invoice to the City documenting such Shared Costs.
 - d. The City shall cooperate with the PUD to negotiate and execute a long-term lease of Substation real property underlying the PUD's equipment located in the Substation.

- e. The City shall retain sole ownership of all Substation real property and the interconnection to the BPA transmission system.
 - f. The City shall coordinate with the PUD on the PUD's design and construction of its separate equipment for optimal functioning and efficient construction of the Substation.
5. **PUD Rights and Responsibilities.** The PUD will have the following rights and responsibilities in the development and ownership of the Substation:
- a. The PUD shall cooperate with the City in the City's management of the design, construction and operation of the Substation, including but not limited to providing information and cooperation necessary for the City to obtain permits and authorizations.
 - b. The PUD shall cooperate with the City to negotiate and execute a long-term lease of Substation real property underlying the PUD's equipment located in the Substation.
 - c. The PUD shall contribute equally to Shared Costs that are incurred first by the City for Shared Property, provided that the City issues an appropriate invoice to the PUD documenting such Shared Costs.
 - d. The PUD shall coordinate with the City on the City's design and construction of its separate equipment for optimal functioning and efficient construction of the Substation.
6. **Rights and Responsibilities of Both Parties.** Each Party will have the following rights and responsibilities, at their own cost, in the development and ownership of the Substation:
- a. Each Party shall have the right to use one (1) transformer bay in the Substation.
 - b. Each Party shall have the right to install one (1) power transformer in its designated transformer bay in the Substation.
 - c. Each Party shall have the right to install not more than five (5) distribution feeders from its switchgear in the Substation.
 - d. Each Party shall retain ownership of its separate equipment in the Substation, including but not limited to its power transformer, switchgear, control house and batteries.
 - e. Each Party shall be responsible for installing, operating and maintaining its separate equipment in the Substation.
 - f. Each Party will be responsible for obtaining, at their own cost, those easements and rights-of-way necessary for access to their respective equipment in the Substation and for their distribution feeder corridors.

- g. Each Party will install grounding grids at their own cost for their respective power transformer and 12.47 kV switchgear areas (bays) located in the Substation. The Parties will interconnect all ground grid elements of the Substation to function as one.
 - h. Each Party shall retain ownership of its distribution system beyond its switchgear in the Substation.
 - i. Each Party shall maintain insurance on its equipment and facilities located in the Substation. The insurance shall be consistent, in coverage types and amounts, with insurance maintained on similar equipment and facilities owned by the Party and consistent with prudent utility practices.
 - j. Neither Party shall have the right to use the Substation or its separate equipment in the Substation in a manner that would result in greater government regulation of the other Party, including but not limited to use or operation that would cause the Substation to become a critical asset or additional registered entity function under the regulations of the Western Electricity Coordinating Council.
 - k. Each Party shall be responsible for the design and construction of a spill prevention control and countermeasure containment system for its separate equipment in the Substation, or such Party shall participate in the design and construction of a shared spill prevention control and countermeasure containment system for all equipment in the Substation.
 - l. Each Party shall be responsible for participating in the design and construction of mutually agreed and shared Substation fencing to satisfy safety and durability requirements, and of mutually agreed and shared landscaping to help minimize the aesthetic impacts of the Substation.
7. **Allocation of Costs.** The Parties shall share equally those mutually agreed costs for the Substation that directly benefit and are necessary for both Parties ("Shared Costs").
- a. The Shared Costs shall include, but are not limited to:
 - i. Costs incurred by the City to obtain authorization from BPA to interconnect the Substation to the BPA transmission system.
 - ii. Design and installation costs for Shared Property. The "Shared Property" shall be mutually agreed Substation equipment or improvements that directly benefit and are necessary for both Parties and may include, but are not limited to fencing grounding and bonding; transmission line and switching structures and associated foundations, footings and grounding grid; access road; and irrigation lines and landscaping.
 - b. The Shared Costs shall not include the fees and costs incurred by either Party

in the negotiation of this Agreement or the resulting lease between the Parties.

8. **Budget.** The Parties shall cooperate to establish a mutually agreed budget and schedule for Shared Costs, and shall cooperate to identify which Substation equipment and improvements will be Shared Property and which Substation expenses will be Shared Costs.
9. **Administration.** This Agreement shall not require formation of any new governance entity. The City shall be responsible for appointing an administrator pursuant to RCW 39.34.030(4). The administrator shall be an employee of the City and shall oversee the operations, maintenance, and management of Shared Property during term of this Agreement.
10. **Further Agreements and Lease.** For each collaborative undertaking pursuant to this Agreement, the Parties will enter into a Memorandum of Understanding ("MOU") or separate agreement to set forth the undertaking of each Party for the particular collaborative effort. Each of the Parties must approve and authorize the execution of each MOU or separate agreement before the undertaking will be binding upon the Parties.
 - a. The Parties shall enter into a mutually agreed long-term lease with the following general terms and conditions:
 - i. The PUD will lease from the City the real property underlying its equipment and facilities located in the Substation.
 - ii. The City will operate and maintain all Shared Property.
 - iii. The Parties will share equally the Shared Costs.
 - iv. The PUD may terminate the lease upon the following conditions:
 - 1) The PUD shall pay for any Shared Costs incurred, or contracted for, that are outstanding at time of withdrawal.
 - 2) Ownership of all Shared Property will revert to the City.
 - 3) All PUD equipment and facilities shall be removed from the Substation so that the City may use the PUD designated bay.
 - 4) The PUD will have no right to reimbursement of past expenditures on Shared Costs or on the value of its equipment and facilities.
 - v. The City shall have no right to terminate the lease, except upon default of the PUD.

- vi. If the City abandons its equipment and facilities in the Substation, then the PUD shall become responsible for operations and maintenance of the Shared Property and the City shall have no contribution requirement for Shared Costs.
 - vii. Neither Party shall have the right to assign its interest in the lease unless such Party transfers its service territory, and as a result of the transfer, the substation will no longer distribute to the Party's service territory. In such event, the Party transferring its service territory may assign its interest in the lease to the transferee of the service territory.
 - viii. The Parties will retain separate ownership of their equipment and facilities located in the Substation. The costs for operating and maintaining such equipment and facilities will be the sole responsibility of the owner.
- 11. Exchange of Information/Confidentiality.** The Parties may exchange information as needed to facilitate the collaborative efforts. To the extent either Party has access to sensitive and confidential materials, including, but not limited to, attorney-client privileged documents, e-mails, and social security numbers, a Party shall not exchange that information if it would become a public record subject to disclosure. Employees of the Parties shall not disclose this information to any person without the prior written permission of the Party who maintains the information. Nothing in this Section is intended to modify or limit the obligations of either Party under the Public Records Act, Chapter 42.56 RCW, and neither Party shall be liable to the other under this Section, or under any other legal theory, for actions taken in conformance with the Public Records Act.
- 12. Allocation of Liability/Indemnification.** The Parties agree that:
- a. Each of the Parties to this Agreement shall be solely responsible for the acts or omissions of its employees, agents and contractors.
 - b. Each of the Parties to this Agreement shall indemnify and hold the other Party harmless from liability, obligation or claims arising solely from the actions or omissions of the indemnifying Party, to the extent permitted by law. In the event the liability, obligation or claim arises from the joint action or inaction of the Parties, then each Party shall be responsible to the extent that its action or inaction contributed to the liability, obligation or claim.
 - c. Each of the Parties to this Agreement shall indemnify and hold the other Party harmless from any environmental claims and liabilities that derive from transport, installation, maintenance, use, ownership or decommissioning of the Parties' separate equipment and facilities, and will also indemnify each other for any such claims deriving from the Parties' individual transport, installation, maintenance, use, or decommissioning of Shared Property, to the extent otherwise allowed by law. The Parties shall defend and share equally in

environmental claims or liability deriving from Shared Property for which neither Party has greater responsibility.

13. **Non-Delegation/Non-assignment.** No Party may delegate the performance of any contractual obligation to a third Party unless mutually agreed in writing. No Party may assign this Agreement without the written consent of the other Party.
14. **No Third Party Rights.** Except as expressly provided herein, nothing in this Agreement shall be construed to permit anyone other than the Parties hereto and their successors and assigns to rely upon the covenants and agreements herein, nor to give any such third party a cause of action (as a third-party beneficiary or otherwise) on account of nonperformance hereunder.
15. **Term and Termination.** This Agreement shall commence on the date it is signed by the Parties and unless terminated earlier as provided in this Section 15, shall continue in effect until such time as the Parties execute a lease as provided in Section 10 and such other agreements or MOUs consistent with this Agreement for the construction, operation, maintenance and cost sharing for the Substation.
 - a. The PUD may terminate its participation in this Agreement by giving written notice to the City of the termination date at least 60 days prior to the date of termination.
 - i. If the PUD terminates its participation in this Agreement, it shall have no right to reimbursement of Shared Costs that it has paid.
 - ii. If the PUD terminates its participation in this Agreement, it shall remove all separate facilities and equipment it owns that have been installed in the Substation.
 - b. The City may terminate its participation in this Agreement by giving written notice to the PUD of the termination date at least 60 days prior to the date of termination, but only if the City determines in its sole discretion that it will not construct a Substation on the chosen site.
 - i. If the City terminates its participation in this Agreement, it shall have no right to reimbursement of Shared Costs that it has paid.
 - ii. If the City terminates its participation in this Agreement, it shall provide the PUD with a right of first refusal to purchase any real property that the Parties have chosen for the Substation site and that has been purchased by the City for the Substation. The purchase price shall be the appraised value of the real property at the time the right of first refusal is exercised.
 - c. Upon withdrawal of a Party, the Shared Property, excluding any real property, shall become the property of the non-withdrawing Party without reimbursement to the withdrawing Party. The withdrawing Party shall be responsible for any

reasonably foreseeable direct damages suffered by the non-withdrawing Party that result from the withdrawal and termination of this Agreement.

- d. Any agreements regarding title to property and all obligations to pay outstanding Shared Costs that have been incurred or contracted for shall survive the termination of this Agreement. The Parties will continue to perform their respective duties and obligations which may be contained in any agreements or MOUs entered into between the Parties as part of this Agreement, and the agreements or MOUs may be terminated as provided by their terms.
16. **Compliance with Law.** The Parties to this Agreement shall comply with all applicable federal, state and local laws, rules and regulations in carrying out the terms and conditions of this Agreement.
17. **Complete Agreement.** This Agreement contains all the terms and conditions agreed upon. No other understanding, oral or otherwise, regarding this Agreement shall be deemed to exist or bind the Parties. There shall be no modification of this Agreement except in writing and referencing this Agreement.
18. **Dispute Resolution/Venue.** It is the Parties' intent to resolve any disputes relating to the interpretation or application of this Agreement informally through discussions at the staff level. In the event disputes cannot be resolved informally at the staff level, then the Parties agree to first submit the dispute to non-binding mediation/dispute resolution before resorting to litigation. In the event that either Party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this Agreement, the Parties hereto agree that any such action shall be initiated in the Superior Court of the State of Washington, situated in Benton County. The Parties hereto agree that all questions shall be resolved by application of Washington law.
19. **Severability.** If any provision of this Agreement or its application is held invalid, the remainder of the Agreement or the applications of the remainder of the Agreement shall not be affected.
20. **Notices.** All notices required by this Agreement shall be considered given when delivered in person, by confirmed electronic transmission (facsimile or email), or sent by first class U.S. mail, postage prepaid, duly placed in the U.S. mail, or by overnight delivery service, directed to the attention of the following:

To City:

Robert R. Hammond,
Energy Services Director
P.O. Box 190 – MS-21
840 Northgate Drive
Richland, WA 99352
Phone (509) 942-7403
Email: rhammond@ci.richland.wa.us

To PUD:

Chad B. Bartram, General Manager
P.O. Box 6270
2721 W. 10th Avenue
Kennewick, WA 99336
Phone (509) 582-1202
Fax (509) 582-1285
Email: bartramc@bentonpud.org

21. **Evidence of Authority.** This Agreement shall be executed in originals. Upon execution of this Agreement, each party shall provide the other with a certified copy of the resolution, ordinance, or other authority given to execute this Agreement pursuant to RCW 39.34.030(2), and said document will be attached hereto and incorporated herein as Exhibit A (City) and Exhibit B (PUD). A copy of the executed Agreement shall be filed with the Benton County auditor as provided in RCW 39.34.040.

In Witness Whereof, the Parties have signed this Agreement as of the day and year written below.

CITY OF RICHLAND

PUBLIC UTILITY DISTRICT NO. 1 OF
BENTON COUNTY, WA



Cynthia D. Reents, ICMA-CM
City Manager

Date: 12/18/2015

Approved as to Form:



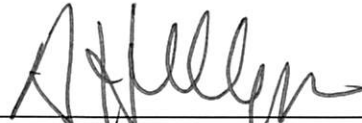
Heather Kintzley, City Attorney



Chad Bartram
General Manager

Date: 1/7/16

Approved as to Form:



Dan Hultgren, Attorney for PUD

RESOLUTION NO. 130-15

A RESOLUTION of the City of Richland authorizing the execution of an Interlocal Cooperation Agreement with Benton PUD for SE Richland Substation Collocation Purposes.

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

WHEREAS, the City of Richland ("City") and Benton PUD ("PUD") have adjacent retail electric service territories; and

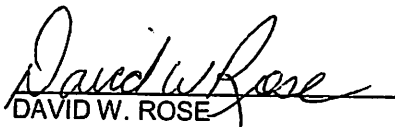
WHEREAS, the City and PUD each have the need for an electrical substation in the SE Richland area to interconnect to their respective distribution systems and to the Bonneville Power Administration transmission system; and

WHEREAS, the Parties want to provide for the coordinated design, construction and operation of a collocated electrical substation in the SE Richland area.


NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to sign and execute the Interlocal Cooperation Agreement with Benton PUD for SE Richland Substation Collocation purposes.

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

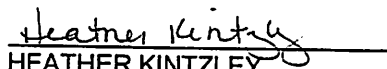
ADOPTED by the City Council of the City of Richland at a regular meeting on the 15th day of December, 2015.


DAVID W. ROSE
Mayor

ATTEST:


MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:


HEATHER KINTZLEY
City Attorney

RESOLUTION NO. 2337

December 8, 2015

**A RESOLUTION OF THE COMMISSION OF PUBLIC
UTILITY DISTRICT NO. 1 OF BENTON COUNTY, AUTHORIZING THE EXECUTION OF AN
INTERLOCAL COOPERATION AGREEMENT WITH THE CITY OF RICHLAND FOR
ELECTRICAL SUBSTATION COLLOCATION PURPOSES AS ALLOWED BY RCW 39.34
(INTERLOCAL COOPERATION ACT).**

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

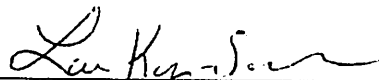
WHEREAS, the District and the City of Richland ("City") have adjacent retail electric service territories; AND

WHEREAS, the District has identified the need for an electrical substation in the West Kennewick area and the City has the need for an electrical substation in the Southeast (SE) Richland area to interconnect to their respective distribution systems and to the Bonneville Power Administration transmission system; AND

WHEREAS, the District and City have identified potential properties in the SE Richland area that could meet each parties' needs and want to provide for the coordinated design, construction and operation of a collocated electrical substation.

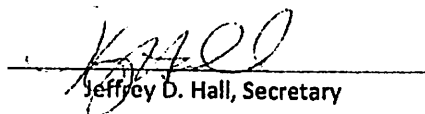
NOW THEREFORE BE IT RESOLVED By the Commission of Public Utility District NO. 1 of Benton County that the General Manager is authorized to sign and execute the Interlocal Cooperation Agreement for SE Richland Substation Collocation in substantially the form presented.

APPROVED AND ADOPTED By the Commission of Public Utility District No.1 of Benton County at an open public meeting, of which notice was given as provided by law, this 8th day of December 2015.



Lori Kays-Sanders, President

ATTEST:


Jeffrey D. Hall, Secretary

RESOLUTION NO. 41-16

A RESOLUTION of the City of Richland authorizing execution of a Purchase and Sale Agreement for purchase of site location of SE Richland Substation.

WHEREAS, the Richland Energy Services Department (RES) with consulting services by HDR Engineering Inc. (HDR) completed a Long Range Plan (Plan) for the City's electric utility in December, 2014; and

WHEREAS, a primary objective of the Plan was to identify targeted infrastructure improvements required in order to sustain reliable service to existing electric utility customers; and

WHEREAS, another objective of the Plan was to anticipate infrastructure improvements necessary to support electric load growth patterns (new and expanding customer needs); and

WHEREAS, the Plan identified the near-term (1 to 4 years) need for a new electrical substation located in the southeast portion of Richland's electric utility service area; and

WHEREAS, given a similar need for an electrical substation by Benton PUD in this general area, the City and Benton PUD executed an Interlocal Agreement in December 2015 to allow for siting, construction, operations and maintenance of these two substations on one property and securing one common interconnection to the Bonneville Power Administration (BPA) electrical transmission grid; and

WHEREAS, the Interlocal Agreement sets forth the role of the City to own the substation site property and to enter into a lease with Benton PUD to construct, operate, and maintain electrical substation equipment and associated infrastructure on the City's property; and

WHEREAS, extensive planning by RES and Benton PUD with consulting services by HDR evaluated over thirteen alternative properties in order to identify the preferred site alternative for the new RES / Benton PUD substation; and

WHEREAS, Richland City Council, Benton PUD Commission, Richland's Utility Advisory Committee, and BPA transmission system managers were all provided information supporting the preferred site alternative; and

WHEREAS, RES, through consultant HDR, then negotiated terms and prepared a Purchase and Sale Agreement with the property owner of the preferred site for Richland City Council consideration of approval; and

WHEREAS, RES and Benton PUD conducted an open house meeting on March 14, 2016, with property owners adjacent to the preferred site to discuss concerns and introduce concepts that would be further addressed during substation design, construction, and operations in order to mitigate those concerns.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that City Council authorizes the City Manager to execute and administer the Purchase and Sale Agreement and associated transaction closing documents as required to purchase property for the site of the SE Richland electrical substation.

BE IT FURTHER RESOLVED that Richland City Council further authorizes staff to take all reasonable steps within approved budgetary parameters to address and mitigate concerns of property owners adjacent to this new substation site.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day of April, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

REAL ESTATE PURCHASE AND SALE AGREEMENT

This Real Estate Purchase and Sale Agreement (the "Agreement") is dated _____, 2016, and is entered into by and between JOHN B. MICHEL and RENEE MICHEL, ("Seller") and the CITY OF RICHLAND, a municipal corporation ("Buyer").

Seller wishes to sell and Buyer wishes to purchase the Property, as defined below, upon the following terms and conditions:

1. The Property. The property to be purchased by Buyer (the "Property") shall consist of (i) that certain portion of parcels of land (Benton County Parcel Number #111881000005004) consisting of approximately 154,744 square feet, the legal description of which is set forth on **Exhibit A** hereto; and (ii) all improvements thereon (the "Project"); and (iii) all shrubs, trees and plants thereon; and (iv) all oil, gas, water, mineral rights and shares of stock pertaining to water or mineral rights, whether or not appurtenant thereto, owned by Seller, and (v) all easements, rights of way and other rights appurtenant thereto; and (vi) all permits and contract rights relating to the operation of the Property.

(a) Scrivener's Errors. In the event of an error in the legal description, the parties agree that either party or a scrivener may correct the error.

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

(c) Timing of Conveyance. The Property described in Section 1 shall be conveyed to Buyer by a Statutory Warranty Deed ("Deed") subject to all exceptions of record and any additional exceptions agreed to by the parties hereto. Payment for the Property shall be tendered to the Seller at time of closing. The Deed shall be delivered to Buyer at closing.

2. Closing. "Closing" shall mean the date on which the Deed, with full warranties of title transferring to the Property from Seller to Buyer, is recorded in the official records of the County in which the Property is situated.

(a) Closing Date. Closing shall occur on or before the date mutually agreed upon by the parties, at the offices of Cascade Title Company, (the "Escrow Agent" and the "Title Company") located in Kennewick, Washington. On or before the date of closing, Buyer shall deliver to Cascade Title Company the closing costs, including the Purchase Price for the Property. Buyer shall also deliver the Deed, as approved by the Seller, to the Title Company for placing in escrow. Title Company shall be instructed that when it is in a position to issue a standard owner's policy of title insurance in the full amount of the Purchase Price, insuring fee simple title to the Property in Buyer, Title Company shall record and deliver to Buyer the Deed; and issue and deliver to Buyer the standard owner's policy of title insurance. If Closing has not occurred prior to the date that is one hundred twenty (120) days after mutual execution hereof (the "Outside Date for Closing") for any reason other than a default by Seller or Buyer hereunder, then this Agreement shall automatically terminate, and the parties shall have no further liabilities or obligations toward each other under this Agreement.

(b) Closing Costs. Each party shall pay its own attorney's fees. Buyer shall pay all recording costs, escrow closing costs, if applicable, tax assessments, and the full premium for a standard owner's policy of title insurance.

3. Right of Entry. Seller hereby grants the Buyer the right to enter the Property to perform or have performed tests by others on the Property as described herein to meet conditions of purchase described within this Agreement, including but not limited to environmental, soils, geotechnical and cultural site tests.

4. Consideration. The consideration to be paid to Seller by Buyer for purchase of the Property (the "Purchase Price") shall be a total of \$580,000 (five hundred and eighty thousand dollars) and shall be payable in cash at Closing.

5. Title.

(a) Preliminary Title Report. Within five (5) days after the Executed Contract Date, Buyer, at its sole cost and expense, shall obtain a preliminary title report applicable to the Property (the "Preliminary Title Report") issued by Cascade Title Company, (the "Escrow Agent" and the "Title Company") located in Kennewick, Washington, together with a copy of all items indicated as exceptions in such Preliminary Title Report, and upon receipt, furnish same to Seller.

(b) Condition of Title. At Closing, Seller shall convey fee simple title to the Property to Buyer by Deed, subject only to the items indicated on the Preliminary Title Report which have been approved by Buyer and any additional exceptions agreed to by the parties.

6. Delivery for Approval. Within five (5) working days of the execution of this Agreement, Seller shall deliver to Buyer, for Buyer's approval as to form and content, the following:

(a) An inventory of all personal property (if any) to be transferred to Buyer.

(b) Copies of all maintenance, service and other agreements affecting the Property.

(c) Copies of all construction and equipment warranties affecting the Property.

(d) All plans, specifications, surveys, soil reports and calculations related thereto and appraisals of the Property, environmental and hazardous waste reports and studies relating to the Property, and any other reports or studies relating to the physical condition of the Property or adjacent properties prepared prior to the date of this Agreement in the possession or subject to the control of Seller.

(e) All certificates of occupancy, building permits, architect's statements of completion and similar documents in possession or subject to the control of Seller evidencing appropriate regulatory approval of the completion of construction or improvements at the Property.

(f) To the extent of the Property or this transaction is subject to natural hazard disclosure requirements or requires a transfer disclosure statement pursuant to applicable law, a disclosure statement in conformity with the provisions of applicable law for such disclosures.

7. Seller's Representations and Warranties. Seller hereby makes the following representations and warranties to Buyer, each of which shall be true on the date hereof, throughout the contract period, and on the date of closing. Seller shall immediately provide Buyer with written notice of any event which would make any representation or warranty set forth below incorrect or untrue.

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

(c) Seller has not received any written notice of pending or threatened investigation, litigation or other proceeding before a local governmental body or regulatory agency which would materially and adversely affect the Property.

(d) Seller has not received any written notice from any governmental authority or regulatory agency that Seller's use of the Property is presently in violation of any applicable zoning, land use or other law, order, ordinance or regulation affecting the Property.

(e) No special or general assessments have been levied against the Property except those disclosed in the preliminary title report, and Buyer has not received written notice that any such assessments are threatened.

(f) Seller is not a foreign person, as defined in the *Internal Revenue Code*.

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

(a) Buyer has full power, authority and capacity to enter into and carry out the terms and provisions of this Agreement and to execute and deliver all documents which are contemplated by this Agreement, and all actions of Buyer necessary to confer such authority upon the persons executing this Agreement and such other documents have been, or will be, taken.

(b) Buyer represents that it has sufficient funds to close this transaction.

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

(a) Legal Description. The accepted legal description shall be attached to all other legal documents necessary to lawfully execute this land transfer.

(b) Title Condition. Buyer's review and approval of the Preliminary Title Report, together with all exceptions listed therein.

(c) Documents. Buyer's review and approval of all items required to be delivered to Buyer pursuant to Section 5 of this Agreement.

(d) Council Approval. The closing of this transaction is contingent upon approval of this Agreement by the City Council of the City of Richland. In the event the Richland City Council determines not to approve this Agreement, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either party to the other.

(e) Fair Market Value. Review of the appraisal prepared by Appraisal Group of the NorthWest LLP, Bellevue, Washington, to determine that the fair market value of the property meets the purchase price. The cost of this determination, if any, shall be paid by Buyer.

10. Seller's Covenants. From the date of this Agreement through the closing date, the Seller hereby covenants and agrees as follows:

(a) Seller shall not make any material alterations to the Property or to any of the licenses, permits, legal classifications or other governmental regulations relating to the Property, nor enter into any leases or agreements pertaining to the Property without the Buyer's prior written consent.

(b) Seller shall not voluntarily cause to be recorded any encumbrance, lien, deed of trust, easement or the like against the title to the Property without Buyer's prior consent.

(c) Seller shall use its best efforts to remove all disapproved exceptions within the preliminary title report.

(d) Seller will operate and maintain the Property in a manner consistent with Seller's past practices relative to the Property and so as not to cause waste to the Property.

11. Survival of Covenants. The covenants, representations, and warranties made by Buyer and Seller in Sections 7, 8 and 10 of this Agreement shall survive the delivery and recording of the Deed from the Seller to the Purchaser.

12. Buyer's Remedies. In the event of material breach of this Agreement by Seller, Buyer shall have the right to terminate this Agreement upon notice thereof to Seller. Buyer, at its option, may elect to pursue specific performance of any condition, contingency or provision in this Agreement.

13. Casualty or Condemnation.

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

(b) Immaterial Casualty or Condemnation. If, prior to the closing date, the Property shall sustain damage caused by casualty which is not described in Section 12(a), or a taking or condemnation has occurred, or is imminently threatened, which is not described in Section 12(a), neither Purchaser nor Seller have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to the cost to repair that portion of the Property so damaged by insured casualty, or an amount equal to the anticipated condemnation award, as applicable. At closing, Purchaser shall assign to Seller all rights or interest in and to any insurance proceeds or condemnation awards which may be due on account of any such occurrence.

14. Miscellaneous.

(a) Notices. Whenever any party hereto shall desire to give or serve upon the other any notices, demands, consent, approvals, or other communication, each shall be in writing and shall be given or served upon the other party by personal delivery (including delivery by written electronic transmission) or by United States mail, properly addressed with full first-class postage prepaid, certified mail with a return receipt, or Federal Express or other commercial courier, postage prepaid.

Said notices, demands, consents, approvals or other communication shall be sent to the parties hereto at the following addresses, unless otherwise notified in writing:

TO BUYER:

City of Richland
505 Swift Boulevard, P.O. Box 190
Richland, WA 99352
Phone: (509) 942-7582

TO SELLER:

John B. & Renee Michel
17002 Grandview Lane
Kennewick, WA 99338
Phone: (509) 627-0500

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

(b) Section Headings. The headings, paragraph titles or captions of this Agreement are inserted solely for convenience of reference, and are not intended to govern, define, limit, extend or describe the scope of this Agreement.

(c) Exhibits. All exhibits attached hereto shall be incorporated by reference and made a part hereof.

(d) Construction. The parties acknowledge that each party and its counsel have reviewed and revised this Agreement, and that the normal rule of construction providing that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendment or exhibits hereto.

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

(f) Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Washington. The parties agree that Benton County is the appropriate venue for filing of any civil action arising out of this Agreement, and Seller expressly agrees to submit to personal jurisdiction in Benton County Superior Court.

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

(h) Assignments and Successors. Buyer may not assign this Agreement without Seller's consent. Any assignment made without Seller's consent is null and void, and does not relieve the Buyer of any liability or obligation hereunder.

(i) Cooperation and Further Assurances. Each party shall cooperate with the other in good faith to achieve the objectives of this Agreement. The parties shall not unreasonably withhold responses to requests for information, approvals, or consents provided for in this Agreement. The parties agree to take further action and execute further documents, both jointly or within their respective powers and authority, as may be reasonably necessary to implement the intent of this Agreement.

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



(k) Scrivener. The party drafting this Agreement is the City of Richland. The City of Richland makes no representations regarding the rights or responsibilities of Seller under this Agreement. Seller is encouraged to review the completed contract with counsel before signing this Agreement.

(l) Time of the Essence. Time is of the essence in connection with each and every provision of this Agreement.

(m) Complete Agreement. This Agreement represents and contains the entire understanding between the parties related to the acquisition of the Property. The parties acknowledge that no other oral or written collateral agreements, understandings, or representations exist outside of this document, with the exception of any documents expressly incorporated by reference in this Agreement. Any prior agreements, whether verbal or written, not specifically referred to in this Agreement are hereby terminated.

IN WITNESS WHEREOF, the undersigned have executed this document as of the day and year first hereinabove written.

SELLER:

 3/3/16
JOHN B. MICHEL Date
 3/3/16
RENEE MICHEL Date

BUYER: CITY OF RICHLAND

By: Cynthia D. Reents Date
Its: City Manager

APPROVED AS TO FORM:

By: Heather Kintzley Date
Its: City Attorney

EXHIBIT A

Legal Description of the Property

That portion of the East half of the Northeast quarter of Section 11, Township 8 North, Range 28 East, W.M., lying Westerly of the right-of-way of the Burlington Northern Railroad and Northerly of SR 82, EXCEPT roads, AND EXCEPT Short Plat No.2147, according to the Survey thereof under Auditor's File No. 95-1045, records of Benton County, Washington, AND EXCEPT that portion of deeded to Benton County for road purposes by Quit Claim Deeds recorded June 03, 2004 under Auditor's File No. 2004-019422 being re-records of Quit Claim Deeds recorded February 19, 2004 under Auditor's File No. 2004-005298 and 2004-005297 respectively.

AND EXCEPT THE FOLLOWING:

A portion of the Northeast quarter of Section 11, Township 8 North, Range 28 East, W.M., Benton County, Washington, described as follows;

Beginning at the Northeast corner of said Section 11;

Thence South 89°04'13" West along the Northerly line of said Northeast quarter a distance of 83.62 feet to a point on the Westerly right-of-way of the Northern Pacific Railway, and the TRUE POINT of BEGINNING;

Thence continuing South 89°04'13" West along said Northerly line, leaving said Westerly right-of-way a distance of 68.03 feet to a non-tangent point on a curve concave to the Northwest, having a radial bearing and distance of North 60°49'38" West a distance of 1472.40 feet, said non-tangent point is lying on the Easterly right-of-way of Leslie Road;

Thence Southwesterly along said Easterly right-of-way and the arc of said curve a distance of 3.60 feet, through a central angle of 00°08'24" to its point of tangency;

Thence South 29°18'46" West leaving said curve, along said Easterly right-of-way a distance of 1266.71 feet to a point on a tangent curve to the left, said curve having a radius of 164.63 feet;

Thence Southerly along said Easterly right-of-way and the arc of said curve a distance of 144.48 feet through a central angle of 50°16'56", to a point that intersects said Westerly right-of-way of the Northern Pacific Railway;

Thence North 29°17'06" East leaving said Easterly right-of-way of said Leslie Road a distance of 1431.19 feet along said Westerly right-of-way of said Railway back to the true point of beginning.

Addendum

to Purchase and Sale Agreement with and between the City of Richland and John B. and Renee Michel

Seller intends to complete this transaction as part of a 1031 tax deferred exchange. Purchaser agrees to cooperate with seller and documenting and completing such exchange by agreeing that seller may transfer seller's rights and obligations under this purchase and sale agreement to the seller's qualified intermediary. Purchaser incurs no additional expense or liability by such cooperation.

SELLER'S

CITY OF RICHLAND

 3/3/16
John B. Michel Date

Cynthia D. Reents
City Manager

Date

 3/3/16
Renee Michel Date

ESCROW AGREEMENT

To: Cascade Title Company
8203 W. Quinault Ave. Suite 10
Kennewick, WA 99336

DATE: _____

City of Richland, and the undersigned, mutually agree and direct you to close this escrow in accordance with the following instructions:

1. The undersigned grantors hereby authorize the issuance of a City warrant payable solely to the above-named Escrow Agent, for our benefit.
2. Receive the Statutory Warranty Deed handed herewith from us as grantors to the City of Richland as grantee, conveying the lands described in your above-referenced Preliminary Commitment.
3. Receive the sum of \$580,000.00 from the City that you are instructed to distribute as follows:

Pay and eliminate of record all encumbrances on said premises shown in your Preliminary Commitment dated August 12, 2015, and 2nd Amendment sent February 11, 2016 together with any other encumbrances appearing of record against said premises, on statement of holder or holder's representative prior to closing, except those noted in Special Exceptions 1-3.
4. Note: All escrow and recording fees shall be paid by the City of Richland.
5. The City of Richland, at its discretion, reserves the right to withdraw the funds for this transaction from escrow and close this transaction independently or deposit said funds with the Clerk of the Court if deemed necessary.
6. Remit the balance by your check to: John B. Michel and Renee Michel with your CLOSING DETAIL STATEMENT.
7. Issue standard form Owner's policy of title insurance in the sum of \$580,000.00 insuring the City of Richland as owner of the estate conveyed.
8. Upon closing, mail recorded instruments, title policy, and copy of CLOSING DETAIL STATEMENT to:

City of Richland
505 Swift Boulevard, P.O. Box 190
Richland, Washington 99352

City of Richland
Richland Energy Services

By: _____

Its: _____

GRANTOR:

John B. Michel 3/3/16
JOHN B. MICHEL Date
Renee Michel 3/3/16
RENEE MICHEL Date

CLOSING DETAIL STATEMENT

As indicated on the Escrow Instructions, the Escrow Agent shall furnish, upon the completion of the escrow transaction, a CLOSING DETAIL STATEMENT that will show thereon:

- (a) The date of receipt and total amount of escrowed funds.
- (b) The fee for escrow services and a statement that the entire escrow fee has been paid solely by the City.
- (c) The date on which the City's grantor is notified that the Escrow Agent is ready to disburse funds to the City's grantor.
- (d) Date of closing of the escrow.
- (e) Detail of a mortgage payoff that includes:
 - Principal unpaid balance and date.
 - Accrued interest and dates for which interest is paid.
 - Prepayment penalty assessed, if any.
 - Offset of reserves held by mortgagee.
 - Net amount paid to mortgagee and date.
- (f) Sums, if any, withheld from distribution to City's grantors at time of closing, and for what reason.
- (g) Endorsements to the effect that:
 - 1. The statement has been read by the City's grantor, approved, and acknowledgment of receipt of the funds indicated as the net balance due from the Escrow Agent.
 - 2. The closing officer certifies that the statement is true and correct.

In case the Escrow Agent has withheld funds from distribution to the City's grantors for any reason, the Escrow Agent shall furnish to the City copies of correspondence transmitting such withheld funds at the time of their final disposition.

AFTER RECORDING MAIL TO:

City of Richland
505 Swift Boulevard, P.O. Box 190
Richland, Washington 99352

STATUTORY WARRANTY DEED

THE GRANTORS, **JOHN B. MICHEL and RENEE MICHEL**, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **CITY OF RICHLAND**, a municipal corporation the following described real estate, situated in the County of **BENTON**, State of Washington.

Abbreviated Legal:
Section 11, Township 8 North, Range 28 East

Tax Parcel No.: 111881000005004

That portion of the East half of the Northeast quarter of Section 11, Township 8 North, Range 28 East, W.M., lying Westerly of the right-of-way of the Burlington Northern Railroad and Northerly of SR 82, EXCEPT roads, AND EXCEPT Short Plat No.2147, according to the Survey thereof under Auditor's File No. 95-1045, records of Benton County, Washington, AND EXCEPT that portion of deeded to Benton County for road purposes by Quit Claim Deeds recorded June 03, 2004 under Auditor's File No. 2004-019422 being re-records of Quit Claim Deeds recorded February 19, 2004 under Auditor's File No. 2004-005298 and 2004-005297 respectively.

AND EXCEPT THE FOLLOWING:

A portion of the Northeast quarter of Section 11, Township 8 North, Range 28 East, W.M., Benton County, Washington, described as follows;

Beginning at the Northeast corner of said Section 11;

Thence South 89°04'13" West along the Northerly line of said Northeast quarter a distance of 83.62 feet to a point on the Westerly right-of-way of the Northern Pacific Railway, and the TRUE POINT of BEGINNING;

Thence continuing South 89°04'13" West along said Northerly line, leaving said Westerly right-of-way a distance of 68.03 feet to a non-tangent point on a curve concave to the Northwest, having a radial bearing and distance of North 60°49'38" West a distance of 1472.40 feet, said non-tangent point is lying on the Easterly right-of-way of Leslie Road;

Thence Southwesterly along said Easterly right-of-way and the arc of said curve a distance of 3.60 feet, through a central angle of 00°08'24" to its point of tangency;

Thence South 29°18'46" West leaving said curve, along said Easterly right-of-way a distance of 1266.71 feet to a point on a tangent curve to the left, said curve having a radius of 164.63 feet;

Thence Southerly along said Easterly right-of-way and the arc of said curve a distance of 144.48 feet through a central angle of 50°16'56", to a point that intersects said Westerly right-of-way of the Northern Pacific Railway;

Thence North 29°17'06" East leaving said Easterly right-of-way of said Leslie Road a distance of 1431.19 feet along said Westerly right-of-way of said Railway back to the true point of beginning.

Tax Parcel No.: 111881000005004

John B Michel
JOHN B. MICHEL
Renée Michel
RENEE MICHEL

3-3-16
Date
3-3-16
Date

State of WASHINGTON)
County Benton) ss

I certify that I know or have satisfactory evidence that JOHN B. MICHEL is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

I certify that I know or have satisfactory evidence that RENEE MICHEL is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 3, 2016
**NOTARY PUBLIC
STATE OF WASHINGTON
JACK M. AQUINO
My Appointment Expires
AUGUST 11, 2018**

Jack M. Aquino
Notary Signature
Notary Public in and for the State of Washington
Residing at Yakima
My commission expires Aug. 11, 2018

Accepted By: City of Richland

Cynthia D. Reents Date
City Manager



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution Nos. 44-16 and 45-16, Expressing Appreciation to Danny La Plante and Polly Parton for Service on the Code Enforcement Board

Department:
City Attorney

Ordinance/Resolution Number:
44-16, 45-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution Nos. 44-16 and 45-16 expressing appreciation to Danny La Plante and Polly Parton for their service on the Code Enforcement Board.

Summary:

Mr. La Plante was appointed to the Code Enforcement Board (CEB) in June 2010 and served until his term ended on March 31, 2016.

Ms. Parton was appointed to the CEB in February 2013 and served until her term ended on March 31, 2016.

Fiscal Impact:

None.

Attachments:

1. Proposed Resolution No. 44-16
2. Proposed Resolution No. 45-16

RESOLUTION NO. 44-16

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Danny La Plante for the service he rendered to the City as a member of the Code Enforcement Board.

WHEREAS, Mr. La Plante was first appointed to the Richland Code Enforcement Board in 2010 and served five years and ten months, until March 2016; and

WHEREAS, Mr. La Plante served as the Code Enforcement Board Chair from March, 2014 to present; and

WHEREAS, during his tenure, Mr. La Plante worked diligently to promote professionalism and proper procedural due process on the Board, and to emphasize the need to regard the Board's quasi-judicial capacity with gravity and respect; and

WHEREAS, Mr. La Plante also devoted his time and energy to thoroughly vetting proposed candidates for placement on the Richland Code Enforcement Board.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, Washington, that the City and its citizens express publicly and formally to Danny La Plante, their appreciation for the service he rendered to the City during his tenure as a member of the Code Enforcement Board.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day of April 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

RESOLUTION NO. 45-16

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Polly Parton for the service she rendered to the City as a member of the Code Enforcement Board.

BE IT RESOLVED by the City Council of the City of Richland, Washington, that the City and its citizens express publicly and formally to Polly Parton, their appreciation for the service she rendered to the City during her tenure as a member of the Code Enforcement Board.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day of April 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 55-16, Appointments to the Code Enforcement Board: Isaac Stanfield, Steve Snyder and Adam Pechtel

Department:
City Attorney

Ordinance/Resolution Number:
55-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 55-16, appointing Isaac Stanfield and Steve Snyder and reappointing Adam Pechtel to Position Nos. 1, 2 and 3 respectively with terms to March 31, 2018.

Summary:

The term for Position Nos. 1, 2 and 3, currently held by Danny La Plante, Polly Parton and Adam Pechtel respectively, expired on March 31, 2016.

After conducting interviews, with the assistance of Staff Liaison Heather Kintzley, Council Liaison Anderson is recommending the appointment of Isaac Stanfield and Steve Snyder, and the reappointment of Adam Pechtel to Position Nos. 1, 2 and 3 respectively. The term for the positions will be until March 31, 2018.

The applications of Ronald Coyle and Daniel Rutherford were also considered.

Fiscal Impact:

None.

Attachments:

1. Recommendations and Applications
2. Proposed Resolution No. 55-16

Barham, Debby

From: Kintzley, Heather
Sent: Monday, March 21, 2016 5:21 PM
To: Barham, Debby
Cc: Fulton, Toni; Anderson, Brad
Subject: Code Enforcement Board Appointment Recommendations

Hi Debby – Councilmember Anderson and I conducted interviews of prospective Code Enforcement Board members on Wednesday, March 16, 2016. From those interviews, we recommend the following for appointment to the three vacant positions on the Board:

- Adam Pechtel
- Isaac Stanfield
- Steve Snyder

Should you have any questions, please let me know.

Thanks,
Heather Kintzley
City Attorney
City of Richland



APPLICATION FORM

BOARD ~ COMMISSION ~ COMMITTEE

BOARD/COMMISSION/COMMITTEE FOR WHICH APPLYING: Code Enforcement Board (CEB)
NAME: Adam R Pechtel Contact Telephone: (509) 895-4039
ADDRESS: 900 Aaron Dr Apt 125 Alternate Telephone: (509) 735-5054
CITY, STATE, ZIP: Richland, WA 99352 E-mail: adam.r.pechtel@gmail.com
Arts Commission or Parks & Recreation Commission Applicants Only: → Adult: _____ Youth / Grade: _____

LENGTH OF RESIDENCE IN RICHLAND: 1+ years

OCCUPATIONAL AND EDUCATIONAL BACKGROUND: Attorney / College & Law School

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

Appointed in the fall of 2015 and have participated in multiple CEB hearings. Professional experience with administrative law.

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, I am serving on the CEB.

HAVE YOU SERVED ON A BOARD, COMMISSION, OR COMMITTEE BEFORE? IF YES, WHICH: No

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: 2/3/16

Signature: Adam R Pechtel

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

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FEB 05 2016

RICHLAND CITY CLERK 7/31/15

Adam R. Pechtel

900 Aaron Dr. Apt 125, Richland, WA 99352 ♦ (509) 895.4039 ♦ adam.r.pechtel@gmail.com

EXPERIENCE

PECHTEL LAW PLLC, Kennewick, WA

Owner/Attorney, November 2014 to present

- Evaluated clients' employment law disputes.
- Negotiated resolutions to clients' disputes.
- Advocated for clients in judicial and administrative proceedings.
- Managed a law office, including billing, bookkeeping, advertising, and information technology.

UNITED STATES MARINE CORPS, Quantico, VA/Kaneohe Bay, HI

Attorney, October 2010 to August 2014

- Tried two courts-martial cases as second chair.
- Advised more than 1,000 clients on matters ranging from estate planning to family law, consumer protection law, and administrative law.
- Advised commanders on the law of war and Uniform Code of Military Justice.
- Conducted thorough administrative investigations of five incidents, ranging from allegations of hazing to missing government property to 'spontaneous' discharge of a weapon.

YAKIMA COUNTY PROSECUTING ATTORNEY, Yakima, WA

Summer Associate, May to August 2008, May to June 2009, July to September 2010

- Researched and drafted legal memoranda on issues in criminal law and procedure.

EDUCATION

DUKE UNIVERSITY SCHOOL OF LAW, Durham, NC

J.D., May '10

GPA: 3.43

- Vice-President of the Graduate & Professional Students Council
- Alaska Law Review, Staff Editor & Casenote Editor

TAYLOR UNIVERSITY, Upland, IN

B.A. in Philosophy, Minor in Mathematics, May '07

GPA: 3.80, *magna cum laude*

- Class President, Junior and Senior

ADMITTED JURISDICTIONS

- Washington State, 2011, WSBA #43743
- U.S. District Court, Eastern District of Washington, 2014

PERSONAL

I enjoy running, reading, travelling, and meeting new people.

Board Commission or Committee Application

Select the Board, Commission or Committee applying for: Code Enforcement Board

Personal Information

First Name Isaac

Last Name Stanfield

Street Address 1502 Butternut Ave

City Richland

State WA

Zip 99354

Length of Residency in the City of Richland 30 years

Email: isaacstanfield@gmail.com

Contact Phone: 509-943-1816

Alternate Phone: 509-308-0845

Occupation: general contractor

Education: Master's degree (MFA; University of Illinois-Chicago, 2005)

Experience Applicable to the City Board, Commission or Committee to which you are applying I have several years experience building to a high standard in the residential sector. I have also been a volunteer leader in the Boy Scouts of America, and have participated in many community improvement projects for the City of Richland in that capacity.

Are you currently serving on a Board, Commission or Committee: No

If yes, which one/s?

Have you served on a Board, Commission or Committee before? No

If yes, which one/s?

Are you a City of Richland Employee? No

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

A resume is required to complete the application. Isaac Stanfield CV.pdf

RECEIVED

FEB 03 2016

RICHLAND CITY CLERK

ISAAC STANFIELD 509.943.1816
1502 Butternut Avenue
Richland, WA 99354
isaacstanfield@gmail.com

EDUCATION **University of Illinois at Chicago, Chicago, IL.**
Master of Fine Art – Graphic Design, May, 2005.
International Academy of Design and Technology, Chicago, IL.
Bachelor of Fine Art – Advertising and Design. December, 2002.
Columbia Basin College, Pasco, WA. August 1999 – August, 2000.

EXPERIENCE **Freelance Graphic Design.** Typographic and layout design for Tri-City Builders Showcase magazine. 2011.
Designed multiple-page presentation folder for Landmark Homes/Windermere Real Estate. 2012.
Stanfield Construction. Richland, WA. Vice-President.
Framing and siding custom homes.
Washington State University—Tri-Cities. Richland, WA. Adjunct Instructor.
Classes included Experimental Animation, Print Based Media, and Intro to Digital Imaging. January 2007–December 2008.
International Academy of Design and Technology. Chicago, IL. Adjunct Instructor. Classes included Typography, Graphic Design, and Creative Concepts. January 2006–June 2006.
Westwood College. Woodridge, IL. Adjunct Instructor. Classes included digital illustration, life drawing, digital animation, and basic game design. August 2005–May 2006.
University of Illinois at Chicago. Teaching Assistant, AD209. Taught color theory to 25 undergraduate design students, including syllabus preparation, lesson plans, and lectures. January 2004 – May 2004.
NewCity Magazine. Chicago, IL. Design intern. Designed and adjusted advertisements; assisted with feature article layouts and cover design, including image and type treatment. November 2002 – February 2003.
InVision Enterprises. Chicago, IL. Converted existing page designs and created new designs for placement on drymark.com. Some package redesign. Freelance.
Stanfield Construction. Richland, WA. Framer. Framed custom homes. April 1997 – September 2000.

SKILLS Computer Applications (Mac and PC):
Adobe Illustrator, Photoshop, and InDesign; FontLab.
Other: Vandercook Universal One flatbed letterpress.



APPLICATION FORM

BOARD ~ COMMISSION ~ COMMITTEE

BOARD/COMMISSION/COMMITTEE FOR WHICH APPLYING: Code Enforcement Board

NAME: Steve Snyder Contact Telephone: 509-607-5471 Mobile

ADDRESS: 2663 Stonecreek Drive Alternate Telephone: 509-392-6264 Home

CITY, STATE, ZIP: Richland, WA 99354 E-mail: ssnydes1@hotmail.com

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

LENGTH OF RESIDENCE IN RICHLAND: 8 years

OCCUPATIONAL AND EDUCATIONAL BACKGROUND: B.S Architectural Engr-WSU, MBA Technology Mgmnt -UOPHX

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

Served on City of Issaquah Zoning Board 2003-2005

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)

No

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

Yes, Housing and Community Development 2008-2009, 2012

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: 1/11/2016 Signature: 

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

RECEIVED

FEB 12 2016

RICHLAND CITY CLERK

Steve Snyder
2663 Stonecreek Drive
Richland, WA 99354
509-392-6264 (H)
509-607-5471

Pertinent leadership/engineering experience:

- Seven years Senior/Lead Field Engineer/Planner with Bechtel on three world class projects listed. This includes craft direction and field supervision of craft.
- Field Engineering Senior Mechanical Planner, (*I & C*) at Watts Bar #2, with *Bechtel* Power GBU. Greenfield and brown field work package planning & field support for a new commercial nuclear reactor onsite at existing commercial nuclear plant.
- Lead Mechanical Field Engineer (*Mech & Civil-Structural*) at DOE WTP Vit Plant *Bechtel* (BNI) in charge of multiple facilities D&D and new equipment installation.
- Senior Resident Engineer (*Mechanical, Civil and Electrical*) with *Bechtel* Canada (M&M), Kitimat RTA smelter expansion with D&D brown field responsibility.
- Senior Mechanical Field Engineer with *Bechtel* (*Mech & Civil-Structural*) (OG&C), at Motiva Crude Expansion managed major ASME vessel and extremely large rotating equipment installation and startup.
- 7 years lead the training and development of over 100 engineers in their professional development of engineering software, design processes and engineering techniques before moving to product design and development.
- 4 years nuclear Construction Project Management/Engineer (CPM) for DOE at Hanford, Plutonium facility D&D rehab-process developing and managing design, cost and schedule parameters for multiple small and large projects concurrently.
- International engineering experience in Europe, Middle East and Latin America
- Manager of Engineering and Communications (*Electrical/Civil*), RCS, Pasco, WA, International DOD renovated two companies engineering process.
- Over 24 years of leadership as a military pilot/Unit Commander in charge of small units during peace and combat.

Quality and Resident Engineering, Lead Senior Engineer, Bechtel
5/2013-Present (BNI)
WTP Project, WA, USA

- Plan allocation of engineering resources in support of Field Engineering activities.
- Guide work activities involving changes to existing installed large and complex equipment.
- Develop quality work plans supporting the project QAM document.
- Revise procedures and standards documents as determined necessary to maintain a quality engineering program.
- Manage reporting procedures and activities so as to accurately report engineering resource allocation.

Field Engineering Senior Mechanical Planner, I & C, Bechtel
9/2012-4/2013 (Power)
Watts Bar #2 Project, TNN, USA

- Plan nuclear-NRC grade small and large work packages covering Instrumentation & Controls (I&C) and pipe supports in green and brown field construction sites.
- Walk down and survey proposed work packages for constructability and revises proposed work plans accordingly.
- Interprets design engineering drawings and designs, prepares drawings and work packages for superintendents and craft, preparing additional design materials as required. Assist with craft direction and training specific, as required.
- Develops work plans to be used incorporating Radiological Work Procedures (RWP) for use in sensitive areas in operating nuclear power plant.
- Assists costing and scheduling planners and performs planning and scheduling as required.
- Establish working budget estimates for the work packages.

Engineering Management Consultant, Columbia Engineers, SDVOSB

5/2012-9/2012

Richland, WA

- Reorganized a small management organization, simplifying key duties and roles, thereby effectively focusing responsibility
- Restructured marketing plan to establish strategic partnerships with larger local engineering firms to provide unique services and marketing opportunities unique to a Service Disabled Veteran Owned Small Business.
- Redesigned branding and marketing plan, getting the name and new logo out in front of new and established customers.
- Increased revenues 220%

Manager of Engineering, International Radiation Portal Monitoring Program

Randolph Construction Services

9/2011-5/2012

Richland, WA

- Lead the restructuring of the engineering department services to include remote contract engineering services from URS and local internal processes to reduce errors in design review by 94%.
- Pioneered visual conferencing between government agencies (DOE and PNNL) using state of the art hardware and software to securely communicate directly with the client.
- Served as engineering financial planner and manager of the portal program and mega ports projects until their elimination of funding in December of 2011.
- Key role in the successful marketing and sale of the company in the Spring of 2012.

Senior Resident Engineer, Bechtel

2/2011 -9/2011 Bechtel (Mining and Minerals)

Kitimat RTA smelter expansion, Kitimat, British Columbia, Canada (\$4.4 Billion USD)

- Personally responsible for over \$635,052 in project cost savings
- Managed engineering work on site between Design Engineering services for Bechtel in Montreal and Field Engineering staff at the remote project job site at Kitimat.
- Reviewed and produced scope of work documents outlining project element scope for design to include D&D brown field design and destruction/construction activities.
- Worked with craft and engineering field services to determine correct work scope and construction methods.
- Primary client interface

Managed engineering work on site between Design Engineering services for Bechtel in Montreal and Field Engineering staff at the remote project job site at Kitimat.

- Reviewed and produced scope of work documents outlining project element scope for design to include D&D brown field design and destruction/construction activities.
- Worked with craft and engineering field services to determine correct work scope and construction methods.
- Primary client interface
- Evaluated completed engineering design documents for correctness and appropriate standards compliance.
- Managed the production of local design work consistent in corporate WBS standards in response to short notice change or scope adjustment.
- Monitored project controls within discipline.
- Planned, scheduled, conducted, and coordinated detailed phases of engineering work for a global business unit consistent with corporate WBS standards in several disciplines in a project or staff group.
- Performed work that involves conventional engineering practice but may include complex features such as resolving conflicting design requirements, unsuitability of conventional materials and/or difficult coordination requirements.
- Prepared letters to vendors and clients.
- Prepared and reviews bid analyses and makes recommendation.
- Prepared and assisted in preparation of conceptual studies, designs, reports or proposals.
- Prepared change orders for approval of out of scope work.
- Performed and assisted in the performance of problem analysis and original design.
- Performed and assisted in the preparation of cost estimates, quantity take-offs and staffing requirements for proposals, forecasts and change orders.
- Maintained status of A/E work and updates project logs used to monitor progress and control of work.
- Designed and managed design of equipment supports (concrete and steel).
- Verified strength of existing structures.
- Produced clear design sketches and design calculations.
- Reviewed and checked drawings.

Senior Mechanical Field Engineer, Bechtel

5/2008 - 1/2011 Bechtel (Oil, Coal Gas Division)

Motiva Refinery Expansion, Port Arthur, TX

- Managed mechanical engineering work on one of five modules (DCU2) involving the largest refinery expansion in the United States (\$4 billion USD) ahead of schedule and under budget.
- Directed installation of large ASME rated vessels up to 1.8 Million lbs.
- Aided field supervision in managing labor craft acting as superintendent in his absence.
- Directed and managed D & D activities for brown field craft activities in preparation for installation of extremely large pumps/compressors over 1200 H.P. and supervises millwright measurement and adjustment of installation utilizing laser alignment instruments and precision dial indicators.
- Observed, measured and reported quantities used in client management meetings.
- Acted as a principle member of Zero Accident safety Team (ZAT).
- Defined strategic and tactical goals for the engineering team to accomplish.

- Lead in the creation of quality standards, the identification and correction of defects in complex mechanical equipment involved in the refinery operation.
- Provided input and guidance at upper level staff meetings for the utilization of Mechanical Field Engineering assets and report directly to the Project Area Engineer regarding strategic issues confronting the project.

Lead Mechanical Field Engineer, Bechtel

4/2006 - 5/2008 Bechtel National Incorporated, (BNI Nuclear Division)

WTP-Waste Treatment Project, Hanford WA

- Mechanical field engineer in charge of D&D activities and installation of NQA mechanical equipment such as HVAC air handlers and HEPA filtering systems and pumps in support of the Vitrification Plant for the Department of Energy and meeting their stringent standards.
- Manage diverse mechanical field engineering team's work in Low Activity Waste facility (LAW) Analytical Lab (LAB) and Balance of Facilities (BOF) involving the installation of extremely complex and large precision radioactive mechanical handling equipment projects in challenging locations and conditions.
- Assisted supervision and Craft in the field regularly acted for field Supervision in their absence.
- Issued 46 Field Change Notices (FCN's) in two months to successfully install complex LAB hotcell Material transport/shielding/trolley systems. Coordinated with numerous craftsmen assisting in the actual design interpretation of installation and design modification to accomplish the work.

Company business consultant

2006-2006 Snyder Management Consulting Services, Issaquah Wash.

- Developing and presenting new training courseware for foreign students (Arab) in AH-64a Apache to reflect simpler sentence/vocabulary structure for increased comprehension and reduced course duration.
- Company Project Manager in charge of restructuring international corporation engineering design and product deployment process related to large forged pressure vessels (350 liters) with extreme pressures of 85,000 to 95,000 PSI.
- Responsible for ISO certification project and Design for Six-Sigma (DFSS integration).
- Incorporate Lean Six Sigma concepts while adding supply and engineering supply side savings to improve net cost savings to product.
- Analyze client architectural structures for incorporation of processing systems.
- Developed self-use analysis program for client assessment of site suitability
- Primary manager of installations of heavy mechanical systems and managing Field Support Engineers (FSE) resources, averaging 2-3 per job.
- Developing project financial mapping profiles for evaluation and improvement initiatives—high traction.

Product Development Sr. Project Manager

1999-2006 Kenworth Truck Company Kirkland, Wash.

- Develop, engineer and manage major truck enhancement projects involving large teams of multiple disciplines/companies in all truck systems including frame, suspension, emissions, powertrain and electrical systems for Kenworth Truck Company.

- Managed companies' engineering design training program including providing technical support and budget planning.
- Utilized/taught advanced engineering tools such as Pro/E modules: Mechanica, Mechanism, Advanced Design, Cable, Layout and Program.
- Develop schedule and resource management using MS Project from concept through completion. Schedules managed reflect multi-tiered supplier and resource allocation metrics required for large and technically complex projects from concept, through development and completion through production implementation and acceptance using MS Office products.
- Conducted numerous upper level meeting conferences using tools such as NetMeeting to manage diverse project teams of design, budget and marketing composition to meet project goals.
- Internal ISO 9000 certification auditor.
- Managed all projects using Six Sigma tools as included in Design for Six Sigma (DFSS) a current green belt. Regulatory compliance of federal, state and local laws and guidelines is accomplished using interpersonal communications skills with MS office tools such as Excel, MS Project and Outlook to verify specific regulatory tasks are identified, managed and accomplished at target goals.
- Developed supplier contracts and managed with contact between corporate legal, purchasing, materials and the supplier to ensure complete compliance to corporate standards of quality, cost and availability. Numerous instances of developing parallel supply sources for critical materials such as stainless steel tubing and fabricated structural components.

Development Manager

1995-1998 Vistawall Architectural Services Terrell, TX

- Formally trained in AutoCAD, Pro/E and assisted project team with design changes/analysis as required.
- Automated design process for medium sized commercial skylight projects using Pro/Engineer software. Reduced required design time from three weeks to 20 minutes. Developed improved and innovative drain/venting system for curtainwall skyscraper building systems.
- Completed University of Texas high wind and building design course.
- Participated as assistant project engineer on several local curtainwall projects maintaining project documents and providing updates to senior project management.
- Completed Dow Corning sealant seminar, describing the performance limitations and legal requirements of the system, as used in curtain walls.
- Plan and manage staffing plan to support global initiatives and training.
- Participate in principle RCS staff planning developing additional business opportunities and reviewing current processes.

AH64a Apache Pilot/Armament Officer/Test Pilot

1988-1995 U.S. Army U.S. & Overseas

- Flew Apache in combat with 82nd Airborne Division during division deployment to Desert Shield/Storm.
- Led battalion armament platoon of 12 enlisted soldiers in Middle East and Germany assignment flying Apache in highly challenging flight environment using infrared and visible light spectrum imaging goggles in a tactical environment.
- Led several aviation and tactical teams participating in joint Warfighter computer

war simulation exercises in Germany and continental U.S.

- Flew as lead team test pilot for the LHX Dem Val fly-off in the McDonnell Douglas/Bell candidate helicopter after successfully training for selection at the NASA Ames Research laboratory involving advanced simulation technologies with fixed base simulators for the year prior. Assisted in development of Army Air/Land Battle 2000 doctrine.

T43 (B737-200) Pilot/Safety Officer

1985-1988 Colorado Air National Guard Buckley, COL

Developed and managed unit safety program from scratch

Flew VIP and inspector teams all around the world and CONUS in all weather and operating environments.

Aviation Safety Inspector

1984-1985 Federal Aviation Administration Seattle, WA

Administered the FAA program as it related to the operation and airmen certification (ATP) in the Boeing 737, CONUS and overseas as the senior inspector in the B737 in the FAA.

Senior Engineer/Construction Project Manager (plutonium projects)

1980-1984 Rockwell International Hanford, WA

- At Hanford nuclear reservation, managed large capital construction projects involving the return service of the Plutonium Uranium Extraction (PUREX) polishing facility (previously closed for 15 years).
- Returned to service of the Plutonium Uranium Extraction (PUREX) polishing facility (previously closed for 15 years). Coordination of Architect/Engineering, subcontractors, labor relations, purchasing, expediting, risk management, and various other functions related to D&D activities to the existing facility and the generation and installation of the new mission critical equipment.
- Compiled and reviewed competing bid packages; making final approval/award recommendations to Department of Energy.
- Projects included building structure with complex mechanical systems, criticality alarm systems, automated security systems and decontamination projects ranging from \$70,000 to \$14.5 million in value.
- Managed numerous projects concurrently, prioritizing and shifting available resources between projects as required to maximize schedule and budget performance.
- Communicated with all levels of the Department of Energy (DOE), senior management and facilitated extremely large technical teams of design and construction management staff in highly challenging environments on the nuclear reservation and in the government offices in written and verbal means. All projects delivered under budget and ahead of schedule.

T43 (B737) Pilot/Unit Commander

1974-1980 U.S. Air Force CONUS

- Established and commanded active duty elements of a new composite flying unit of 20 enlisted and officer members at Andrews AFB with the DC Air National Guard flying VIP's and inspector teams all over the continental United States and Hawaii.
- As aircraft commander, flew numerous challenging missions, for the training of navigator students from Mather AFB, at home and abroad.
- Graduated Fighter/Attack/Reconnaissance (FAR) qualified from Williams AFB

Pulp mill Junior Industrial Engineer

1973-1974 Longview Fibre Company Longview, WA

Designed and managed numerous mechanical systems and structures projects in the paper mill ; a highly corrosive and sulfide rich environment. Returned to mill where worked as pulp mill engineer during college years; while awaiting USAF pilot training.

Qualifications:

MBA/Technology Management.

University of Phoenix, Seattle, WA

BS in Architecture (an engineering/design curriculum)

Washington State University, Pullman, WA

Current Military Secret clearance (2002)

Former "Q" security clearance

Current Unescorted NRC Clearance

Born Spokane, Washington

WSUAA-Platinum Lifetime Member

WSU Rugby Football Club Founders Committee member

WSU Greek planning committee

MESA tri-Cities board member

Interests: backpacking, running, woodworking, judging "Imagine Tomorrow" at WSU annually, computers and Habitat for Humanity.

- Military leader with over 24 years leading and managing small teams.
- Project engineer/planner/manager with extensive experience ranging from small to extremely large projects in planning, execution in the field with the craft or in the office through acceptance.
- Six years in the field assisting and acting for superintendents in the mechanical, civil and structural fields.

RESOLUTION NO. 55-16

A RESOLUTION of the City of Richland confirming the position appointments of Isaac Stanfield and Steve Snyder and reappointment of Adam Pechtel to the Code Enforcement Board.

BE IT RESOLVED by the City Council of the City of Richland that the following position appointments and reappointment to the Code Enforcement Board are hereby confirmed:

<u>NAME</u>	<u>POSITION NO.</u>	<u>TERM ENDING</u>
Isaac Stanfield	1	3/31/18
Steve Snyder	2	3/31/18
Adam Pechtel	3	3/31/18

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

ADOPTED by the City Council of the City of Richland, at a regular meeting on the 5th day of April 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities Key 6 - Community Amenities

Subject:

Resolution No. 75-16, Support for Proposal to Name U.S. Route 395 the Thomas Foley Highway

Department:
Public Works

Ordinance/Resolution Number:
75-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 75-16, supporting a proposal to name US395 Thomas Foley Highway.

Summary:

Representative Thomas Stephen Foley served eastern Washington's fifth congressional district in the United States House of Representatives between 1965 and 1995. Between 1989 and 1995 he was the Speaker of the House. Representative Foley is credited with securing federal funding that was instrumental in widening and improving US Highway 395 between Pasco and Ritzville. These improvements, completed in the early 1990's, made dramatic improvements to travel safety and efficiency over this important eastern Washington route. Many Richland and Tri-Cities residents and businesses have and continue to benefit from these improvements.

The Washington State Transportation Commission oversees the process for attaching honorary names to segments of state highways. There is a current initiative to honor Representative Foley's memory by naming US highway 395 for him. The Benton Franklin Walla Walla Good Roads and Transportation Association has supported this effort and requested that its member agencies consider adopting resolutions supporting the naming application. Adopted resolutions will be used to demonstrate the regional support for this application.

An application to the Commission is being prepared with the expectation that a formal application will be presented at the Commission's September meeting in Kennewick. Kennewick, Pasco, and West Richland have recently adopted similar resolutions to the proposed resolution.

Fiscal Impact:
No

Attachments:

I. RES 75-16

RESOLUTION NO. 75-16

A RESOLUTION of the City of Richland requesting naming of U.S. Highway 395 after Thomas Stephen Foley.

WHEREAS, U.S. Highway 395 between the Tri-Cities and Ritzville was expanded to four lanes with the support of Thomas ("Tom") Stephen Foley. The expansion of U.S. Highway 395 has increased safety and expedited the movement of people and freight between the two largest population centers in eastern Washington; and

WHEREAS, Thomas Stephen Foley, a Washington native, served in the United States House of Representatives for 30 years representing the 5th Congressional District from 1965 to 1995; and

WHEREAS, Thomas Stephen Foley Became the 57th Speaker of the House of Representatives from 1989 to 1995, and has the distinction of being the first Speaker of the House of Representatives from a state west of the Rocky Mountains; and

WHEREAS, before joining the United States House of Representatives, Thomas Stephen Foley joined the Office of the Washington State Attorney General in 1960; and

WHEREAS, Thomas Stephen Foley was appointed as the 25th United States Ambassador to Japan and served as Ambassador from 1997 to 2001; and

WHEREAS, Thomas Stephen Foley was awarded the Washington State Medal of Merit in 2003 by Governor Gary Locke; and

WHEREAS, the City of Richland's residents and businesses have experienced the improved safety and capacity of the U.S. Highway 395 improvements since their completion in the 1990's and will far into the future.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland respectfully requests that the Washington State Transportation Commission commence proceedings to name U.S. Highway 395, beginning at the Washington/Oregon border in the vicinity of Plymouth, WA, thence in a northerly direction to the Washington/Canada border in the vicinity of Laurier, WA, as the Thomas ("Tom") Stephen Foley Memorial Highway to honor his service to Washington State.

BE IT FURTHER RESOLVED that a copy of this Resolution be immediately transmitted to the Washington State Transportation Commission.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day of April, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Key 2 - Infrastructure & Facilities

Key 3 - Economic Vitality

Key 4 - Targeted Investments

Key 6 - Community Amenities

Subject:

Adopt Resolution No. 79-16, Authorizing an Agreement with Thaxton Parkinson, PLLC, for Legal Services for the Swift Corridor: City Hall Project

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

79-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 79-16, authorizing the City Manager to sign and execute an agreement with Thaxton Parkinson PLLC for legal services for the Swift Corridor: City Hall Project.

Summary:

The Swift Corridor project is a collection of several public and private initiatives intended to stimulate economic development along Swift Boulevard between Long Avenue and George Washington Way. The City's Strategic Leadership Plan contains several goals and objectives in support of the effort, and the Capital Improvement Plan (CIP) includes a project "Swift Corridor: City Hall."

Much of the anticipated investments along the Swift Corridor are complete or underway, including a parking structure and a 10-story patient tower at Kadlec Regional Medical Center, development of the former city-owned lot at the northwest corner of George Washington Way and Swift Boulevard with restaurants and office, expansion of the Richland Public Library, and several parking, ballfield additions and other improvements at the Columbia Playfields. The next project anticipated in the sequence of initiatives along Swift Corridor is the replacement of three end-of-life City facilities (City Hall, Development Services, Administrative Annex) into one new City Hall building.

Citizens will benefit from the consolidation of services into one facility, and replacement of three end-of-life facilities represents the best lifecycle value for taxpayers. The existing City Hall site at the southwest corner of George Washington Way and Swift Boulevard will be made available for additional economic development upon the completion of the new City Hall facility at 625 Swift Boulevard.

The City has previously entered into a purchase agreement and is in escrow with Columbia Basin College for a half-acre of property in the vicinity of the Richland Federal Building as a component of a property exchange with the United States for 1.8 acres of property at 625 Swift Boulevard. This agreement will provide consultant legal services for the project.

Fiscal Impact:

\$28,500.00 to accomplish the scope of work. Adequate funds are budgeted as part of the capital

project.

Attachments:

1. 1) Resolution No. 79-16
2. 2) Professional Services Agreement 80-16

RESOLUTION NO. 79-16

A RESOLUTION of the City of Richland authorizing execution of a professional services agreement with Thaxton Parkinson PLLC for legal services related to the Swift Corridor: City Hall project.

WHEREAS, the Swift Corridor project is a collection of several public and private initiatives intended to stimulate economic development along Swift Boulevard between Long Avenue and George Washington Way; and

WHEREAS, the City's Strategic Leadership Plan contains several goals and objectives in support of the effort; and

WHEREAS, the City's Capital Improvement Plan includes the 'Swift Corridor: City Hall' project; and

WHEREAS, many of the anticipated investments along the Swift Corridor are complete or underway including a parking structure and 10-story patient tower at Kadlec Regional Medical Center, development of the former city-owned lot at the northwest corner of George Washington Way and Swift Boulevard with restaurants and offices, expansion of the Richland Public Library, and several parking, ballfield additions and other improvements at the Columbia Playfields; and

WHEREAS, the next project anticipated in the sequence of initiatives along Swift Corridor is the replacement of three end-of-life City facilities (City Hall, Development Services, Administrative Annex) into one new City Hall building; and

WHEREAS, citizens will benefit from the consolidation of services into one facility; and

WHEREAS, replacement of the end-of-life facilities represents the best lifecycle value for taxpayers; and

WHEREAS, the existing City Hall site at the southwest corner of George Washington Way and Swift Boulevard will be made available for additional economic development upon the completion of the new City Hall facility at 625 Swift Boulevard; and

WHEREAS, the City of Richland considers it in the best public interest to enter into a professional services agreement for the purpose of providing legal services related to constructing a City Hall facility.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day of April, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



AGREEMENT BETWEEN CITY AND CONSULTANT

THIS AGREEMENT, entered into this _____ day of _____, 2016 by and between the City of Richland, 505 Swift Ave., Richland, Washington, (hereinafter referred to as the "City"), and Thaxton Parkinson PLCC, 9311 SE 36th Street, Suite 103, Mercer Island, WA 98040 (hereinafter referred to as the "Consultant").

WITNESSETH:

1) SCOPE OF WORK

- a) The Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work as designated in this Agreement. The Consultant shall provide legal and consultant services for the City of Richland design-build City Hall project.
- b) The following exhibit(s) are attached hereto and made a part of this Agreement:
 - (i) Exhibit A: Scope of Work
- c) This Agreement consists of this Agreement, the above referenced Exhibit(s) and other documents listed below. These form the entire Agreement between the parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents, the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below:
 - (i) City of Richland Agreement No. 80-16
 - (ii) Exhibit A: Scope of Work

2) GENERAL REQUIREMENTS

- a) The Consultant shall attend status, progress, and coordination meetings with the designated City of Richland representatives, or such federal, community, state, city or county officials, groups or individuals as may be requested by the City. If additional meetings are requested, the City will provide the Consultant sufficient notice prior to those meetings requiring Consultant participation.
- b) The Consultant shall prepare a monthly progress report if requested, in a form approved by the City, that will outline in written and/or 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.

3) TIME FOR BEGINNING AND COMPLETION

The City recognizes that the Consultant has performed work under the terms of this Agreement, and all work previously performed shall be governed by this Agreement. Consultant agrees to use best efforts to complete all work described under this Agreement by August, 2019.

4) PAYMENT

- a) For services rendered under this Agreement, the City shall pay the Consultant an amount not to exceed Twenty eight thousand five hundred dollars (\$28,500.00) to complete the services rendered under this Agreement. Payment shall be made on a "time and materials" basis. Payment as identified in this section 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 Exhibit A: Scope of Work.
- b) Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices.
- c) 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.
- d) Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations at the government rate, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
- e) Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f) The Consultant will allow access to the City, the State of Washington, the Federal Grantor Agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three years from the date of receipt of final payment. 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 records shall be retained until such litigation, claim, or audit involving the records is completed.

5) INDEPENDENT CONTRACTOR

The Consultant, and any and all employees of the Consultant or other persons engaged in the performance of any work or services required of the Consultant under this Agreement, are independent contractors and shall not be considered employees of the City. Any and all claims that arise at any time under any Workers' 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 engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of the Consultant.

6) OWNERSHIP OF DOCUMENTS

All designs, drawings, specifications, documents, reports and other work products prepared pursuant to this Agreement shall remain the property of the Consultant; however, Consultant shall grant to the City upon payment to the Consultant of the fees set forth in this Agreement a non-exclusive limited license to use the work products for the project. The City acknowledges the Consultant's plans and specifications, including all documents on electronic media, as instruments of professional services. 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 out of any reuse of the plans and specifications by the City or its agent not authorized by the Consultant.

7) TERMINATION

- a) This Agreement may be terminated by either party upon thirty (30) days' written notice. In the event this contract is terminated by the Consultant, the City shall 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, which shall be an amount equal to the percentage of completion of the work as mutually agreed between the City and the Consultant.
- b) 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 an amount equal to the costs incurred up to the date of termination or suspension as mutually agreed upon between the City and the Consultant.

8) AVAILABILITY OF RECORDS FOR PUBLIC INSPECTION

- a) As a public contract, all records prepared, generated or used by Consultant or its agents, employees and subcontractors relating to this Agreement and associated work (hereinafter "public records") may be subject to disclosure under the Washington State Public Record Act, Chapter 42.56 RCW.
- b) Contractor shall maintain and retain all such public records in a manner that is readily accessible for a minimum term of no less than three (3) years following completion of the contract work. City shall have the right to timely review all such public records upon request. Contractor shall provide copies of any public records requested by City within 30 days of City's request. If City requests that copies of public records be provided to City in an electronic format, said records shall be provided at no cost to City. If paper copies are requested by City, City shall pay \$.10 per page. Payment for paper copies shall be rendered to Consultant within 20 days of receipt.
- c) All records subject to a public disclosure request will be provided to a requester unless exempted from disclosure by law. The City's decision to exempt or redact any public record shall be based only upon valid exemptions that apply to the City. City will not refrain from disclosing any record under an exemption that may be personal to Consultant. In the event Consultant objects to release of any public record under this Agreement, Consultant may seek judicial approval to prevent such disclosure at its sole expense. City shall neither aid nor interfere with Consultant's request for an injunction to prevent disclosure of any public record under this Agreement.

- d) Consultant shall insert this provision in all contracts with subcontractors or agents providing services relating to this Agreement.

9) DISPUTE RESOLUTION

- a) 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.
- b) 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 resolved by legal action.

10) DEBARMENT CERTIFICATION

The Consultant certifies that neither the Consultant nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in this contract by any federal or state department or agency. Further, the Consultant agrees not to enter into any arrangements or contracts related to completion of the work contemplated under this Agreement with any party that is on the "General Service Administration List of Parties Excluded from Federal Procurement or Non-procurement Programs" which can be found at:

www.sam.gov and

<http://www.ini.wa.gov/TradesLicensing/PrevWage/AwardingAgencies/default.asp>

11) VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

In the event that either party deems it necessary to initiate a legal action to enforce any right or obligation under this Agreement, the parties agree that any such action shall be initiated in the Superior Court of the State of Washington situated in Benton County. The parties 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

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, including costs and attorney's fees on appeal if appeal is taken.

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.

- a) No Limitation. Consultant's maintenance of insurance as required by this 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.
- b) 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.
- c) 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.
- d) Other Insurance Provisions. The Consultant's insurance coverage 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 Consultant's insurance and shall not contribute with it.
- e) Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. best rating of not less than A:VII.
- f) Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements evidencing the insurance requirements of the Consultant before commencement of the work, including, but not limited, to the additional insured endorsement.
- g) Notice of Cancellation. The Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of Consultant's receipt of such notice.
- h) Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be

repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

13) INDEMNIFICATION / HOLD HARMLESS

- a) 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 acts, errors or omissions of the Consultant or the Consultant's employees or agents in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.
- b) 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 Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant'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.

14) 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.

15) 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.

16) NOTICES

Any notices required under this Agreement will be in writing, addressed to the appropriate party at the address which appears below (as modified in writing from time to time by such party), and given by electronic submission, by facsimile personally, by registered or certified mail, return receipt requested, or by nationally recognized overnight courier service. All notices shall be effective upon the date sent.

Purchasing Manager
City of Richland
2700 Duportail Street, Bldg. 200
PO Box 190, M/S #11
Richland, WA 99352
Email: purchasing@ci.richland.wa.us
Phone: (509) 942-7710
Fax: (509) 942-7397

Contact Name:	Robynne Parkinson
Name of Firm:	Thaxton Parkinson, PLLC
Address:	9311 SE 36 th St.
Address:	Suite 103
Address:	Mercer Island, WA 98040
Email:	rparkinson@rtp-law.com
Phone Number:	(206) 909-5290

17) EQUAL OPPORTUNITY AGREEMENT

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

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) **AMENDMENTS** All amendments must be in writing and be approved and signed by both parties.

20) CHANGE IN LAW

The parties hereto agree that in the event legislation is enacted or regulations are promulgated, or a decision of court is rendered, or any interpretive policy or opinion of any governmental agency charged with the enforcement of any such law or regulation is published that affects or may affect the legality of this Agreement or any part thereof or that materially and adversely affects the ability of either party to perform its obligations or receive the benefits intended hereunder ("Adverse Change in Law"), then within fourteen (14) days following written notice by either party to the other party of such adverse change in law, the parties shall meet to negotiate in good faith an amendment which will carry out the original intention of the parties to the extent possible. If, despite good faith attempts, the parties cannot reach agreement upon an amendment within sixty (60) days after commencing negotiation, then this Agreement may be terminated by either party as of the earlier of: (i) the effective date of the adverse change in law, or (ii) the expiration of a period of sixty (60) days following written notice of termination provided by one party to the other.

20) CONFIDENTIALITY

In the course of performing under this Agreement, Consultant, including its employees, agents or representatives, may receive, be exposed to, or acquire confidential information. Confidential information may include, but is not limited to, patient information, contract terms, sensitive employee information, or proprietary data in any form, whether written, oral, or contained in any computer database or computer readable form. Consultant shall: i) not disclose confidential information except as permitted by this Agreement; (ii) only permit use of such confidential information by employees, agents and representatives having a need to know in connection with performance under this Agreement; and (iii) advise each of its employees, agents, and representatives of their obligations to keep such information confidential.

21) CHANGES OF WORK

- a) When required to do so, and without any additional compensation, 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.
- b) 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 22, Extra Work.

22) 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.

(Signature page to follow)

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

CITY OF RICHLAND, WASHINGTON

CONSULTANT

CYNTHIA D. REENTS, ICMA-CM
City Manager

Signature

ATTEST:

Printed Name & Title

MARCIA HOPKINS
City Clerk

Address

Phone: _____

APPROVED AS TO FORM:

Email: _____

Fax: _____

HEATHER D. KINTZLEY
City Attorney

EXHIBIT A: Detailed Scope of Work and Fee

1. Hourly Rate: \$300
2. Assist the City to prepare for and attend the Washington State Project Review Committee to obtain certification as a certified public agency
3. Attend meeting regarding risk review for project.
4. Review and revise Request for Qualifications and Request for Proposals.
5. Draft design-build contract for inclusion in the Request for Proposals.
6. Facilitate selection process for design-builder.

Consultant will make its best efforts to include as much scope as possible within the budget amount, and Consultant will advise the City if it believes the budget amount will be exceeded.

Budget for City of Richland City Hall Project

Task	Hours	Cost
Agency Approval and Project Approval from Project Review Committee		
Review Application	4	\$1,200.00
Telconf re: presentation	2	\$600.00
Attend presentation	6	\$1,800.00
Total	12	\$3,600.00

Draft Procurement Documents		
Meeting re: project goals	8	\$2,400.00
Expenses re: meeting (airfare)	0	\$300.00
Draft RFQ	10	\$3,000.00
Draft RFP	10	\$3,000.00
Draft Contract	20	\$6,000.00
Total	48	\$14,700.00

Procurement Process		
Review RFQs, facilitate shortlist selection	10	\$3,000.00
Expenses re: meeting (airfare)	0	\$300.00
Review Proposals, facilitate selection of design-builder	10	\$3,000.00
Expenses re: meeting (airfare)	0	\$300.00
Draft selection summary	2	\$600.00
Total	24	\$7,200.00

Total Budget

Agency Approval	\$1,800.00
Draft Procurement Documents	\$14,700.00
Procurement Process	\$7,200.00
Contingency	\$3,000.00
Total	\$28,500.00



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 81-16, Authorizing a Consultant Agreement with SCS Engineers, Inc. for Solid Waste Disposal Business Case Evaluation and Rate Study, Contract No. 72-16

Department:
Public Works

Ordinance/Resolution Number:
81-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 81-16, authorizing the City Manager to sign and execute an agreement with SCS Engineers, Inc. for the Solid Waste Disposal Business Case Evaluation and Rate Study.

Summary:

The City is preparing for the exhaustion of its permitted landfill capacity in the coming three to four years. Beginning with the 2014 - 2030 Capital Improvement Plan the Solid Waste Utility budget included funding for a multi-step process to prepare for the City's future disposal needs. The first step is to secure a Washington State-issued landfill disposal permit that will enable continued disposal on the City's property at the Horn Rapids Landfill. The second step is to conduct a detailed evaluation of alternative disposal methods, including landfilling at the Horn Rapids Landfill and hauling waste to a regional privately operated landfill.

The City periodically updates the cost of service models for its utility services. The most recent update for Solid Waste services was conducted in 2012, with the study period covering the years 2013 - 2015. During the 2016 budget preparation staff determined that the financial position for the Solid Waste Utility did not require a rate increase for 2016, but that an updated rate model was needed to evaluate rates for the period between 2017 and 2020. The 2016 included funding to complete this analysis by a consultant.

Staff elected to solicit a single consultant to conduct both the disposal alternatives evaluation and the rate model update because both issues have a significant effect on rates and a coordinated approach to both tasks is desirable.

On February 12, 2016, staff received two responses to its Request for Qualifications for the Solid Waste Disposal Business Case Evaluation and Rate Study. SCS Engineers, Inc. was rated the most qualified by a staff committee. Staff has since negotiated the proposed agreement with SCS Engineers, Inc. Staff recommends executing the agreement as it presents the City with the best opportunity at high quality and coordinated studies of its future disposal choices and rates.

Fiscal Impact:
Yes

The Disposal Alternatives Business Case Evaluation portion of the consultant work totals \$143,512. These costs will be funded from the Disposal Capacity Improvement project in the 2016 - 2030 Capital Improvement Plan. There is a current available balance of \$200,000 for this project.

The Rate Study portion of the consultant work totals \$31,500. These costs will be funded from the Solid Waste Administration Expert Services budget which has a current available balance of \$65,756.

Attachments:

1. RES 81-16
2. Solid Waste Evaluation & Rate Study

RESOLUTION NO. 81-16

A RESOLUTION of the City of Richland authorizing the execution of a Consultant Agreement with SCS Engineers for completion of a Solid Waste Disposal Business Case Evaluation and Rate Study.

WHEREAS, the City of Richland has landfill disposal capacity through 2019 and proposes to evaluate the options available for solid waste disposal beyond that date; and

WHEREAS, the City of Richland last completed a solid waste rate analysis in 2012; and

WHEREAS, City staff solicited proposals from its professional services roster and received two (2) responses; and

WHEREAS, a consultant selection team made up of City staff in Public Works Engineering and Solid Waste determined SCS Engineers to be the most qualified; and

WHEREAS, a scope of work and project budget has been negotiated with SCS Engineers; and

WHEREAS, City staff recommends proceeding with the proposed contract as the negotiated agreement meets the City's needs within the budgeted funding amounts.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to sign and execute the Consultant Agreement between the City and SCS Engineers regarding the Solid Waste Disposal Business Case Evaluation and Rate Study.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day of April, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



AGREEMENT BETWEEN CITY AND CONSULTANT

THIS AGREEMENT, entered into this _____ day of _____, 2016 by and between the City of Richland, 505 Swift Ave., Richland, Washington, (hereinafter referred to as the "City"), and SCS Engineers, 438 S. Marengo Avenue, Pasadena California (hereinafter referred to as the "Consultant").

WITNESSETH:

1) SCOPE OF WORK

- a) The Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work as designated in this Agreement. The Consultant shall provide a business case evaluation of the disposal process and a cost of service rate study for the Solid Waste division.
- b) The following exhibit(s) are attached hereto and made a part of this Agreement:
 - (i) Exhibit A: Scope of Work and Fees
- c) This Agreement consists of this Agreement, the above referenced Exhibit(s) and other documents listed below. These form the entire Agreement between the parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents, the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below:
 - (i) City of Richland Agreement No. 72-16
 - (ii) Exhibit A: Scope of Work and Fees

2) GENERAL REQUIREMENTS

- a) The Consultant shall attend status, progress, and coordination meetings with the designated City of Richland representatives, or such federal, community, state, city or county officials, groups or individuals as may be requested by the City. If additional meetings are requested, the City will provide the Consultant sufficient notice prior to those meetings requiring Consultant participation.
- b) The Consultant shall prepare a monthly progress report if requested, in a form approved by the City, that will outline in written and/or 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.

3) 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 30, 2016.

4) PAYMENT

- a) For services rendered under this Agreement, the City shall pay the Consultant an amount not to exceed One Hundred Seventy-Five Thousand Twelve Dollars and No Cents (\$175,012.00). Payment shall be made on a "time and materials" basis. Payment as identified in this section 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 Exhibit A: Scope of Work.
- b) Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices.
- c) 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.
- d) Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations at the government rate, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
- e) Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f) The Consultant will allow access to the City, the State of Washington, the Federal Grantor Agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three years from the date of receipt of final payment. 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 records shall be retained until such litigation, claim, or audit involving the records is completed.

5) INDEPENDENT CONTRACTOR

The Consultant, and any and all employees of the Consultant or other persons engaged in the performance of any work or services required of the Consultant under this Agreement, are independent contractors and shall not be considered employees of the City. Any and all claims that arise at any time under any Workers' 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 engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of the Consultant.

6) OWNERSHIP OF DOCUMENTS

All designs, drawings, specifications, documents, reports and other work products prepared pursuant to this Agreement shall become the property of the City upon payment to the

Consultant of the fees 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 out of any reuse of the plans and specifications by the City or its agent not authorized by the Consultant.

7) TERMINATION

- a) This Agreement may be terminated by either party upon thirty (30) days' written notice. In the event this Agreement is terminated by the Consultant, the City shall 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, which shall be an amount equal to the percentage of completion of the work as mutually agreed between the City and the Consultant.
- b) 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 an amount equal to the costs incurred up to the date of termination or suspension as mutually agreed upon between the City and the Consultant.

8) AVAILABILITY OF RECORDS FOR PUBLIC INSPECTION

- a) As a public contract, all records prepared, generated or used by Consultant or its agents, employees and subcontractors relating to this Agreement and associated work (hereinafter "public records") may be subject to disclosure under the Washington State Public Record Act, Chapter 42.56 RCW.
- b) Contractor shall maintain and retain all such public records in a manner that is readily accessible for a minimum term of no less than three (3) years following completion of the contract work. City shall have the right to timely review all such public records upon request. Contractor shall provide copies of any public records requested by City within 30 days of City's request. If City requests that copies of public records be provided to City in an electronic format, said records shall be provided at no cost to City. If paper copies are requested by City, City shall pay \$.10 per page. Payment for paper copies shall be rendered to Consultant within 20 days of receipt.
- c) All records subject to a public disclosure request will be provided to a requester unless exempted from disclosure by law. The City's decision to exempt or redact any public record shall be based only upon valid exemptions that apply to the City. City will not refrain from disclosing any record under an exemption that may be personal to Consultant. In the event Consultant objects to release of any public record under this Agreement, Consultant may seek judicial approval to prevent such disclosure at its sole expense. City shall neither aid nor interfere with Consultant's request for an injunction to prevent disclosure of any public record under this Agreement.
- d) Consultant shall insert this provision in all contracts with subcontractors or agents providing services relating to this Agreement.

9) DISPUTE RESOLUTION

- a) 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.
- b) 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.

10) DEBARMENT CERTIFICATION

The Consultant certifies that neither the Consultant nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in this contract by any federal or state department or agency. Further, the Consultant agrees not to enter into any arrangements or contracts related to completion of the work contemplated under this Agreement with any party that is on the "General Service Administration List of Parties Excluded from Federal Procurement or Non-procurement Programs" which can be found at:

www.sam.gov and

<http://www.lni.wa.gov/TradesLicensing/PrevWage/AwardingAgencies/default.asp>

11) VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

In the event that either party deems it necessary to initiate a legal action to enforce any right or obligation under this Agreement, the parties agree that any such action shall be initiated in the Superior Court of the State of Washington situated in Benton County. The parties 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

The parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the substantially prevailing party will be awarded its reasonable attorney's fees and costs in action, including costs and attorney's fees on appeal if appeal is taken.

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.

- a) No Limitation. Consultant's maintenance of insurance as required by this 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.
- b) 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.
- c) 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.
- d) Other Insurance Provisions. The Consultant's insurance coverage 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 Consultant's insurance and shall not contribute with it.
- e) Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. best rating of not less than A:VII.
- f) Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements evidencing the insurance requirements of the Consultant before commencement of the work, including, but not limited, to the additional insured endorsement.
- g) Notice of Cancellation. The Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of Consultant's receipt of such notice.
- h) Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

14) INDEMNIFICATION / HOLD HARMLESS

- a) 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 acts, errors or omissions of the Consultant or the Consultant's employees or agents in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.
- b) 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 Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant'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.

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.

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) NOTICES

Any notices required under this Agreement will be in writing, addressed to the appropriate party at the address which appears below (as modified in writing from time to time by such party), and given by electronic submission, by facsimile personally, by registered or certified mail, return receipt requested, or by nationally recognized overnight courier service. All notices shall be effective upon the date sent.

Purchasing Manager
City of Richland
2700 Duportail Street, Bldg. 200
PO Box 190, M/S #11
Richland, WA 99352
Email: purchasing@ci.richland.wa.us
Phone: (509) 942-7710
Fax: (509) 942-7397

Contact Name:	Michelle P. Leonard
Name of Firm:	SCS Engineers
Address:	438 S. Marengo Avenue
Address:	
Address:	Pasadena, CA 91101
Email:	SEmge@parametrix.com
Phone Number:	626-792-9593
Fax Number:	

18) EQUAL OPPORTUNITY AGREEMENT

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

19) 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.

20) AMENDMENTS

All amendments must be in writing and be approved and signed by both parties.

21) CHANGE IN LAW

The parties hereto agree that in the event legislation is enacted or regulations are promulgated, or a decision of court is rendered, or any interpretive policy or opinion of any governmental agency charged with the enforcement of any such law or regulation is published that affects or may affect the legality of this Agreement or any part thereof or that materially and adversely affects the ability of either party to perform its obligations or receive the benefits intended hereunder ("Adverse Change in Law"), then within fourteen (14) days following written notice by either party to the other party of such adverse change in law, the parties shall meet to negotiate in good faith an amendment which will carry out the original intention of the parties to the extent possible. If, despite good faith attempts, the parties cannot reach agreement upon an amendment within sixty (60) days after commencing negotiation, then this Agreement may be terminated by either party as of the earlier of: (i) the effective date of the adverse change in law, or (ii) the expiration of a period of sixty (60) days following written notice of termination provided by one party to the other.

22) CONFIDENTIALITY

In the course of performing under this Agreement, Consultant, including its employees, agents or representatives, may receive, be exposed to, or acquire confidential information. Confidential information may include, but is not limited to, patient information, contract terms, sensitive employee information, or proprietary data in any form, whether written, oral, or contained in any computer database or computer readable form. Consultant shall: i) not disclose confidential information except as permitted by this Agreement; (ii) only permit use of such confidential information by employees, agents and representatives having a need to know in connection with performance under this Agreement; and (iii) advise each of its employees, agents, and representatives of their obligations to keep such information confidential.

23) CHANGES OF WORK

- a) When required to do so, and without any additional compensation, 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.
- b) 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 22, Extra Work.

24) 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

SCS ENGINEERS

CYNTHIA D. REENTS, ICMA-CM
City Manager

Signature

ATTEST:

Printed Name & Title

MARCIA HOPKINS
City Clerk

Address

Phone: _____

APPROVED AS TO FORM:

Email: _____

Fax: _____

HEATHER D. KINTZLEY
City Attorney

SOLID WASTE DISPOSAL BUSINESS CASE EVALUATION AND RATE STUDY SCOPE OF WORK AND FEES

RATE STUDY

Task 1: Review of Current Cost of Service and Rate Design Model

1. The City of Richland currently has a cost of service and rate design model that was updated in 2012. The model will be reviewed to determine applicability for this effort. Key components that are used in a cost of service analysis include: tonnage, trips, number of collection pickups, number of containers, size, operations & maintenance costs, general and administrative costs, debt service obligations, capital/equipment costs and fiscal policy targets. This task will review the existing cost of service and rate design model to determine if the model is capable of doing the following:
 - Being expanded to cover the business case evaluation period of 10, 20 and 40 years.
 - Calculating revenue based on tonnage forecast and collection system growth (by container size and account)
 - Developing annual revenue requirement (landfill and collection system)
 - Evaluating fund balance and other fiscal policies (e.g. debt service coverage)
 - Allocating costs (landfill and collection system)
 - Developing unit costs by waste type and collection system container size/account.
2. The resulting evaluation will determine if the existing model is sufficient, if changes or modifications are required or if a new cost of service model toolset is warranted.

Task 2: Data Collection/Validation

1. FCS GROUP will provide a data needs list encompassing historical and projected financial, operational, tonnage, account, and planning information. The data will be reviewed, analyzed and validated for inclusion in the study process. Of particular emphasis will be validating the historical tonnage and collection system account/container size/pick-up data with the revenue generated. The validated data offers consistency throughout the cost of service study process by using the same units to project revenue, forecast costs and design rates.

Task 3: Revenue Requirement

1. This task develops a sustainable, standalone five year rate strategy for the Collection and Landfill utilities that meets the projected total financial needs of each system and links directly to the operational/capital drivers – yielding a basis for setting rates and cost of service.
2. Revenue needs are established by analyzing the following:
 - Review and integrate existing rate-setting policies into analysis. Identify if any

changes or updates are warranted. Review confirmed rate-setting policies with staff and Utility Advisory Committee (UAC).

- The operating forecast is intended to identify future annual non-capital costs. Annual escalation factors will be applied for general inflation, labor and benefits. Adjustments will be made for new costs anticipated from additional staffing needs and other operating costs associated with maintaining the system along with initiating new or enhanced program activities.
 - Incorporate the City's existing debt issues and any anticipated new issues in the revenue requirement. Debt service coverage requirements will be monitored.
 - Incorporate existing and updated capital/equipment plans. The analysis will develop a capital funding plan that will determine an optimal mix of available resources from rate revenues, grants, existing cash reserves and debt financing to maintain ongoing financial health of the system and to smooth future rate impacts driven by capital funding.
 - Forecast account growth (by container size) and tonnage growth (by waste type for the Landfill utility) to determine rate revenue and expense levels for the study period.
 - Perform a reserve analysis and review existing fund balance policies for compliance and recommend new fund balance targets as warranted.
 - Conduct a test of sufficiency and identify any projected shortfalls over the forecast period.
 - Develop rate strategies that meet financial obligations for the time period(s) elected and provide smooth rate/fee impacts.
 - Evaluate alternative scenarios that may alter the results of the revenue requirement forecast to provide the City staff, UAC and City Council with appropriate information to make the most informed decision. The revenue requirement will be established for the baseline "business-as-usual" scenario. Business Case Evaluation alternatives will identify changes to the baseline key components (O&M, personnel, capital, etc.) to determine the impact to the cost of service/rate designs. The scenarios will address the impacts of the results of the residential collection and landfill customers' survey being completed by the City. Up to eight (8) scenarios are included in this proposed scope of services.
3. The revenue requirement analysis provides the City a tool to evaluate and understand the sensitivities associated with revenue and cost changes, thereby allowing a rate strategy to be crafted that meets both short and long-term objectives.

Task 4: Cost-of-Service Analysis

1. The cost of service provides a defensible basis for assigning "cost shares" and establishing "equity" based on a proportionate share of costs required to provide service.
2. The methodology used for the cost of service is to first determine the customer groupings (residential, commercial, etc., for the Collection utility) or waste types (MSW, C&D, Yard Waste, other for the Landfill utility) to be reviewed. The intent of the customer grouping/waste type distinction is to evaluate any potential cost differences that may exist or if new groupings are warranted. The RFP has identified that alternative service

options for review and evaluation have been identified based on the feedback received from customer surveys. Based on these results, up to five (5) alternatives will be evaluated.

3. Step 2 is to develop a series of allocations, based on the number of pickups, accounts, container size, transactions, tonnage, engineering/planning criteria, and facility requirements. Ideally the allocation factor used is an equitable expression of the how and why the cost is incurred. Step 3 is to classify and allocate costs to customer groupings/waste types based on industry standard methodologies. Finally, each cost pool developed will be distributed to each customer grouping/waste type based on the allocation factors developed. The resulting unit costs will identify any warranted shifts in cost burden from the existing rates that could improve equitable cost recovery. The cost of service analysis unit costs may change as different Business Case Evaluation Alternatives are considered. A summary comparison of alternatives will be developed to facilitate comparison of changes and impacts.

Task 5: Design Rates

1. This task includes the development of rates/fees for each customer grouping, service level and waste type. Proposed rates/fees will address the results of the residential collection and landfill customer's survey being completed by the City. FCS GROUP will develop up to five (5) different rate/fee alternatives to address the results of the survey. If proposed rates/fees are different from the existing charges in place, a comparison of existing to proposed rates/fees will be developed. In addition, a rate comparison will be performed to adjacent jurisdictions for the residential collection customer rates/fees.
2. Warranted changes to current rates/fees will be identified so that costs are being recovered in the appropriate areas and at the appropriate levels.

Task 6: Meetings

1. FCS GROUP will plan for frequent interaction with City staff during the study process. It will be important to interact frequently with staff throughout the project, to ensure that findings and recommendations reflect approaches that are understood by impacted parties and implemented within City administrative practices. Based on our experience we would recommend two (2) project review meetings.
 - Review of revenue requirement findings.
 - Review of cost of service and rate design.
2. When possible, we will utilize review meetings with the Project Team 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 recently with our clients with very positive results.
3. The City may find that additional meetings are warranted. We are more than happy to attend additional meetings as the City deems appropriate for successful completion of the

project. The additional out of scope meetings will be billed on a time and materials basis.

Task 7: Presentations

1. The success of a rate study relies on an open and involved process for informing and educating City staff, City Council and Utility Advisory Committee on the cost of service rate study process and to clearly define the cost basis for the fees imposed on the community by linking the financial requirements to costs. We have included two presentations of the study results.
 - One (1) presentation to the Utility Advisory Committee to review the initial findings of the cost of service study, gain feedback and incorporate changes, as warranted.
 - One (1) onsite presentation to the City Council to present study findings and incorporate feedback and edits, as warranted.

Task 8: Documentation

1. FCS GROUP will prepare and submit a written report documenting the cost of service rate design study process, methodology, key assumptions, results and recommendations. An electronic copy of the final reports along with full technical exhibits will be provided. In addition, an electronic copy of the Excel based rate model will be provided for internal use and update.

Business Case Evaluation of Disposal Alternatives

Task 1: Background Research

In order to identify and evaluate disposal alternatives, the baseline conditions must be documented. This includes the status of the existing landfill, the proposed plan for expanding the landfill, the types and quantities of wastes that have historically been disposed at the Horn Rapids Landfill, and the costs and revenues associated with the existing solid waste operations.

As part of this task, we will also document tipping fees and terms and conditions for disposal at regional landfills, including anticipated available capacities and remaining site lives.

For this task, the Project Team will prepare a baseline conditions analysis, using the following data:

- Existing waste generation and disposal at the Horn Rapids Landfill
- Landfill expansion permit application.
- Washington State solid waste annual reports for 2000-2014.
- 2011 City of Richland Solid Waste Management Plan.
- 2013 Benton County Solid Waste Management Plan.
- Solid waste accounting records, spreadsheets, and rate analysis work completed in 2012.

Task 2: Projections

The next step in the process is to estimate the types and quantities of waste that will be generated in the future. This information will be used to develop the disposal capacity needs for the planning period. As part of this task, the Project Team will determine an appropriate evaluation horizon, whether 10, 20 or 40 years, and will provide reasons why the evaluation horizon was selected. Factors to consider include the remaining capacity at Horn Rapids Landfill, the potential capacity of an expansion of Horn Rapids Landfill, the available and remaining capacity at alternative regional landfills, planned future capacity at regional landfills, and the City's typical planning horizons, including the Comprehensive Plan, and other management plans. We will include the City of Richland, as well as the other cities in Benton County as potential sources of waste for the analysis.

Utilizing data from Task 1, as well as the City's Comprehensive plan, data from the Washington Office of Financial Management (OFM), Department of Ecology Waste 2 Resources Program, and US Census Bureau, we will develop population and waste generation projections for the established planning horizon. The data will be presented in text and chart formats, including high, medium, and low ranges for ultimate selection by the City.

Task 3: Disposal Alternatives

The disposal alternatives to be evaluated include options for improvements at the Horn Rapids site (landfill expansion and/or development of a transfer station), long-haul and disposal at regional landfills, or a combination of changes to the Horn Rapids operation and use of regional landfills. For the landfill expansion alternative, the study will include an analysis of the possible receipt of other Benton County waste streams that are presently transferred and disposed in out of county landfills, and would increase the tonnage received at the Horn Rapids site.

For each alternative, we will provide the following information:

- Title and general description.
- Major features and characteristics.
- Target materials.
- Comments.

We will present the initial list to the City and UAC for review and discussion. Based on discussions, we will develop a short-list of alternatives for in-depth analysis. For budgeting purposes, we assume a total of four alternatives will be selected for the second evaluation step.

The short list of alternatives will be evaluated based on the costs associated with each as well as risk, liability and benefits. This evaluation will also include a sensitivity analysis of key cost and risk factors that can affect the evaluation results. The evaluation will be presented in a matrix format, with both qualitative and quantitative criteria, depending on the attribute. Based on the results of the evaluation matrix, a table of pros and cons for each alternative will be assembled, describing the alternative attributes and scoring.

Task 4: MSW Transfer Station Conceptual Site and Facility Plan

SCS will develop two conceptual level design drawings that include the design aspects and other key parameters and functions desired by the City of Richland, including facilities for customer service, site employees, and equipment service. Plan layouts will be created and all of the key parts labeled. Typically there is more than one way to lay out a facility and SCS will apply what it has learned from the meetings with the City and its industry experience to provide a design we believe best meet the needs of the City. These will be distributed to the team members for initial comment and discussion. What SCS would plan to garner from this discussion is a selection of one of the designs to move forward with to refine.

Following this review, SCS will return to the design board and work on a revised concept sketch for the chosen design. This design will incorporate all of the team comments and clearly label all key features. SCS will prepare a concept design memo that will summarize all of the key design criteria, features, and other important functions and uses of the facilities.

SCS will attend a meeting with the City to discuss the draft and final concept layout. Following that meeting, SCS will finalize the concept sketch and memo and distribute to the team for final approval.

Task 5: Landfill Construction, Phasing, and Site Plan

In addition to validating landfill construction and phasing proposed in the expansion permit application, SCS will prepare a landfill site facility plan to include customer service, staff, and equipment service facilities needed to support a landfill operation.

Task 6: Landfill and Transfer Station Cost Analysis

The Project Team will develop a pro forma Excel spreadsheet model that will evaluate the landfill and transfer station costs based on the user's inputs. A life-cycle cost analysis will be required to account for all capital and operating costs over the selected term, so that an internal rate of return (IRR) and other metrics can be calculated. This evaluation will also include a sensitivity analysis of key cost and risk factors that can affect the evaluation results.

Cost data available from the City will be used in the model, along with recent data from other locales where City data is unavailable. The landfill and transfer station construction and operation costs will be estimated using recent northwest construction and operation cost data blended with cost data available from City records. The costs will be presented in summary form in the body of the report, with more detailed cost data available in an appendix.

Task 7: Reports, Presentations, and Documentation

Individual memorandum (summary) reports will be completed for each of the individual scope tasks in order to keep the City apprised of our findings and conclusions and to facilitate discussions. This will be supplemented as appropriate with graphics, tables, spreadsheets and other exhibits.

SCS will provide conceptual site plans showing buildings, and facilities and equipment layouts, and conceptual level specifications and operational narratives. We will also provide examples of

other drawings and photos of other similar, relevant facilities. These reports will be combined (and re-edited and expanded as needed) to form the basis of the full, formal report of our findings, conclusions, and recommendations.

We will deliver draft and final reports to the City that will include all of the scope items herein. We will prepare a presentation on the findings, which will be presented by key project personnel at one meeting of the City's Utility Advisory Committee and one City Council meeting. Following acceptance of the final report, we will provide Excel spreadsheets for all supporting documents.

PROJECT FEES

The project fees for the above-described scope of work are included in Exhibit 1.

Exhibit 1. Project Fees

COST PROPOSAL

City of Richland Solid Waste Disposal Business Case Evaluation and Rate Study

	SCS	SCS	SCS	SCS	SCS	SCS	SCS	SCS	SCS	FCS GROUP	FCS GROUP	FCS GROUP			
	Project Director	Project Engineer	Project Engineer	Statistician	Landfill Engineer	Landfill Engineers	Sr. Researcher	Researcher	Drafter/ Designer	Principal Analyst	Financial Study Mgr.	Sr. Analyst	Total Hours	Labor	Expenses
TASK	\$250	\$240	\$215	\$215	\$192	\$192	\$145	\$135	\$96	\$255	\$195	\$150			
SOLID WASTE RATE ANALYSIS STUDY															
Review of Existing Modeling	0	0	0	0	0	0	0	0	0	2	4	0	6	\$1,290	
Data Collection and Validation	0	0	0	0	0	0	0	0	0	0	0	3	3	\$450	
Revenue Requirement; Policy Review; Financial Plan	0	0	0	0	0	0	0	0	0	14	26	44	84	\$15,240	
Cost of Service	0	0	0	0	0	0	0	0	0	8	16	24	48	\$8,760	
Rate Design	0	0	0	0	0	0	0	0	0	4	12	16	32	\$5,760	
Sub-Total Rate Study														\$31,500	
BUSINESS CASE EVALUATION OF DISPOSAL ALTERNATIVES															
Background Research	8	0	0	0	0	0	0	16	0	0	0	0	24	\$4,160	
Projections	2	0	0	8	0	0	0	16	0	0	0	0	26	\$4,380	
Identification and Analysis of Disposal Alternatives	40	8	0	0	16	8	0	40	0	0	0	0	112	\$21,928	
MSW Transfer Station Conceptual Design and Site Plans	0	0	20	0	8	0	60	0	75	0	0	0	163	\$21,736	
Landfill Construction, Phasing, and Site Plans	0	0	0	0	16	20	0	0	54	0	0	0	90	\$12,096	
Transfer Station and Landfill Cost Analysis	4	40	12	0	12	30	0	100	0	0	0	0	198	\$34,744	
Sub-Total Alternatives Analysis														\$99,044	
MEETINGS, PRESENTATIONS, DOCUMENTATION	56	8	24	0	4	0	0	30	0	24	18	31	195	\$40,178	\$4,290
TOTAL	110	56	56	8	56	58	60	202	129	52	76	118	981	\$ 170,722	\$ 4,290
PROJECT TOTAL														\$ 175,012	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 83-16, Awarding Bid to Blue Star Enterprises Northwest, Inc. for Duportail Street Well Drilling Project

Department:
Public Works

Ordinance/Resolution Number:
83-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 83-16, authorizing the City Manager to sign and execute an contract award with Blue Star Enterprises Northwest, Inc. for drilling of the Duportail Street Well.

Summary:

In 2009, the Washington State Department of Ecology issued a well permit to the City to develop a 1,500 gallon per minute well in the vicinity of the City Shops. The City's application for this well permit was originally submitted more than twenty years ago to diversify water supply sources. Ecology-issued well permits require completion of improvements within five years of the permit issue date. The City has requested, and Ecology has granted, extensions to the well completion schedule due to the City's ability to accumulate and dedicate funds to this project.

Staff is completing the well improvement through several different contracts. This proposed drilling contract is the second of three phases of the development of the Duportail Street Well. The first phase is the site grading / preparation phase which is currently under construction. The site grading phase should be completed by mid-April. The drilling contract is the second phase and includes the drilling of two wells, a pilot well and a production well. The pilot well will be utilized to determine depth to water bearing underground layers and to determine water quality at each of those layers. Information from the pilot well will be used to determine the final design of the production well. It is estimated that the pilot well will be eight (8) inches in diameter and be drilled to a depth of approximately 1,100 feet. Conservatively estimated parameters for the production well are included in the proposed drilling contract. It is anticipated that well drilling activity will be completed in the fall of 2016.

The third phase will consist of the well development including a well house, pump, controls and piping.

On March 24, 2016, the City opened bids from two qualified well drilling contractors. Blue Star Enterprises Northwest, of Richland, was the low bidder. Blue Star's bid of \$799,730.40 was lower than the Engineer's estimate of \$997,979.70.

Fiscal Impact:
Yes

The total costs of this contract are estimated at \$799,730.40. There is sufficient funding in the project budget to cover the bid award and change orders up to \$50,000. There is currently an available budget of \$1,586,691 in the New South Richland Well Water Source project on page 115 of the 2016-2030 Capital Improvement Plan.

Attachments:

1. RES 83-16
2. Bid Tab

RESOLUTION NO. 83-16

A RESOLUTION of the City of Richland authorizing award of bid and execution of a construction contract with Blue Star Enterprises Northwest, Inc. for the Duportail Street Well Phase 2: Well Drilling project.

WHEREAS, in 2009, the City received from the Department of Ecology a Well Permit to drill a well in the City Shops area; and

WHEREAS, the 2016–2030 Capital Improvement Plan includes funding for the development of such well; and

WHEREAS, when complete, the well will provide redundant water supply capacity to improve the City water system's water supply reliability; and

WHEREAS, City staff, along with the professional hydrogeologist consultant, completed project development and design work required to advance this phase of the project to construction; and

WHEREAS, City staff solicited bids in accordance with the City's purchasing policies, receiving and opening two (2) bids on March 24, 2016; and

WHEREAS, Blue Star Enterprises Northwest, Inc. submitted the lowest responsible bid of the two (2) received; and

WHEREAS, the project budget is adequate to complete the project using the lowest responsible bid; and

WHEREAS, it is in the City's best interest to proceed to complete the project in accordance with the Capital Improvement Plan, project design, and the lowest responsible bid; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to sign and execute a contract award to Blue Star Enterprises Northwest, Inc. in the amount of \$799,730.40 and execute change orders up to the amount of \$50,000 to fulfill the project's design intent.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day of April, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

City of Richland

DATE BIDS OPENED: March 24, 2016	ITB # 16-0016
DUPORTAIL STREET WELL PHASE 2: WELL DRILLING	

				ENGINEER'S ESTIMATE		BLUE STAR ENTERPRISES NW RICHLAND, WA		SCHNEIDER WATER SERVICES ST PAUL, OR	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	SCHEDULE A - BASE BID								
A-1	Mobilization.	1	LS	\$40,000.00	40,000.00	32,000.00	32,000.00	99,000.00	99,000.00
A-2	Demobilization.	1	LS	10,000.00	10,000.00	5,000.00	5,000.00	9,900.00	9,900.00
A-3	SPCC.	1	LS	1,000.00	1,000.00	1,500.00	1,500.00	1,000.00	1,000.00
A-4	Erosion control plan.	1	LS	1,000.00	1,000.00	1,500.00	1,500.00	4,000.00	4,000.00
A-5	Site security fencing.	1	LS	1,500.00	1,500.00	2,500.00	2,500.00	8,000.00	8,000.00
SCHEDULE A - BASE BID SUBTOTAL					\$53,500.00		\$42,500.00		\$121,900.00
8.6% SALES TAX					4,601.00		3,655.00		10,483.40
SCHEDULE A - BASE BID TOTAL					\$58,101.00		\$46,155.00		\$132,383.40
	SCHEDULE B - PILOT BOREHOLE								
B-1	Drill 12" borehole.	360	FT	\$250.00	90,000.00	165.00	59,400.00	174.00	62,640.00
B-2	Furnish / install temporary 8" casing.	360	FT	40.00	14,400.00	25.00	9,000.00	20.00	7,200.00
B-3	Drill 8" borehole.	740	FT	125.00	92,500.00	110.00	81,400.00	91.00	67,340.00
B-4	Sampling: remove drill string.	6	EA	4,200.00	25,200.00	2,000.00	12,000.00	1,450.00	8,700.00
B-5	Sampling: install sampling pump.	6	EA	2,800.00	16,800.00	2,000.00	12,000.00	1,450.00	8,700.00
B-6	Sampling: purge & support sampling.	6	EA	1,400.00	8,400.00	2,000.00	12,000.00	1,450.00	8,700.00
B-7	Sampling: reinstall drill string.	6	EA	5,600.00	33,600.00	2,000.00	12,000.00	1,450.00	8,700.00
B-8	Video survey.	1	LS	1,750.00	1,750.00	1,500.00	1,500.00	1,900.00	1,900.00
SCHEDULE B - PILOT BOREHOLE SUBTOTAL					\$282,650.00		\$199,300.00		\$173,880.00
8.6% SALES TAX					24,307.90		17,139.80		14,953.68
SCHEDULE B - PILOT BOREHOLE TOTAL					\$306,957.90		\$216,439.80		\$188,833.68
	SCHEDULE C - PRODUCTION WELL								
	TEMPORARY CONDUCTOR								
C-1	Drill 30" borehole.	130	FT	\$350.00	45,500.00	335.00	43,550.00	600.00	78,000.00
C-2	Furnish / install, remove 28" conductor casing.	130	FT	100.00	13,000.00	-	-	195.00	25,350.00
	PRODUCTION CASING INTERVAL								
C-3	Drill 24" borehole.	230	FT	270.00	62,100.00	335.00	77,050.00	400.00	92,000.00
C-4	Furnish / install 20" production casing.	360	FT	85.00	30,600.00	70.00	25,200.00	87.00	31,320.00
C-5	Grout production casing.	40	CY	1,100.00	44,000.00	550.00	22,000.00	700.00	28,000.00
	PRODUCTION INTERVAL								
C-6	Drill 20" borehole.	740	FT	240.00	177,600.00	275.00	203,500.00	240.00	177,600.00
C-7	Video survey prior to liner installation.	1	LS	1,750.00	1,750.00	1,500.00	1,500.00	1,900.00	1,900.00

				ENGINEER'S ESTIMATE		BLUE STAR ENTERPRISES NW RICHLAND, WA		SCHNEIDER WATER SERVICES ST PAUL, OR	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	LINER INSTALLATION								
C-8	Furnish / install 16" 0.375" thick slotted liner.	290	FT	200.00	58,000.00	60.00	17,400.00	117.00	33,930.00
C-9	Furnish / install 16" 0.375" thick blank liner.	460	FT	65.00	29,900.00	45.00	20,700.00	57.00	26,220.00
	PRODUCTION WELL MISC. ITEMS								
C-10	Conduct plumbness & alignment survey.	1	LS	2,000.00	2,000.00	3,000.00	3,000.00	2,000.00	2,000.00
C-11	Develop well & dispose of water.	8	HR	750.00	6,000.00	650.00	5,200.00	550.00	4,400.00
C-12	Collect final video survey.	1	LS	1,750.00	1,750.00	1,500.00	1,500.00	1,900.00	1,900.00
C-13	Install / remove test pump.	1	LS	15,000.00	15,000.00	10,000.00	10,000.00	17,000.00	17,000.00
C-14	Step rate test.	8	HR	320.00	2,560.00	350.00	2,800.00	300.00	2,400.00
C-15	Constant rate pumping test.	72	HR	320.00	23,040.00	350.00	25,200.00	250.00	18,000.00
C-16	Disinfect well.	1	LS	2,000.00	2,000.00	2,000.00	2,000.00	700.00	700.00
C-17	Borehole stabilization (cement / redrill).	40	CY	1,100.00	44,000.00	550.00	22,000.00	980.00	39,200.00
C-18	Authorized hourly work.	24	HR	700.00	16,800.00	300.00	7,200.00	550.00	13,200.00
C-19	Standby time.	24	HR	300.00	7,200.00	200.00	4,800.00	200.00	4,800.00
SCHEDULE C - PRODUCTION WELL SUBTOTAL					\$582,800.00		\$494,600.00		\$597,920.00
8.6% SALES TAX					50,120.80		42,535.60		51,421.12
SCHEDULE C - PRODUCTION WELL TOTAL					\$632,920.80		\$537,135.60		\$649,341.12
	ADDITIONAL ALTERNATIVE (AS REQUIRED) WORK								
ALT-1	Optional decommissioning of pilot borehole.	1	LS	35,000.00	35,000.00	50,000.00	50,000.00	20,000.00	20,000.00
ADDITIONAL ALTERNATIVE SUBTOTAL					\$35,000.00		\$50,000.00		\$20,000.00
8.6% SALES TAX					3,010.00		4,300.00		1,720.00
ADDITIONAL ALTERNATIVE TOTAL					\$38,010.00		\$54,300.00		\$21,720.00
SCHEDULE A - BASE BID					\$58,101.00		\$46,155.00		\$132,383.40
SCHEDULE B - PILOT BOREHOLE					306,957.90		216,439.80		188,833.68
SCHEDULE C - PRODUCTION WELL					632,920.80		537,135.60		649,341.12
GRAND TOTAL					<u>\$997,979.70</u>		<u>\$799,730.40</u>		<u>\$970,558.20</u>



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 84-16, Authorizing an Interlocal Agreement with Benton County for Mental Health Court Prosecution Services

Department:
City Attorney

Ordinance/Resolution Number:
84-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 84-16, authorizing execution of an interlocal agreement with Benton County for Mental Health Court Prosecution Services.

Summary:

Through revenues received from the Benton County criminal justice sales tax, Benton County has determined to create and operate a mental health court for the purpose of providing an alternative route through the criminal justice system for individuals charged with crimes who are mentally ill, or who have co-occurring mental health and substance abuse disorders, by entering them into the specialized Mental Health Court program.

The municipalities currently contracted with Benton County for district court services agree that judicial economy is best served by authorizing the designated prosecutor from the Benton County Prosecuting Attorney's Office to handle prosecution of all misdemeanor and gross misdemeanor offenses deemed appropriate for mental health court. However, the City Attorneys for each jurisdiction desire to retain screening authority over the misdemeanor and gross misdemeanor cases within their own geographical boundaries in order to ensure consistency, and to remain accountable to their respective citizens.

The proposed interlocal agreement delegates prosecution authority for cases filed in mental health court to the Benton County Prosecuting Attorney's Office, but reserves screening decisions to the respective City Attorneys. Each municipality contracting for district court services with Benton County will individually review misdemeanor and gross misdemeanor cases for appropriate placement in mental health court. If the cases are accepted, they will be handled by the designated Benton County Deputy Prosecutor. This structure will keep the local jurisdictions accountable to their citizens, while still maximizing judicial economy.

Staff recommends approval of the proposed interlocal with Benton County for mental health court prosecution services.

Fiscal Impact:

There is no cost associated with entering into this interlocal agreement. All costs associated with mental health court prosecution are paid for by Benton County via criminal justice sales tax revenues.

Attachments:

1. Proposed Interlocal Agreement for Mental Health Court Prosecution Services
2. Proposed Resolution No. 84-16

RESOLUTION NO. 84-16

A RESOLUTION of the City of Richland authorizing execution of an interlocal agreement with Benton County for Mental Health Court prosecution services.

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

WHEREAS, Benton County has determined to create and operate a mental health court for the purpose of providing an alternative route through the criminal justice system for individuals charged with crimes who are mentally ill or who have co-occurring mental health and substance abuse disorders by entering them into the specialized mental health court program; and

WHEREAS, the municipalities currently contracted with Benton County for district court services agree that judicial economy is best served by authorizing the designated prosecutor from the Benton County Prosecuting Attorney's Office to handle prosecution of all misdemeanor and gross misdemeanor offenses deemed appropriate for mental health court; and

WHEREAS, the City Attorneys for each jurisdiction desire to retain screening authority over the misdemeanor and gross misdemeanor cases within their own geographical boundaries in order to ensure consistency, and to remain accountable to its respective citizens.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to enter into an interlocal agreement with Benton County to establish the process for the City's participation in Benton County Mental Health Court, and to delegate prosecutorial authority to the Benton County Prosecuting Attorney's Office for cases deemed by the City Attorney or designee to be appropriate for filing in Mental Health Court.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day of April, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 85-16, Authorizing a Purchase and Sale Agreement with Richland Heights Baptist Church for the Right-of-Way for Duportail Street Extension Project

Department:
Public Works

Ordinance/Resolution Number:
85-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No.85-16, authorizing execution of a Purchase and Sale Agreement, and other necessary documents, to acquire property from Richland Heights Baptist Church for the Duportail Street Extension project.

Summary:

The Duportail Street Improvements from SR 240 to Wellsian Way have been prioritized in the City Council's Strategic Leadership Plan as a significant contribution to the City's transportation infrastructure. The Duportail Street Improvements consist of two separate projects: the Duportail Street Reconstruction project between Wright Ave. and Robert Ave., and the Duportail Street Extension project between Robert Ave. and Wellsian Way.

The proposed Purchase and Sale Agreement with Richland Heights Baptist Church would acquire fee title to real property for the Duportail Street Extension Project.

Staff activities for property acquisition on this project were guided by State and Federal regulations and include offers based on fair market value appraisals. The proposed agreement reflects completion of successful negotiations with Richland Heights Baptist Church on their property being impacted by the project. The amount to be paid to the Church will be \$49,900.00, the same amount as the fair market appraisals.

Fiscal Impact:
Yes

The total cost of the property acquisition is estimated to be \$54,000, consisting of the \$49,900 purchase price plus all closing costs. These costs were anticipated in the project budget and funding is available to complete this acquisition. There is currently \$2,286,605 available in the Duportail Street Extension project budget.

Attachments:

1. Resolution 85-16 - Purchase and Sale Agreement with Richland Heights Baptist Church
2. PSA - Rhld Heights Baptist Church

RESOLUTION NO. 85-16

A RESOLUTION of the City of Richland authorizing the acquisition of real property interest from Richland Heights Baptist Church by negotiated voluntary purchase for the purpose of constructing the Duportail Street Extension project.

WHEREAS, Richland City Council's Strategic Leadership Plan prioritizes completion of the Duportail Street Improvements from SR 240 to Wellsian Way as a high priority contribution to the City's transportation infrastructure; and

WHEREAS, the Duportail Street Improvements project consists of two separate projects with independent utility: Duportail Street Reconstruction from Wright Avenue to Robert Avenue and Duportail Street Extension from Robert Avenue to Wellsian Way; and

WHEREAS, the Duportail Street Extension project, when completed, will provide many benefits to the community including more efficient vehicle travel, improved intersection operation, and safety by constructing a roundabout at the Duportail/Thayer intersection, and improved bicycle and pedestrian travel with the addition of bike lanes and sidewalks on both sides; and

WHEREAS, the City has identified several parcels with a portion of property that must be acquired and several others that require temporary construction easements to complete the Duportail Street Extension project; and

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

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

WHEREAS, Richland Heights Baptist Church has property affected by the Duportail Street Extension project in the form of land in fee simple ownership, and has agreed to terms allowing the City to acquire the necessary portion of its property required for this project; and

WHEREAS, the funds necessary to acquire the property shall be paid by Duportail Street Extension project funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to sign and execute the purchase and sale agreements, statutory warranty deeds, and all other documents necessary to complete the purchase of the required portion of the Richland Heights Baptist Church property.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day of April, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This Agreement for Purchase and Sale of Real Property ("Agreement") is made and entered into this ____ day of _____, 2016 between the **CITY OF RICHLAND**, a Washington municipal corporation ("Purchaser"), and **RICHLAND HEIGHTS BAPTIST CHURCH**, a Religious Corporation in the State of Washington ("Seller").

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

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

See Exhibit A

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

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

1.4. Timing of Conveyance.

1.4.1 The Land in Fee described in Section 1.1 shall be conveyed to Purchaser by a Statutory Warranty Deed ("Deed") subject to the permitted exceptions and at the time of payment. The Deed shall be delivered to Purchaser at closing.

2. Purchase Price. Purchaser shall pay to Seller as the Purchase Price for the Property or Property Rights the sum of forty nine thousand nine hundred dollars and no cents **(\$49,900)** for land in fee.

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

3.1. Executed Contract. The "Executed Contract Date" is the date that both parties have signed this Purchase and Sale Agreement. If the Purchase and Sale Agreement is signed on different days, the Executed Contract Date is the date of the last signing party. Both Purchaser and Seller must sign this Purchase and Sale Agreement within fifteen (15) business days of approval from the City Council. If signatures are not received by both parties within fifteen (15) business days, this Agreement shall

immediately terminate and be without any further force and effect, and without further obligation of either party to the other.

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

3.3. Seller as Religious Corporation – Showing of Authority Required. Seller is a church incorporated under the laws of the State of Washington. The closing of this transaction is contingent upon Buyer's approval of Seller's proper showing of authority to sell the property in accordance with Seller's By-Laws and pursuant to the discipline of any Mother Church with which it may be affiliated.

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

3.5. Council Approval. The closing of this transaction is contingent upon approval of this Agreement by the City Council of the City of Richland. In the event the Richland City Council determines not to approve this Agreement, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either party to the other.

4. Closing. On or before the date of Closing, Purchaser shall deliver to the Title Company the Purchase Price for the Property in the form of a certified or cashier's check. Purchaser shall deliver the Deed, as approved by Seller, to the Title Company for placing in escrow. Title Company shall be instructed that when it is in a position to issue a standard owner's policy of title insurance in the full amount of the Purchase Price, insuring fee simple title to the Property in Purchaser, Title Company shall record and deliver to Purchaser the Deed; and issue and deliver to Purchaser the standard owner's policy of title insurance.

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

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

4.2. Closing Date. The Closing of the transaction and delivery of all items shall occur at Tri-City Title & Escrow, and shall occur on a date specified by Tri-City Title & Escrow with written notice to Seller and Purchaser.

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

6. Covenants, Representations and Warranties.

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

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

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

6.1.3. Seller shall use its best efforts to remove all disapproved exceptions within the preliminary title report.

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

6.2. Seller's Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the date hereof and on the date of closing. Seller shall immediately provide Purchaser with written notice of any event which would make any representation or warranty set forth below incorrect or untrue, and upon receipt of such notice, Purchaser may elect to terminate this Agreement. Upon Purchaser's election to terminate, this Agreement shall be without any further force and effect, and without further obligation of either party to the other.

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

other documents have been, or will be, taken.

6.2.2. Seller has not received any written notice from any governmental authorities or regulatory agencies that eminent domain proceedings for the condemnation of the Property are pending or threatened.

6.2.3. Seller has not received any written notice of pending or threatened investigation, litigation or other proceeding before a local governmental body or regulatory agency which would materially and adversely affect the Property.

6.2.4. Seller has not received any written notice from any governmental authority or regulatory agency that Seller's use of the Property is presently in violation of any applicable zoning, land use or other law, order, ordinance or regulation affecting the Property.

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

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

6.2.7. Seller is a single individual owning fee title to the Property as his sole and separate property.

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

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

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

6.4. Survival of Covenants. The covenants, representations, and warranties contained in Section 6 of this Agreement shall survive the delivery and recording of the Deed from the Seller to the Purchaser.

7. Casualty and Condemnation.

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

7.2. Immaterial Casualty or Condemnation. If, prior to the closing date, the Property shall sustain damage caused by casualty which is not described in Section 7.1., or a taking or condemnation has occurred, or is imminently threatened, which is not described in Section 7.1., neither Purchaser nor Seller have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to the cost to repair that portion of the Property so damaged by insured casualty, or an amount equal to the anticipated condemnation award, as applicable. At closing, Purchaser shall assign to Seller all rights or interest in and to any insurance proceeds or condemnation awards which may be due on account of any such occurrence.

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

9. Miscellaneous.

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

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

9.3. Notices. Whenever any party hereto shall desire to give or serve upon the other any notice, demand, request or other communication, each such notice, demand, request or other communication shall be in writing and shall be given or served upon the other party by personal delivery (including delivery by written electronic transmission) or by certified, registered or express United States mail, or Federal Express or other commercial courier, postage prepaid, addressed as follows:

TO SELLER:

Richland Heights Baptist Church
390 Thayer Dr
Richland, WA 99352
Phone: (509) 943-0730

TO PURCHASER:

City of Richland
Attn: Mrs. Julie West
840 Northgate Drive, P.O. Box 190
Richland, WA 99352
Phone: (509) 942-7461
Fax: (509) 942-7468
Email: jwest@ci.richland.wa.us

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

9.4. Assignments and Successors. Purchaser may not assign this Agreement without Seller's consent. Any assignment made without Seller's consent is null and void, and does not relieve the Purchaser of any liability or obligation hereunder.

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

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

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

9.8. Construction. The parties acknowledge that each party and its counsel have reviewed and revised this Agreement, and that the normal rule of construction providing that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendment or exhibits hereto.

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

9.10. Cooperation and Further Assurances. Each party shall cooperate with the other in good faith to achieve the objectives of this Agreement. The parties shall not unreasonably withhold responses to requests for information, approvals, or consents provided for in this Agreement. The parties agree to take further action and execute further documents, both jointly or within their respective powers and authority, as may be reasonably necessary to implement the intent of this Agreement.

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

9.12. Complete Agreement. This Agreement represents and contains the entire understanding between the parties related to the acquisition of the Property. The parties acknowledge that no other oral or written collateral agreements, understandings, or representations exist outside of this document, with the exception of any documents expressly incorporated by reference in this Agreement. Any prior agreements, whether verbal or written, not specifically referred to in this Agreement are hereby terminated.

9.13. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Washington. The parties agree that Benton County is the appropriate venue for filing of any civil action arising out of this Agreement, and Seller expressly agrees to submit to personal jurisdiction in Benton County Superior Court.

9.14. Scrivener. The party drafting this Agreement is the City of Richland. The City of Richland makes no representations regarding the rights or responsibilities of Seller under this Agreement. Seller is encouraged to review the completed contract with counsel before signing this Agreement.

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

**RICHLAND HEIGHTS BAPTIST
CHURCH - SELLER**

CITY OF RICHLAND - PURCHASER

By: _____ Date _____
Its: _____

By: Cynthia D. Reents, ICMA-CM Date _____
Its: City Manager

Approved by Legal Counsel:

By: _____ Date _____
Its: _____

By: Heather Kintzley Date _____
Its: City Attorney

Exhibit A
Legal Description of Subject Property

Land in Fee

A portion of the Northeast $\frac{1}{4}$ of Section 15 Township 9 North, Range 28 East, W.M., City of Richland, Benton County, Washington, described as follows:

A portion of Lot 7 Block 400 of the Plat of Richland as recorded in Volumes 6 & 7 of Plats records of said County and State, more particularly described as follows:

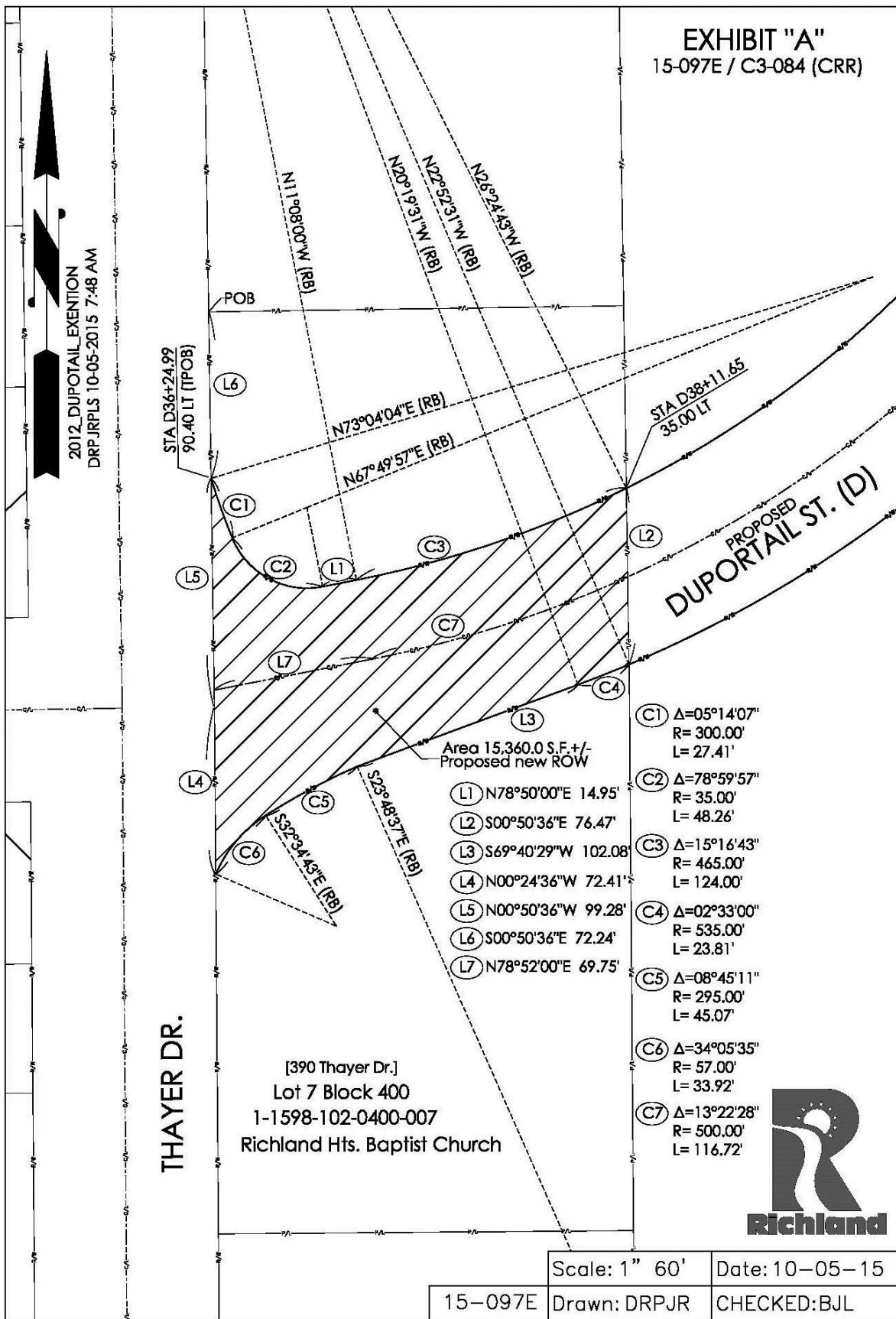
Beginning at the Northwest corner of said Lot 7, said corner is lying on the East right-of-way of Thayer Drive as shown on said Plat of Richland; Thence South $00^{\circ}50'36''$ East a distance of 72.24 feet along the Westerly line of said Lot 7 and said East right-of-way, said point is located at D-line Station 36+24.99 at 90.40 feet left, as shown on City of Richland Duportail Street Extension right-of-way map filed under C3-084(CRR) City of Richland Records, and the **TRUE POINT of BEGINNING** and the beginning of a 300.00 foot radius non-tangent curve having a radial bearing of North $73^{\circ}04'04''$ East; Thence Southeasterly a distance of 27.41 feet along the arc of said curve through a central angle of $05^{\circ}14'07''$ leaving said Westerly line and East right-of-way to the beginning of a 35.00 foot radius tangent curve to the left; Thence Southeasterly a distance of 48.26 feet along the arc of said curve through a central angle of $78^{\circ}59'57''$ to its point of tangency; Thence North $78^{\circ}50'00''$ East a distance of 14.95 feet leaving said curve to the beginning of a 465.00 foot radius tangent curve to the left; Thence Northeasterly a distance of 124.00 feet along the arc of said curve through a central angle of $15^{\circ}16'43''$ to a point on the East line of said Lot 7; Thence South $00^{\circ}50'36''$ East a distance of 76.47 feet leaving said curve along said East line to the beginning of a 535.00 foot radius non-tangent curve having a radial bearing of North $22^{\circ}52'31''$ West (common radius with aforesaid 465.00 foot radius); Thence Southwest a distance of 23.81 feet along said curve leaving said East line of said Lot 7 through a central angle of $02^{\circ}33'00''$ to its point of tangency; Thence South $69^{\circ}40'29''$ West a distance of 102.08 feet leaving said curve to the beginning of a 295.00 foot radius non-tangent curve having a radial bearing of South $23^{\circ}48'37''$ East;

Thence Southwesterly a distance of 45.07 feet along the arc of said curve through a central angle of $08^{\circ}45'11''$ to the beginning of a 57.00 foot radius non-tangent curve having a radial bearing of South $32^{\circ}34'43''$ East; Thence Southwesterly a distance of 33.92 feet along the arc of said curve through a central angle of $34^{\circ}05'35''$ to a non-tangent point on said East right-of-way of Thayer Drive; Thence North $00^{\circ}24'36''$ West a distance of 72.41 feet leaving said curve along said East right-of-way to an angle point; Thence North $00^{\circ}50'36''$ West a distance of 99.28 feet continuing along said East right-of-way back to the true point of beginning.

Containing 15,360.0 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached **Exhibit "A" 15-097E**.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record.

EXHIBIT "A"
15-097E / C3-084 (CRR)





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 86-16, Authorizing a Purchase and Sale Agreements with Richland School District for Acquisition of Real Property Interests for Duportail Street Extension Project

Department:
Public Works

Ordinance/Resolution Number:
86-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 86-16, authorizing execution of Purchase and Sale Agreements, and other necessary documents, to acquire properties from Richland School District for the Duportail Street Extension right-of-way.

Summary:

The Duportail Street Improvements from SR 240 to Wellsian Way have been prioritized in the City Council's Strategic Leadership Plan as a significant contribution to the City's transportation infrastructure. The Duportail Street Improvements consist of two separate projects: the Duportail Street Reconstruction project between Wright Ave. and Robert Ave., and the Duportail Street Extension project between Robert Ave. and Wellsian Way.

The proposed Purchase and Sale Agreements with the Richland School District would acquire both fee title to real properties and additional property rights consisting of a Temporary Construction Easement for the Duportail Street Extension Project.

Staff activities for property acquisition on this project were guided by State and Federal regulations and include offers based on fair market value appraisals. The proposed agreements reflect completion of successful negotiations with the Richland School District on their property being impacted by the project. The amount to be paid to the Richland School District will be \$2,000.00 for one parcel and \$24,100.00 for the other, the same amount as the fair market appraisals.

Fiscal Impact:
Yes

The total cost of the property acquisition is estimated to be \$31,100, consisting of \$26,100 in purchase prices plus all closing costs. These costs were anticipated in the project budget and funding is available to complete this acquisition. There is currently \$2,286,605 available in the Duportail Street Extension project budget.

Attachments:

1. RES 86-16 RSD Property Acquisition
2. PSA 1 - RSD
3. PSA 2 - RSD

RESOLUTION NO. 86-16

A RESOLUTION of the City of Richland authorizing the acquisition of real property interests from Richland School District by negotiated voluntary purchase for the purpose of constructing the Duportail Street Extension project.

WHEREAS, Richland City Council's Strategic Leadership Plan prioritizes completion of the Duportail Street Improvements from SR 240 to Wellsian Way as a high priority contribution to the City's transportation infrastructure; and

WHEREAS, the Duportail Street Improvements project consists of two separate projects with independent utility: Duportail Street Reconstruction from Wright Avenue to Robert Avenue and Duportail Street Extension from Robert Avenue to Wellsian Way; and

WHEREAS, the Duportail Street Extension project, when completed, will provide many benefits to the community including more efficient vehicle travel, improved intersection operation and safety by constructing a roundabout at the Duportail/Thayer intersection, and improved bicycle and pedestrian travel with the addition of bike lanes and sidewalks on both sides; and

WHEREAS, the City has identified several parcels with a portion of property that must be acquired and several others that require temporary construction easements to complete the Duportail Street Extension project; and

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

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

WHEREAS, Richland School District has properties affected by the Duportail Street Extension project in the form of land in fee and temporary construction easement, and has agreed to terms allowing the City to acquire the necessary portions of properties and property rights required for this project; and

WHEREAS, the funds necessary to acquire the properties shall be paid by Duportail Street Extension project funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to sign and execute the purchase and sale agreements, statutory warranty deeds, and all other documents necessary to complete the purchase of the required portions of the Richland School District properties.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day of April, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This Agreement for Purchase and Sale of Real Property ("Agreement") is made and entered into this ____ day of _____, 2016 between the **CITY OF RICHLAND**, a Washington municipal corporation ("Purchaser"), and **RICHLAND SCHOOL DISTRICT NO. 400**, a Washington Public School District ("Seller").

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

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

See Exhibit A

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

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

1.4. Timing of Conveyance.

1.4.1 The Land in Fee described in Section 1.1 shall be conveyed to Purchaser by a Statutory Warranty Deed ("Deed") subject to the permitted exceptions and at the time of payment. The Deed shall be delivered to Purchaser at closing.

2. Purchase Price. Purchaser shall pay to Seller as the Purchase Price for the Property or Property Rights the sum of two thousand dollars and no cents **(\$2,000)** for land in fee.

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

3.1. Executed Contract. The "Executed Contract Date" is the date that both parties have signed this Purchase and Sale Agreement. If the Purchase and Sale Agreement is signed on different days, the Executed Contract Date is the date of the last signing party. Both Purchaser and Seller must sign this Purchase and Sale Agreement within fifteen (15) business days of approval from the City Council. If signatures are not received by both parties within fifteen (15) business days, this Agreement shall

immediately terminate and be without any further force and effect, and without further obligation of either party to the other.

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

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

3.5. Council Approval. The closing of this transaction is contingent upon approval of this Agreement by the City Council of the City of Richland. In the event the Richland City Council determines not to approve this Agreement, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either party to the other.

4. Closing. On or before the date of Closing, Purchaser shall deliver to the Title Company the Purchase Price for the Property in the form of a certified or cashier's check. Purchaser shall deliver the Deed and Temporary Construction Easement, as approved by Seller, to the Title Company for placing in escrow. Title Company shall be instructed that when it is in a position to issue a standard owner's policy of title insurance in the full amount of the Purchase Price, insuring fee simple title to the Property in Purchaser, Title Company shall record and deliver to Purchaser the Deed and Temporary Construction Easement; and issue and deliver to Purchaser the standard owner's policy of title insurance.

4.1. Closing Costs. Purchaser shall pay all attorney's fees, recording costs, escrow closing costs, if applicable, and the full premium for a standard owner's policy of title insurance.

4.2. Closing Date. The Closing of the transaction and delivery of all items shall occur at Tri-City Title & Escrow, and shall occur on a date specified by Tri-City Title &

Escrow with written notice to Seller and Purchaser.

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

6. Covenants, Representations and Warranties.

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

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

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

6.1.3. Seller shall use its best efforts to remove all disapproved exceptions within the preliminary title report.

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

6.2. Seller's Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the date hereof and on the date of closing. Seller shall immediately provide Purchaser with written notice of any event which would make any representation or warranty set forth below incorrect or untrue, and upon receipt of such notice, Purchaser may elect to terminate this Agreement. Upon Purchaser's election to terminate, this Agreement shall be without any further force and effect, and without further obligation of either party to the other.

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

6.2.2. Seller has not received any written notice from any governmental authorities or regulatory agencies that eminent domain proceedings for the condemnation of the Property are pending or threatened.

6.2.3. Seller has not received any written notice of pending or threatened investigation, litigation or other proceeding before a local governmental body or regulatory agency which would materially and adversely affect the Property.

6.2.4. Seller has not received any written notice from any governmental authority or regulatory agency that Seller's use of the Property is presently in violation of any applicable zoning, land use or other law, order, ordinance or regulation affecting the Property.

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

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

6.2.7. Seller is a single individual owning fee title to the Property as his sole and separate property.

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

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

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

6.4. Survival of Covenants. The covenants, representations, and warranties contained in Section 6 of this Agreement shall survive the delivery and recording of the Deed from the Seller to the Purchaser.

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7.1. Material Casualty or Condemnation. If prior to the closing date: (i) the Property shall sustain damage caused by casualty which would cost ten thousand dollars (\$10,000.00) or more to repair or replace, or (ii) if a taking or condemnation of any portion of the Property has occurred, or is threatened, which would materially affect the value of the Property, either Purchaser or Seller may, at its option, terminate this Agreement by

written notice to the other party within two (2) days' notice of such event. If, prior to the closing date, neither party provides said termination notice within such two-day period, the closing shall take place as provided herein with a credit against the Purchase Price in an amount equal to any insurance proceeds or condemnation awards actually collected by Seller. At closing, Seller shall assign to Purchaser Seller's full interest in any insurance proceeds or condemnation awards which may be due but unpaid to Seller on account of such occurrence.

7.2. Immaterial Casualty or Condemnation. If, prior to the closing date, the Property shall sustain damage caused by casualty which is not described in Section 7.1., or a taking or condemnation has occurred, or is imminently threatened, which is not described in Section 7.1., neither Purchaser nor Seller have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to the cost to repair that portion of the Property so damaged by insured casualty, or an amount equal to the anticipated condemnation award, as applicable. At closing, Purchaser shall assign to Seller all rights or interest in and to any insurance proceeds or condemnation awards which may be due on account of any such occurrence.

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

9. Miscellaneous.

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

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

9.3. Notices. Whenever any party hereto shall desire to give or serve upon the other any notice, demand, request or other communication, each such notice, demand, request or other communication shall be in writing and shall be given or served upon the other party by personal delivery (including delivery by written electronic transmission) or by certified, registered or express United States mail, or Federal Express or other commercial courier, postage prepaid, addressed as follows:

TO SELLER:

Richland School District No. 400
615 Snow Ave.
Richland, WA 99352
Phone: (509) 946-6016

TO PURCHASER:

City of Richland
Attn: Mrs. Julie West
840 Northgate Drive, P.O. Box 190
Richland, WA 99352
Phone: (509) 942-7461
Fax: (509) 942-7468
Email: jwest@ci.richland.wa.us

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

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9.8. Construction. The parties acknowledge that each party and its counsel have reviewed and revised this Agreement, and that the normal rule of construction providing that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendment or exhibits hereto.

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9.13. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Washington. The parties agree that Benton County is the appropriate venue for filing of any civil action arising out of this Agreement, and Seller expressly agrees to submit to personal jurisdiction in Benton County Superior Court.

9.14. Scrivener. The party drafting this Agreement is the City of Richland. The City of Richland makes no representations regarding the rights or responsibilities of Seller under this Agreement. Seller is encouraged to review the completed contract with counsel before signing this Agreement.

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

**RICHLAND SCHOOL DISTRICT
NO. 400 - SELLER**

CITY OF RICHLAND - PURCHASER

By: _____ Date _____
Its: _____

By: Cynthia D. Reents, ICMA-CM Date _____
Its: City Manager

Approved by Legal Counsel:

By: _____ Date _____
Its: _____

By: Heather Kintzley Date _____
Its: City Attorney

Exhibit A
Legal Description of Subject Property

Land in Fee

A portion of the Northeast $\frac{1}{4}$ of Section 15 Township 9 North, Range 28 East, W.M., City of Richland, Benton County, Washington, described as follows:

A portion of Lot 1 of Short Plat No. 2294, as recorded in Volume 1 of Short Plats on Page 2294, records of said County and State, also described by Statutory Warranty Deed recorded under Auditors File No. 97-14977, records of said County and State, more particularly described as follows:

Beginning at the Southeast corner of said Lot 1, said corner is lying on the Northerly right-of-way of Wellhouse Loop and a point located at D-line Station 46+72.85 at 28.93 feet left, as shown on City of Richland Duportail Street Extension right-of-way map filed under C3-084(CRR) City of Richland Records, and the **TRUE POINT of BEGINNING**; Thence South 89°08'47" West a distance of 50.43 feet along said Northerly right-of-way to the beginning of a 615.00 foot radius non-tangent curve having a radial bearing of South 10°06'19" East; Thence Northeasterly a distance of 50.82 feet along the arc of said curve leaving said Northerly right-of-way of Wellhouse Loop through a central angle of 04°44'03" to a point on the East line of said Lot 1 of Short Plat No. 2294; Thence South 00°51'13" East a distance of 6.09 feet leaving said curve along said East line back to the true point of beginning.

Containing 171.3 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached **Exhibit "A" 15-110E**.

Together With:

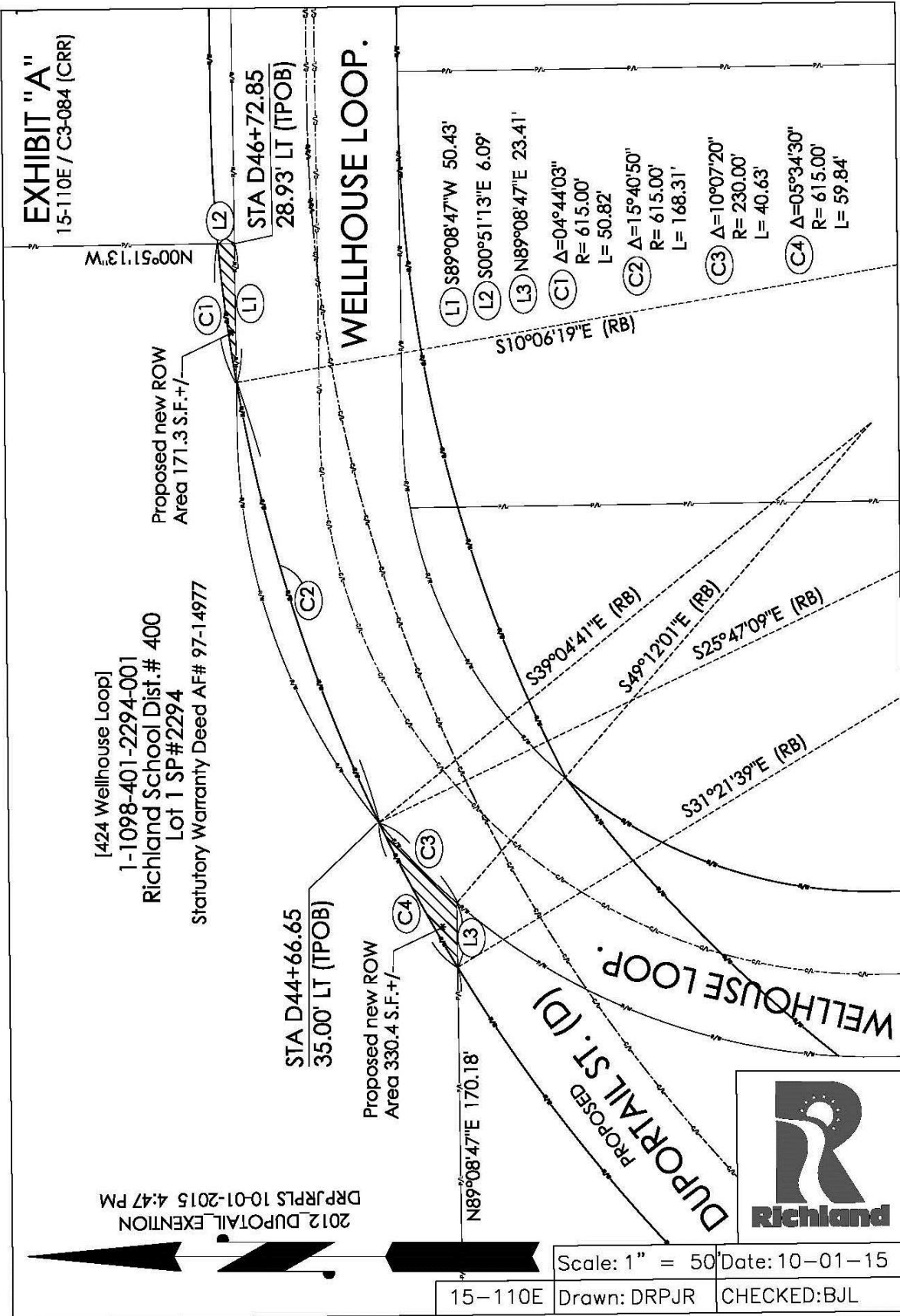
A portion of the Northeast $\frac{1}{4}$ of Section 15 Township 9 North, Range 28 East, W.M., City of Richland, Benton County, Washington, described as follows:

A portion of Lot 1 of Short Plat No. 2294, as recorded in Volume 1 of Short Plats on Page 2294, records of said County and State, also described by Statutory Warranty Deed recorded under Auditors File No. 97-14977, records of said County and State, more particularly described as follows:

Beginning at the Southeast corner of said Lot 1, said corner is lying on the Northerly right-of-way of Wellhouse Loop and a point located at D-line Station 46+72.85 at 28.93 feet left, as shown on City of Richland Duportail Street Extension right-of-way map filed under C3-084(CRR) City of Richland Records; Thence South 89°08'47" West a distance of 50.43 feet along said Northerly right-of-way to the beginning of a 615.00 foot radius non-tangent curve having a radial bearing of South 10°06'19" East; Thence Southwesterly a distance of 168.31 feet along the arc of said curve leaving said Northerly right-of-way of Wellhouse Loop through a central angle of 15°40'50" to a point located at D-line Station 44+66.65 at 35.00 feet left, as shown on City of Richland Duportail Street Extension right-of-way map filed under C3-084(CRR) City of Richland Records, and the **TRUE POINT OF BEGINNING**; Thence continuing along said 615.00 foot radius curve Southwesterly a distance of 59.84 feet along the arc of said curve through a central angle of 05°34'30" to a point on the South line of said Lot 1 of said Short Plat No. 2294; Thence North 89°08'47" East a distance of 23.41 feet along said South line to the beginning of a 170.00 foot radius non-tangent curve having a radial bearing of South 49°12'01" East and a point on said Northerly right-of-way of Wellhouse Loop; Thence Northeasterly a distance of 40.63 feet along said curve and said right-of-way leaving said South line, through a central angle of 10°07'20" back to the true point of beginning.

Containing 330.4 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached **Exhibit "A" 15-110E**.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record.



AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This Agreement for Purchase and Sale of Real Property ("Agreement") is made and entered into this ____ day of _____, 2016 between the **CITY OF RICHLAND**, a Washington municipal corporation ("Purchaser"), and **RICHLAND SCHOOL DISTRICT NO. 400**, a Washington Public School District ("Seller").

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

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

See Exhibit A & B

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

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

1.4. Timing of Conveyance.

1.4.1 The Land in Fee described in Section 1.1 shall be conveyed to Purchaser by a Statutory Warranty Deed ("Deed") subject to the permitted exceptions and at the time of payment. The Deed shall be delivered to Purchaser at closing.

1.4.2 The Temporary Construction Easement described in Section 1.1 shall be conveyed to Purchaser by means of a Temporary Construction Easement at the time of payment and delivered to Purchaser at closing.

2. Purchase Price. Purchaser shall pay to Seller as the Purchase Price for the Property or Property Rights the sum of twenty four thousand one hundred dollars and no cents **(\$24,100)** that includes twenty two thousand six hundred dollars and no cents **(\$22,600)** for land in fee, and one thousand five hundred dollars and no cents **(\$1,500)** for a temporary construction easement.

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

3.1. Executed Contract. The "Executed Contract Date" is the date that both parties have signed this Purchase and Sale Agreement. If the Purchase and Sale Agreement is signed on different days, the Executed Contract Date is the date of the last signing party. Both Purchaser and Seller must sign this Purchase and Sale Agreement within fifteen (15) business days of approval from the City Council. If signatures are not received by both parties within fifteen (15) business days, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either party to the other.

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

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

3.4. Council Approval. The closing of this transaction is contingent upon approval of this Agreement by the City Council of the City of Richland. In the event the Richland City Council determines not to approve this Agreement, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either party to the other.

4. Closing. On or before the date of Closing, Purchaser shall deliver to the Title Company the Purchase Price for the Property in the form of a certified or cashier's check. Purchaser shall deliver the Deed and Temporary Construction Easement, as approved by Seller, to the Title Company for placing in escrow. Title Company shall be instructed that when it is in a position to issue a standard owner's policy of title insurance in the full amount of the Purchase Price, insuring fee simple title to the Property in Purchaser, Title Company shall record and deliver to Purchaser the Deed and Temporary Construction Easement; and issue and deliver to Purchaser the standard owner's policy of title insurance.

4.1. Closing Costs. Purchaser shall pay all attorney's fees, recording costs, escrow closing costs, if applicable, and the full premium for a standard owner's policy of title insurance.

4.2. Closing Date. The Closing of the transaction and delivery of all items shall occur at Tri-City Title & Escrow, and shall occur on a date specified by Tri-City Title & Escrow with written notice to Seller and Purchaser.

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

6. Covenants, Representations and Warranties.

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

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

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

6.1.3. Seller shall use its best efforts to remove all disapproved exceptions within the preliminary title report.

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

6.2. Seller's Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the date hereof and on the date of closing. Seller shall immediately provide Purchaser with written notice of any event which would make any representation or warranty set forth below incorrect or untrue, and upon receipt of such notice, Purchaser may elect to terminate this Agreement. Upon Purchaser's election to terminate, this Agreement shall be without any further force and effect, and without further obligation of either party to the other.

6.2.1. Seller has full power and authority to enter into and carry out the terms and provisions of this Purchase and Sale Agreement and to execute and deliver all documents which are contemplated by this Agreement, and all actions of Seller necessary to confer

such authority upon the persons executing this Purchase and Sale Agreement and such other documents have been, or will be, taken.

6.2.2. Seller has not received any written notice from any governmental authorities or regulatory agencies that eminent domain proceedings for the condemnation of the Property are pending or threatened.

6.2.3. Seller has not received any written notice of pending or threatened investigation, litigation or other proceeding before a local governmental body or regulatory agency which would materially and adversely affect the Property.

6.2.4. Seller has not received any written notice from any governmental authority or regulatory agency that Seller's use of the Property is presently in violation of any applicable zoning, land use or other law, order, ordinance or regulation affecting the Property.

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

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

6.2.7. Seller is a single individual owning fee title to the Property as his sole and separate property.

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

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

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

6.4. Survival of Covenants. The covenants, representations, and warranties contained in Section 6 of this Agreement shall survive the delivery and recording of the Deed from the Seller to the Purchaser.

7. Casualty and Condemnation.

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

7.2. Immaterial Casualty or Condemnation. If, prior to the closing date, the Property shall sustain damage caused by casualty which is not described in Section 7.1., or a taking or condemnation has occurred, or is imminently threatened, which is not described in Section 7.1., neither Purchaser nor Seller have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to the cost to repair that portion of the Property so damaged by insured casualty, or an amount equal to the anticipated condemnation award, as applicable. At closing, Purchaser shall assign to Seller all rights or interest in and to any insurance proceeds or condemnation awards which may be due on account of any such occurrence.

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

9. Miscellaneous.

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

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

9.3. Notices. Whenever any party hereto shall desire to give or serve upon the other any notice, demand, request or other communication, each such notice, demand, request or other communication shall be in writing and shall be given or served upon the other party by personal delivery (including delivery by written electronic transmission) or by certified, registered or express United States mail, or Federal Express or other commercial courier, postage prepaid, addressed as follows:

TO SELLER:

Richland School District No. 400
615 Snow Ave.
Richland, WA 99352
Phone: (509) 946-6016

TO PURCHASER:

City of Richland
Attn: Mrs. Julie West
840 Northgate Drive, P.O. Box 190
Richland, WA 99352
Phone: (509) 942-7461
Fax: (509) 942-7468
Email: jwest@ci.richland.wa.us

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

9.4. Assignments and Successors. Purchaser may not assign this Agreement without Seller's consent. Any assignment made without Seller's consent is null and void, and does not relieve the Purchaser of any liability or obligation hereunder.

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

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

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

9.8. Construction. The parties acknowledge that each party and its counsel have reviewed and revised this Agreement, and that the normal rule of construction providing that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendment or exhibits hereto.

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

9.10. Cooperation and Further Assurances. Each party shall cooperate with the other in good faith to achieve the objectives of this Agreement. The parties shall not unreasonably withhold responses to requests for information, approvals, or consents provided for in this Agreement. The parties agree to take further action and execute further documents, both jointly or within their respective powers and authority, as may be reasonably necessary to implement the intent of this Agreement.

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

9.12. Complete Agreement. This Agreement represents and contains the entire understanding between the parties related to the acquisition of the Property. The parties acknowledge that no other oral or written collateral agreements, understandings, or representations exist outside of this document, with the exception of any documents expressly incorporated by reference in this Agreement. Any prior agreements, whether verbal or written, not specifically referred to in this Agreement are hereby terminated.

9.13. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Washington. The parties agree that Benton County is the appropriate venue for filing of any civil action arising out of this Agreement, and Seller expressly agrees to submit to personal jurisdiction in Benton County Superior Court.

9.14. Scrivener. The party drafting this Agreement is the City of Richland. The City of Richland makes no representations regarding the rights or responsibilities of Seller under this Agreement. Seller is encouraged to review the completed contract with counsel before signing this Agreement.

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

**RICHLAND SCHOOL DISTRICT
NO. 400 - SELLER**

CITY OF RICHLAND - PURCHASER

By: _____ Date _____
Its: _____

By: Cynthia D. Reents, ICMA-CM Date _____
Its: City Manager

Approved by Legal Counsel:

By: _____ Date _____
Its: _____

By: Heather Kintzley Date _____
Its: City Attorney

Exhibit A
Legal Description of Subject Property

Land in Fee

A portion of the Northeast $\frac{1}{4}$ of Section 15 Township 9 North, Range 28 East, W.M., City of Richland, Benton County, Washington, described as follows:

A portion of Lot 2 of Short Plat No. 2294, as recorded in Volume 1 of Short Plats on Page 2294, records of said County and State, also described by Statutory Warranty Deed recorded under Auditors File No. 2000-000111, records of said County and State, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2, said corner is lying on the Northerly right-of-way of Wellhouse Loop and located at D-line Station 46+72.85 at 28.93 feet left, as shown on City of Richland Duportail Street Extension right-of-way map filed under C3-084(CRR) City of Richland Records, and the **TRUE POINT of BEGINNING**; Thence North 00°51'13" West a distance of 6.09 feet along the West line of said Lot 2, leaving said right-of-way to the beginning of a 615.00 foot radius non-tangent curve having a radial bearing of South 05°22'16" East; Thence Northeasterly a distance of 48.49 feet along the arc of said curve leaving said West line through a central angle of 04°31'03" to its point of tangency; Thence North 89°08'47" East a distance of 278.06 leaving said curve; Thence North 44°08'47" East a distance of 49.50 feet to a point on the East right-of-way of Wellsian Way and the West line of said Lot 2 of said Short Plat No. 2294; Thence South 00°51'13" East a distance of 43.00 feet along said East right-of-way to the Southeast corner of said Lot 2 and a point on said Northerly right-of-way of Wellhouse Loop; Thence South 89°08'47" West a distance of 361.50 feet leaving said corner and East right-of-way along said Northerly right-of-way of Wellhouse Loop back to the true point of beginning.

Containing 3,473.7 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached **Exhibit "A" 15-111E**.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record.

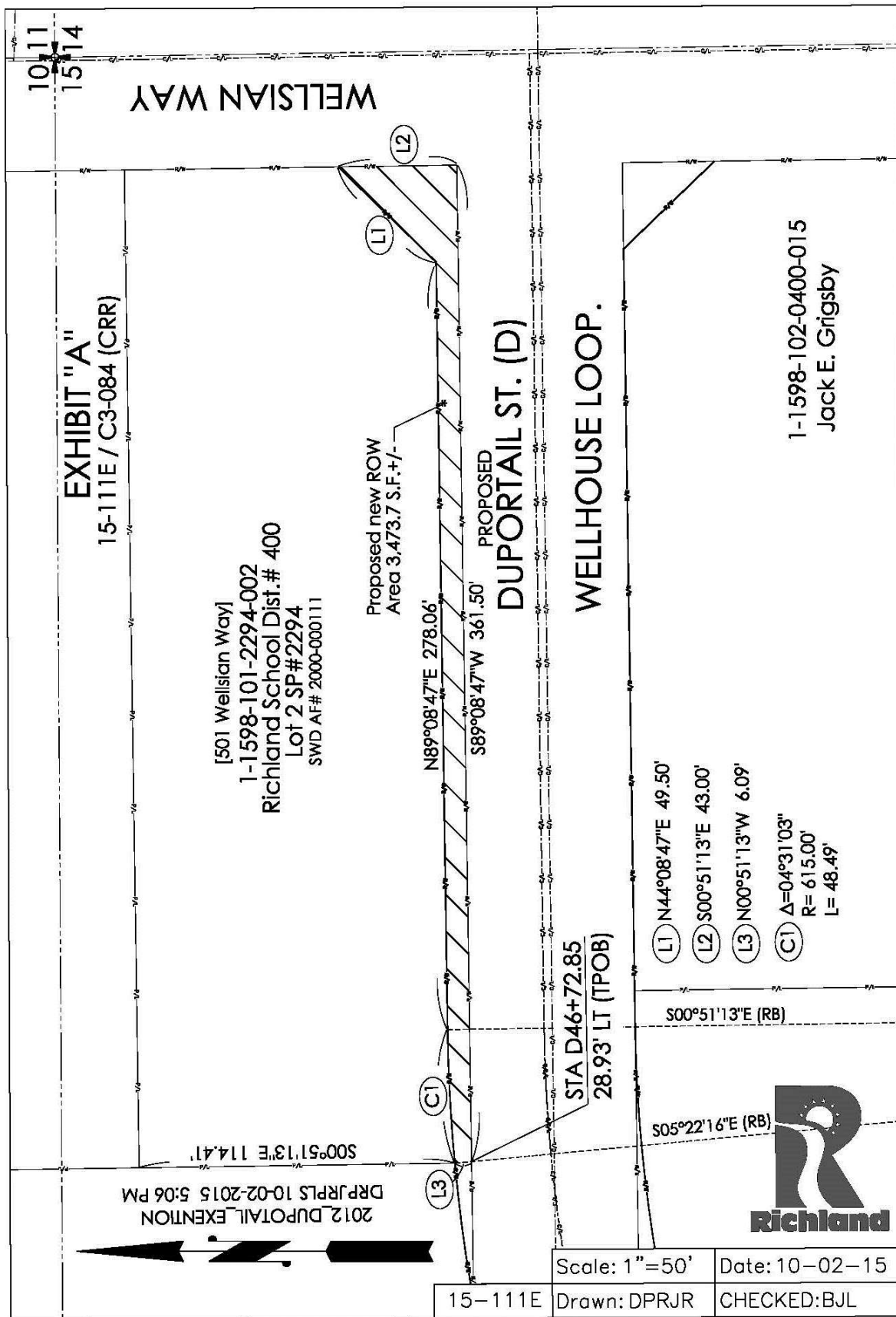


Exhibit B
Legal Description of Subject Property

Temporary Construction Easement

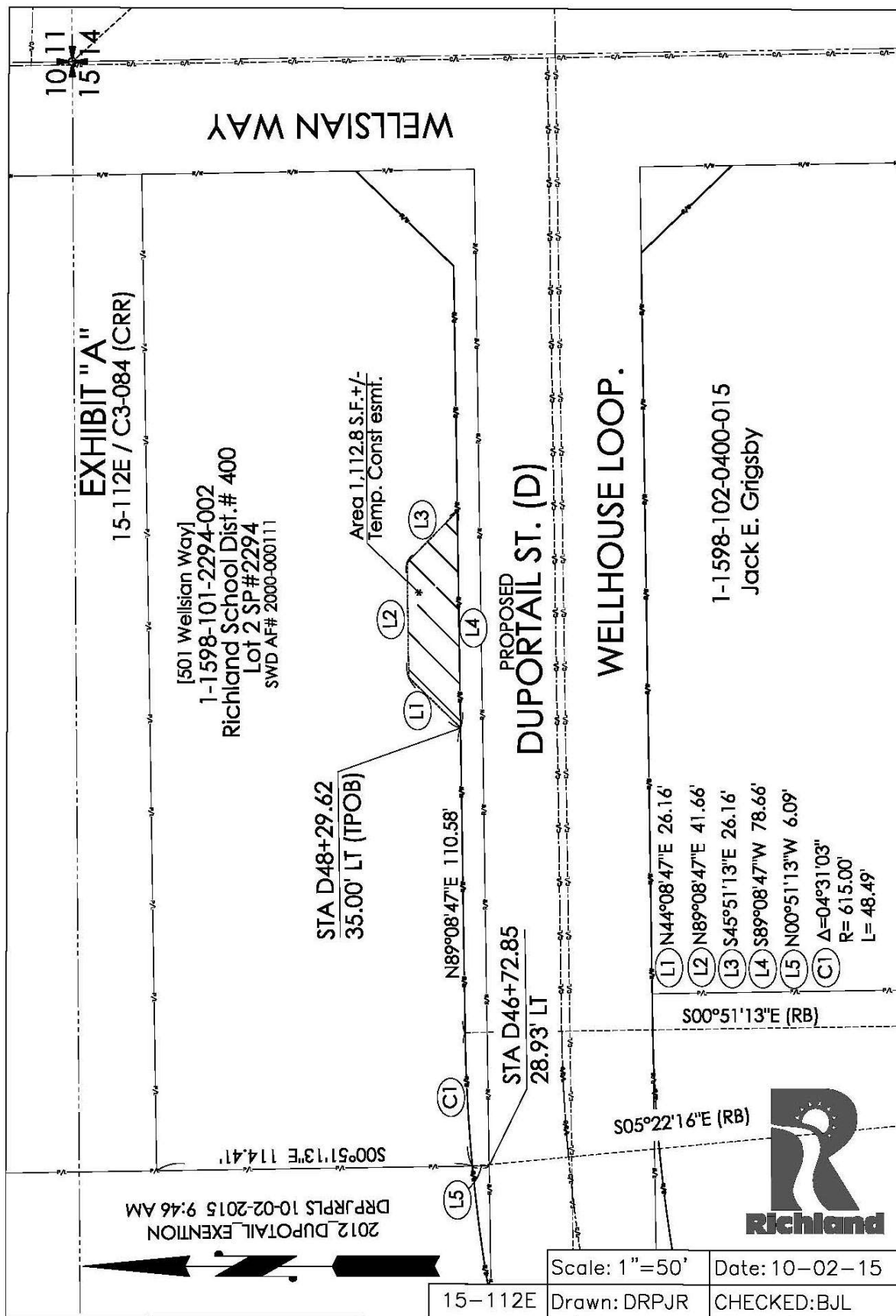
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Containing 1,112.8 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached **Exhibit "A" 15-112E**.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record.





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Expenditures from March 7, 2016 - March 25, 2016 for \$11,007,956.12 including Check Nos. 232122-232690, Wire Nos. 6115-6125, Payroll Check Nos. 103268-103773, and Payroll Wire/ACH Nos. 9360-9395

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from March 7, 2016, to March 25, 2016 in the amount of \$11,007,956.12.

Summary:

Breakdown of Expenditures:

Check Nos.	232122-232690	2,367,166.84
Wire Nos.	6115-6125	4,481,279.76
Payroll Check Nos.	103268-103773	48,110.11
Payroll Wires/ACH	9360-9395	4,111,399.41
TOTAL		\$11,007,956.12

Fiscal Impact:

Yes

Total Disbursements: \$11,007,956.12. Disbursements (wire transfers) include \$3,176,622.00 for purchase power.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
MARCH 7, 2016 - MARCH 25, 2016

Payee	Wire Description	Amount
Claim Wires - Wire No. 6115 to 6125		
Bonneville Power Administration	Purchase Power	3,176,622.00
Conover	Section 125	5,727.47
Department of Licensing	Firearms Online Pmt for Concealed Licenses	1,104.00
LEOFF Trust	Fire Health Premiums	70,280.15
Richland Golf Management Corporation	Col. Pt. Operating Reimb	73,589.42
Zenith Administrators/Matrix/Sedgwick	Insurance Claims	<u>1,153,956.72</u>
	Total Claim Wire Transfers	\$ 4,481,279.76
Payroll Wires & Direct Deposits (ACH) - Wire No. 9360 to 9395		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	<u>\$ 4,111,399.41</u>
Total Claim & Payroll Wires/ACH		<u>\$ 8,592,679.17</u>

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



City Of Richland

VL-1 Voucher Listing

From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001	GENERAL FUND				
Division: 000	UNASSIGNED				
BANK OF AMERICA		16020065198	232502	BANK ANALYSIS FEES	\$2,741.18
BENTON COUNTY TREASURER		0216BC	232139	CRIME VICTIMS COMP BCDC-FEB'16	\$998.13
CITY OF RICHLAND		031416	232341	CASHIER SHORTAGE-BLASDEL	\$9.95
RECWARE REFUND		022916	232412	REFUND DAMAGE DEPOSIT	\$90.00
		030716	232497	REFUND	\$58.00
		030816	232422	REFUND-CANCELLED	\$133.86
		031016	232448	REFUND-CANCELLED	\$525.00
				REFUND DAMAGE DEPOSIT	\$150.00
			232494	REFUND DAMAGE DEPOSIT	\$150.00
				REFUND-CANCELLED	\$525.00
		031116	232411	REFUND-CANCEL	\$76.81
				REFUND DAMAGE DEPOSIT	\$200.00
			232426	REFUND-CANCEL	\$76.81
				REFUND DAMAGE DEPOSIT	\$200.00
		031416	232495	REFUND DAMAGE DEPOSIT	\$72.00
		032116	232662	DAMAGE DEPOSIT REFUND	\$109.00
				DAMAGE DEPOSIT REFUND	\$10.00
				DAMAGE DEPOSIT REFUND	\$81.00
WA STATE DEPARTMENT OF REVENUE		03082016	232403	BUS LIC RENEWAL OVERPAYMENT	\$13.00
WASHINGTON STATE TREASURER		0216WS	232232	FINES & FORFEITURES BC-FEB16	\$48,986.39
WEBCHECK INC		5372	232404	WEBCHECK SRVC FEB 16	\$599.47
WEST, JULIE		16-106 WEST	232493	16-106 APWA DEVELOP LEADER	\$518.48
UNASSIGNED TOTAL ****					\$56,324.08
Division: 001	CITY COUNCIL				
BANK OF AMERICA		TXN00025415	232572	Lapel Nametag for Councilmembe	\$20.63
		TXN00025419		Lapel Name Tags Councilmember	\$30.95
		TXN00025433		Workshop nameplates - Thompson	\$65.16
		TXN00025707		CRAFT WHSE-MATT-MAYOR PIC	\$11.94
		TXN00025881		ALBERTSONS-MTG-SPLY-CFFE	\$23.98
PARADISE BOTTLED WATER CO		0216-CITYATTORNEY	232543	BOTTLED WATER-FEBRUARY	\$21.67
		1215-CITYATTORNEY		BOTTLED WATER-DECEMBER	\$9.07
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$1.42
SANDY'S TROPHIES INC		103568	232389	NAMEPLATE-MANHATTAN BOX	\$9.23
VERIZON WIRELESS		9761257628	232560	CELL PHONES-FEBRUARY	\$261.46
CITY COUNCIL TOTAL ****					\$455.51
Division: 100	CITY MANAGER				
BANK OF AMERICA		TXN00025390	232572	BATDORF-COFFEE-CR-BT-BA-DA	\$14.84
		TXN00025459		STERLING'S-CR-TC_CM-CC MO MTG	\$33.91



City Of Richland

VL-1 Voucher Listing

From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$24.74
CITY MANAGER TOTAL ****					\$73.49
Division:	101	CITY CLERK			
BANK OF AMERICA		TXN00025411	232572	WMC Annual Conference - DB	\$425.00
		TXN00025587		Record Ordinances	\$158.88
CODE PUBLISHING INC		52257	232344	RMC SUPPLEMENT UPDATE 16	\$69.88
PARADISE BOTTLED WATER CO		0216-CITYATTORNEY	232543	BOTTLED WATER-FEBRUARY	\$6.50
		1215-CITYATTORNEY		BOTTLED WATER-DECEMBER	\$2.72
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$18.66
TRI CITY HERALD	S016802	2061364	232396	PHN-111715-COUNCIL 2015 BUDGET	\$56.85
	S016802	2089799		PHN-111715-ADM SRVS	\$54.38
	S016802	2116367		MTG NOTICE 120115-COUNCIL	\$39.55
	S016802	2137505		ORD 70-15 120115-CDS	\$32.13
	S016802	2137544		ORD 71-15 120115-CDS	\$61.80
	S016802	2137642		ORD 77-15 120115-CDS	\$32.13
	S016802	2137720		ORD 76-15 120115-PW	\$59.32
	S016802	2137741		ORD 75-15 120115-CDS	\$29.66
	S016802	2154157		MTG NOTICE 121515-COUNCIL	\$39.55
CITY CLERK TOTAL ****					\$1,087.01
Division:	102	CITY ATTORNEY			
BANK OF AMERICA		TXN00025381	232572	HOTEL-RISK MGMT SCHOOL	\$218.72
		TXN00025904		WSAMA Spring Conference - City	\$235.00
		TXN00025913		SKAMANIA LODGE - WSAMA CONF	\$152.01
BENTON COUNTY DISTRICT COURT		C03740636	232414	DDD APPEAL - FILING FEE	\$83.00
BENTON COUNTY TREASURER		DECEMBER 2015	232246	DISTRICT COURT/OPD COSTS DEC	\$70,253.53
PARADISE BOTTLED WATER CO		0216-CITYATTORNEY	232543	BOTTLED WATER-FEBRUARY	\$4.34
		1215-CITYATTORNEY		BOTTLED WATER-DECEMBER	\$1.82
PRONTO PROCESS SERVICE INC		PTO-2016001583	232380	MESSENGER SERVICE-FEB	\$40.00
PUBLIC RISK MANAGEMENT ASSN WA CHAPTER		2016 DUES	232378	2016 DUES-HARRISON/KINTZLEY	\$150.00
XEROX CORPORATION		083659471	232566	W7855 BASE CHR/PRINTS-FEB	\$66.96
CITY ATTORNEY TOTAL ****					\$71,205.38
Division:	110	ASSISTANT CITY MANAGER			
BANK OF AMERICA		TXN00025374	232572	SHERATON GRND-PHNX_JMA-1-27	\$362.46
		TXN00025380		GOVERNOR HTL-CR-_1-27	\$144.93
		TXN00025651		STAPLES-EASLES - TRIPOD	\$134.78
		TXN00025655		STAPLES-OFC SPLY-LBLS-ENVLPS	\$40.22
		TXN00025683		STAPLES-ENVLPS-EARFON-BATTERY	\$31.16
		TXN00025845		STAPLES-LBLS-EASLS-CLRLBL	\$142.44
		TXN00025878		ACT-WCMA_JMA	\$315.00
PARADISE BOTTLED WATER CO		0216-CITYATTORNEY	232543	BOTTLED WATER-FEBRUARY	\$6.50



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PARADISE BOTTLED WATER CO		1215-CITYATTORNEY	232543	BOTTLED WATER-DECEMBER	\$2.72
XEROX CORPORATION		083659471	232566	W7855 BASE CHRG/PRINTS-FEB	\$65.97
				W7855 BASE CHRG/PRINTS-FEB	\$236.69
ASSISTANT CITY MANAGER TOTAL ****					\$1,482.87
Division:	111	COMMUNICATIONS & MARKETING			
BANK OF AMERICA		TXN00025598	232572	STAPLES-BINDING PRES CVRS	\$130.29
LOGAN, HOLLIE		030716 MILEAGE	232192	JAN-MARCH 2016 MILEAGE	\$64.53
MACHART, KELLY		022316 MILEAGE	232285	MILEAGE 1/15-2/17/16	\$52.11
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$3.33
XEROX CORPORATION		083659490	232566	C75 PRINT SHOP-FIERY-FEB	\$140.31
		083722423		D95 PRINT SHOP BASE CH-FEB	\$384.40
		083722424		C75 PRINT SHOP BASE CH-FEB	\$425.01
COMMUNICATIONS & MARKETING TOTAL ****					\$1,199.98
Division:	113	HANFORD COMMUNITIES			
BANK OF AMERICA		TXN00025650	232572	STAPLES-ADDRESS LABELS	\$27.33
		TXN00025767		DOUBLETREE-AUSTIN-PBL	\$503.70
CITY OF RICHLAND		16-005B LARSEN	232421	16-005B DOE WSTE MGT CNF	\$150.00
LARSEN, PAM BROWN			232457	16-005B DOE WSTE MGT CNF	\$1,504.35
PARADISE BOTTLED WATER CO		0216-CITYATTORNEY	232543	BOTTLED WATER-FEBRUARY	\$4.34
		1215-CITYATTORNEY		BOTTLED WATER-DECEMBER	\$1.82
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$6.71
TRI CITY REGIONAL CHAMBER OF COMMERCE		41828	232398	TC CHAMBER LUNCHEON-LARSEN	\$22.00
XEROX CORPORATION		083659471	232566	W7855 BASE CHRG/PRINTS-FEB	\$66.97
HANFORD COMMUNITIES TOTAL ****					\$2,287.22
Division:	120	FIRE			
BANK OF AMERICA		TXN00025421	232572	STARBUCKS - BC RETREAT COFFEE	\$32.47
		TXN00025424		AMAZON - KIWI BOOT POLISH	\$67.00
		TXN00025426		ALBERTSONS - BC MTG REFRESH	\$37.37
		TXN00025431		STONE SOUP - BC MTG LUNCHES	\$63.70
		TXN00025445		ALBERTSONS - BADGING BRKFST	\$98.86
		TXN00025448		FRED-MEYER - PROMOTE ORIENT	\$46.58
		TXN00025462		COSTCO - BADGING BRKFST	\$122.71
		TXN00025487		AMAZON - PLIERS	\$30.72
		TXN00025489		SPUDNUT SHOP - BADGING BRKFST	\$33.88
		TXN00025491		SAFEWAY - BADGING BRKFST DELI	\$141.15
		TXN00025517		STAPLES - BNKR BXS, PENS	\$99.99
		TXN00025519		NWLS - LDRSHP CONF REG	\$295.00
		TXN00025524		LAQUINTA INN - RAMSAY LODGING	\$376.32
		TXN00025554		STAPLES - HAND SOAP	\$7.34
		TXN00025558		AMAZON - IFSTA CO OFFICER	\$652.50



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025625	232572	AMAZON - STA MAILBOXES	\$65.12
		TXN00025631		AMAZON - STA MAILBOXES	\$32.56
		TXN00025644		BASECAMP - FEB SUB FEES	\$54.30
		TXN00025647		DELL -LITHIUM PRIMARY BATTERY	\$114.02
		TXN00025717		STAPLES - WALL REF SYSTEM	\$51.19
		TXN00025731		ISFSI - BURN INST REG FEE	\$555.00
		TXN00025735		STARBUCKS - PROMOTIONALS	\$32.47
		TXN00025737		ALBERTSONS - PROMOTIONALS	\$99.06
		TXN00025743		EMERGENCY SIGHT & SOUND/MICS	\$82.89
		TXN00025745		DICKEYS-ASSESORS-FIRE PROMO	\$80.31
		TXN00025762		STONE SOUP-ASSESS-FIRE PROMO	\$96.78
		TXN00025780		FIRE STORE - PAC SPREADER	\$117.98
		TXN00025784		STAPLES - NOTEPADS, SANI WIPES	\$38.47
		TXN00025792		ALBERTSONS - PROMOTIONALS	\$67.25
		TXN00025793		STARBUCKS - PROMOTIONALS	\$32.47
		TXN00025799		DICKEYS-CANC ORDER	(\$213.24)
		TXN00025811		DICKEYS-FIRE PROMO	\$213.24
		TXN00025813		WALMART - PROMOTIONALS	\$40.81
		TXN00025828		STARBUCKS - PROMOTIONALS	\$32.47
		TXN00025834		DICKEYS-ASSESS/CAND-FIRE PROMO	\$292.40
		TXN00025837		DICKEYS-ASSESS-FIRE PROMO	\$72.54
		TXN00025850		UPS STORE - FF GEAR SHIP'D	\$93.02
		TXN00025862		COSTA VIDA-FIRE PROMO	\$166.90
		TXN00025866		BATTERIES PLUS - TIC BATTERY	\$54.30
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$4,394.70
FIANDER & ASSOCIATES LLC DBA		160126-4	232266	TREADMILL BELT-ST 71	\$125.78
FRONTIER		02/16 2530045365	232268	SILVER CLOUD PHONE LINE	\$66.64
		03/16 2061880334		VHF PHONE LINE 02/19-03/18/15	\$422.86
LN CURTIS & SONS	P056213	2134281-01	232365	ELKHART BRASS INLINE GUAGE, 2	\$1,612.71
	P056213			AKRON BRASS 60 ANGLE ELBOW,	\$1,077.58
PARADISE BOTTLED WATER CO		01/16-FIRE ST 71	232206	BOTTLED WATER-JANUARY	\$125.04
		01/16-FIRE ST 72		BOTTLED WATER-JANUARY	\$106.74
		01/16-FIRE ST 73		BOTTLED WATER-JANUARY	\$65.56
		01/16-FIRE ST 74		BOTTLED WATER-JANUARY	\$60.99
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$0.97
RICHLAND ACE HARDWARE		210906	232548	20 LB BBQ PELLETT-ST 72	\$15.18
		49828		MOUNT TAPE 1x125"	\$9.76
		49977		BBQ GRILL BRUSH-ST 71	\$11.71
		50045		BBQ GRILL BRUSH-ST 71	\$49.45
SEA WESTERN INC	P056261	189577	232390	ADJUST FOR TAX	\$0.01
	P056261			#MSA 10031105, STRAP FOR	\$390.96



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SEA WESTERN INC	P056261	189577	232390	SHIPPING	\$14.30
	P056261			#MSA 68542, O RING, VITON, LP	\$32.58
	P056261			#MSA 10009971, CLEANER /	\$187.31
	P056261			#MSA 805020, ULTRAELITE LENS	\$369.24
	P056261			#MSA 495189, ULTRAELITE NOSECU	\$325.32
	P056261			#MSA 10061542, HUD RECEIVER,	\$206.34
	P056261	189954	232552	SHIPPING	\$9.76
	P056261			#MSA 495189, ULTRAELITE NOSECU	\$81.33
SPRINT		891160522-144	232392	RFD CELL PHONES 01/18-02/17/16	\$109.72
SUMMIT LAW GROUP PLLC		77582	232310	LABOR &L EMPLOYMNET SRVCS-JAN	\$1,204.00
UPTOWN CLEANERS		72447	232319	LINEN/UNIFORM LAUNDRY SRVCS	\$281.31
		72517		LINEN/UNIFORM LAUNDRY SRVCS	\$282.58
		72566		LINEN/UNIFORM LAUNDRY SRVCS	\$393.61
		72629		LINEN/UNIFORM LAUNDRY SRVCS	\$297.68
		72718		LINEN/UNIFORM LAUNDRY SRVCS	\$224.98
XEROX CORPORATION	P056367	082874483	232566	OFFICE COPIER LEASE/USAGE (DEC	\$344.30
	P056367	082874484		ST 73 MFD - 4TH QTR MAINT PLAN	\$32.58
	P056367	083275959		OFFICE COPIER LEASE/USAGE (JAN	\$358.41
FIRE TOTAL ****					\$17,669.89
Division:	130	POLICE			
911 SUPPLY LLC	P056251	38166	232123	#6436016216 5.11 TACLITE PRO P	\$54.29
	P056251			#7132675034 5.11 PDU MEN CLASS	\$130.30
	P056251			#71177750LR 5.11 PDU MEN SS CL	\$130.30
	P056251			#5379 HERO'S COLOR STRIPE ON F	\$97.74
	P056251			#7432675040 5.11 MEN CLASS B C	\$65.15
	P056251			TAX ADJUSTMENT	(\$0.01)
	P056251			#742731623832 5.11 TACLITE PRO	\$54.29
	P056251			NAME TAP 1X5 DK NAVY "MATYLIN	\$17.38
	P056251			SHIPPING	\$13.85
	P056251			#6430675012 5.11 PDU WMN CLASS	\$65.15
A & A MOTORCOACH INC		64403	232407	CITIZENS ACADEMY TOUR-2/16	\$375.00
AMERICAN MESSAGING SERVICES LLC		W4100724QC	232128	PAGER RENTAL MAR 2016	\$47.34
AT&T WIRELESS		01/16-28724328888	232135	287243288881 12/27-01/26/16	\$12.67
				287243288881 12/27-01/26/16	\$62.60
BANK OF AMERICA		TXN00025389	232572	STAPLES -DESK CHAIRS (2) CODE	\$564.70
		TXN00025432		UPS 0000002654EE056	\$46.57
		TXN00025463		TEEL TECHNOLOGIES - SOLDERING	\$330.00
		TXN00025464		AMAZON - LED HEAD MAGNIFIERS	\$24.46
		TXN00025482		PAYPAL LAWENFORCEM - DUES CAR	\$50.00
		TXN00025485		BLAUER MANUFACTURING - POLO SH	\$134.97
		TXN00025496		TACTIC TAILOR INC - GAS MASK C	\$66.67



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025497	232572	RADEUM INC DBA FREELINC - MIC	\$61.05
		TXN00025498		MIDWAYUSA COM - EXTENDER SPRIN	\$42.98
		TXN00025501		L A POLICE GEAR -ASSAULT GLOVE	\$76.13
		TXN00025507		GALLS - CLASS A BUTTONS/TOGGLE	\$87.25
		TXN00025508		STAPLES - LYSOL/STAPLERS/CLIPS	\$862.69
		TXN00025509		PACIFIC COAST SIGHT TOUR -SHUT	\$20.00
		TXN00025511		DISNEY RESORT-DISNE - HOTEL DE	\$208.26
		TXN00025514		STAPLES - FIRST AID KIT	\$105.30
		TXN00025532		GALLS - WOOL TROUSERS SKINNER	\$101.96
		TXN00025534		ALASKA AIR -PARISH AIRFARE 16-	\$315.20
		TXN00025535		ULINE - EMBOSSABLE TAGS	\$96.39
		TXN00025544		AMAZON- CONTROLLER CARD	\$39.90
		TXN00025546		PUBLIC AGENCY TRAINING - STOHE	\$425.00
		TXN00025547		UPS 0000002654EE066	\$43.53
		TXN00025553		BRAVO CONCEALMENT - CONCEALED	\$92.99
		TXN00025556		STAPLES - BUBBLE WRAP/16GB USB	\$144.31
		TXN00025562		DISNEY RESORT-DISNE - HOTEL DE	\$208.26
		TXN00025566		FIRST TACTICAL - HARD KNUCKLE	\$43.43
		TXN00025574		REI 75 KENNEWICK - DUBOIS BOOT	\$260.64
		TXN00025581		WAL-MART - HOOKS	\$12.68
		TXN00025584		ALASKA AIR - MUAI AIRFARE 16-	\$345.20
		TXN00025624		MIDWAYUSA COM - EXTENDER SPRIN	\$80.97
		TXN00025643		STAPLES - CLEANSING TOWELETTE	\$41.26
		TXN00025646		C2G - DISPLAY PORT ADAPTER	\$33.71
		TXN00025653		URM CASH N CARRY #3 - BLEACH,	\$51.09
		TXN00025654		SIRCHIE FINGER PRINT LABO - RI	\$431.81
		TXN00025659		NEWEGG-External CD/ DVD Rewrit	\$126.43
		TXN00025672		WICKLANDER ZULAWSKI ASSO - STO	\$585.00
		TXN00025674		PAYPAL IAPE - VERSTEEG REGIST	\$375.00
		TXN00025682		UPS 0000002654EE076	\$29.19
		TXN00025689		HOBBY-LOBBY -COLLISION INVEST	\$15.63
		TXN00025693		STAPLES -COLLISION INVESTIGATI	\$414.90
		TXN00025700		TASER TRAINING ACADEMY - ARMIT	\$225.00
		TXN00025702		HOBBY-LOBBY -COLLISION INVESTI	\$34.70
		TXN00025720		DELTA AIR -BERGER AIRFARE 16	\$539.20
		TXN00025725		DELTA AIR - JUDGE AIRFARE 16-1	\$539.20
		TXN00025727		WHIA - STOHEL REGISTRATION 16-	\$300.00
		TXN00025740		DELTA AIR -JUDGE AIRFARE 16-11	\$633.20
		TXN00025751		SAFARILAND -METH TEST KITS	\$222.63
		TXN00025753		GALLS - SKINNER OXFORD SHOES	\$65.16
		TXN00025757		OPTICS PLANET -HANDGUARD/QUAD	\$50.35



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025763	232572	PAYPAL LAWENFORCEM - HOGUE/WA	\$100.00
		TXN00025764		DELTA AIR -DUBOIS AIRFARE 16	\$571.20
		TXN00025769		STAPLES - COFFEE FILTERS	\$44.27
		TXN00025770		EB 30TH ANNUAL TRAINI - WHITBY	\$195.00
		TXN00025782		STRAIGHTTALK AIRTIME - SCU PRE	\$50.64
		TXN00025783		LARSEN FIREARMS -M600U-Z68-BK/	\$282.36
		TXN00025788		DELTA AIR Seat Fees - DUBOIS	\$29.00
		TXN00025803		AMAZON -BOOTS DUBOIS	\$152.19
		TXN00025804		WSNIA - REGISTRATION GRANT 16-	\$245.00
		TXN00025806		TASER TRAINING ACADEMY - MILLE	\$435.00
		TXN00025823		UPS 0000002654EE086	\$55.19
		TXN00025829		MILESTONE ATHLETIC SPLY - MAT	\$156.38
		TXN00025852		DELTA AIR -ICAC CONF BENSON 16	\$633.20
		TXN00025860		WM SUPERCENTER -CASH BOX/FIRE	\$33.34
		TXN00025864		STEEBERS LOCK SERVICE -KEYS FO	\$13.03
		TXN00025905		SPORTS AUTHORITY -BOXING GLOVE	\$43.43
		TXN00025907		STAPLES - SPOONS/FORKS/KNIVES/	\$117.99
		TXN00025916		GALLS - WOOL TROUSERS SKINNER	\$101.96
		TXN00025921		SUNWEST SPORTSWEAR - EMBROIDER	\$70.84
		TXN00025927		URM CASH N CARRY-DAWN/CUPS	\$56.96
		TXN00025938		GALLS - WOOL LONG SLEEVE SHIRT	\$97.73
		TXN00025944		UNITED -GROW 16-129 AIRFARE	\$277.20
BENTON COUNTY SHERIFF'S OFFICE		01/16-CUSTODY	232138	CUSTODY COSTS-JAN 2016	\$60,349.99
		10/15 MEDICAL	232335	MEDICAL SUPPLIES/SRVCS-OCT	\$1,302.29
CASCADE NATURAL GAS CORP		02/16-75997100005	232147	NAT GAS 871 GW WAY 01/20-02/16	\$917.05
CHARTER COMMUNICATIONS		03/16-0309703POL	232150	RPD INTERNET SRVCS 02/29-03/28	\$71.85
CITY OF POST FALLS		201507152965	232339	ALPR ANNUAL MAINT FEES	\$3,000.00
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$2,799.94
		16-036-LUNDQUIST	232152	16-036 SMRTPHN/CELL TECH	\$573.95
		16-045 DOSS		16-045 COLL INVEST ADV CRS	\$1,146.48
		16-046 EDWARDS	232421	16-046 COLL INVEST ADV CRS	\$1,146.48
DATEC INC	P056270	32501	232348	SHIPPING	\$16.29
	P056270			PJ6 THERMAL SECTOR PRINTER, PA	\$781.27
DAY MANAGEMENT CORPORATION DBA	P056288	182011-00	232349	ADJUST FOR TAX	\$0.01
	P056288			SHIPPING	\$16.29
	P056288			PMMN4051 REMOTE/LAPEL MICROPHO	\$923.10
	S016735	404897	232513	SHIPPING	\$13.03
	S016735			REPAIR OF LIDAR	\$78.19
		405498	232349	RPLC PRINTER AND POWER CABLE	\$61.09
FRONTIER	S016793	02/16 2061882614	232167	TELEPHONE CHARGE 2/19/16-3/18/	\$65.48
INTERNATIONAL ASSN OF CHIEFS OF POLICE		1001195966	232361	2016 IACP DUES-C LEE	\$150.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
KANE, RICHARD		16-122 KANE	232184	16-122 SPOKANE CAREER FAIR	\$30.00
LARSEN GUNSMITHING & FIREARMS	P056185	8637	232536	X26 TASER HOLSTERS 44H015BK-L	\$434.40
	P056185			PEERLESS 801C CHAIN HANDCUFFS	\$190.05
	P056185			#31307 DCELL FLASHLIGHT BELT	\$27.15
	P056185			#X300U-B WEAPON LIGHT	\$2,226.30
	P056185			#SF400-BULK FLASHLIGHT BATTERY	\$754.77
	P056185			PEERLESS 700C HINGED HANDCUFFS	\$130.32
	P056185			#19696 UNIVERSAL RADIO HOLDER	\$271.50
	P056185			#14414 BATON RING HOLSTER	\$76.02
LUNDQUIST, ERIK		16-036-LUNDQUIST	232194	16-036 SMRTPHN/CELL TECH	\$36.46
MILLER, RYAN		16-123 MILLER	232201	16-123 SPOKANE CAREER FAIR	\$30.00
MOON SECURITY SERVICES INC		808360	232539	RPD RANGE MONITORING	\$59.90
NATIONAL ASSN OF SCHOOL RESOURCE		18200CONF	232370	2016 CONFERENCE-MUAI 16-077	\$500.00
OXARC INC		02807PP	232373	FIRE EXTINGUISHERS-3	\$162.90
		F329723		FIRE EXTINGUISHER MAINT/CHRG	\$151.17
		R399285	232541	OXYGEN CYLINDER RENTAL-FEB	\$7.53
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$318.37
PROFORCE MARKETING INC DBA	P056187	265637	232379	01-2117 UTM AR/M4 SER MMR CONV	\$342.09
	P056187			01-0686 UTM 5.56MM MMR RED CAS	\$668.98
	P056187			02-2815 UTM UTM AR BLUE SAFETY	\$139.01
	P056187			HANDLING	\$32.53
RIVER CITY TOWING INC		14571	232213	TOW CHARGE	\$48.87
		14573	232385	TOW CHARGE	\$48.87
		14574		TOW CHARGE	\$48.87
		14575		TOW CHARGE	\$48.87
VERIZON WIRELESS		9760773232	232560	CREDIT CELL PHONES-FEBRUARY	(\$353.40)
WEBQA, INC	P056303	1131-160217	232233	WEBQA ADDITIONAL REDACTION	\$825.00
WSSO ADVANCED TRAINING - 2013		2016 MUAI	232496	2016 WSSO ADVANCED SCHOOL SAFE	\$260.00
		2016 PARISH		2016 WSSO ADVANCED SCHOOL SAFE	\$260.00
XEROX CORPORATION		083659479	232566	W7225 BASE CHRG/PRINTS-FEB	\$195.49
		083659480		W7225 BASE CHRG/PRINTS-FEB	\$250.33
		083659481		W7225 BASE CHRG/PRINTS-FEB	\$214.98
		083659482		W7855 BASE CHRG/PRINTS-FEB	\$640.35
		083659483		W7845 BASE CHRG/PRINTS-FEB	\$242.66
POLICE TOTAL ****					\$97,226.03
Division:	210	ADMINISTRATIVE SERVICES			
BANK OF AMERICA		TXN00025416	232572	OFFICE DEPOT-DRY ERASER/MOUSE	\$16.51
		TXN00025425		OFFICE DEPOT-MOUSE SUPPORT	\$6.51
		TXN00025466		WALMART-ASD STAFF MTG-ALL	\$85.61
		TXN00025476		STARBUCKS #14483 W. RICHL - AS	\$32.47
		TXN00025626		STERLING'S-ASD MEETING-CK/KN/W	\$42.79



City Of Richland

VL-1 Voucher Listing

From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PARADISE BOTTLED WATER CO		02/16-ADMIN SRVCS	232206	BOTTLED WATER-JANUARY	\$11.36
ADMINISTRATIVE SERVICES TOTAL****					\$195.25
Division:	211	FINANCE			
BANK OF AMERICA		TXN00025414	232572	GANSON-BURGUNDY A/P CHECKS	\$384.00
		TXN00025444		NEWEGG-Plantronics Wrls Headse	\$192.99
		TXN00025460		AMAZON MKTPLACE-EHS CABLE APC-	\$54.24
		TXN00025477		WFOA-BALLEN MEMBERSHIP	\$50.00
		TXN00025602		STAPLES-THERMAL/SANITIZER/STAP	\$128.86
				STAPLES-PAPER/INK	\$115.69
		TXN00025703		GANSON-A/P TRAVEL CHECK STOCK	\$96.00
		TXN00025729		WESTJETAIR-BALLEN AIRFARE TORO	\$624.79
		TXN00025741		AGENT FEE-BALLEN AIRFARE TORON	\$45.00
COLLECTORSOLUTIONS INC		2015714	232346	MERCHANT SRVC CHRGS FEB 16	\$28,667.37
GARDA CL NORTHWEST INC		10181104	232169	ARMORED CAR SRVCS FEB 2016	\$435.20
		20142854	232357	EXCESS LIABILITY FEB 2016	\$597.60
PARADISE BOTTLED WATER CO		02/16-ADMIN SRVCS	232206	BOTTLED WATER-JANUARY	\$53.32
				BOTTLED WATER-JANUARY	\$22.72
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$833.44
				POSTAGE 02/01/16 TO 02/29/16	\$2,344.77
POSTMASTER		2016 BULK PERMIT	232377	BULK MAIL PERMIT #153-1S CLASS	\$225.00
		PERMIT 153-03/18	232545	POSTAGE 02/19-03/18/16	\$10,056.91
REDSSON LTD		192357	232382	PORTAL SERVICE LOCATES-FEB	\$258.00
RETAIL LOCKBOX INC		16024812	232210	UB PYMT PROCESSING FEB'16	\$2,191.20
TALENT WISE INC		94175308	232555	BACKGROUND CHECKS-FEB	\$168.00
XEROX CORPORATION		083659484	232566	W7855 BASE CHRG/PRINTS-FEB	\$297.63
FINANCE TOTAL ****					\$47,842.73
Division:	212	PURCHASING			
BANK OF AMERICA		TXN00025435	232572	PAYPAL ISM-CB 2016 Membership	\$175.00
		TXN00025588		OFFICE DEPOT/PAINT MARKER	\$4.12
		TXN00025590		OFFICE DEPOT/COPY PAPER	\$121.59
		TXN00025594		OFFICE DEPOT/PENS,CLOCK,FILE J	\$50.83
		TXN00025728		PROTRAIN/ACCESS TRAINING- RANE	\$259.00
		TXN00025853		DRILLSPOT.COM/STRAPPING TENSIO	\$207.70
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$730.40
MID COLUMBIA ENGINEERING INC	S016692	ST008185	232200	JACQUE MULLINS, BUYER 1	\$1,188.00
	S016692	ST008204		JACQUE MULLINS, BUYER 1	\$950.40
	S016692	ST008227	232368	JACQUE MULLINS, BUYER 1	\$1,188.00
ORKIN EXTERMINATING INC	S016751	107490060	232372	PEST CONTROL SERVICES FOR BLDG	\$27.15
	S016751			PEST CONTROL SERVICES FOR BLDG	\$27.15
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$0.49



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRI CITY HERALD	S016802	2134728	232396	VENDOR NOTICE ANNOUNCEMENT	\$93.93
XEROX CORPORATION	S016754	083659486	232566	XEROX 7855 LEASE AND COPY CHAR	\$233.52
PURCHASING TOTAL ****					\$5,257.28
Division:	213	INFORMATION TECHNOLOGY			
BANK OF AMERICA		TXN00025403	232572	VUE IT CERTIFICATION - CERTIFI	\$150.00
		TXN00025423		ACT ACCIS membership - MEMBERS	\$75.00
		TXN00025441		ALPHA -Diagnostic Fee On Apple	\$194.92
		TXN00025447		PROJECT MANAGEMENT INSTITUTE-E	\$154.00
		TXN00025461		Norton -ANTIVIRUS SOFTWARE	\$86.87
		TXN00025530		PROJECT MANAGEMENT INSTIT -Aar	\$164.00
		TXN00025543		PROJECT MANAGEMENT -Levin Grum	\$154.00
		TXN00025795		Newegg-Plantronics Wrls Headse	\$192.99
		TXN00025796		AMAZON-DRAM Memory	\$15.87
		TXN00025822		WEBEX-MONTHLY WEBEX SUBSCRIPTI	\$26.06
		TXN00025826		AMAZON-Plantronics EHS Cable	\$54.24
		TXN00025941		VUE IT CERTIFICATION - Adminst	\$150.00
CASELLE INC	P056083	69618	232337	ANIMAL LICENSING MONTHLY LICEN	\$169.33
	P056083	71625		ANIMAL LICENSING MONTHLY LICEN	\$169.33
CITY OF RICHLAND		16-034 CURTISS	232507	16-034 GFOA ERP READINESS	\$857.67
		16-056 GUO	232421	16-056 SHAREPOINT CONF	\$1,314.50
MOBILEGUARD, INC	P056351	09504-	232369	MobileGuard's NetGuard Softwar	\$1,130.00
SOFTCHOICE CORPORATION	P055779	4194297	232391	ADDITIONAL SUPPORT SERVICES PE	\$11,550.00
	P055779			CONSULTANT SERVICES K2 BLACKPE	\$16,950.00
TROUTMAN-CURTISS, TRACY		16-034-CURTISS	232558	16-034 GFOA ERP READINESS	\$29.00
VERIZON WIRELESS		9760727676	232560	MIFI CHARGES-FEBRUARY	\$80.02
		9760773235		MIFI CREDIT-FEBRUARY	(\$20.32)
VISION TECHNOLOGY SOLUTIONS LLC DBA	S016344	32097	232402	WEBSITE DEVELOPMENT SERVICE	\$1,718.00
	S016344			WEBSITE DEVELOPMENT SERVICE	\$10,450.00
XEROX CORPORATION		083659476	232566	W7855 BASE CHRG/PRINTS-FEB	\$57.80
ZAYO GROUP HOLDINGS INC DBA	P056100	03/2016 008113	232406	INTERNET SERVICES CHARGES PAID	\$859.44
INFORMATION TECHNOLOGY TOTAL ****					\$46,732.72
Division:	220	HUMAN RESOURCES			
BANK OF AMERICA		TXN00025385	232572	STAPLES-GRN HNG FLDR	\$33.73
		TXN00025394		STAPLES-ERASER/FINGER PADS	\$25.83
		TXN00025406		AMAZON-FRONT DESK SIGN	\$95.84
		TXN00025428		STAPLES-DRY ERASE MARK	\$10.26
		TXN00025467		FEDEX-ORIEN FLDR-RATKAI	\$10.75
		TXN00025470		HARRINGTONS-MEN KEYCHAINS	\$499.56
		TXN00025499		STAPLES-KN TONER/PADS/FOLDER	\$167.89
		TXN00025502		YOKES-MAIL RET PLAQS	\$13.60



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025528	232572	STAPLES-RETURN FOLDERS	(\$85.68)
		TXN00025539		YAKIMA CARE-PRE EMP	\$148.00
		TXN00025552		STAPLES-KN TONER	\$102.77
		TXN00025621		WATCHCO-3 MENS-35 YR	\$394.87
		TXN00025627		TOTAL CARE-DOT	\$320.00
				TOTAL CARE-PRE PHYS	\$130.00
		TXN00025635		TOTAL CARE-DOT	\$320.00
		TXN00025670		NEWEGG-MS Wrls Ergo Desktop	\$74.99
		TXN00025687		AMAZON-SLASH FLDRS	\$14.26
		TXN00025699		STAPLES-HANG FOLDERS	\$11.10
		TXN00025701		AMAZON-RECVD STAMP	\$10.97
		TXN00025704		SUNWEST-JOB FAIR SHIRTS	\$475.83
		TXN00025706		STAPLES-GLUE DOTS	\$12.59
		TXN00025738		AMAZON-SLASH FLDRS	\$32.52
		TXN00025750		AMAZON-10 YR FRAMES	\$76.75
		TXN00025755		STAPLES-2 BXS PAPER	\$73.83
		TXN00025759		WALMRT-BLK 5 YR FRMS	\$86.53
		TXN00025786		TWNSQ MED-JOB FAIR AD	\$252.00
		TXN00025816		YAKIMA CARE-DOT	\$100.00
		TXN00025820		HARRINGTONS-BKFT AWRDS	\$2,791.56
		TXN00025821		YAKIMA CARE-DOT	\$100.00
		TXN00025842		YAKIMA CARE-DOT	\$100.00
		TXN00025843		LETS PRTY-JOB FAIR BALLOONS	\$65.12
		TXN00025874		WALMRT-JOB FAIR-SNACKS/TAPE	\$112.05
MID COLUMBIA ENGINEERING INC	S016696	ST008184	232200	STEPHANIE DEWEY, HR GENERALIST	\$901.13
	S016696	ST008203		STEPHANIE DEWEY, HR GENERALIST	\$901.13
	S016696	ST008226	232368	STEPHANIE DEWEY, HR GENERALIST	\$1,093.50
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$3.88
SUN SUPPLY INC	S016774	1001558-IN	232219	PARKING SIGN FOR EMPLOYEE AWAR	\$366.42
TALENT WISE INC		94175308	232555	BACKGROUND CHECKS-FEB	\$275.00
XEROX CORPORATION		083659476	232566	W7855 BASE CHRGR/PRINTS-FEB	\$73.28
	P056238	083659485		LEASE FEES 2016 #W7855PT	\$459.57
ZEPEDA, SILVIA	P056333	022016 TUITION	232239	TUITION REIMBURSEMENT-PRINCIPL	\$915.00
HUMAN RESOURCES TOTAL ****					\$11,566.43
Division:	300	COMMUNITY &DEVELOPMENT SERVICE			
BANK OF AMERICA		TXN00025679	232572	WASHINGTON ECONOMIC DEVE - KJE	\$250.00
BYKONEN, PAM		030716	232146	SHELF/FRAMES/PLATES	\$57.19
CITY OF RICHLAND		16-094 JENSEN	232152	16-094 WEDA WINTER CONF	\$364.88
VERIZON WIRELESS		9760757824	232560	MIFI CREDIT-FEBRUARY	(\$40.01)
COMMUNITY &DEVELOPMENT SERVICE TOTAL ****					\$632.06



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 301 DEVELOPMENT SERVICES					
ABADAN INC		CNIN112831	232328	XEROX 6605 MAINT 02/23-3/22/16	\$116.64
BANK OF AMERICA		TXN00025368	232572	STAPLES - CLEANING SUPPLIES FI	\$43.68
		TXN00025372		STAPLES - Clipboard	\$11.83
		TXN00025410		ICC 2015 CODE BOOKS	\$921.63
		TXN00025622		PAYPAL WASHINGTONA - CSOMERS	\$175.00
		TXN00025869		OFFICE DEPOT #1078 - TONER & W	\$169.95
		TXN00025870		OFFICE DEPOT #1078 - MAGNETIC	\$30.48
		TXN00025873		OFFICE DEPOT #1078 - (2) WIREL	\$458.66
		TXN00025920		WABO - PUBLICATIONS FOR BLDG I	\$367.78
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$42.08
VERIZON WIRELESS		9760737419	232560	MIFI CHARGES-JANUARY	\$142.00
XEROX CORPORATION		083659472	232566	W7855 BASE CHRG/PRINTS-FEB	\$61.08
				W7855 BASE CHRG/PRINTS-FEB	\$61.08
		083659474		BASEMENT XEROX LX5-692207	\$72.39
DEVELOPMENT SERVICES TOTAL ****					\$2,674.28
Division: 302 REDEVELOPMENT					
BANK OF AMERICA		TXN00025664	232572	BENTON CO AUDITOR - CIP2015-00	\$76.00
		TXN00025936		DELL-DELL USB SOUNDBAR	\$28.50
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$4.79
SHANNON & WILSON INC		7969	232480	GROUNDWATER MONITORING-SHOPS	\$6,646.00
XEROX CORPORATION		083659472	232566	W7855 BASE CHRG/PRINTS-FEB	\$209.97
REDEVELOPMENT TOTAL ****					\$6,965.26
Division: 303 LIBRARY					
BANK OF AMERICA		TXN00025373	232572	INGRAM BOOKS	\$58.16
		TXN00025375		RECORDED BOOKS	\$34.83
		TXN00025384		GALE LARGE PRINT	\$652.08
		TXN00025392		BLACKSTONE AUDIOBOOK	\$352.20
		TXN00025396		INGRAM BOOKS	\$132.70
		TXN00025404		INGRAM BOOKS	\$32.72
		TXN00025405		INGRAM BOOKS	\$77.59
		TXN00025409		INGRAM BOOKS	\$142.16
		TXN00025412		INGRAM BOOKS	\$116.48
		TXN00025417		BOOKMARKS	\$257.85
		TXN00025418		HEATER & STAFF RM SUPPLIES	\$234.62
		TXN00025420		INGRAM BOOKS	\$69.00
		TXN00025437		STAFF RM SUPPLIES	\$53.32
		TXN00025438		INGRAM BOOKS	\$124.99
		TXN00025440		OVERDRIVE EBOOKS	\$411.94
		TXN00025446		HEATERS & WATER	\$139.30



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025455	232572	BLACKSTONE AUDIOBOOK	\$48.10
		TXN00025465		INGRAM BOOKS	\$1,433.23
		TXN00025471		CORRECTION 53.32 SH/BE 83.32	\$30.00
		TXN00025472		INGRAM BOOKS	\$104.91
		TXN00025478		GALE LARGE PRINT	\$98.04
		TXN00025479		INGRAM BOOKS	\$129.07
		TXN00025512		INGRAM BOOKS	\$63.29
		TXN00025516		INGRAM BOOKS	\$20.66
		TXN00025523		CAKES CF RETIREMENT & HEATERS	\$126.87
		TXN00025529		INGRAM BOOKS	\$150.03
		TXN00025538		INGRAM BOOKS	\$296.43
		TXN00025551		INGRAM BOOKS	\$104.41
		TXN00025561		INGRAM BOOKS	\$184.91
		TXN00025570		INGRAM BOOKS	\$471.96
		TXN00025580		INGRAM BOOKS	\$24.48
		TXN00025591		INGRAM BOOKS	\$288.24
		TXN00025595		INGRAM BOOKS	\$144.55
		TXN00025599		COFFEE - CONNIE'S RETIREMENT P	\$32.58
		TXN00025601		INGRAM BOOKS	\$1,526.10
		TXN00025603		OVERDRIVE EBOOKS	\$154.85
		TXN00025604		INGRAM BOOKS	\$30.59
		TXN00025606		INGRAM BOOKS	\$34.51
		TXN00025607		PAPER, LAMINATE, TAPE, LABEL P	\$846.60
		TXN00025611		OVERDRIVE EBOOKS	\$586.76
		TXN00025614		BOOK MARKS	\$292.88
		TXN00025634		INGRAM BOOKS	\$120.49
		TXN00025640		CLIP BOARDS	\$11.49
		TXN00025642		SHELVING	\$75.97
		TXN00025645		OFFICE SUPPLIES	\$125.98
		TXN00025657		MEETING SUPPLIES	\$57.33
		TXN00025666		INGRAM BOOKS	\$24.49
		TXN00025667		INGRAM BOOKS	\$52.49
		TXN00025668		INGRAM BOOKS	\$30.45
		TXN00025680		INGRAM BOOKS	\$232.78
		TXN00025681		INGRAM BOOKS	\$359.60
		TXN00025685		AMAZON BOOKS	\$30.35
		TXN00025705		AMAZON BOOKS	\$21.20
		TXN00025712		INGRAM BOOKS	\$772.34
		TXN00025718		INGRAM BOOKS	\$92.86
		TXN00025721		INGRAM BOOKS	\$274.68
		TXN00025749		INGRAM BOOKS	\$1,410.77



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025752	232572	INGRAM BOOKS	\$281.13
		TXN00025756		INGRAM BOOKS	\$323.66
		TXN00025758		INGRAM BOOKS	\$30.46
		TXN00025765		INGRAM BOOKS	\$35.23
		TXN00025768		OVERDRIVE EBOOKS	\$439.90
		TXN00025774		BUBBLE MAILER	\$46.90
		TXN00025778		INGRAM BOOKS	\$300.68
		TXN00025779		INGRAM BOOKS	\$24.49
		TXN00025781		INGRAM BOOKS	\$206.18
		TXN00025790		INGRAM BOOKS	\$303.89
		TXN00025791		INGRAM BOOKS	\$35.71
		TXN00025794		INGRAM BOOKS	\$42.68
		TXN00025801		BLACKSTONE AUDIOBOOK	\$47.40
		TXN00025809		INGRAM BOOKS	\$27.08
		TXN00025815		GALE LARGE PRINT	\$180.12
		TXN00025819		INGRAM BOOKS	\$145.88
		TXN00025825		GALE LARGE PRINT	\$135.28
		TXN00025830		GALE LARGE PRINT	\$124.64
		TXN00025833		INGRAM BOOKS	\$682.47
		TXN00025848		INGRAM BOOKS	\$20.89
		TXN00025854		OVERDRIVE DIGITAL BOOKS	\$296.55
		TXN00025859		INGRAM BOOKS	\$10.09
		TXN00025865		HOTEL LA TRP # 16-081 WCIA MTG	\$93.24
		TXN00025871		INGRAM BOOKS	\$84.59
		TXN00025877		INGRAM BOOKS	\$182.68
		TXN00025880		OVERDRIVE DIGITAL BOOKS	\$17.99
		TXN00025890		INGRAM BOOKS	\$98.32
		TXN00025895		BUBBLE MAILER CREDIT	(\$46.90)
		TXN00025929		PAPER, SCISSORS, ADHESIVE	\$77.81
CASCADE NATURAL GAS CORP	02/16 61897100006	232147		NAT GAS 955 NRTHGT 01/20-02/16	\$1,073.40
CITY OF RICHLAND	02/2016 FEB	232340		CITY UTILITY BILLS/FEB 2016	\$3,269.20
	16-081 ADAMS	232152		16-081 WCIA VOL TRNG LV WA	\$329.88
OCLC INC	0000450611	232467		CATALOGING SRVCS - FEB	\$970.91
PITNEY BOWES PURCHASE POWER	0216/14823173	232383		POSTAGE 02/01/16 TO 02/29/16	\$486.02
XEROX CORPORATION	083659492	232566		W7225 BASE CHRGR/PRINTS-FEB	\$311.10
	083659493			W7225 BASE CHRGR/PRINTS-FEB	\$140.60
LIBRARY TOTAL ****					\$24,637.41
Division:	331	PARKS & REC - RECREATION			
BANK OF AMERICA		TXN00025436	232572	STAPLES - CC RECEIPT PAPER	\$77.83
		TXN00025486		STAPLES - OFFICE SUPPLIES	\$23.30
		TXN00025495		STAPLES - COMPUTER SPEAKERS	\$54.29



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025576	232572	BestBuyCom781107006849 - SOUND	\$141.17
		TXN00025579		WWW.NEWEGG.COM - SOUND SYSTEM	\$30.39
		TXN00025582		AMAZON MKTPLACE PMTS - SOUND S	\$75.99
		TXN00025596		SWEETWATER SOUND INC - CD PLAY	\$249.99
		TXN00025613		STAPLES - CLEANING SUPPLIES RC	\$113.66
		TXN00025628		AMAZON MKTPLACE PMTS - SUN SHA	\$44.18
		TXN00025630		AMAZON MKTPLACE - SOUND SYSTEM	\$217.14
		TXN00025692		C&C SMART FOOD52305752 - MR BU	\$39.04
		TXN00025694		WAL-MART #3261 - MR BUNNY	\$70.46
		TXN00025775		BLANKS USA-NUMBRD TKTS WHITE	\$120.50
		TXN00025818		AMAZON.COM AMZN.COM/BILL - Off	\$146.54
		TXN00025824		Amazon.com - OFFICE CHAIR - FR	\$146.54
		TXN00025840		Amazon.com - OFFICE CHAIR -FRO	\$146.54
BUCKSKIN GOLF CLUB		2016 REFEREES	232145	YOUTH BBALL REFEREES-2016	\$4,191.21
ELIZABETH E TROST		FEBRUARY 2016	232352	FEBRUARY CLASS-10286	\$702.01
FOSTER, CATHY I			232437	FOOT CARE CLASSES-FEB	\$634.80
FRONTIER	S016793	02/16 2061882614	232167	TELEPHONE CHARGE 2/19/16-3/18/	\$187.22
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$15.57
TALENT WISE INC		94175308	232555	BACKGROUND CHECKS-FEB	\$28.00
URM STORES INC		C31022566	232400	MR BUNNY AND COFFEE SUPPLIES	\$80.10
				MR BUNNY AND COFFEE SUPPLIES	\$40.79
PARKS & REC - RECREATION TOTAL ****					\$7,577.26
Division:	335	PARKS & REC - PARKS&FACILITIES			
AIREFCO INC		3562383	232499	REVERSING VALVE	\$104.01
AMERICAN ROCK PRODUCTS INC	P056365	256983	232408	5/8" MINUS TOP COURSE, INV: 25	\$376.60
	P056365	256985		MINIMUM CARTAGE, INV: 256985	\$82.57
	P056365			5/8" MINUS TOP COURSE, INV:256	\$185.38
	P056365	259338		1/2" R.R. BALLAST, INV:259338	\$193.78
	P056365	259461		1/2" R.R. BALLAST, INV:259461	\$770.30
	P056365			TAX ADJUSTMENT	(\$0.01)
	P056365	259582		1/2" R.R. BALLAST, INV:259582	\$243.21
	P056365	259584		1/2" R.R. BALLAST, INV:259584	\$309.61
	P056365	259742		1/2" R.R. BALLAST, INV:259742	\$490.38
	P056365	259840		1/2" R.R. BALLAST, INV:259840	\$493.87
	P056365			TAX ADJUSTMENT	\$0.01
ASBESTOS AND MOLD SOLUTIONS INC		1085	232500	MOLD/TAPE LIFT SAMPLE TESTING	\$453.00
BADGER MOUNTAIN IRRIGATION DISTRICT		2016 428 SUNDNC	232501	2016 BMID ASSESSMENT SUNDANCE	\$474.65
		2016 BADGER MT		2016 BMID ASSESSMENT BADGER MT	\$9,242.52
		2016 CR HILLS		2016 ASSESSMENT-CRESTED HILLS	\$1,537.80
		2016-1 WESTCLIFFE		2016 BMID ASSESSMNT WESTCLIFFE	\$872.52
BANK OF AMERICA		TXN00025367	232572	SHERWIN WILLIAMS #8461 - Purch	\$344.58



City Of Richland

VL-1 Voucher Listing

From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025370	232572	THE HOME DEPOT #4746 - monkey	\$19.47
		TXN00025376		CPM PASCO 119 - Purchase	\$13.03
		TXN00025379		STEEBERS LOCK SERVICE - locks	\$30.41
		TXN00025387		GRIGGS ACE HARDWARE - concrete	\$97.63
		TXN00025393		GRIGGS ACE HARDWARE - concrete	\$97.63
		TXN00025397		CENTRAL HOSE & FITTINGS, - fit	\$32.83
		TXN00025401		WAL-MART #3261 - stencil	\$12.64
		TXN00025407		TOTAL ENERGY MANAGEMENT - meta	\$53.21
		TXN00025408		GRIGGS ACE HARDWARE - wallplat	\$5.70
		TXN00025413		GRIGGS ACE HARDWARE - tape, ca	\$41.22
		TXN00025422		THE HOME DEPOT #4746 - stain,	\$28.56
		TXN00025430		GRIGGS ACE HARDWARE - drill bi	\$53.65
		TXN00025452		KIE SUPPLY- IRRIGATI - bushing	\$52.49
		TXN00025490		ACE HARDWARE - tee, couple	\$15.17
		TXN00025525		GRIGGS ACE HARDWARE - alum jel	\$13.55
		TXN00025526		GRIGGS ACE HARDWARE - adapter	\$2.57
		TXN00025531		KDL HARDWARE - registration N	\$400.00
		TXN00025537		GRIGGS ACE HARDWARE - irrigati	\$19.44
		TXN00025541		G AND R AG PRODUCTS INC - valv	\$12.91
		TXN00025542		GRIGGS ACE HARDWARE - torch ki	\$57.54
		TXN00025549		HARBOR FREIGHT TOOLS 49 - grab	\$32.50
		TXN00025555		T AND A SUPPLY KENNEWICK - edg	\$11.55
		TXN00025563		THE HOME DEPOT #4746 - plywood	\$167.92
		TXN00025564		HARBOR FREIGHT TOOLS 49 - rod	\$30.39
		TXN00025565		ACE HARDWARE - glue	\$7.59
		TXN00025568		GRIGGS ACE HARDWARE - heat gun	\$48.28
		TXN00025575		STAPLES DIRECT - office suppli	\$78.91
		TXN00025585		THE HOME DEPOT #4746 - plywood	\$37.36
		TXN00025592		GOTOCITRIX.COM - software	\$20.64
		TXN00025597		THE HOME DEPOT #4746 - pine bo	\$62.73
		TXN00025616		ACE HARDWARE - bushings	\$5.51
		TXN00025619		ACE HARDWARE - toggle switch,	\$19.59
		TXN00025623		THE HOME DEPOT #4746 - primer,	\$70.94
		TXN00025663		THE HOME DEPOT #4746 - drill,	\$28.16
		TXN00025665		ACE HARDWARE - screwsetter, ho	\$41.22
		TXN00025671		GRIGGS ACE HARDWARE - roller p	\$75.97
		TXN00025675		GRIGGS ACE HARDWARE - wire tie	\$8.13
		TXN00025676		ACE HARDWARE - spraypaint	\$22.77
		TXN00025696		PARTS TOWN, LLC - Dishwasher	\$1,102.63
		TXN00025697		THE HOME DEPOT #4746 - irrigat	\$54.32
		TXN00025709		ACE HARDWARE - irrigation supp	\$99.66



City Of Richland

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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025710	232572	THE HOME DEPOT #4746 - plywood	\$19.48
		TXN00025711		THE HOME DEPOT #4746 - hasp	\$6.48
		TXN00025714		ACE HARDWARE - spray paint	\$38.50
		TXN00025716		ACE HARDWARE - hose clamp, bus	\$18.02
		TXN00025736		GRIGGS ACE HARDWARE - plug tim	\$2.80
		TXN00025760		GRIGGS ACE HARDWARE - grass se	\$52.10
		TXN00025766		THE HOME DEPOT #4746 - couplin	\$5.23
		TXN00025771		G AND R AG PRODUCTS INC - flow	\$279.75
		TXN00025785		THE HOME DEPOT #4746 - screw c	\$89.63
		TXN00025812		THE HOME DEPOT #4746 - nozzle,	\$175.33
		TXN00025879		THE HOME DEPOT #4746 - irrigat	\$78.63
		TXN00025882		ACE HARDWARE - tape rulers, tw	\$43.95
		TXN00025883		MILLER PAINT KENNEWICK - marki	\$86.77
		TXN00025886		KIE SUPPLY- IRRIGATI - bushing	\$243.58
		TXN00025887		MILLER PAINT KENNEWICK - paint	\$172.67
		TXN00025906		RESTAURANT SUPPLY/TOILET PAPER	\$143.46
		TXN00025911		T K MACHINE CO - sharpen blade	\$230.23
		TXN00025923		FASTSIGNS - banners	\$327.62
BEAVER BARK & ROCK		729253	232136	GRAVEL	\$71.63
		729256		GRAVEL	\$71.63
		729996		CONCRETE	\$171.16
CASCADE NATURAL GAS CORP		02/16-51897100007	232418	NAT GAS 1005 SWIFT 01/20-02/16	\$10.85
		02/16-73638100005		NAT GAS 500 AMON 1/20-2/16	\$1,634.91
		02/16-96738100005		NAT GAS 505 SWIFT 01/20-02/16	\$1,812.87
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$793.76
				CITY UTILITY BILLS/FEB 2016	\$732.64
				CITY UTILITY BILLS/FEB 2016	\$712.23
				CITY UTILITY BILLS/FEB 2016	\$232.79
				CITY UTILITY BILLS/FEB 2016	\$613.70
				CITY UTILITY BILLS/FEB 2016	\$267.01
				CITY UTILITY BILLS/FEB 2016	\$255.68
				CITY UTILITY BILLS/FEB 2016	\$226.80
				CITY UTILITY BILLS/FEB 2016	\$594.57
				CITY UTILITY BILLS/FEB 2016	\$578.34
				CITY UTILITY BILLS/FEB 2016	\$348.67
				CITY UTILITY BILLS/FEB 2016	\$7.61
				CITY UTILITY BILLS/FEB 2016	\$255.00
				CITY UTILITY BILLS/FEB 2016	\$1,042.67
				CITY UTILITY BILLS/FEB 2016	\$1,292.25
				CITY UTILITY BILLS/FEB 2016	\$1,597.80
				CITY UTILITY BILLS/FEB 2016	\$1,150.50



City Of Richland

VL-1 Voucher Listing

From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$1,641.21
				CITY UTILITY BILLS/FEB 2016	\$2,919.88
				CITY UTILITY BILLS/FEB 2016	\$445.73
				CITY UTILITY BILLS/FEB 2016	\$1,131.22
				CITY UTILITY BILLS/FEB 2016	\$1,128.29
				CITY UTILITY BILLS/FEB 2016	\$295.58
				CITY UTILITY BILLS/FEB 2016	\$1,050.73
				CITY UTILITY BILLS/FEB 2016	\$816.69
				CITY UTILITY BILLS/FEB 2016	\$935.94
				CITY UTILITY BILLS/FEB 2016	\$426.45
				CITY UTILITY BILLS/FEB 2016	\$383.40
				CITY UTILITY BILLS/FEB 2016	\$352.41
				CITY UTILITY BILLS/FEB 2016	\$309.30
				CITY UTILITY BILLS/FEB 2016	\$854.14
				CITY UTILITY BILLS/FEB 2016	\$523.84
				CITY UTILITY BILLS/FEB 2016	\$278.36
				CITY UTILITY BILLS/FEB 2016	\$268.59
				CITY UTILITY BILLS/FEB 2016	\$1,115.26
				CITY UTILITY BILLS/FEB 2016	\$99.84
				CITY UTILITY BILLS/FEB 2016	\$110.72
				CITY UTILITY BILLS/FEB 2016	\$34.62
				CITY UTILITY BILLS/FEB 2016	\$541.33
				CITY UTILITY BILLS/FEB 2016	\$32.96
				CITY UTILITY BILLS/FEB 2016	\$31.69
				CITY UTILITY BILLS/FEB 2016	\$38.98
				CITY UTILITY BILLS/FEB 2016	\$95.00
				CITY UTILITY BILLS/FEB 2016	\$42.60
				CITY UTILITY BILLS/FEB 2016	\$106.17
				CITY UTILITY BILLS/FEB 2016	\$108.70
				CITY UTILITY BILLS/FEB 2016	\$29.66
				CITY UTILITY BILLS/FEB 2016	\$28.69
				CITY UTILITY BILLS/FEB 2016	\$28.10
				CITY UTILITY BILLS/FEB 2016	\$10.29
				CITY UTILITY BILLS/FEB 2016	\$29.82
				CITY UTILITY BILLS/FEB 2016	\$63.32
				CITY UTILITY BILLS/FEB 2016	\$73.77
				CITY UTILITY BILLS/FEB 2016	\$75.80
				CITY UTILITY BILLS/FEB 2016	\$82.46
				CITY UTILITY BILLS/FEB 2016	\$11.09
				CITY UTILITY BILLS/FEB 2016	\$86.09
				CITY UTILITY BILLS/FEB 2016	\$35.10



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$69.20
				CITY UTILITY BILLS/FEB 2016	\$26.68
				CITY UTILITY BILLS/FEB 2016	\$62.49
				CITY UTILITY BILLS/FEB 2016	\$55.88
				CITY UTILITY BILLS/FEB 2016	\$49.95
				CITY UTILITY BILLS/FEB 2016	\$48.52
				CITY UTILITY BILLS/FEB 2016	\$48.03
				CITY UTILITY BILLS/FEB 2016	\$44.19
				CITY UTILITY BILLS/FEB 2016	\$88.75
				CITY UTILITY BILLS/FEB 2016	\$197.31
				CITY UTILITY BILLS/FEB 2016	\$27.57
				CITY UTILITY BILLS/FEB 2016	\$146.11
				CITY UTILITY BILLS/FEB 2016	\$175.15
				CITY UTILITY BILLS/FEB 2016	\$19.04
				CITY UTILITY BILLS/FEB 2016	\$178.42
				CITY UTILITY BILLS/FEB 2016	\$124.51
				CITY UTILITY BILLS/FEB 2016	\$194.85
				CITY UTILITY BILLS/FEB 2016	\$119.41
				CITY UTILITY BILLS/FEB 2016	\$202.09
				CITY UTILITY BILLS/FEB 2016	\$70.89
				CITY UTILITY BILLS/FEB 2016	\$206.85
				CITY UTILITY BILLS/FEB 2016	\$70.80
				CITY UTILITY BILLS/FEB 2016	\$220.34
				CITY UTILITY BILLS/FEB 2016	\$221.75
				CITY UTILITY BILLS/FEB 2016	\$16.93
				CITY UTILITY BILLS/FEB 2016	\$22.95
				CITY UTILITY BILLS/FEB 2016	\$26.23
				CITY UTILITY BILLS/FEB 2016	\$25.07
				CITY UTILITY BILLS/FEB 2016	\$24.97
				CITY UTILITY BILLS/FEB 2016	\$24.91
				CITY UTILITY BILLS/FEB 2016	\$23.77
				CITY UTILITY BILLS/FEB 2016	\$144.77
				CITY UTILITY BILLS/FEB 2016	\$112.02
				CITY UTILITY BILLS/FEB 2016	\$223.11
				CITY UTILITY BILLS/FEB 2016	\$21.41
				CITY UTILITY BILLS/FEB 2016	\$116.88
				CITY UTILITY BILLS/FEB 2016	\$19.70
				CITY UTILITY BILLS/FEB 2016	\$117.26
				CITY UTILITY BILLS/FEB 2016	\$19.60
				CITY UTILITY BILLS/FEB 2016	\$23.27
COLUMBIA GRAIN & FEED INC		139802	232424	BLADES	\$31.26



City Of Richland

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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COMPLETE CLEANING SYSTEMS		72314	232509	MACHINE SCRUB WAREHOUSE	\$175.00
CONSOLIDATED SUPPLY CO		S7654261.001	232510	LL WATTS REPAIR KIT	\$113.59
DEPARTMENT OF LABOR & INDUSTRIES		190027	232514	670370 ELEVATOR PENALTY-LIBRAR	\$500.00
EFC EQUIPMENT LLC		4874	232432	SERVICE CHAIN SAW	\$157.10
		4875		REPAIR EDGER	\$184.52
		4877		REPAIR HEDGE TRIMMER	\$78.70
		4878		REPAIR BLOWER	\$185.08
		4879	232517	REPAIR BLOWER	\$184.32
		4880	232432	REPAIR BLOWER	\$90.62
		4883	232517	REPAIR BLOWER	\$125.11
		4885		REPAIR BLOWER	\$269.47
EWING IRRIGATION PRODUCTS INC		1005795	232519	PVC PIPE	\$61.19
		980737	232263	TURFACE MVP	\$4,535.68
FAMILY FARMS DBA	P055767	C209-15/PYMT 3	232353	2015 FENCING AND CONCRETE IMP.	\$18,299.10
FASTENAL COMPANY		WARIC55187	232520	BACKFLOW PARTS	\$36.29
FERGUSON ENTERPRISES INC		4073896	232521	CAR WASH REPAIR	\$80.11
FRONTIER	S016793	02/16 2061882614	232167	TELEPHONE CHARGE 2/19/16-3/18/	\$1,080.48
	S016793			TELEPHONE CHARGE 2/19/16-3/18/	\$30.72
GRAINGER	S016800	9031071963	232523	COIL CLEANING SYSTEM ITEM #29J	\$1,200.04
HERTZ EQUIPMENT RENTAL CORP		28489918-001	232269	TILLER	\$124.89
INTERLINE BRANDS INC DBA		358451961	232526	DISH RINSE AND WASH	\$180.57
IRRIGATION SPECIALISTS INC		1137392-01 CREDIT	232362	PD IN ERROR-WEST RICHLAND CHRG	(\$324.31)
		1165464-01		PVC	\$7.80
JT AUTOMOTIVE PARTS INC DBA		353639	232527	TRAILER WIRE	\$16.82
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		67103	232278	UNION/TEE/ADAPT/BUSH	\$22.81
		67415		PUMP/PVC ADAPT/CEMENT	\$705.36
		67457		WIRENUT/STRAIN RELIEF	\$48.65
		70288	232535	URINAL GASKET/RING	\$10.00
LIBERTY LAWN & SAW SHOP		351	232650	FILTER/SHARPEN CHAIN SAW	\$63.24
		352		TRPL CUT BLADE/FIBERGLASS TUBE	\$168.82
		353		FUEL FLTR/SPUR SPROCKET/CHAIN	\$234.01
		362		SPARK PLUG/DECOMP VALVE	\$191.93
		374		13" CUREVED BLADE	\$18.45
MILESTONES ATHLETIC SUPPLY INC		84090	232538	IN GROUND HOME PLATES	\$138.62
MOON SECURITY SERVICES INC		808006	232539	BASIC FIRE MONITOR LIBRARY	\$33.00
		809002		ST#74 CELL GSM FIRE B/U	\$50.00
		809149		BASIC FIRE MONITOR CREST	\$53.00
		810409		BASIC FIRE MONITORING	\$297.00
OXARC INC		00189PP	232541	WELDER/CART	\$1,640.94
		F321518		FIRE EXT SERVICE ANNL MNT	\$477.45
		F321519		FIRE EXT SERVICE ANNL MNT	\$140.64



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
OXARC INC		F321520	232541	FIRE EXT SERVICE ANNL MNT	\$60.15
		F321521		FIRE EXT SERVICE ANNL MNT	\$68.47
		F321522		FIRE EXT SERVICE ANNL MNT	\$73.74
		F321523		FIRE EXT SERVICE ANNL MNT	\$126.41
		F321525		FIRE EXT SERVICE ANNL MNT	\$53.97
		R321540		FIRE EXT SERVICE ANNL MNT	\$91.65
		R399250		CO2/NITROGEN/ACETYLENE	\$129.83
		R399253		CO2 BEV-LIQ TANK	\$97.79
PITNEY BOWES PURCHASE POWER	0216/14823173		232383	POSTAGE 02/01/16 TO 02/29/16	\$2.62
REXEL INC DBA	I765456		232211	24W RETROFIT WALL PACK	\$141.18
RICHLAND ACE HARDWARE		210982	232548	CLAMP HOSE/TUBE BRADE	\$8.74
		210983		BATTERY CHARGER	\$16.28
		210985		RUBBER HOLD DOWN STRAP	\$3.25
		211002		QUICK SETTING CEMENT	\$30.69
		211013		SHOVEL/RAKE	\$48.84
		211036		BATTERY CHARGER	\$32.56
		211037		BATTERY CHARGER	\$19.53
		50009		PADLOCK	\$19.52
		50099		SAK SAND MIX	\$65.05
		50153		SCRN DOOR/ROLLER/FASTENERS	\$300.97
		50162		CM HEX/RULE TAPE	\$37.98
		50189		ROOF COAT	\$86.87
		50207		PATCH CONCRETE	\$90.08
		50270		QUICK SETTING CEMENT	\$10.85
		50274		FASTENERS/GLOVE/GRADE STK	\$87.31
		50283		BLADE SET	\$18.45
		50284		PVC CAP SCH40	\$9.71
		50289		KNEE PAD	\$18.44
		50291		VELCRO TAPE	\$21.71
		50295		SPACKLE/SPRAY/PAINT BRUSH	\$28.29
		50300		SPRAY PAINT/WD40/BATTERIES	\$26.56
		50305		BATTERIES	\$1.09
		50312		BULBS	\$17.35
		50357		DRILL BIT	\$41.26
ROTO ROOTER	435369		232551	ORV PARK-SEPTIC PUMPING	\$673.32
STEEBER'S LOCK SERVICE	443614		232670	DUPLICATE KEYS	\$97.74
	600688		232307	DUPLICATE KEYS	\$39.10
STONEWAY ELECTRIC SUPPLY	S101533985.001		232309	BALLASTS-703 BUILDING	\$84.38
SUNBELT RENTALS INC	58312448-001		232554	RENT RIDE ON AERATOR	\$386.52
TACOMA SCREW PRODUCTS INC	22136011		232673	STEEL LAG SCREW	\$6.27
	22137304		232311	SLIP PLATE/SCREWS/NUTS	\$29.92



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VL-1 Voucher Listing

From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TACOMA SCREW PRODUCTS INC		22138077	232673	BLACK ANNEALED TIE WIRE	\$7.55
THE PERSONAL TOUCH CLEANING INC		60780	232556	JANITOR SERVICES-RCC-FEB	\$3,143.06
TRI CITIES BATTERY & AUTO REPAIR		109912	232681	FIRE ALARM BATTERIES	\$58.81
TRI CITY LUMBER CO		10100592	232397	LUMBER	\$592.62
WASTE MANAGEMENT		0094333-1819-4	232562	POL SRVC-1032 UNIVERSITY DR	\$105.02
WESTERN INTEGRATED TECHNOLOGIES INC		1454908	232564	CHECK VALVE	\$48.87
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$94,934.39
Division: 338	PARKS & REC - PROJECT ADMIN				
XEROX CORPORATION		083659476	232566	W7855 BASE CHRG/PRINTS-FEB	\$49.91
PARKS & REC - PROJECT ADMIN TOTAL ****					\$49.91
Division: 900	NON-DEPARTMENTAL				
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$300.62
WASHINGTON CITIES INSURANCE AUTHORITY		FEB 2016	232231	WCIA CLAIMS PAID-FEB 2016	\$985.74
NON-DEPARTMENTAL TOTAL ****					\$1,286.36
GENERAL FUND Total ***					\$499,362.80
FUND 101	CITY STREETS				
Division: 401	STREETS MAINTENANCE				
BANK OF AMERICA		TXN00025439	232572	KIMBALL MIDWEST/DRILL BITS	\$92.53
BEAVER BARK & ROCK		728917	232136	CONCRETE	\$125.95
BENTON PUD		02/16 72866300000	232611	WYE LIGHTS-BADGER REPEATER	\$58.74
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$154.00
				CITY UTILITY BILLS/FEB 2016	\$916.83
FASTENAL COMPANY		WARIC55148	232163	BOLTS	\$40.30
FRONTIER	S016793	02/16 2061882614	232167	TELEPHONE CHARGE 2/19/16-3/18/	\$55.54
	S016793			TELEPHONE CHARGE 2/19/16-3/18/	\$30.72
HERTZ EQUIPMENT RENTAL CORP		28502669-001	232441	LIQUID PROPANE	\$55.03
JIM'S PACIFIC GARAGES INC		X100022357	232176	TARP TIES	\$180.28
NORTHWEST SIGN RECYCLING LLC		2318	232466	HYDROSTRIPPING	\$180.56
RICHLAND ACE HARDWARE		210994	232548	NOZZLE	\$21.70
		50137		SCRUB PAD/STAIN REMOVER	\$15.18
		A80685		CREDIT FOR TAX ADJUSTMENT	(\$0.21)
THE BAG LADY INC	S016781	25885	232222	SHIPPING	\$25.16
	S016781			EMPTY SAND BAGS COLOR: GREEN	\$78.74
XEROX CORPORATION		083659476	232566	W7855 BASE CHRG/PRINTS-FEB	\$41.18
STREETS MAINTENANCE TOTAL ****					\$2,072.23
CITY STREETS Total ***					\$2,072.23
FUND 112	INDUSTRIAL DEVELOPMENT FUND				
Division: 305	ECONOMIC DEVELOPMENT				



City Of Richland

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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025754	232572	NEIGHBORS CONOCO - GAS FOR TOU	\$12.36
		TXN00025936		DELL-DELL USB SOUNDBAR	\$28.49
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$240.32
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$0.49
RGW ENTERPRISES PC	P056316	01/16-CWCP	232212	PROJECT MANAGEMENT AND ENGINEE	\$3,272.54
	P056316	01/16-DOE TXFR		PROJECT MANAGEMENT AND ENGINEE	\$1,050.00
	P056316	01/16-ENRGY PLSM		PROJECT MANAGEMENT AND ENGINEE	\$350.00
	P056316	01/16-HR MP UD		PROJECT MANAGEMENT AND ENGINEE	\$500.00
	P056316	01/16-HR RESIDENT		PROJECT MANAGEMENT AND ENGINEE	\$300.00
	P056316	01/16-HRBC		PROJECT MANAGEMENT AND ENGINEE	\$865.00
	P056316	01/16-LRF		PROJECT MANAGEMENT AND ENGINEE	\$1,252.91
	P056316	01/16-PROJ DOMINO		PROJECT MANAGEMENT AND ENGINEE	\$1,330.00
	P056316	01/16-SI STEEL		PROJECT MANAGEMENT AND ENGINEE	\$450.00
	P056316	01/16-STEPTOE INT		PROJECT MANAGEMENT AND ENGINEE	\$350.00
ECONOMIC DEVELOPMENT TOTAL ****					\$10,002.11
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$75.53
SHANNON & WILSON INC		7968	232480	HR WETLAND MITIGATION	\$3,133.00
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$3,208.53
INDUSTRIAL DEVELOPMENT FUND Total ***					\$13,210.64
FUND	117	CRIMINAL JUSTICE SALES TAX			
Division:	131	CJST POLICE ACTIVITY			
BANK OF AMERICA		TXN00025388	232572	BIG 5 SPORTING GOODS 293 -ACAD	\$236.65
		TXN00025449		NEWEGG.COM - CONTROL CARD/SDRA	\$1,946.65
		TXN00025732		DELTA AIR -BICKFORD AIRFARE	\$633.20
NASH, CALVIN IV		16-092 NASH IV	232204	16-092 BLEA PAT TESTING	\$38.00
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$36.56
CJST POLICE ACTIVITY TOTAL ****					\$2,891.06
CRIMINAL JUSTICE SALES TAX Total ***					\$2,891.06
FUND	150	HOTEL/MOTEL FUND			
Division:	307	HOTEL/MOTEL TAX			
TRI CITIES VISITOR & CONVENTION BUREAU		154665	232557	TCVCB MONTHLY DUES-FEB'16	\$16,850.53
HOTEL/MOTEL TAX TOTAL ****					\$16,850.53
HOTEL/MOTEL FUND Total ***					\$16,850.53
FUND	151	SPECIAL LODGING ASSESSMENT			
Division:	339	TOURISM PROMOTION AREA			



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRI CITIES VISITOR & CONVENTION BUREAU		FEB 2016	232557	SPECIAL LODGING ACCESS FEB'16	\$22,951.42
TOURISM PROMOTION AREA TOTAL ****					\$22,951.42
SPECIAL LODGING ASSESSMENT Total ***					\$22,951.42
FUND 153	COMMUNITY DEV BLOCK GRANT				
Division:	308	CDBG PROGRAM			
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$5.48
CDBG PROGRAM TOTAL ****					\$5.48
COMMUNITY DEV BLOCK GRANT Total ***					\$5.48
FUND 154	HOME FUND				
Division:	309	HOME PROGRAM			
BENTON FRANKLIN TITLE COMPANY		DPA 16-03	232504	DPA GOEHRING/906 CEDAR	\$10,000.00
CITY OF KENNEWICK		FEB 2016	232420	HOME DPA 12/01/15-01/31/16	\$27,769.86
				HOME DPA 12/01/15-01/31/16	\$1.86
CITY OF PASCO		16-01	232255	PASCO HOME DPA 01/1-01/31/16	\$166.05
HOME PROGRAM TOTAL ****					\$37,937.77
HOME FUND Total ***					\$37,937.77
FUND 301	STREETS CAPITAL CONSTRUCTION				
Division:	402	ARTERIAL STREETS			
7 ELEVEN INC		15-041	232122	DUPORTAIL EXTENSION & RECNST	\$387.00
BRYAN E JOYNER		15-038	232144	DUPORTAIL RECONSTRUCTION-TEMP	\$10.00
EPIC LAND SOLUTIONS INC	P055400	0116-0570	232161	CENTER PARKWAY EXTENSION - REA	\$270.00
JUB ENGINEERS INC	P055996	99389	232364	GWW - I-182 ACCESS STUDY -	\$637.05
LENORA I JACKSON	P056290	115-035	232189	DUPORTAIL RECONSTRUCTION-TEMP	\$170.00
MICHAEL J FERGUSON		15-036	232199	DUPORTAIL RECONSTRUCTION-TEMP	\$77.00
REXEL INC DBA		I829194	232211	PED LIGHT CONDUIT	\$3.83
STONEWAY ELECTRIC SUPPLY		S101528327.001	232309	ACCESSIBLE PED SGNL-BENDER	\$29.61
		S101539006.001	232218	PED LIGHT PARTS	\$15.73
WA STATE DEPT OF TRANSPORTATION		RE-45JE5691L003	232230	VANTAGE HIGHWAY PATHWAY PH 1	\$1,287.47
WASHINGTON APPRAISAL SERVICES, INC	P056325	7126	232561	DUPORTAIL ST EXTENSION-APPRAIS	\$1,500.00
ARTERIAL STREETS TOTAL ****					\$4,387.69
STREETS CAPITAL CONSTRUCTION Total ***					\$4,387.69
FUND 317	FIRE STATION 74 CONSTRUCTION				
Division:	900	NON-DEPARTMENTAL			
BANK OF AMERICA		TXN00025469	232572	THE HOME DEPOT #4746 - drywall	\$88.26
		TXN00025550		THE HOME DEPOT #4746 - silicon	\$13.55
		TXN00025849		CRAFTSMAN CABINETS FLOOR	\$18.92



City Of Richland

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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
IRRIGATION SPECIALISTS INC		1166266-01	232362	PVC PIPE/TEE	\$75.65
PARAMOUNT COMMUNICATIONS INC	P056174	31392	232544	WIRING FIRE STATION #74 PROVID	\$434.40
NON-DEPARTMENTAL TOTAL ****					\$630.78
FIRE STATION 74 CONSTRUCTION Total ***					\$630.78
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	337	PARKS & REC PROJECTS			
ALL PLAY SYSTEMS	P055821	2015-138RETAINAGE	232126	INSTALL PLAYGROUND SURFACING A	\$2,317.50
BANK OF AMERICA		TXN00025399	232572	BENTON FRANKLIN DISTRIC H - SD	\$250.00
		TXN00025494		THE HOME DEPOT #4746 - concret	\$54.14
		TXN00025521		L&I PERMITS - electrical work	\$226.40
		TXN00025612		GRIGGS ACE HARDWARE - concrete	\$42.85
		TXN00025772		LOWES #02344 - 6" galv. 1/2 st	\$76.50
DESIGN WEST ARCHITECTS	P054913	C19-15/PYMT 11	232350	DESIGN SERVICES FOR JOHN DAM P	\$749.42
	P054913			MOD. 4- ADDITIONAL SERVICES	\$8,000.00
	P054913			MOD. 3- ADDITIONAL SERVICES	\$50.58
	P054913	C19-15/PYMT 14	232515	MOD. 4- ADDITIONAL SERVICES	\$2,000.00
EDWARD G OSWALD		032416	232628	PERFORMANCE AT HAPO STAGE	\$500.00
FAMILY FARMS DBA	P055767	C209-15/PYMT 3	232353	2015 FENCING AND CONCRETE IMP	\$2,194.14
	P055333	C71-15/RETAINAGE	232162	PROUT PARKING LOT IMPROVEMENTS	\$2,783.88
	P055333			C/O #2 MINOR MATERIAL OVERAGES	\$2,372.91
HERTZ EQUIPMENT RENTAL CORP		28498653-001	232525	RENT EXCAVATOR	\$242.15
NORTHWEST PLAYGROUND EQUIPMENT INC	P056249	39238	232205	ARMS ON SWING SEAT (GREEN) AND	\$797.12
	P056249			ROUND MOUNTING PLATE COVERS (S	\$62.99
	P056249			KCDA DISCOUNT	(\$694.69)
	P056249			6' BENCH SEAT W/BACK INCLUDING	\$914.41
	P056249			FREIGHT	\$2,287.52
	P056249			6' ESTATE MEMORIAL BENCH	\$6,248.84
	P056249			ROUND POST PACKAGE - IN GROUND	\$660.29
POW CONTRACTING	P054712	C176-14/RETAINAGE	232546	CONTRACT 176-14 FOR COLUMBIA	\$20,654.94
TIMOTHY W DALLAS		032416	232678	SOUND AT HAPO STAGE	\$2,000.00
TRI CITY LUMBER CO		10100326	232397	LUMBER	\$1,272.33
		10100327		LUMBER	\$1,284.34
PARKS & REC PROJECTS TOTAL ****					\$57,348.56
PARK PROJECT CONSTRUCTION Total ***					\$57,348.56
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
ANIXTER INC	P056197	3119875-00	232132	CLAMP DEADEND, AUTO 4-4/0 ACSR	\$653.77
	P056197	3119875-01		ARRESTER, RISER POLE, METAL	\$436.57



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025573	232572	THE HOME DEPOT/CONCRETE STOCK	\$335.25
		TXN00025949		PETSMART/DOG BISCUITS FOR STOC	\$130.21
BROOKS CUSTOM HOMES INC		2015-BRKSER ES PH7	232614	DEV REF-BRKSHIRE EST PH 7	\$7,200.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P056255	3627-557601	232347	CONDUIT,PVC,6",SCH 40,20 FT	\$10,232.73
GENERAL PACIFIC INC	P055808	1251762	232170	CABLE, SEC, UG TRIPLEX, 4/0 AL	\$29,166.63
	P055808	1251763		CABLE, SEC, UG TRIPLEX, #4 AL	\$571.24
	P055808			CABLE, SEC,OH TRIPLEX, #6 AL,	\$3,039.06
	P055808			CABLE, SEC, UG TRIPLEX 350 AL	\$36,635.35
MICHAEL E HENRY		2015-HEARTWOOD	232198	DEV REF-HEARTWOOD/SIENNA PH 3	\$600.00
REXEL INC DBA	P055804	H886507	232384	CABLE, POWER, 1/0 STR AL.	\$73,306.82
WESCO DISTRIBUTION INC	P056264	674311	232235	CONN.,DIST., #6-1/0 AL TO AL	\$449.60
	P056264			CONN, GRD XFMR, 6 SOL-1/0 STR	\$1,656.69
	P056264			TAX ADJUSTMENT	\$0.01
	P056264	677195	232563	COVER, DIST CONNECTOR, FARGO #	\$225.35
	P056264			CONN, VISE #4/0 CU, BRONZE	\$855.23
	P056264			TAX ADJUSTMENT	(\$0.01)
	P056264	677196		CONN, GRD XFMR, 3 SOL -4/0 STR	\$1,193.51
	P056264			CONN, VISE #4/0 CU, BRONZE	\$1,710.45
	P056264			CONN, FARGO, DIS FARGO GA-9400GL	\$587.53
	P056264			COVER, DIST CONNECTOR, FARGO #	\$45.07
TOTAL ****					\$169,031.06
Division:	501	BUSINESS SERVICES			
BANK OF AMERICA		TXN00025377	232572	OFFICE DEPOT-SCREEN WIPES-PADS	\$63.96
		TXN00025468		ALASKA AIR-AIRFARE-WHITNEY	\$357.20
		TXN00025474		TRAVEL AGENT FEE-C WHITNEY	\$35.00
		TXN00025481		SQ THINGS WOTH KE - FRAME ACC	\$16.29
		TXN00025493		UTILITY ENERGY-FORUM REGISTR-W	\$870.00
		TXN00025513		WEST ENGY INST- MTR SCHL PURYE	\$399.00
		TXN00025518		OFFICE DEPOT #1078 - CALENDAR,	\$61.88
		TXN00025527		OFFICE DEPOT #1078 - WRITING P	\$26.60
		TXN00025533		INSTITUTE OF EE ENGINEERS-M PE	\$2,250.00
		TXN00025638		NEWEGG-LOGITECH WRLS WAVE KEYB	\$136.98
		TXN00025669		GOTOCITRIX.COM-GO TO MEETING M	\$20.64
		TXN00025688		ACT Efficiency Exchang - D SEN	\$195.00
		TXN00025695		DBLTREE- E&O CONF 041116	\$715.84
		TXN00025734		NWPPA CONF - R HAMMOND REG FEE	\$750.00
		TXN00025863		DELL-DELL USB SOUNDBAR	\$27.36
		TXN00025894		STAPLES - LRG ENVELOPES, PENS,	\$55.02
		TXN00025900		DELL-LAPTOP AND MONITOR	\$1,801.68
		TXN00025917		WCP SOLUTIONS CORP - XEROX PAP	\$39.10
		TXN00025950		SD MYERS-XFMR TRNG SCOTT	\$2,234.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BOOTH, BRIAN		16-107 BOOTH	232141	16-107 NEMS MTG/BOOTH	\$403.14
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$604.31
		16-059 SCHENNUM	232507	16-059 XFRM TRNG-SCHENNUM	\$1,003.80
		16-064 HAMMOND	232152	16-064 BPA-PPC/HAMMOND	\$559.92
		16-066 LARKIN		16-066 NEMS MTG PORTLAND	\$403.14
		16-067 SUAREZ	232507	16-067 RLY SCHL SUAREZ	\$661.92
		16-068 FAIRCLOTH		16-068 RLY SCHL FAIRCLOTH	\$661.92
		16-083 SENDER	232421	16-083 BPA MTG - SENDER	\$501.26
FEDERAL EXPRESS CORP		5-333-28692	232354	SHIPPING-FEB 2016	\$7.58
FRONTIER	S016793	02/16 2061882614	232167	TELEPHONE CHARGE 2/19/16-3/18/	\$90.17
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$58.28
				POSTAGE 02/01/16 TO 02/29/16	\$0.49
SENGER, DAWN M		16-083-SENGER	232479	16-083 BPA MTG - SENDER	\$25.00
SOFTWARE ONE INC	P056310	US-PSI-462104	232553	SOFTWARE LICENSE, VISIO STANDA	\$175.05
UNITED PARCEL SERVICE	S016811	000986641116	232399	GROUND PKG TO RELAY APPLICATIO	\$7.28
	S016811			GROUND PKG TO ITRON INC FOR MP	\$7.79
VERIZON WIRELESS		9760727704	232560	MIFI CHARGES-FEBRUARY	\$80.02
WASHINGTON CITIES INSURANCE AUTHORITY		101320	232231	NOTARY BOND-KIM SIMON	\$40.00
WASHINGTON STATE TREASURER		NOTARY-KSIMON	232159	NOTARY APPLICATION-K SIMON	\$30.00
XEROX CORPORATION		083659476	232566	W7855 BASE CHRGR/PRINTS-FEB	\$61.97
	P056113	083659477		XEROX LEASES FOR 2016:	\$334.02
	P056113	083659478		XEROX LEASES FOR 2016:	\$321.63
BUSINESS SERVICES TOTAL ****					\$16,094.24
Division:	502	ELECTRICAL ENGINEERING			
BANK OF AMERICA		TXN00025450	232572	OFFICE DEPOT-SURGE PROT	\$29.89
		TXN00025648		STAPLES-FOLDER, BINDER, SHEET	\$81.93
		TXN00025810		FRED-MEYER #0286 - CELL PHONE	\$13.02
		TXN00025855		BENTON CO AUDITOR - electrical	\$557.22
RELAY APPLICATION INNOVATION INC	P055597	1571	232209	PROGRAMMING & SCHEMATIC	\$3,391.50
ELECTRICAL ENGINEERING TOTAL ****					\$4,073.56
Division:	503	POWER OPERATIONS			
AMERICAN ROCK PRODUCTS INC	P056348	261507	232330	5-1/2 SACK CONCRETE MIX, 3/4	\$635.31
	P056348			ENVIRONMENTAL FEE, INV #261507	\$7.06
ANIXTER INC	S016748	3119857-00	232132	SHIELD ADAPTER #SA2	\$119.68
BANK OF AMERICA		TXN00025453	232572	NWPPA-COBB E&O CONFERENCE	\$560.00
		TXN00025505		AMAZON/PENTA SOCKETS	\$43.13
		TXN00025510		ATOMIC BWL-SO F161011	\$137.83
		TXN00025545		AMAZON-USB CBL DELL VENUE	\$12.98
		TXN00025571		BOBS-CO F161090	\$43.54
		TXN00025605		AMAZON-USB CAR CHRGRS IPHN	\$16.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025641	232572	DELL- VENUE 11 PRO CASE	\$60.81
		TXN00025652		TITAN TRCK- MAGNET TRCK LTS	\$644.32
		TXN00025661		DICKEYS- CO F161090	\$34.21
		TXN00025678		APLBS-CO F161090	\$54.02
		TXN00025841		OFF DEP-LBLS, STPLR, PENS	\$38.14
		TXN00025876		HOP JA- CO F161090	\$50.62
		TXN00025884		THE HOME DEPOT/OWL GARDEN DEFE	\$38.84
		TXN00025935		THE HOME DEPOT/RECIP SAW	\$107.51
		TXN00025947		HORIZON DISTRIBUTION/SAFETY GL	\$70.37
BENTON PUD		02/16 72866300000	232611	WYE LIGHTS-BADGER REPEATER	\$13.64
	P056119	03/16 4419818251	232415	SAFETY TRAINING: JAN-APR, 2016	\$2,764.00
	P056121	03/16-5743127752		PRE-NOTIFICATION SERVICES FOR	\$1,361.76
BOYD'S TREE SERVICE LLC	P056239	4414	232142	TREE PRUNING SERVICE FROM	\$7,267.88
	P056239	4424	232336	TREE PRUNING SERVICE FROM	\$7,267.88
	P056239	4436	232506	TREE PRUNING SERVICE FROM	\$7,267.88
		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$2,441.64
GENERAL PACIFIC INC				CITY UTILITY BILLS/FEB 2016	\$83.79
	S016773	1251935	232170	PART #E7512-0160	\$28.02
	S016773	1252129		PART #RDSS-CLIP-125	\$79.01
	S016773			PART #RDSS-IT-16	\$475.11
	S016773			RAYCHEM SEALING SYSTEM PARTS	\$605.34
GRAINGER	S016778	9018421785	232172	SPEED HANDLE ITEM #19C369	\$40.05
HALL, SCOTT		2016 CDL	232524	2016 CDL REIMBURSEMENT	\$102.00
LN CURTIS & SONS	S016744	2133966-00	232191	STREAMLIGHT EXTRA BATTERY	\$84.56
	S016744			STREAMLIGHT E-SPOT LITEBOX YEL	\$275.84
PARADISE BOTTLED WATER CO		02/16-POWER OPS	232543	BOTTLED WATER-FEBRUARY	\$26.40
PARAMOUNT COMMUNICATIONS INC	P055526	31396	232374	TASK 3B - DOT UNDERGROUND CROS	\$48,978.60
	P055526			TASK 3A - VIEW RIDGE ESTATES N	\$69,677.76
RICHLAND ACE HARDWARE		211009	232548	TRASH CAN	\$19.54
		50006		POLY TARP	\$5.42
		50352		CLEAR SPRAY PAINT	\$5.42
STONEWAY ELECTRIC SUPPLY		S101530178.001	232218	CONDUIT ELBOWS	\$116.89
TACOMA SCREW PRODUCTS INC		22139378	232673	GLOVES	\$10.33
POWER OPERATIONS TOTAL ****					\$151,673.13
Division:	504	SYSTEMS DIVISION			
BANK OF AMERICA		TXN00025369	232572	KIE SUPPLY-FITTINGS	\$8.37
		TXN00025371		KIE SUPPLY- TANKLESS WTR HEATE	\$287.39
		TXN00025383		OFFICE DEP-PENCILS, POST-ITS	\$62.36
		TXN00025503		HOME DEP-HAMMER DRILL	\$150.95
		TXN00025536		RNCH & HME-LEATHRMN SHEATHS	\$13.01
		TXN00025548		HOME DEP-NUT DRVR, SCR DRVR	\$82.98



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025557	232572	STAPLES-SAMSNITE EZSCAN	\$76.01
		TXN00025560		HOME DEP-TL TOTE, ZIP BG	\$83.38
		TXN00025572		SPDTECH LTS-SRFC MNT LTS	\$69.38
		TXN00025673		TARGET-OTTRBX, CHARGR	\$76.00
		TXN00025746		SD MYERS/XFRMR OIL TESTING	\$47.00
		TXN00025800		AMAZON-DYMO VYNL LBLS	\$73.60
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$1,449.63
OXARC INC		02666PP	232541	NITROGEN CYLINDER	\$15.96
		R399252		CYLINDER RENTAL-FEB	\$59.89
STEEBER'S LOCK SERVICE		443608	232481	KEY DUPLICATION-4	\$10.82
WEIDMANN DIAGNOSTIC SOLUTIONS INC	S016801	5900124731	232234	TRANSFORMER OIL TEST	\$40.00
SYSTEMS DIVISION TOTAL****					\$2,606.73
Division:	505	ENERGY POLICY MGMT			
BENTON COUNTY AUDITOR/WEATHERWISE	P056338	132240 LIEN	232334	D MEYER-RECORD LIEN; AC# 13224	\$73.00
	P056315	182280 LIEN	232137	C WEIDERT-HAWKINS-RECORD LIEN;	\$73.00
	P056315	20680 LIEN		C SLOCOMBE-RECORD LIEN; AC# 20	\$73.00
	P056338	362920 RELEASE	232334	K MCKINNEY-RELEASE LIEN; AC#	\$73.00
	P056315	431580 LIEN	232137	T SCHOENWALD-RECORD LIEN; AC#	\$73.00
	P056338	620540 RELEASE	232334	B JOHNSON-RELEASE LIEN; AC# 62	\$73.00
	P056338	62120 RELEASE		S BRINES-LIEN RELEASE, AC# 621	\$73.00
	P056315	652780 LIEN	232137	R YARBROUGH-RECORD LIEN; AC#	\$73.00
	P056338	722260 LIEN	232334	J TOLAR-RECORD LIEN; AC# 72226	\$73.00
	P056315	722980 LIEN	232137	R BOEDEKER-RECORD LIEN; AC# 72	\$73.00
	P056338	785640 RELEASE	232334	K SPENCER-RELEASE LIEN; AC# 78	\$73.00
	P056315	802920 RELEASE	232137	R HOWARD-LIEN RELEASE; AC# 802	\$73.00
	P056338	840020 RELEASE	232334	D VOLKMAN-RELEASE LIEN; AC# 84	\$73.00
	P056315	844400 RELEASE	232137	J MARTY-LIEN RELEASE; AC# 8444	\$73.00
	P056315	920146 RELEASE		T PERKINS-LIEN RELEASE; AC# 92	\$73.00
BENTON PUD		9813054 RELEASE	232334	M SHRIVASTAVA RELEASE LIEN	\$73.00
		02/16-3287762373	232505	ELECTRIC SRVCS 01/20-02/21/16	\$879.97
		03/16-3287762373		ELECTRIC SRVCS 02/21-03/19/16	\$633.85
CITY OF RICHLAND		402420	232342	705 COAST-REBATE-HP/PTCS	\$1,250.00
		652780		1730 BISMARK-REBATE-HP/PTCS	\$1,250.00
		781140		223 PINETREE LN-REBATE-HP	\$1,000.00
DAYCO HEATING & AIR	P056258	46340	232158	EE LOAN: R YARBROUGH, 1730 BIS	\$8,103.89
EES CONSULTING	P055329	32128	232516	POWER RESOURCE PLANNING CONSUL	\$7,492.50
EFFICIENCY SOLUTIONS LLC	P056123	2-16	232518	COMMERCIAL ENERGY EFFICIENCY	\$4,226.50
ENERGY INCENTIVES INC	P056124	CORJAN2016	232160	RESIDENTIAL EE INSPECTIONS PER	\$1,699.50
FINANCIAL CONSULTING SOLUTION GROUP	P056127	2499-21602071	232355	COSA AND RATE DESIGN SUPPORT P	\$480.00
GLASS NOOK INC		70949	232438	2451 PERSHING-REBATE-WINDOWS	\$778.30
IWI INC	P056179	80731	232363	EE LOAN: K HODGES, 1328 WRIGHT	\$1,697.96



City Of Richland

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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JACOBS & RHODES INC		35832	232175	911 WRIGHT-REBATE-HP	\$1,000.00
M CAMPBELL & COMPANY INC		63640	232195	1206 COUNTRY RIDGE-REBATE-HPX2	\$2,000.00
	P056088	81391		EE LOAN: RIVERSTONE DENTAL, 22	\$16,557.16
PERFECTION GLASS		9939646506	232207	1934 HETRICK-REBATE-WINDOWS	\$8.67
		9939646726	232468	41 VISTA CT-REBATE-WINDOWS	\$41.85
TRANS UNION LLC		02602654	232488	CREDIT REPORT-SCHOENWALD, TY	\$14.40
TRI CITY GLASS INC		529312	232489	2218 BENTON-REBATE-WINDOWS	\$456.15
ENERGY POLICY MGMT TOTAL ****					\$50,738.70
Division:	506	TECHNICAL SERVICES			
BANK OF AMERICA		TXN00025897	232572	HOME DEP-WORK LIGHT	\$86.85
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$1,159.63
FASTENAL COMPANY		WARIC55166	232265	WORKLIGHTS	\$228.63
REXEL INC DBA		I858279	232474	DWLT 18V BATT-2	\$107.51
STONEWAY ELECTRIC SUPPLY		S101541942.001	232483	PILOT DRILL BITS	\$34.25
TECHNICAL SERVICES TOTAL ****					\$1,616.87
ELECTRIC UTILITY FUND Total ***					\$395,834.29
FUND	402	WATER UTILITY FUND			
Division:	000				
CANDY MT FARMS		15-01858	232417	REFUND HYDRANT METER #374	\$750.00
				REFUND HYDRANT METER #374	(\$30.00)
				REFUND HYDRANT METER #374	(\$4.75)
CULBERT CONSTRUCTION INC		15-01017	232428	REFUND HYDRANT METER #333	\$750.00
HENKELS & MCCOY INC		15-01687	232440	REFUND HYDRANT METER #343	(\$30.00)
				REFUND HYDRANT METER #343	\$750.00
KR CONSTRUCTION		16-00333	232452	REFUND HYDRANT METER #351	\$750.00
				REFUND HYDRANT METER #351	(\$30.00)
				REFUND HYDRANT METER #351	(\$64.60)
KRIS WALTZE		16-00563	232453	REFUND HYDRANT METER #367	\$750.00
				REFUND HYDRANT METER #367	(\$28.50)
				REFUND HYDRANT METER #367	(\$30.00)
PREMIER EXCAVATION INC		13-02465	232470	REFUND HYDRANT METER #352	(\$30.00)
				REFUND HYDRANT METER #352	\$750.00
RAY POLAND & SONS INC		15-01949	232473	REFUND HYDRANT METER #369	(\$30.00)
				REFUND HYDRANT METER #369	(\$7.60)
				REFUND HYDRANT METER #369	\$750.00
WATTS CONSTRUCTION INC		15-00504	232492	REFUND HYDRANT METER #316	\$750.00
				REFUND HYDRANT METER #316	(\$30.00)
				REFUND HYDRANT METER #316	(\$7.60)
UNASSIGNED TOTAL ****					\$5,676.95



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division:	410	WATER CAPITAL PROJECTS			
BANK OF AMERICA		TXN00025662	232572	BAVCO - BACKFLOW PART - WTP	\$137.92
		TXN00025761		STEEBERS - CHLORINE BLDG WTP	\$1,503.31
BENTON COUNTY WATER		02-18-2016	232247	JASON LEE WELL-WATER RIGHT CHG	\$419.47
FERGUSON ENTERPRISES INC		0495466	232165	RP ASSEMBLY	\$484.51
HD SUPPLY WATERWORKS LTD	S016596	E737120	232360	30" ROMAC STYLE 400 STEEL	\$2,171.28
	S016596			VALVE, 30" FL X MJ BUTTERFLY	\$24,186.45
	S016596			VALVE, 24" FL X FL BUTTERFLY,	\$9,657.56
	S016596			30" FLANGED TEE, DUCTILE IRON	\$9,415.82
	S016596			VALVE, 30" FL X FL BUTTERFLY	\$7,677.01
	S016596			30" DUCTILE IRON PIPE, CL50, 4	\$7,339.88
	S016596			30" ROMAC STYLE FC400 STEEL	\$3,864.73
	S016596			24" RED RUBBER GASKET, 1/8" FU	\$16.49
	S016596			30" FL X MJ ADAPTER, MECHANICA	\$2,310.70
	S016596			30" FL BOLT KIT, CARBON STEEL,	\$1,511.89
	S016596			VALVE BOX, 5-1/4" SLIP TYPE,	\$281.53
	S016596			24" FL BOLT KIT, CARBON STEEL,	\$262.24
	S016596			30" RED RUBBER GASKET, 1/8" FU	\$260.06
	S016596			24" FL BOLT KIT, CARBON STEEL,	\$87.41
	S016596			VALVE BOX, 5-1/4" SLIP TYPE,	\$70.38
	S016596			24" RED RUBBER GASKET, 1/8" FU	\$49.46
	S016596			30" MJ RESTRAINT JOINT FOR D.I	\$2,961.41
RH2 ENGINEERING INC	P054457	64524	232547	FUTURE WATER TREATMETN PLANT S	\$664.63
STONEWAY ELECTRIC SUPPLY		S101538345.001	232218	METAL HALIDE LAMP	\$57.16
WATER CAPITAL PROJECTS TOTAL ****					\$75,391.30
Division:	411	WATER ADMINISTRATION			
CITY OF KENNEWICK		012183	232254	REGIONAL WATER FORECAST JAN 16	\$1,158.75
RH2 ENGINEERING INC	P055760	64532	232547	WATER SYSTEM PLAN-2015: #180-	\$8,954.67
WATER ADMINISTRATION TOTAL ****					\$10,113.42
Division:	412	WATER OPERATIONS			
BANK OF AMERICA		TXN00025600	232572	HACH COMPANY - CL17 CHLORINE,	\$1,425.05
				HACH COMPANY - SHIPPING	\$72.10
		TXN00025805		PAYPAL - SRC4 - TALLENT	\$100.00
		TXN00025861		INSTRUMART - FLOW METER	\$275.00
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$36,086.01
OXARC INC		02332PP	232373	SODIUM HYPOCHLORITE	\$330.91
PICARD CORPORATION	S016798	T401141	232375	FREIGHT	\$875.87
	S016798			BULK, SODIUM CHLORIDE (NACL)	\$70.10
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$6.53
TALLENT, JOHN		16-101 TALLENT	232485	16-101 SPKN REG CROSS CONN	\$144.72



City Of Richland

VL-1 Voucher Listing

From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
UNITED PARCEL SERVICE	S016820	000986641126	232559	ADDITIONAL HANDLING FOR PKG TO	\$10.50
	S016820			NDA PKG TO LAB/COR FOR WATER	\$10.86
VERIZON WIRELESS		9760730481	232560	MIFI CREDIT-FEBRUARY	(\$6.58)
WA STATE DEPARTMENT OF HEALTH		116/2016	232491	2016 WATER SYSTEM OP PERMIT	\$25,486.35
XEROX CORPORATION		083417150	232327	W7225 BASE CHRGR/PRINTS-JAN	\$135.55
		083659494	232566	W7225 BASE CHRGR/PRINTS-FEB	\$122.69
WATER OPERATIONS TOTAL****					\$65,145.66
Division:	413	WATER MAINTENANCE			
AMBRO INC DBA		250-109945-01	232127	3.6V LITHIUM BATTERY	\$21.18
ANDREWS, BRENT		030116	232131	WDM4 APP/EXAM FEES-ANDREWS	\$185.00
AT&T WIRELESS		01/16-28724328888	232135	287243288881 12/27-01/26/16	\$57.67
BANK OF AMERICA		TXN00025402	232572	STERLING'S - TIP	\$4.00
				STERLING'S - SAFETY BREAKFAST	\$27.86
		TXN00025434		FORESTRY SUPPLIERS - WADERS -	\$130.75
		TXN00025488		PAYPAL - DRILL PRESS	\$165.00
		TXN00025540		PAYPAL - ANNETTE - ERROR	\$27.98
		TXN00025608		HOME DEPOT - 2 X 12 WOOD	\$36.21
		TXN00025629		FORESTRY SUPPLIERS - WADERS -	\$130.75
		TXN00025639		OFFICE DEPOT - OFFICE SUPPLIE	\$125.17
		TXN00025739		JUMP START TESTING - WATER CER	\$3,250.00
		TXN00025742		PAYPAL - LED FLASHLIGHTS	\$227.90
		TXN00025773		PROBUILT PROFESSIONAL - SHIPPI	\$26.51
				PROBUILT PROFESSIONAL - SHOCK	\$48.00
		TXN00025776		HOME DEPOT- SPLASHBLOCK - RESE	\$81.84
		TXN00025875		STAPLES - OFFICE SUPPLIES	\$41.61
BC SALES CO INC		B363828	232332	VESTS-MILLER/OLSON	\$32.42
BEAVER BARK & ROCK		729974	232244	CONCRETE	\$141.16
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$4.26
				CITY UTILITY BILLS/FEB 2016	\$62.68
				CITY UTILITY BILLS/FEB 2016	\$52.17
				CITY UTILITY BILLS/FEB 2016	\$37.78
				CITY UTILITY BILLS/FEB 2016	\$814.87
				CITY UTILITY BILLS/FEB 2016	\$31.69
				CITY UTILITY BILLS/FEB 2016	\$152.85
COLEMAN OIL COMPANY		0403653-IN	232508	TURBINE OIL	\$439.84
E H WACHS COMPANY	S016688	INV119269	232351	SALES TAX @ 8.6%	\$831.15
	S016688			LINER, DRIVE WHEEL FOR WACHS M	\$119.37
	S016688			PIPE SAW, DIAMOND WIRE GUILLOT	\$9,545.22
GRAINGER	S016778	9014985585	232172	PLEATED FILTER ITEM #2W238	\$90.30
	S016800	9031071969	232523	JOINT SEALING COMPOUND ITEM #3	\$18.18
HD FOWLER COMPANY INC	S016771	I4140180	232173	INBOUND FREIGHT	\$184.62



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VL-1 Voucher Listing

From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HD FOWLER COMPANY INC	S016771	I4140180	232173	10" CHECK VALVE, WAFER, D/DOOR	\$2,579.81
	S016759	I4145969	232359	16" SERVICE SADDLE, ROMAC	\$183.48
	S016759			2" AIR VAC, CRISPIN AL-20 PROT	\$1,193.50
	S016759			FREIGHT	\$162.90
IRRIGATION SPECIALISTS INC		1167468-01	232362	RES MAINT-PVC/TEE/TAPE/PIPE	\$305.62
OXARC INC		R399249	232541	CYLINDER RENTAL-FEB	\$69.18
RAY POLAND & SONS INC		15-01949	232473	REFUND HYDRANT METER #369	(\$100.00)
RICHLAND ACE HARDWARE		210944	232548	LED HEADLAMPS	\$54.28
		49999		EXTENSION CORD	\$36.91
		50118		PRUNER/TROWL/BITS	\$53.70
		50203		MIXER/TROWL	\$26.68
		50223		WD-40	\$5.96
		50359		BLACK SPRAY PAINT	\$8.67
UNITED PARCEL SERVICE	S016811	000986641116	232399	GROUND PKG TO BADGER METER FOR	\$11.34
	S016820	000986641126	232559	GROUND PKG TO BADGER FOR WATER	\$11.34
XEROX CORPORATION		083659476	232566	W7855 BASE CHRNG/PRINTS-FEB	\$41.02
WATER MAINTENANCE TOTAL ****					\$21,790.38
WATER UTILITY FUND Total ***					\$178,117.71
FUND 403	WASTEWATER UTILITY FUND				
Division:	000				
WILLIAMS BROTHER CONSTRUCTION, LLC	P055643	156-15/PMT 4	232565	PMT 4-RETAINAGE	(\$17,819.05)
UNASSIGNED TOTAL ****					(\$17,819.05)
Division:	420	SEWER ADMINISTRATION			
CITY OF RICHLAND	P056281	01/16 ACCT 8	232343	AMON BASIN REVEGETATION - COMP	\$1,226.85
SEWER ADMINISTRATION TOTAL ****					\$1,226.85
Division:	421	SEWER CAPITAL PROJECTS			
CH2M HILL ENGINEERS INC	S054283	381056464	232149	MOD. #2 CONSTRUCTION MANAGEMEN	\$12,939.14
OVIVO USA LLC	P055825	8467995	232540	WWTF- DIFFUSER MEMBRANE INSTAL	\$6,298.80
WILLIAMS BROTHER CONSTRUCTION, LLC	P055643	156-15/PMT 4	232565	WWTF SOLIDS UPGRADE PROJECT -	\$352,045.55
SEWER CAPITAL PROJECTS TOTAL ****					\$371,283.49
Division:	422	SEWER OPERATIONS			
ALS GROUP USA CORP DBA	P056196	51-332872-0	232329	WATER- AMMONIA-N EPA 350.1/350	\$25.00
	P056196			WATER- 608 ORGANOCHLOR. PEST./	\$160.00
	P056196			WATER- 624 VOLATILE ORGANIC CO	\$400.00
	P056196			WATER- 625 SEMIVOL. ORGANIC CO	\$215.00
	P056196			WATER- 200.8 TRACE ELEMENTS	\$130.00
	P056196			WATER- 1631E TOTAL MERCURY	\$60.00
	P056196			BATTELLE 001 2-2-16 SAMPLING E	\$60.00
	P056196			WATER- BOD (5 DAY) EPA 405.1	\$48.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ALS GROUP USA CORP DBA	P056196	51-332872-0	232329	WATER- 335.4 TOTAL CYANIDE	\$40.00
	P056196			WATER- TSS EPA 160.2	\$18.00
	P056196			WATER- 420.1 PHENOLICS	\$45.00
AMERICAN ROCK PRODUCTS INC		262369	232129	WWTF 5/8" TOP COURSE GRAVEL	\$652.51
BANK OF AMERICA		TXN00025382	232572	TACOMA SCREW PRODUCTS PA - Pu	\$69.15
		TXN00025391		MOTION INDUSTRIES WA05 - Purch	\$145.96
		TXN00025395		INTERNATIONAL TRANSACTION - MG	\$0.08
		TXN00025398		ACHIEVE TRAINING CTR - MGMT TR	\$9.95
		TXN00025400		CENTRAL HOSE & FITTINGS, - Pur	\$123.68
		TXN00025427		CENTRAL HOSE & FITTINGS, - Gre	\$12.43
		TXN00025475		TACOMA SCREW PRODUCTS PA - Ce	\$17.80
		TXN00025492		KIT KAMAN PASCO WA - Bolt Flan	\$165.26
		TXN00025506		TACOMA SCREW PRODUCTS PA - Pu	\$106.80
		TXN00025520		CENTRAL HOSE & FITTINGS, - Pur	\$9.47
		TXN00025569		IRRIGATION SPECIALISTS IN - Pu	\$600.13
		TXN00025578		TACOMA SCREW PRODUCTS PA - Pu	\$20.04
		TXN00025589		CENTRAL HOSE & FITTINGS, - 4"	\$465.46
		TXN00025632		BROWN & BIGELOW-CAN LIDS	\$304.24
		TXN00025637		THE HOME DEPOT #4746 - Items f	\$41.91
		TXN00025660		APPLIED IND TECH 2406 - Shims	\$18.06
		TXN00025686		THE UPS STORE #6563 - Mailing	\$31.25
		TXN00025691		TACOMA SCREW PRODUCTS PA - To	\$61.70
		TXN00025698		SPUDNUT SHOP - Appreciation fo	\$25.41
		TXN00025719		THE HOME DEPOT #4746 - Items f	\$51.45
		TXN00025726		TACOMA SCREW PRODUCTS PA - To	\$110.02
		TXN00025789		TACOMA SCREW PRODUCTS PA - Br	\$58.39
		TXN00025802		USPS 54714003535503580 - Posta	\$16.33
		TXN00025832		THE HOME DEPOT #4746 - Weed co	\$239.38
		TXN00025838		STAPLES - Trackman marble mous	\$37.35
CENTRAL HOSE & FITTINGS INC		428683	232338	HYDRANT FITTINGS	\$31.94
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$21,248.17
COLEMAN OIL COMPANY		0400764-IN	232345	WWTF DIESEL-DYED	\$3,113.22
CULLEN, DANA		2016 CDL	232512	2016 CDL RENEWAL REIMB/ID	\$165.00
FEDERAL EXPRESS CORP		5-326-10043	232164	COOLER RETURN-BATTELLE	\$8.80
FISHER SCIENTIFIC COMPANY, LLC		6408952	232267	WWTF-ELECTRODE AMMONIA	\$575.12
		6827333	232436	WWTF-VIALS/CHEMICALS/STIRBAR	\$450.71
KAMAN INDUSTRIAL TECHNOLOGIES		R136508	232449	GEARBOX-DAFT POLYMER SYSTEM	\$409.74
		S236341		BELT FOR SCUM PUMP	\$352.42
MOON SECURITY SERVICES INC		808797	232539	WASTERWATER FIRE MONITORING	\$33.15
NORTHWEST BIOSOLIDS MGMT ASN		02232016-01	232465	2016 MEMBERSHIP DUES	\$2,989.00
OVIVO USA LLC	P055825	8467995	232540	MEMBRANE REPLACEMENT KITS, FOR	\$16,115.15



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
OXARC INC		R399248	232541	CYLINDER RENTAL-FEB	\$12.30
PARADISE BOTTLED WATER CO		02/16-WASTEWATER	232543	BOTTLED WATER-FEBRUARY	\$339.00
PICARD CORPORATION	S016798	T401141	232375	ADJUST FOR FREIGHT	(\$0.01)
	S016798			FREIGHT	\$875.87
	S016798			BULK, SODIUM CHLORIDE (NACL)	\$705.21
POLYDYNE INC	P056246	1027937	232208	CLARIFLOC C6278	\$5,060.00
POOL CARE PRODUCTS INC		123012	232469	ANTI-FOAM GEL-DIGESTER	\$215.03
PUMPTECH INC	P056176	0102208-IN	232381	BALL CHECK NOR 5 1/4" DIA FOR	\$2,169.83
	P056176			SHIPPING	\$70.20
TACOMA SCREW PRODUCTS INC		22137922	232393	SOCKET/SCREW/BEARING/UNION	\$13.68
		22138321	232311	WWTF-COMPO CAST HAMMER	\$59.72
		22138322		COMPOST-STAINLESS SAFETY LOCK	\$26.82
	P056271	22138426	232393	POWER DRIVE, RIDGID MODEL 700	\$1,519.20
		22139535	232673	CENTER PULL RAGS	\$35.60
		22139808		CENTER PULL RAGS	\$142.40
UNITED PARCEL SERVICE	S016804	000986641106	232228	ADDITIONAL HANDLING FOR PKG TO	\$10.50
	S016804			NDA PKG TO ALS FOR WWTP 03/03	\$34.99
	S016804			3 GROUND PKGS TO ALS FOR WWTP	\$66.83
	S016811	000986641116	232399	ADDITIONAL HANDLING FOR PKG TO	\$10.50
	S016811			GROUND PKG TO STONEAGE TOOLS F	\$7.66
	S016811			2 NDA PKGS TO ALS FOR WWTP OPS	\$109.39
	S016820	000986641126	232559	2 NDA PKGS TO ALS FOR WWTP OPS	\$105.13
	S016820			ADDITIONAL HANDLING FOR PKG TO	\$10.50
USA BLUEBOOK		879124	232490	ALUM TAGS/ANTI-FOAM CONCEN	\$603.48
		879879	232401	CAUTION SIGN-WET FLOOR	\$115.07
VERIZON WIRELESS		9760730480	232560	MIFI CREDIT-FEBRUARY	(\$27.22)
XEROX CORPORATION		083659443	232566	W7845 BASE CHRGR/PRINTS-FEB	\$241.10

SEWER OPERATIONS TOTAL ****

\$62,620.41

Division: 423 SEWER MAINTENANCE

AT&T WIRELESS		01/16-28724328888	232135	287243288881 12/27-01/26/16	\$42.80
BANK OF AMERICA		TXN00025429	232572	TRI-CITIES BATTERY - Portable	\$41.33
		TXN00025442		STEEBERS LOCK SERVICE - Purcha	\$17.63
		TXN00025451		STEEBERS LOCK SERVICE - Purcha	\$948.08
		TXN00025475		TACOMA SCREW PRODUCTS PA - Nut	\$66.59
		TXN00025504		TACOMA SCREW PRODUCTS PA - Pu	\$56.19
		TXN00025559		ACE HARDWARE - Purchase	\$26.04
		TXN00025567		ACE HARDWARE - Purchase	\$10.84
		TXN00025586		BROADMOOR RV SUPERSTORE - Stai	\$49.95
		TXN00025610		TACOMA SCREW PRODUCTS PA - Sc	\$9.82
		TXN00025620		TACOMA SCREW PRODUCTS PA - Ca	\$122.46
		TXN00025649		TACOMA SCREW PRODUCTS PA - 7/	\$21.75



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025723	232572	TACOMA SCREW PRODUCTS PA - LE	\$380.78
		TXN00025744		TACOMA SCREW PRODUCTS PA - Fr	(\$48.49)
HD FOWLER COMPANY INC		I414516	232439	YARD HYDRANT FOR DAFT	\$669.29
HERTZ EQUIPMENT RENTAL CORP		28496883-001	232441	SOD CUTTER-PARKING AREA	\$38.01
LIDDELL, PHILLIP		2016 CDL	232537	CDL RENEWAL REIMB	\$102.00
MOON SECURITY SERVICES INC		808797	232539	WASTERWATER FIRE MONITORING	\$33.15
RICHLAND ACE HARDWARE		50138	232548	CLEANING SPPLY-TRUCK WASH	\$43.91
		B13649		CREDIT FOR TAX ADJUSTMENT	(\$0.13)
ROOTX INC	P056287	44362	232386	FOUR-POUND JAR CASES OF ROOTX	\$2,936.00
	P056287			FREIGHT	\$163.00
	P056287			FUNNEL/APPLICATOR	\$0.01
	P056287			TAX ADJUSTMENT	(\$0.01)
TACOMA SCREW PRODUCTS INC		22138231	232311	WRENCHES FOR 3328	\$125.97
		22139811	232673	GREASE LINE FITTINGS	\$9.51
		22139938		STEEL FLAT STOCK	\$14.51
		22140182		KLEEN VIEW LENS WIPES	\$10.11
SEWER MAINTENANCE TOTAL ****					\$5,891.10
WASTEWATER UTILITY FUND Total ***					\$423,202.80
FUND 404	SOLID WASTE UTILITY FUND				
Division:	000				
ROUTEWARE INC	P056044	97220	232387	ANNUAL SUPPORT AGREEMENT	\$2,762.78
UNASSIGNED TOTAL ****					\$2,762.78
Division:	431	SOLID WASTE ADMINISTRATION			
JOYCE ZIKER PARKINSON PLLC	P056296	43331	232177	HORN RAPIDS LANDFILL-LEGAL SRV	\$1,244.00
SOLID WASTE ADMINISTRATION TOTAL ****					\$1,244.00
Division:	432	SOLID WASTE COLLECTION			
BANK OF AMERICA		TXN00025480	232572	STAPLES -PENS	\$3.25
		TXN00025484		STAPLES-PENS,MARKERS,PAINT MKR	\$66.12
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$188.05
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$30.16
RICHLAND ACE HARDWARE		210945	232548	VELCRO/ORGANIZER/BOX	\$17.33
RULE STEEL TANKS INC	S016700	0022662-IN	232476	6YD STANDARD FRONT LOAD CONTAI	\$21,360.00
	S016700			4YD STANDARD FRONT LOAD CONTAI	\$6,110.00
	S016700			FREIGHT	\$3,000.00
VERIZON WIRELESS		9760771499	232560	CELL PHONES-FEBRUARY	\$640.16
SOLID WASTE COLLECTION TOTAL ****					\$31,415.07
Division:	433	SOLID WASTE DISPOSAL			
BANK OF AMERICA		TXN00025636	232572	NORTHERN TOOL -RPLC PUMP,PORTA	\$208.18
		TXN00025846		DELL-VISION RADEON HD 7750 4	\$197.72



City Of Richland

VL-1 Voucher Listing

From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025847	232572	ACE HARDWARE-RAKE, 30"	\$28.21
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$2,861.84
		021316	232341	LANDFILL SHORTAGE-ELLERSTON	\$10.00
FINLEY BUTTES LANDFILL		5221	232356	TIRE DISPOSAL	\$205.70
FOLLETT, LYNNE		FEBRUARY 2016	232166	FOLLETT-MILEAGE FEB 2016	\$15.12
FRONTIER	S016793	02/16 2061882614	232167	TELEPHONE CHARGE 2/19/16-3/18/	\$121.74
GRAINGER	S016778	9021468112	232172	AIR RATCHET WRENCH ITEM #21AA6	\$140.99
MITCHELL, FRANK		FEBRUARY 2016	232202	MITCHELL-MILEAGE FEB 2016	\$34.02
MOON SECURITY SERVICES INC		810409	232539	BASIC FIRE MONITORING	\$33.00
PARADISE BOTTLED WATER CO		02/16-LANDFILL	232543	BOTTLED WATER-FEBRUARY	\$58.12
XEROX CORPORATION		083659444	232566	W7225 BASE CHR/PRINTS-FEB	\$194.22
SOLID WASTE DISPOSAL TOTAL ****					\$4,108.86
SOLID WASTE UTILITY FUND Total ***					\$39,530.71
FUND 405	STORMWATER UTILITY FUND				
Division:	000				
CULBERT CONSTRUCTION INC	S016616	241-15/PYMT 2	232511	PYMT 2-RETAINAGE	(\$2,028.62)
UNASSIGNED TOTAL ****					(\$2,028.62)
Division:	440	STORMWATER CAPITAL PROJECTS			
CULBERT CONSTRUCTION INC	S016616	241-15/PYMT 2	232511	C/O #1 REDESIGN AROUND UTILITI	\$4,158.41
	S016616			C/O #2 INSTALL RIPRAP AT POND	\$9,710.82
	S016616			2015 MISC. STORM REPAIRS	\$26,703.24
STORMWATER CAPITAL PROJECTS TOTAL ****					\$40,572.47
Division:	441	STORMWATER			
BANK OF AMERICA		TXN00025609	232572	HERTZ EQUIPMENT - Asphalt saw	\$86.88
		TXN00025722		TACOMA SCREW PRODUCTS PA - Ho	\$309.09
CENTRAL HOSE & FITTINGS INC		427923	232148	HYD HOSE/FITTINGS	\$240.41
		428035		REEL SWIVEL VEH 3201 VAC TRUCK	\$64.07
CITY OF PASCO		M021916-SW	232151	SW OUTREACH-HOME SHOW	\$195.31
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$307.97
HERTZ EQUIPMENT RENTAL CORP		28495074-001	232441	CHIPPING HAMMER/BREAKER	\$48.87
LAKESIDE INDUSTRIES INC	S016767	3260217MB	232187	FREIGHT	\$122.63
	S016767			COLD PATCH MATERIAL, EZ STREET	\$287.79
STORMWATER TOTAL ****					\$1,663.02
STORMWATER UTILITY FUND Total ***					\$40,206.87
FUND 407	MEDICAL SERVICES FUND				
Division:	121	AMBULANCE			
BANK OF AMERICA		TXN00025458	232572	WFC - COMM PARAMED WEBINAR	\$25.00
		TXN00025677		EMS ASSOC - EMS SUMMIT REG	\$319.70



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025817	232572	EMS ASSOC - EMS SUMMIT REG	\$336.23
		TXN00025839		COEUR D ALENE RESORT - DEPOSIT	\$102.06
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$775.53
COLUMBIA BASIN COLLEGE	P056298	26625	232256	ACLS OR PALS FEES - FALL QTR '	\$50.40
	P056298	26646		ALS OTEP FEES - FALL QTR '15	\$33.60
	P056298			ACLS OR PALS FEES - FALL QTR '	\$100.80
	P056298	26737		ALS OTEP/ACLS OR PALS - WINTER	\$252.00
	P056298			ALS OTEP/ACLS/PALS - WINTER QT	\$940.80
	P056298			ALS OTEP FEES - WINTER QTR '16	\$873.60
	P056298	26786		ACLS OR PALS FEES - WINTER QTR	\$50.40
PARADISE BOTTLED WATER CO		01/16-FIRE ST 71	232206	BOTTLED WATER-JANUARY	\$41.68
		01/16-FIRE ST 72		BOTTLED WATER-JANUARY	\$35.58
		01/16-FIRE ST 73		BOTTLED WATER-JANUARY	\$21.86
		01/16-FIRE ST 74		BOTTLED WATER-JANUARY	\$20.33
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$132.84
SPRINT		147658811-099	232306	LIFEPAK SRVC CHRGS 02/15-03/14	\$157.77
		891160522-144	232392	RFD CELL PHONES 01/18-02/17/16	\$36.57
XEROX CORPORATION	P056367	082874441	232566	AMB BILL MFD - 4TH QTR MAINT P	\$32.58

AMBULANCE TOTAL ****

\$4,339.33

MEDICAL SERVICES FUND Total ***

\$4,339.33

FUND 408

BROADBAND FUND

Division:

460

BROADBAND ADMINISTRATION

CIRCLE H CONSTRUCTION INC	P055929	16-357	232619	C/O #1- CEMENT INSTALLATION WI	\$2,303.82
	P055929			FIBER BUILD, BACKBONE EXTENSIO	\$53,919.90
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$198.59

BROADBAND ADMINISTRATION TOTAL ****

\$56,422.31

BROADBAND FUND Total ***

\$56,422.31

FUND 501

CENTRAL STORES FUND

Division:

000

ACCENT SIGNS INC	P056273	15301	232498	DECAL CITY 2.5" X 3", MEDIUM,	\$81.45
	P056273			DECAL CITY WHITE VINYL, LARGE,	\$2,647.13
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P056236	3627-556948	232347	LAMP, FLR, 32W, 48" BIPIN T8	\$427.88
	P056236			LAMP, FLR, 54W, T5	\$360.55
	P056236			LAMP, FLR 86W, 96" DC T8	\$197.30
	P056236			LAMP, FLR 25W, 36" BIPIN T8	\$95.03
	P056236			LAMP, FLR, 40W, 4PIN, T5 2G11	\$124.35
	P056236			LAMP, FLR 42W, 6" 4PIN PLUGIN	\$64.62
	P056236			LAMP, INC 60W 130V IN-FROST	\$53.69



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P056236	3627-556948	232347	LAMP, FLR, 36W 4 PIN, 16"	\$64.62
	P056236			LAMP, FLR, 13W, 7" 4 PIN	\$20.31
GRAINGER	S016776	9029147007	232358	TOILET SEAT COVER, 1/2 FOLD	\$418.22
HORIZON DISTRIBUTION INC	P056128	909784	232174	SPONGE CELLULOSE 6 X 4-3/16	\$5.86
	P056128			TAX ADJUSTMENT	\$0.01
	P056128			BLEACH HOUSEHOLD, LIQUID, 1GAL	\$51.05
	P056128			DEODORANT ROOM SPRAY, LYSOL	\$244.65
	P056128	911870		COOLER, 12 PACK ICE CHEST,	\$34.47
NORCO INC	P056269	17944812	232371	PAINT,MARKING,REGULAR RED	\$211.90
	P056269			PAINT,MARKING,REGULAR BLACK	\$35.32
	P056269			PAINT,MARKING,REGULAR PURPLE	\$35.32
	P056269			PAINT STICK 32",WHEEL, MARKING	\$36.06
	P056269			PAINT,MARKING,REGULAR WHITE	\$70.63
	P056269			PAINT,MARKING,FLUORESCNT GREEN	\$77.15
	P056269			PAINT,MARKING,FLUORESCENT BLUE	\$231.45
	P056269			ADJUST TAX	(\$0.01)
	P056269			PAINT,MARKING,FLUORESCENT PINK	\$35.32
THE SUPPLY CO LLC	S016787	00422629	232394	SOAP, HAND LOTION, PINK, 1 GAL	\$133.80
UNASSIGNED TOTAL ****					\$5,758.13
Division:	903	CENTRAL STORES			
XEROX CORPORATION		083722423	232566	D95 PRINT SHOP BASE CH-FEB	\$550.98
		083722424		D95 PRINT SHOP BASE CH-FEB	\$2,904.32
CENTRAL STORES TOTAL ****					\$3,455.30
CENTRAL STORES FUND Total ***					\$9,213.43
FUND	502	EQUIPMENT MAINTENANCE FUND			
Division:	214	EQUIPMENT MAINTENANCE			
A & E TOWING LLC		2450	232124	TOW CHARGE VEH 1101 WO 42010	\$62.44
		3033	232568	TOW CHRG VEH 1101 WO 42010	\$59.73
AMERICAN RADIATOR INC		AA097026	232570	RADIATOR VEH 3256 WO 41994	\$205.25
		AA097124		RADIATOR VEH 1207 WO 42169	\$205.25
ASE		ORD-1192560-YN47B	232134	ASE TESTING-JAUAUX	\$74.00
		ORD-1228153-ZLGMM	232571	ASE TESTING-KIMBELL	\$110.00
BANK OF AMERICA		TXN00025457	232572	J HARLEN - VEH 3294 BUCKET PAR	\$486.58
		TXN00025483		ASE STORE - ASE PATCHES	\$113.50
		TXN00025633		THE HOME DEPOT/BULBS	\$62.73
		TXN00025656		NEWEGG-HP LaserJet Pro Printer	\$271.98
		TXN00025684		101 CLEANERS - SEW ON ASE PATC	\$54.30
		TXN00025690		HOME DEPOT- 3321 BOARDS	\$27.74
		TXN00025708		HOME DEPOT - VEH 3321 BOARDS	\$33.37



City Of Richland

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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025713	232572	HOME DEPOT - #3321 BOARDS RETU	(\$27.74)
		TXN00025715		Amazon.com - LEAK DETECT BATT	\$87.61
		TXN00025730		HARBOR FREIGHT - VEH2380 MAG H	\$91.14
		TXN00025733		HARBOR FREIGHT - VEH3277 MAG H	\$30.38
		TXN00025748		IN AUTOMOTIVE TRAINING	\$796.00
		TXN00025787		HOME DEPOT - VEH3277 PVC BUSHI	\$4.26
		TXN00025807		WA DOL - VEH 3333 LICENSE PLAT	\$2.00
		TXN00025808		WA DOL - VEH 3333 LICENSE PLAT	\$47.75
		TXN00025814		HARBOR FREIGHT - VEH 1381 MAIL	\$167.19
		TXN00025831		AMAZON.COM - VEH2399 WINCH ROP	\$525.64
		TXN00025835		ASE STORE - ASE PATCHES	\$45.00
		TXN00025844		Amazon.com - VEH2398 WINCH	\$75.64
		TXN00025889		DOLRTREE - CERT HOLDERS	\$27.15
BLUE MOUNTAIN MANUFACTURING INC	7405		232140	BUSHINGS VEH 7090 WO 41604	\$138.17
BRAUN NORTHWEST INC	18971		232143	SWITCH VEH 5041 WO 41896	\$70.66
	19092		232613	RECPT VEH 5046 WO 42012	\$334.81
CENTRAL HOSE & FITTINGS INC	427514		232148	HYD ASSY VEH 7090 WO 41907	\$43.82
	428045			H6032 VEH 7122 WO 41549	\$143.27
	428269		232618	HYD ASY VEH 7122 WO 41549	\$322.32
	429063		232148	HYD HOSE VEH 7152 WO 41959	\$26.06
	429118		232618	STRT VEH 3203 WO 42007	\$5.65
	429425			VALVES VEH 3321 WO 41898	\$3,572.40
	429561			HSE/CLMP VEH 3328 WO 42190	\$235.55
	429990			HOSE RL VEH 3228 WO 42190	\$658.18
CITY OF RICHLAND	02/2016 FEB		232340	CITY UTILITY BILLS/FEB 2016	\$2,531.10
COLEMAN OIL COMPANY	0403602-IN		232153	LANDFILL DYED DIESEL	\$2,176.18
	0405084-IN		232620	LANDFILL DYED DIESEL	\$1,903.37
	CL75740		232345	CARD LOCK FUEL 3/1-3/6	\$7,366.86
	CL76251		232423	CARD LOCK FUEL 3/7-3/13	\$8,988.65
	CL77402		232620	CARD LOCK FUEL 3/14-3/20	\$9,686.38
COLUMBIA BASIN HOTSY LLC	H10950		232621	SHOP SPPLY-PAIL	\$117.45
COLUMBIA GRAIN & FEED INC	139596		232154	GASKETS VEH 3277 WO 41863	\$4.11
COMMERCIAL TIRE INC	219989		232622	TIRE VEH 3292 WO 42216	\$830.32
	219991			TIRE VEH 3292 WO 42216	\$830.32
	220006			CREDIT-TIRE	(\$830.40)
	220514		232155	TIRES VEH 3278 WO 41950	\$267.91
	220629			FLAT RPR VEH 3287 WO 41953	\$267.91
	220634			FLAT RPR VEH 3240 WO 41951	\$45.07
	220635			FLAT RPR VEH 3296 WO 41952	\$45.07
	220824			MT/DSMT VEH 3282 WO 42002	\$271.50
	220825			MT/DSMT VEH 3203 WO 42003	\$271.50



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COMMERCIAL TIRE INC		220827	232155	TIRES VEH 3304 WO 42005	\$141.76
		220877		TIRES VEH 331 WO 42001	\$1,925.97
		221122		WHL SWCH VEH 3310 WO 42104	\$65.16
		221123		WHL SWCH VEH 3296 WO 42105	\$65.16
		221417	232622	TIRES VEH 3309 WO 42199	\$1,209.54
		221418		TIRES VEH 3291 WO 42198	\$1,334.84
		221446		TIRE VEH 2428 WO 42206	\$154.88
		221448		TIRE VEH 6545 WO 42207	\$78.90
		221480		WHL SWCH VEH 3311 WO 42200	\$65.16
		221481		WHL SWCH VEH 3308 WO 42201	\$32.58
		221482		DISPOSAL VEH 3308 WO 42202	\$15.00
		221483		DISPOSAL VEH 3315 WO 42203	\$7.50
		221484		DISPOSAL VEH 3309 WO 42204	\$7.50
		221485		TIRES VEH 3281 WO 42205	\$1,945.13
		221533		MT/DSMT VEH 3333 WO 42262	\$22.81
		221676		TIRE VEH 1104 WO 42263	\$164.24
		221731		TIRES VEH 3281 WO 42261	\$1,209.54
		221806		FLAT RPR VEH 3175 WO 42332	\$36.92
		221807		ROTATE VEH 3280 WO 42335	\$65.16
		221808		ROTATE VEH 3244 WO 42336	\$32.58
		221809		FLAT RPR VEH 3222 WO 42337	\$45.07
		221894		FLAT RPR VEH 3292 WO 42333	\$45.07
		222003		DISPOSAL VEH 3281 WO 42334	\$15.00
CONNELL OIL INC		0138853-IN	232156	LUBE PRODUCTS	\$1,009.92
		0139191-IN	232425	LUBE PRODUCTS	\$1,172.28
		0140603-IN	232624	LUBE PRODUCTS	\$737.66
		0140605-IN		TURB OIL VEH 6545 WO 42182	\$363.38
		C141620-IN		LUBE PRODUCTS	\$1,211.09
CORWIN OF PASCO LLC		377783	232625	KIT/PAD VEH 2420 WO 41954	\$122.11
		378654		ELEMENT VEH 5041 WO 42196	\$110.23
		378708		KIT VEH 2417 WO 42213	\$67.84
		378980		KITS VEH 2428 WO 42264	\$54.27
		378997		OIL VEH 2428 WO 42265	\$67.90
		379091		ARM VEH 5041 WO 42278	\$272.40
		379094		ORDWIRE VEH 5041 WO 42278	\$83.67
		379184		KITS VEH 5041 WO 42278	\$299.53
DAY MANAGEMENT CORPORATION DBA		405737	232157	RPLC PWR CBL VEH 2408 WO 41992	\$40.73
FAST SIGNS		139-52689	232630	NUMBERS VEH 3333 WO 41996	\$46.92
		139-52701		NUMBERS VEH 6600 WO 42031	\$50.04
FASTENAL COMPANY		WARIC54971	232163	OIL VEH 3277 WO 41863	\$90.46
		WARIC55194		FASTENERS VEH 7122 WO 41549	\$5.38



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FASTENAL COMPANY		WARIC55467	232631	SHOP SPPLY-BAND	\$213.15
FINAL TOUCH UPHOLSTERY		27818	232632	SEAT RPR VEH 3277 WO 41863	\$309.51
		27827		SEAT RPR VEH 3309 WO 41888	\$40.73
		27883		SEAT RPR VEH 3276 WO 41961	\$309.51
		27942		SEAT RPR VEH 3203 WO 42007	\$602.73
G & R AG PRODUCTS INC		2160116-0002-02	232168	VALVE/DIAP VEH 3277 WO 4186	\$190.63
		2160415-0001-02		TEE/HOSE VEH 3277 WO 41863	\$50.18
		2160417-0001-02		NIPPLE VEH 3277 WO 41863	\$11.10
		2160717-0001-02		HOSE/NIPPLE VEH 2380 WO 420	\$230.31
		2160836-0001-02		PVC/HOSE VEH 7107 WO 42131	\$42.16
		2160886-0001-02		SHANK/VALVE VEH 4000 WO 421	\$77.26
		2161061-0001-02	232633	HSNG KIT VEH 7145 WO 42179	\$11.22
		2161290-0001-02		PUMP VEH 3286 WO 42223	\$415.70
		2161456-0001-02		PORTS VEH 3286 WO 42223	\$72.15
GENUINE AUTO GLASS OF TRI CITIES LLC		612336	232635	WS RPR VEH 3308 WO 42023	\$32.58
		612454		WS TINT VEH 3219 WO 42092	\$140.50
		612455	232171	WS REPAIR VEH 7152 WO 41959	\$32.58
		612463	232635	WS TINT VEH 1370 WO 42122	\$179.79
		612485		WS TINT VEH 1103 WO 42126	\$585.98
GRAINGER	S016800	9030208434	232523	WARINING LIGHT ITEM #3JYP9	\$587.35
	S016800	9038316544		WARNING LIGHT ITEM #3JYP9	\$195.79
HOTSY OF SPOKANE		21589	232443	475 GAL CARBONATE PLUS SOAP	\$2,579.25
IRRIGATION SPECIALISTS INC		1164680-01	232362	PVC VEH 4300 WO 41204	\$22.66
JIM'S PACIFIC GARAGES INC		X100020734	232176	MUDFLAP VEH 3308 WO 41834	\$36.55
		X100021145		HTR CORE VEH 3280 WO 41885	\$180.46
		X100021175		SEAT VEH 3205 WO 41886	\$492.56
		X100021935		LAMP VEH 3269 WO 41936	\$51.37
		X100022498		SPLSH GRD VEH 7143 WO 41947	\$13.08
		X100023631		GASKET VEH 2211 WO 42028	\$5.78
		X100024232	232641	MUDFLAP VEH 3308 WO 42078	\$36.55
		X100024994		BRK RTR VEH 3306 WO 42230	\$886.98
JT AUTOMOTIVE PARTS INC DBA		351032	232178	FLTR/FLD VEH 1207 WO 41732	\$20.74
		352516		FILTERS VEH 2365 WO 41910	\$16.44
		352517		FILTERS VEH 3232 WO 41911	\$16.94
		352519		FILTERS VEH 3276 WO 41912	\$17.35
		352525		FILTERS VEH 3286 WO 41913	\$85.73
		352527		FILTERS VEH 3290 WO 41915	\$144.68
		352528		FILTERS VEH 3306 WO 41917	\$82.43
		352575		WTR PUMP VEH 2258 WO 41914	\$47.30
		352582		FLASHER VEH 3286 WO 41919	\$13.56
		352616		SERP BLT VEH 2258 WO 41914	\$31.14



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		352625	232178	RETURN WRONG BELT VEH 2258	(\$34.47)
		352637		WIRE ST VEH 3277 WO 41863	\$5.63
		352645		WPR BLD VEH 3234 WO 41931	\$20.61
		352878		FILTERS VEH 2398 WO 41979	\$16.39
		352879		FILTERS VEH 2399 WO 41978	\$16.39
		352881		FILTERS VEH 3252 WO 41970	\$152.26
		352882		FILTERS VEH 3289 WO 41977	\$16.44
		352883		FILTERS VEH 3301 WO 41968	\$16.44
		352885		FILTERS VEH 3316 WO 41976	\$16.39
		352886		FILTERS VEH 3327 WO 41972	\$16.39
		352887		FILTERS VEH 3325 WO 41973	\$154.30
		352888		FILTERS VEH 3253 WO 41975	\$171.81
		352890		FILTERS VEH 3329 WO 41969	\$92.92
		352891		EXH FLD VEH 3329 WO 41969	\$28.74
		353059		SHOP SUPPLY	\$152.33
		353085		LAMP VEH 5033 WO 41939	\$18.40
		353181		SHOP SPPLY-SCREWDRIVER SET	\$231.35
		353184		FLASHER VEH 3219 WO 41964	\$13.56
		353202		FILTERS VEH 7122 WO 41676	\$119.66
		353219		LUN EYE VEH 4140 WO 41728	\$92.17
		353310		MIRROR VEH 2256 WO 41993	\$1.46
		353311		SHOP SPPLY-SLIDE TERM	\$17.38
		353313		HNG PIN VEH 3276 WO 41976	\$44.40
		353324		TAPE VEH 3283 WO 41995	\$5.96
		353329		RAD/CAP VEH 3256 WO 41994	\$8.06
		353347		GUN CP VEH 7143 WO 41947	\$17.33
		353351		PAINT VEH 7122 WO 41549	\$19.65
		353355		LAMP/PLG VEH 7143 WO 41947	\$16.69
		353388		FILTERS VEH 7143 WO 41998	\$146.65
		353419		SHOP SPPLY-SLIDE TERM	\$17.38
		353430		GSKT MKR VEH 3284 WO 41929	\$27.14
		353462		CREEP VEH 3203 WO 42007	\$11.61
		353484		BLT/PMP VEH 2348 WO 42011	\$88.63
		353494		SHOP SPPLY-SOCKET/RATCHET	\$132.92
		353512		SHOP SPPLY-CONNECTORS	\$56.82
		353514		GSKT/FLTR VEH 2350 WO 41986	\$28.06
		353528		SHOP SPPLY-SLIDE TERM	\$22.37
		353529		FLTR/BLD VEH 2380 WO 42019	\$57.69
		353531		IGN SET VEH 2380 WO 42019	\$155.57
		353532		LOOM VEH 3315 WO 41930	\$27.15
		353534		PAD/CLNR VEH 2380 WO 42019	\$92.31



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JT AUTOMOTIVE PARTS INC DBA		353565	232178	OIL SL VEH 2350 WO 41986	\$17.29
		353575		BRK CLNER VEH 3245 WO 41960	\$22.50
		353578		FREIGHT CREDIT	(\$14.12)
		353583		CORE CREDIT	(\$48.26)
		353595		LAMP VEH 2303 WO 41967	\$7.02
		353611		ARM ASSY VEH 2303 WO 41967	\$253.08
		353633	232527	FLD/FLTR VEH 3332 WO 42048	\$95.01
		353634		FILTERS VEH 3267 WO 42034	\$17.35
		353635		FILTERS VEH 3266 WO 42033	\$16.87
		353636		FILTERS VEH 2387 WO 42032	\$18.44
		353637		FLD/FLTR VEH 3321 WO 42035	\$179.09
		353643	232178	SPRK PLG VEH 2364 WO 42006	\$106.67
		353648		PRIMARY VEH 3269 WO 42079	\$66.25
		353676		FILTERS VEH 7127 WO 42081	\$30.85
		353686		RETURN GASKET/HOSE	(\$36.02)
		353767	232527	FILTERS VEH 7127 WO 42081	\$61.84
		353768	232178	LAMP VEH 7127 WO 42084	\$13.72
		353770	232527	FLD/FLTR VEH 3331 WO 42047	\$63.37
		353771		FILTERS VEH 3326 WO 42046	\$16.39
		353772		FILTERS VEH 3324 WO 42045	\$16.39
		353773		FILTERS VEH 3294 WO 42044	\$113.40
		353774		FILTERS VEH 3287 WO 42043	\$16.44
		353775	232178	PS FLD VEH 2364 WO 42006	\$23.33
		353776	232527	FILTERS VEH 3264 WO 42042	\$16.87
		353777	232178	WPR BLD VEH 3232 WO 41911	\$22.78
		353778	232527	SHOP SPPLY-SCREWDRIVER SET	\$16.56
		353779		FILTERS VEH 2417 WO 42039	\$16.56
		353780		FILTERS VEH 2359 WO 42037	\$19.35
		353781		FILTERS VEH 2416 WO 42040	\$16.56
		353782		FILTERS VEH 2360 WO 42038	\$16.87
		353783		BLD/FLTR VEH 2341 WO 42036	\$36.95
		353794	232178	FILTERS VEH 2410 WO 42051	\$16.93
		353805		PAD/RTR VEH 2410 WO 42091	\$167.52
		353833		FILTERS VEH 1107 WO 42053	\$16.15
		353834		HS CLMP VEH 6561 WO 42099	\$190.66
		353837		WELD WIRE VEH 800 WO 42095	\$80.98
		353843		BATT/CAP VEH 2410 WO 42090	\$127.20
		353863		LAMP/BLD VEH 1107 WO 42053	\$40.04
		353864		FILTERS VEH 6543 WO 42101	\$72.96
		353865		FILTERS VEH 6561 WO 42098	\$39.41
		353866		FILTERS VEH 7152 WO 42103	\$282.81



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		353879	232527	FRGHT VEH 7127 WO 42081	\$10.59
		353880		PLY LOOM VEH 6561 WO 42099	\$27.15
		353883	232178	RETURN OIL VEH 6543	(\$0.17)
		353921		ADAPTER VEH 2380 WO 42130	\$10.63
		353931	232527	FILTERS VEH 1202 WO 42062	\$19.48
		353932		FILTERS VEH 1103 WO 42054	\$19.48
		353958		BRK PAD VEH 3301 WO 42142	\$125.50
		353987		PLY LOOM VEH 3291 WO 41985	\$54.30
		353989		SHOP SPPLY-WRENCH	\$59.73
		353996		BRAKES VEH 3267 WO 42015	\$659.69
		353997		SKT/CLNR VEH 3267 WO 42015	\$24.64
		354004		HUB BRNG VEH 3267 WO 42015	\$481.72
		354005		LAMP VEH 7143 WO 41947	\$5.81
		354006		SPRK PLG VEH 3267 WO 42015	\$129.52
		354017		EXH FLD VEH 3333 WO 42152	\$10.85
		354039		WPR BLD VEH 3289 WO 41977	\$41.25
		354094		FILTERS VEH 2437 WO 42159	\$16.71
		354097		SPRK PLG VEH 3266 WO 42161	\$163.92
		354136		FILTERS VEH 2378 WO 42252	\$16.44
		354140		FILTERS VEH 2415 WO 42224	\$15.50
		354141		FILTERS VEH 2351 WO 42248	\$20.09
		354142		FILTERS VEH 2355 WO 42249	\$20.09
		354143		FILTERS VEH 2346 WO 42166	\$20.09
		354144		FILTERS VEH 2381 WO 42167	\$18.36
		354145		FILTERS VEH 2402 WO 42244	\$26.05
		354147		FILTERS VEH 2403 WO 42245	\$26.05
		354148		FILTERS VEH 2407 WO 42247	\$16.39
		354175		BATTERY VEH 5040 WO 42160	\$380.44
		354182		SEAL VEH 3281 WO 42083	\$32.57
		354183		CONSP TP VEH 3309 WO 42162	\$33.38
		354190		BATTERY VEH 1204 WO 42164	\$179.32
		354223		HOSES VEH 3161 WO 42174	\$50.74
		354356		FLTR HSNG VEH 3266 WO 42161	\$126.61
		354364		WS FLUID VEH 3333 WO 42177	\$27.91
		354365		SPRK PLG VEH 2341 WO 42173	\$153.17
		354370		WPR BLD VEH 3267 WO 42034	\$22.78
		354376		CORE CREDIT	(\$143.76)
		354385		BATTERY VEH 9500 WO 42185	\$82.29
		354392		BATTERY VEH 9500 WO 42185	\$93.78
		354401		FILTERS VEH 9500 WO 42187	\$13.53
		354402		FILTERS VEH 9500 WO 42186	\$13.90



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		354404	232527	FILTERS VEH 9500 WO 42185	\$15.33
		354414		IDL PLL VEH 2341 WO 42173	\$21.71
		354415		FILTER VEH 3175 WO 41908	\$23.19
		354448		FLTR/BLD VEH 2412 WO 42065	\$46.26
		354449		WIPER VEH 2412 WO 42189	\$37.21
		354468		WPR BLD VEH 3329 WO 41969	\$22.78
		354489		SHOP SPPLY-AAA BATT	\$16.94
		354500		TRANSMIS VEH 6585 WO 42180	\$9.98
		354501		WPR BLDS VEH 9500 WO 42185	\$62.92
		354506		FILTERS VEH 6585 WO 42180	\$69.31
		354507		PENET+ VEH 3320 WO 42210	\$76.17
		354511		SWITCH VEH 2341 WO 42212	\$46.10
		354513		EYE POST VEH 4112 WO 42211	\$84.27
		354534		OIL VEH 2417 WO 42213	\$72.30
		354538		UBOLT VEH 6545 WO 42182	\$1.42
		354539		ADAPT VEH 3324 WO 42214	\$10.63
		354560		BRK CLNR VEH 6545 WO 42182	\$18.68
		354566		EXH FLD VEH 7146 WO 42179	\$10.85
		354572		FILTERS VEH 1104 WO 42071	\$19.48
		354579		BRK DRUM VEH 2258 WO 42225	\$128.55
		354580		EXH FLD VEH 3333 WO 42177	\$21.70
		354645		MIRROR VEH 3257 WO 42229	\$338.85
		354650		EXH FLD VEH 3333 WO 42149	\$32.55
		354693		FUNNEL VEH 1204 WO 42061	\$38.00
		354698		RTR/PAD VEH 1104 WO 42221	\$502.99
				BRK DRUM VEH 2359 WO 42228	\$466.04
		354700		ISLTR VEH 2410 WO 42226	\$518.33
		354716		SEV DTY VEH 3315 WO 42232	\$24.96
		354717		CAPSULE VEH 2411 WO 42231	\$9.56
		354720		EXH FLD VEH 7152 WO 41959	\$10.85
		354721		DR CHK VEH 3309 WO 42233	\$27.10
		354733		HYD FIL VEH 3294 WO 42240	\$12.15
		354738		PRIMARY VEH 2410 WO 42226	\$43.26
		354762		CORE CREDIT/FILTER VEH 3228	(\$16.95)
		354765		DRN PAN VEH 3312 WO 42235	\$3.50
		354771		BRK CLNR VEH 2417 WO 42213	\$14.01
		354889		WIRE SET VEH 2360 WO 42237	\$170.56
		354906		FILTERS VEH 1204 WO 42238	\$19.48
		354924		BEARING VEH 2349 WO 42239	\$80.17
		354933		FILTERS VEH 3320 WO 42241	\$145.40
		354938		FILTERS VEH 2408 WO 42055	\$16.93



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		354951	232527	SOCKET SET	\$81.43
		354968		RTR/PAD VEH 2408 WO 42250	\$392.70
		354969		SCOTSEAL VEH 3312 WO 42235	\$116.01
		354970		BATTERY VEH 3294 WO 42240	\$310.83
		354976		EXH FLD VEH 3333 WO 42177	\$32.55
		354998		12PT SKT VEH 2408 WO 42250	\$3.25
		355022		RTR/PAD VEH 2428 WO 42264	\$370.28
		355043.		FILTERS VEH 2428 WO 42067	\$19.90
		355044		FILTER VEH 2428 WO 42265	\$22.15
		355046		CAPSULE VEH 2408 WO 42250	\$19.11
		355075		FILTERS VEH 2440 WO 42269	\$35.01
		355106		COIL/HSE VEH 3276 WO 42272	\$94.35
		355135		HTR CONN VEH 3276 WO 42276	\$12.75
		355143		RETURN SUPPLIES	(\$253.83)
		355147		FILTERS VEH 1108 WO 42059	\$19.48
		355156		RETURN FILTER VEH 2428	(\$22.15)
		355202		BATTERY VEH 6562 WO 42271	\$50.16
		355244		COUPLERS	\$20.98
		355250		FILTERS VEH 1105 WO 42072	\$19.48
KENWORTH SALES COMPANY		PASCM10243773	232646	CORE CRD VEH 3320 WO 42236	(\$659.75)
		PASIN1704639	232185	VALVE VEH 3312 WO 41884	\$553.61
		PASIN1736202	232646	VALVES VEH 7143 WO 41947	\$103.21
		PASIN1737137		ALETER VEH 3204 WO 42129	\$242.53
		PASIN1737149		ADJ KIT VEH 3311 WO 42132	\$462.03
		PASIN1741433		BG CAB VEH 3333 WO 42170	\$45.63
		PASIN1750996		AIR COMP VEH 3320 WO 42236	\$1,162.14
		PASIN1756705		FILTER VEH 3308 WO 42300	\$72.30
		PASIN1756711		FILTER VEH 3283 WO 42301	\$72.30
		PASIN1756714		FILTER VEH 3244 WO 42302	\$72.30
		PASIN1756716		FILTER VEH 3285 WO 42303	\$72.30
		PASIN1756723		FILTER VEH 3292 WO 42304	\$72.30
		PASIN1756727		FILTER VEH 3310 WO 42305	\$72.30
		PASIN1756731		FILTER VEH 3311 WO 42306	\$72.30
KOOL SHADES WINDOW TINTING LESKOVAR LINCOLN MERCURY INC MCCURLEY CHEVROLET		371427	232186	WINDOW TINT VEH 2411 WO 41948	\$108.60
		07690	232190	LATCH ASSY VEH 2351 WO 41872	\$248.49
		396311	232196	INJ PUMP VEH 3297 WO 41946	\$3,208.37
		397184		RPR TRANS VEH 1207 WO 42087	\$119.46
		398942	232653	SERVICE VEH 2412 WO 42189	\$401.29
		896230	232196	BELT KIT VEH 2382 WO 41878	\$85.51
		896509		OIL VEH 2436 WO 41858	\$81.84
		896555		BOOSTER VEH 3277 WO 41863	\$478.50



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MCCURLEY CHEVROLET		896562	232196	PIPE/MNT VEH 1207 WO 41905	\$4,997.49
		896953		VALVE VEH 3161 WO 41945	\$24.36
		897093		RADIATOR VEH 3245 WO 41960	\$3,431.47
		897290		MOUNT VEH 1207 WO 41905	\$24.12
		897461		BOOSTER VEH 2364 WO 42006	\$295.71
		897694		TUBES VEH 2364 WO 42006	\$18.10
		897894	232653	HARNESS VEH 1107 WO 42097	\$308.02
		897952		HOSE VEH 1202 WO 42133	\$114.49
		898019		RTR/HS VEH 3267 WO 42015	\$536.17
		898042		HOSE VEH 1103 WO 42147	\$114.49
		898184		GASKET VEH 3266 WO 42161	\$58.60
		898226		HOSE VEH 1207 WO 42169	\$141.64
		898318		SWITCH VEH 2341 WO 42173	\$143.78
		898351		TUBE VEH 2341 WO 42173	\$18.10
		898494		PUMP VEH 1104 WO 42221	\$241.47
		898949		ROD VEH 3243	(\$290.03)
		899140		HOSE/ARM VEH 1211 WO 42319	\$129.23
		899208		HOSE VEH 1102 WO 42318	\$114.49
		CM896410	232196	CORE CREDIT VEH 3277	(\$21.72)
		CM896562		CORE CREDIT VEH 1207 WO 41905	(\$1,629.00)
		CM897093		CORE CREDIT VEH 3245	(\$760.20)
		CM897461		PARTS RETURN VEH 2364	(\$37.53)
		CM898949	232653	RETURN ROD VEH 3243	\$290.03
MOBILE FLEET SERVICE INC		1252740002	232655	CORE CREDIT	(\$33.81)
		1260740010		STRAP/INSL VEH 3320 WO 4223	\$519.76
		1260750013		CAP VEH 3213 WO 42253	\$89.71
MONARCH MACHINE & TOOL CO INC		A182416	232203	PIPE/ANGLE VEH 4104 WO 41935	\$137.22
		B182360		RPR DUMP CNT VEH 0800 WO 41879	\$2,877.90
OXARC INC		03902PP	232541	SHOP SUPPLIES/GASSES	\$212.38
		R399251		SHOP SUPPLIES/GASSES	\$142.99
PETERSON PACIFIC CORP		CI-000034397	232657	CYLINDER VEH 7143 WO 41987	\$3,365.70
		CI-000034398		SWITCH VEH 7143 WO 41987	\$430.77
		CI-000034452		ELEMENT VEH 7143 WO 41998	\$275.84
		CI-000034769		GRATES VEH 7143 WO 41947	\$3,232.48
RDO EQUIPMENT CO		P03598	232659	TIRES VEH 6594 WO 41265	\$170.04
		P05428		STARTER/MTR VEH 6587 WO 41680	\$377.56
		P05593		CORE CREDIT VEH 6587 WO 41680	(\$10.86)
		P07811		HANDLE VEH 7122 WO 41549	\$32.21
		P07885		FILTERS VEH 6594 WO 42026	\$328.25
		P07990		FILTERS VEH 6595 WO 42316	\$140.65
		P07991		KIT VEH 7148 WO 42085	\$130.61



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RDO EQUIPMENT CO		P09259	232659	BLADE VEH 6601 WO 42242	\$340.94
		P09699		HYD FLTR VEH 6589 WO 42266	\$68.24
		P09700		GLOVES VEH 3320 WO 42241	\$134.58
		P60649		CLUTCH CRED VEH 7116 WO 40508	(\$1,240.47)
		W45298		UTL TRAC RPR VEH 7116 WO 40661	\$335.39
ROUTEWARE INC		97249	232663	CABLE VEH 6000 WO 42004	\$59.45
ROWAND MACHINERY CO		163486	232664	RTRN FLTR/ELEM VEH7148 WO37129	(\$122.07)
		18280		ADJ PRES VEH 7151 WO 42022	\$612.16
		196180		PIN/TOOTH VEH 7200 WO 41937	\$51.86
		197166		MOTOR VEH 7122 WO 41549	\$2,026.49
		197191		RNG GEAR VEH 4084 WO 41871	\$294.08
RWC INTERNATIONAL LTD		18021Y	232214	SWITCH VEH 3219 WO 41964	\$141.53
		18330Y	232388	COMPRESSOR VEH 3211 WO 42028	\$1,256.20
		18846Y	232665	PUMP VEH 3211 WO 42028	\$209.49
		19088Y		WTR KIT VEH 5033 WO 42283	\$216.61
SHERMAN & REILLY INC		18326	232667	BEARING VEH 6543 WO 42101	\$1,836.97
SIX STATES DISTRIBUTORS INC		06 232612	232668	BRG KIT VEH 2349 WO 42239	\$176.18
SNAP ON INDUSTRIAL		ARV/28156642	232215	SHOP TOOL-PLIAR SET	\$360.50
SOLID WASTE SYSTEMS INC		0084084-IN	232305	GTTR BRM MTR VEH 7152 WO 41959	\$1,220.49
		0084578-IN	232669	OP VLV VEH 7146 WO 41701	\$142.78
		0084773-IN		PUMP VEH 7146 WO 42179	\$1,519.19
TACOMA SCREW PRODUCTS INC		22137645	232673	SCRW/NUT VEH 4140 WO 41728	\$4.32
		22138175		HI SPEED TAPER	\$66.31
		22138194	232220	FASTENERS VEH 7143 WO 41947	\$2.37
		22138733		FASTENERS VEH 7143 WO 41947	\$46.34
		22139198	232673	SCRW/NUT VEH 3175 WO 41908	\$12.88
		22139635		NUT/WASH VEH 3320 WO 42236	\$9.52
TEREX UTILITIES INC		90333399	232674	CABLE VEH 3251 WO 42096	\$376.73
		90336420		CLUTCH VEH 3251 WO 42165	\$690.91
		90337156		COVERS VEH 3252 WO 42029	\$2,517.97
THERMO KING NORTHWEST, INC DBA		2291082	232675	TOOTH VEH 7136 WO 42339	\$209.20
TIRE FACTORY INC DBA		03-111885	232679	TIRES VEH 1107 WO 41574	\$806.02
		03-112274	232223	TIRES VEH 3256 WO 41809	\$626.32
		03-112331		TIRES VEH 4118 WO 41877	\$739.56
		03-112362		WHEEL VEH 3278 WO 41920	\$231.10
		03-112388		TIRES VEH 3312 WO 41958	\$1,883.52
		03-112406		TIRES VEH 3283 WO 41963	\$1,006.83
		03-112503		CHNG OVR VEH 2408 WO 41962	\$73.63
		03-112532		TIRES VEH 3276 WO 42016	\$920.26
		03-112555		ALIGN VEH 2372 WO 42017	\$131.35
		03-112619		MT/DSMNT VEH 7145 WO 42008	\$9.72



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TIRE FACTORY INC DBA		03-112623	232223	TIRES VEH 7122 WO 42123	\$1,263.90
		03-112643	232679	CAP VEH 5040 WO 42193	\$67.31
		03-112651	232223	TIRES VEH 7127 WO 42124	\$541.20
		03-112673		CHNG OVR VEH 1207 WO 42119	\$73.63
		03-112682		TIRES VEH 2350 WO 42125	\$587.70
		03-112699		TIRES VEH 1204 WO 42121	\$217.04
		03-112713		CHNG OVR VEH 1108 WO 42109	\$111.59
		03-112714		CHNG OVR VEH 1105 WO 42108	\$73.63
		03-112715		CHNG OVR VEH 1107 WO 42107	\$73.63
		03-112716		CHNG OVR VEH 1203 WO 42106	\$73.63
		03-112717		CHNG OVR VEH 1205 WO 42113	\$73.63
		03-112718		CHNG OVR VEH 2411 WO 42114	\$82.32
		03-112719		CHNG OVR VEH 2410 WO 42115	\$82.32
		03-112720		CHNG OVR VEH 2314 WO 42116	\$73.63
		03-112721		CHNG OVR VEH 2412 WO 42117	\$82.32
		03-112722		CHNG OVR VEH 2327 WO 42118	\$82.32
		03-112760		CHNG OVR VEH 1209 WO 42112	\$73.63
		03-112761		CHNG OVR VEH 1204 WO 42120	\$218.04
		03-112762		CHNG OVR VEH 1104 WO 42110	\$73.63
		03-112764		CHNG OVR VEH 1208 WO 42111	\$73.63
		03-112765	232679	ALIGN VEH 2303 WO 42195	\$216.47
		03-112772		TIRES VEH 1210 WO 42191	\$592.13
		03-112773		WHL C/O VEH 1103 WO 42215	\$73.63
		03-112774		WHL C/O VEH 1202 WO 42192	\$73.63
		03-112830		TIRES VEH 3301 WO 42194	\$530.69
TRI CITIES BATTERY & AUTO REPAIR		0110020	232681	BATT GRP VEH 2410 WO 42226	\$584.27
		0110107		WELD CBL VEH 2411 WO 42326	\$52.02
		0110198		BATT GRP VEH 2411 WO 42326	\$292.13
		017986	232225	STARTER VEH 3277 WO 41863	\$40.45
		018007	232681	STARTER VEH 6558 WO 42013	\$122.65
		109991		GAUGE VEH 2410 WO 42226	\$110.83
TRUCKPRO HOLDING CORPORATION		06 231346	232227	OIL BTH VEH 4118 WO 41877	\$567.95
		06 231566		SRVC KIT VEH 2175 WO 41908	\$283.72
		06 231630		GSKT KIT VEH 3175 WO 41908	\$197.69
		06 231790		BRNG KIT VEH 4140 WO 41728	\$59.47
		06 231817		ELEC BRK VEH 4140 WO 41728	\$208.60
		06 232154		BRNG/SL VEH 6543 WO 42101	\$406.40
		06 232237	232682	BEARING VEH 6543 WO 42101	\$22.55
		16 038421	232227	DL RPR VEH 3278 WO 41835	\$360.00
		2377	232318	VEHICLE WASHES-FEB	\$82.00
TTB, LLC DBA		5155	232229	SWITCH VEH 2303 WO 41967	\$186.88
VALLEY TRUCK REPAIR INC					



City Of Richland

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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERMEER ROCKY MOUNTAIN INC		P14714	232322	DSL CAP/TANK VEH 7118 WO 41719	\$236.89
WESTERN CASCADE CONTAINER LLC		WCC116102	232685	CYL VEH 3175 WO 41908	\$69.89
WESTERN INTEGRATED TECHNOLOGIES INC		1455743	232686	OIL RNG VEH 7152 WO 41959	\$63.52
WESTERN PETERBILT INC		H249930	232687	CORE VEH 3205 WO 41075	\$97.74
		H253566	232236	CNTR ASSY VEH 3312 WO 41884	\$268.20
		H253805		BRK DRUM VEH 3211 WO 41775	\$401.12
		H253806		CORE VEH 3211 WO 41775	\$78.19
		H254047		IG SWTCH VEH 3283 WO 41966	\$13.02
		H254110		IG SWTCH VEH 3240 WO 41918	\$13.02
		H254401		DASH VEH 3283 WO 42029	\$862.48
		H254539		FILTERS VEH 3332 WO 42048	\$107.05
		H254720	232687	AIR GOV VEH 3211 WO 42028	\$12.15
		H254758	232236	FILTERS VEH 3333 WO 42152	\$198.48
		H254759		ELEM/FLTR VEH 3335 WO 42153	\$120.95
		H254825	232687	AIR DRY VEH 3211 WO 42028	\$377.48
		H254834		BRACKET VEH 3308 WO 42078	\$84.89
		H254836		FILTER VEH 3335 WO 42153	\$97.08
		H254854	232325	MUDFLAP VEH 3308 WO 42078	(\$43.21)
		H254887	232687	FILTERS VEH 3333 WO 42152	\$156.29
		H254888		FILTERS VEH 3335 WO 42153	\$156.29
		H254983		BELT VEH 3332 WO 42176	\$22.29
		H254984		RTRN ENG BLT VEH 3332 WO 42176	(\$22.29)
		H254985		BELT VEH 3332 WO 42176	\$46.18
		H254988		BRAKES VEH 3310 WO 42088	\$605.44
		H254989		CORE VEH 3310	\$156.38
		H254994		MUDFLAP VEH 3310 WO 42088	\$18.87
		H255008		BRK KIT VEH 3310 WO 42088	\$13.88
		H255013		CORE CREDIT VEH 3310	(\$156.38)
		H255076		CAP VEH 3333 WO 42177	\$70.24
		H255223		SEATBELT VEH 3203 WO 41967	\$171.24
		H255440		VALVE VEH 3240 WO 42273	\$59.07
		KT13593	232236	IG SWTCH VEH 3283 WO 41966	\$13.12
		KT13596		CREDIT IG SWCH VEH3283 WO41966	(\$13.12)
WESTERN STATES EQUIPMENT COMPANY		PC110316201	232237	FILTERS VEH 7090 WO 41944	\$215.58
		PC110316202		ELEMENT VEH 7130 WO 41940	\$123.87
		PC110316203		ELEMENT VEH 7123 WO 41941	\$82.09
		PC110316204		ELEMENT VEH 7138 WO 41943	\$586.66
		PC110316205		MTR/CORE VEH 7123 WO 41891	\$1,100.22
		PC110316999		COUPLING VEH 3315 WO 41930	\$75.23
		PC110317000		COUPLING VEH 3315 WO 41930	\$10.94
		PC110317001		REC KIT VEH 3312 WO 41991	\$13.05



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN STATES EQUIPMENT COMPANY		PC110317296	232237	FILTERS VEH 7143 WO 41998	\$98.53
		PC110317386		COUPLING VEH 3309 WO 41997	\$26.89
		PC110317387		BLT/WSHR VEH 7138 WO 42020	\$15.16
		PC110317478		COUPLING VEH 3315 WO 42144	\$21.87
		PC110317479		COUPLING VEH 3285 WO 42021	\$53.78
		PC110317680	232689	COUPLING VEH 3281 WO 42083	\$65.20
		PC110317681		COUPLING VEH 3283 WO 42094	\$11.45
		PC110317682		RECPT KIT VEH 2380 WO 42019	\$40.45
		PC110317824		HANDRAIL VEH 7138 WO 42020	\$2,721.54
		PC110317825		RECPT KIT VEH 6561 WO 42099	\$38.62
		PC110317980		RECPT KIT VEH 3266 WO 42158	\$40.45
		PC110317981		RCPT KIT VEH 7107 WO 42131	\$40.45
		PC110318378		SOCKET VEH 7146 WO 42179	\$28.18
		PC110318488		PIN VEH 7146 WO 42179	\$12.27
		PC110318574		FREIGHT VEH 7143 WO 41998	\$17.16
		PC110318853		GASKET VEH 3320 WO 42236	\$9.51
		PR110024034	232237	CORE CREDIT	(\$561.11)
		PR110024244	232689	GASKET VEH 3312 WO 42235	(\$1.21)
		WO110108771		OIL LK VEH 3312 WO 41817	\$6,349.99
		WO110108983	232237	HYD SYS VEH 7138 WO 42080	\$11,181.97
		WO110109376	232689	ENG RPR VEH 7123 WO 42234	\$1,549.40
WESTERN SYSTEMS & FABRICATION INC		10634	232690	TUBE ASY VEH 3310 WO 38010	\$62.56
		12015	232238	NUT HAND VEH 3281 WO 42083	\$110.21
		12015 CORR	232690	RVRS SALES ORD PD #14451	(\$110.21)
		14231	232238	BELT ASY VEH 3281 WO 41819	\$253.60
		14270		J STCK VEH 3309 WO 41888	\$1,330.52
		14297		BELT ASY VEH 3285 WO 41887	\$202.02
		14315		CLMP ASY VEH 3284 WO 41929	\$358.74
		14350		VIS CBL VEH 3315 WO 41930	\$51.26
		14355		CART ASY VEH 3282 WO 41949	\$244.21
		14418		SWTCH/PN VEH 3285 WO 42021	\$165.25
		14438		RING/PIN VEH 3285 WO 42021	\$35.83
		14451		NUT HAND VEH 3281 WO 42083	\$123.78
		14454		CART ASY VEH 3281 WO 41909	\$3.39
		14471		BELT ASY VEH 3308 WO 42078	\$155.05
		14472		ALRM MNT VEH 3335 WO 42134	\$58.80
		14475		CART ASY VEH 3281 WO 41909	\$243.12
		14507	232690	CYLINDER VEH 3285 WO 42021	\$757.15
		14514		CLAMP ASSY VEH 3284 WO 4214	\$52.58
		14569		ELBOW VEH 3228 WO 42190	\$534.47
		14579		BELT ASY VEH 3281 WO 42227	\$155.00



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN SYSTEMS & FABRICATION INC		14649	232690	BELT ASY VEH 3283 WO 42156	\$155.00
		9097 CORR		RVRS SALES ORD PD #10912	(\$125.43)
XEROX CORPORATION		083659487	232566	W7225 BASE CHR/PRINTS-JAN	\$182.53
EQUIPMENT MAINTENANCE TOTAL ****					\$170,080.94
EQUIPMENT MAINTENANCE FUND Total ***					\$170,080.94
FUND 503	EQUIPMENT REPLACEMENT FUND				
Division:	215	EQUIPMENT REPLACEMENT			
THERMO KING NORTHWEST, INC DBA	P056171	2296852	232395	ONE (1) NEW BOBCAT BROOM	\$4,925.55
WESTERN PETERBILT INC	P055732	P107387	232325	DRIVEAWAY SERVICE FROM PHOENIX	\$4,750.00
	P055732			SALES TAX	\$19,825.25
	P055732			ONE NEW SCORPION REFUSE BODY 2	\$116,958.30
	P055732			ONE (1) NEW PETERBILT 320	\$141,397.83
	P055732			TRADE-IN FOR EQUIPMENT #3282,	(\$32,580.00)
WESTERN SYSTEMS & FABRICATION INC	P055641	14495	232405	REMOVE AND INSTALL REFUSE BODY	\$45,895.96
EQUIPMENT REPLACEMENT TOTAL ****					\$301,172.89
EQUIPMENT REPLACEMENT FUND Total ***					\$301,172.89
FUND 505	PUBLIC WORKS ADMIN & ENGINEER				
Division:	450	PW ADMIN & ENGINEERING			
ABADAN INC		ARIN061813	232125	ASBUILTS	\$25.25
		ARIN061886		ASBUILTS	\$2.98
		ARIN061952	232328	MYLAR PLOTTER PAPER	\$258.02
AT&T WIRELESS		01/16-28724328888	232135	287243288881 12/27-01/26/16	\$92.96
				287243288881 12/27-01/26/16	\$62.60
ATTORNEY & NOTARY SUPPLY OF WA INC		2016 LOPEZ NOTARY	232410	NOTARY STAMP/BOND-LOPEZ	\$80.00
				NOTARY STAMP/BOND-LOPEZ	\$47.78
BANK OF AMERICA		TXN00025443	232572	WA PROFESSIONAL LICENSE-Penwel	\$116.00
		TXN00025577		STAPLES-paper clips, wipes, fi	\$76.03
		TXN00025583		AWWA.ORG - Professional member	\$86.00
		TXN00025593		AWWA.ORG - Professional member	\$86.00
		TXN00025615		SUNWEST SPORTSWEAR-Mark Melton	\$27.27
		TXN00025724		LSAW CONFERENCE - 2016 Conf. S	\$450.00
		TXN00025747		CROWS NEST BAR AND G-Good Road	\$36.41
		TXN00025836		STAPLES-plotter HP-727 toner	\$78.18
		TXN00025855		BENTON CO AUDITOR - public wor	\$243.31
		TXN00025856		FRED-MEYER #0286 -well project	\$16.38
		TXN00025885		SAFEWAY-EMP. REC. K.BROWN	\$25.00
		TXN00025896		STAPLES - duster, staples, sil	\$150.36
		TXN00025919		USPS 54714003535503580 - posta	\$1.20



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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		02/2016 FEB	232340	CITY UTILITY BILLS/FEB 2016	\$841.72
		16-102 SOWARDS	232152	16-102 LSAW ANNUAL CONF	\$487.58
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$41.91
RICHLAND ACE HARDWARE		50356	232548	DRAIN CLEANER	\$34.73
WEST, JULIE		16-106 WEST	232493	16-106 WPWA DEV LEADER	\$509.04
XEROX CORPORATION		083659473	232566	1ST FLOOR XEROX LX5-690835	\$152.70
		083659474		BASEMENT XEROX LX5-692207	\$72.40
		083659475		2ND FLOOR XEROX MX4-343197	\$337.35
PW ADMIN & ENGINEERING TOTAL ****					\$4,439.16
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$4,439.16
FUND 520	HEALTH CARE/BENEFITS PLAN				
Division:	222	EMPLOYEE BENEFIT PROGRAM			
LIFE INSURANCE COMPANY OF NORTH AMERICA		03/2016-FLI051384	232283	FLI051384 PREMIUMS-MARCH	\$9,346.95
		03/2016-LK030278		LK030278 PREMIUMS-MARCH	\$10,566.71
		03/2016-OK807703		OK807703 PREMIUMS-MARCH	\$2,063.36
MAGELLAN BEHAVIORAL HEALTH		MAR 2016	232366	EAP PREMIUMS-MARCH	\$683.91
MERCER (US) INC	P056134	102210002688	232197	PROVIDE BENEFITS CONSULTING AN	\$6,375.00
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$29,035.93
HEALTH CARE/BENEFITS PLAN Total ***					\$29,035.93
FUND 522	POST EMP HEALTHCARE PLAN				
Division:	224	POST EMPLOYMENT BENEFITS PRGM			
MERCER (US) INC	P056134	102210002688	232197	PROVIDE BENEFITS CONSULTING AN	\$708.33
POST EMPLOYMENT BENEFITS PRGM TOTAL ****					\$708.33
POST EMP HEALTHCARE PLAN Total ***					\$708.33
FUND 611	FIREMAN'S PENSION				
Division:	216	FIRE PENSION			
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$3.88
FIRE PENSION TOTAL ****					\$3.88
FIREMAN'S PENSION Total ***					\$3.88
FUND 612	POLICEMEN'S PENSION				
Division:	217	POLICE PENSION			
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$3.88
POLICE PENSION TOTAL ****					\$3.88
POLICEMEN'S PENSION Total ***					\$3.88



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 641		SOUTHEAST COMMUNICATIONS CTR			
Division:	600	SECOMM OPERATIONS GENERAL			
AT&T LONG DISTANCE		02/16 03030107210	232241	FAX LINES 01/21-02/22/16	\$33.32
BANK OF AMERICA		TXN00025386	232572	THE HOME DEPOT #4746\TOGGLE AN	\$27.98
		TXN00025454		PIZZA HUT 10876/Dinner for MPS	\$34.75
		TXN00025515		THE UPS STORE #6563/SHIPPING E	\$19.89
		TXN00025857		WW GRAINGER\RUBBER TIPS	\$44.77
CHARTER COMMUNICATIONS		0216-180070706114	232252	CABLE SERVICE 03/01-03/29/16	\$31.25
FRONTIER		02/15 2061881060	232268	GENERAL 02/19-03/18/16	\$413.08
		02/16 2530120862		GENERAL 02/22-03/21/16	\$37.81
		03/16 5096281472	232522	GENERAL FOR 03/04-04/03/2016	\$69.00
		03/16 5096282608		GENERAL 03/7-04/06/16	\$81.53
		03/16 5096282609	232268	GENERAL 02/25-03/24/16	\$429.39
		03/16 5097352383	232522	GENERAL 03/7-04/6/16	\$158.79
HEWLETT PACKARD COMPANY	P056206	5692743	232442	HP Z640 MICROSOFT WINDOWS	\$6,313.05
POCKETINET COMMUNICATIONS INC		125797	232376	WIRELESS TRNSPRT/INTERNET-APR	\$268.28
SOLARWINDS INC	P056266	IN262609	232216	SOLARWINDS MAINTENANCE RENEWAL	\$300.71
SPRAGUE PEST SOLUTIONS		2785257	232217	PEST CONTROL SRVCS-FEB	\$42.51
TRI CITY HERALD		114835/2016	232226	1 YR TCH RENEWAL 4/2016-4/2017	\$121.68
VERIZON WIRELESS		9761639143	232560	CELL PHONES 02/7-03/6/16	\$279.58
XEROX CORPORATION		083659468	232566	W7855 BASE CHRGP/PRINTS-FEB	\$104.20
SECOMM OPERATIONS GENERAL TOTAL ****					\$8,811.57
Division:	601	E911 OPERATIONS			
BANK OF AMERICA		TXN00025378	232572	ID WHOLESALERS - BADGE HOLDERS	\$39.55
		TXN00025456		STAPLES - PENS	\$30.40
		TXN00025500		STAPLES - CREDIT FOR 2 RETURNE	(\$716.65)
		TXN00025522		SAFEWAY - FUEL CHILDRESS TRIP	\$25.60
		TXN00025617		ACT Washington APCO - BARBER S	\$149.00
		TXN00025618		ACT Washington APCO - PUB SAFE	\$1,183.00
		TXN00025867		EXPEDIA - HUSA FLIGHT INSURANC	\$38.00
		TXN00025868		EXPEDIA - HUSA BOOKING FEE	\$4.00
		TXN00025888		EXPEDIA - DEGRAAF FLIGHT INSUR	\$31.00
		TXN00025891		NENA - BISTERFELT MEMBERSHIP	\$50.00
		TXN00025892		NENA - BROWNING MEMBERSHIP	\$50.00
		TXN00025893		NENA - BUCHANAN MEMBERSHIP	\$50.00
		TXN00025898		DELTA AIR - DEGRAAF WCUG CONFE	\$430.20
		TXN00025901		NENA - CABRERA MEMBERSHIP	\$50.00
		TXN00025902		NENA - CHILDRESS MEMBERSHIP	\$50.00
		TXN00025903		NENA - DAMSTEDT MEMBERSHIP	\$50.00
		TXN00025908		NENA - DESMARAI MEMBERSHIP	\$50.00



City Of Richland

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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00025909	232572	NENA - DUNCAN MEMBERSHIP	\$50.00
		TXN00025910		NENA - FERRIS MEMBERSHIP	\$50.00
		TXN00025912		NENA - FOURNIER-PLANTE MEMBERS	\$50.00
		TXN00025914		NENA - GEORGE MEMBERSHIP	\$50.00
		TXN00025915		NENA - HARTER MEMBERSHIP	\$50.00
		TXN00025918		NENA - HERRERA MEMBERSHIP	\$50.00
		TXN00025922		NENA - JACKSON MEMBERSHIP	\$50.00
		TXN00025925		NENA - LEE MEMBERSHIP	\$50.00
		TXN00025926		NENA - LEHR MEMBERSHIP	\$50.00
		TXN00025928		NENA - LENKERSDORFER MEMBERSHI	\$50.00
		TXN00025930		NENA - MEAD MEMBERSHIP	\$50.00
		TXN00025931		NENA - MUNDY MEMBERSHIP	\$50.00
		TXN00025932		NENA - NELSON MEMBERSHIP	\$50.00
		TXN00025933		NENA - OLLERMAN MEMBERSHIP	\$50.00
		TXN00025934		NENA - PEDERSON MEMBERSHIP	\$50.00
		TXN00025937		DELTA AIR - HUSA WCUG CONFEREN	\$282.60
		TXN00025939		NENA - RUNGE MEMBERSHIP	\$50.00
		TXN00025940		AMERICAN AIR - HUSA WCUG CONFE	\$247.60
		TXN00025942		NENA - SCHIENBEIN MEMBERSHIP	\$50.00
		TXN00025943		NENA - STANLEY MEMBERSHIP	\$50.00
		TXN00025945		NENA - THORBURN MEMBERSHIP	\$50.00
		TXN00025946		APCO - GROUP MEMBERSHIP DISPAT	\$1,575.00
		TXN00025948		NENA - ZEHNDER MEMBERSHIP	\$50.00
BARBER, JAMES		16-084 BARBER	232503	16-084 APCO-NENA SPRNG	\$256.65
CITY OF RICHLAND		16-091 HUSA	232421	16-091 GIS SUBCOMM MTG	\$479.83
				16-091 GIS SUBCOMM MTG	\$26.73
		16-091 HUSA CORR		16-091 GIS SUBCOMM MTG	(\$26.73)
HUSA, E. IVAR		16-091-HUSA	232444	16-091 GIS SUBCOMM MTG	\$26.73
POCKETINET COMMUNICATIONS INC		125797	232376	WIRELESS TRNSPRT/INTERNET-APR	\$268.27
UNITED PARCEL SERVICE	S016804	000986641106	232228	GROUND PKG TO PLANTRONICS FOR	\$5.47
	S016811	000986641116	232399	WEIGHT CORRECTION FOR PKG TO	\$0.27
E911 OPERATIONS TOTAL ****					\$5,706.52
Division:	602	SECOMM AGENCY			
APOLLO SHEET METAL INC	P056086	M1655-158103	232133	BCES CHILLED WATER LINES	\$4,834.87
SECOMM AGENCY TOTAL ****					\$4,834.87
SOUTHEAST COMMUNICATIONS CTR Total ***					\$19,352.96
FUND	642	800 MHZ PROJECT			
Division:	610	800 MHZ			
AMERIGAS		3049180696	232130	PROPANE REFILL-SILLUSI BUTTE	\$1,334.14



City Of Richland

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From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
KLICKITAT COUNTY PUD		03/16-69552623	232451	GOLGATHA UTILITIES 01/29-03/01	\$239.50
LEGACY TELECOMMUNICATIONS INC		18922	232188	BADGER MTN-SERVICE GENERATOR	\$476.63
SOLARWINDS INC	P056266	IN262609	232216	SOLARWINDS MAINTENANCE RENEWAL	\$300.71
800 MHZ TOTAL ****					\$2,350.98
800 MHZ PROJECT Total ***					\$2,350.98
FUND 643	EMERGENCY MANAGEMENT				
Division: 620	STATE / LOCAL ASSISTANCE				
APOLLO SHEET METAL INC	P056086	M1655-158103	232133	BCES CHILLED WATER LINES	\$1,611.62
BANK OF AMERICA		TXN00025658	232572	KRISPY KREME #1245/DONUTS FOR	\$26.36
BECK, JEREMY		16-108 BECK	232413	16-108 EM ADV GROUP MTG	\$518.28
CHARTER COMMUNICATIONS		0216-180070706114	232252	CABLE SERVICE 03/01-03/29/16	\$31.26
POCKETINET COMMUNICATIONS INC		125797	232376	WIRELESS TRNSPRT/INTERNET-APR	\$57.48
VERIZON WIRELESS		9761639143	232560	CELL PHONES 02/7-03/6/16	\$98.91
XEROX CORPORATION		083659468	232566	W7855 BASE CHRGP/PRINTS-FEB	\$60.79
STATE / LOCAL ASSISTANCE TOTAL ****					\$2,404.70
Division: 621	RADIOLOGICAL EMGCY PREPAREDNES				
APOLLO SHEET METAL INC	P056086	M1655-158103	232133	BCES CHILLED WATER LINES	\$1,611.62
ARROW TECH INC	P056059	20928	232331	DRDCAL-100 * * CALIBRATE DIREC	\$1,410.00
	P056059			SHIPPING	\$25.00
BANK OF AMERICA		TXN00025473	232572	FAMOUS DAVE'S-PORTLAND\LUNCH F	\$685.19
		TXN00025797		WM SUPERCENTER #3261\DRINKS AN	\$77.45
		TXN00025827		SPUDNUT SHOP\DONUTS FOR CGS PR	\$34.10
		TXN00025851		WM SUPERCENTER #3261\FOOD FOR	\$9.98
		TXN00025858		SQ STONE SOUP\LUNCH FOR CGS P	\$320.94
		TXN00025872		KRISPY KREME #1245\DONUTS FOR	\$43.40
		TXN00025899		SOME BAGELS INC - RICH\BAGELS	\$52.89
CHARTER COMMUNICATIONS		0216-180070706114	232252	CABLE SERVICE 03/01-03/29/16	\$31.25
LUDLUM MEASUREMENTS INC	P056057	00401025	232193	CALIBRATE LUDLUM MODEL 12	\$651.60
	P056057			FREIGHT	\$55.39
MID COLUMBIA ENGINEERING INC	P056132	ST008189	232200	BECKI COATS, SURVEY TAKER	\$340.20
	P056132	ST008206		BECKI COATS, SURVEY TAKER	\$226.80
	P056132	ST008222	232368	BECKI COATS, SURVEY TAKER	\$413.10
POCKETINET COMMUNICATIONS INC		125797	232376	WIRELESS TRNSPRT/INTERNET-APR	\$57.49
SOLARWINDS INC	P056266	IN262609	232216	SOLARWINDS MAINTENANCE RENEWAL	\$200.36
VERIZON WIRELESS		9761639143	232560	CELL PHONES 02/7-03/6/16	\$138.92
XEROX CORPORATION		083659468	232566	W7855 BASE CHRGP/PRINTS-FEB	\$60.78
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$6,446.46
Division: 622	DOE EMERGENCY PREPAREDNESS				



City Of Richland

VL-1 Voucher Listing

From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
APOLLO SHEET METAL INC	P056086	M1655-158103	232133	BCES CHILLED WATER LINES	\$1,611.62
	P056086			ADJUST FOR TAX	\$0.01
BANK OF AMERICA		TXN00025798	232572	INTERNATIONAL ASSOCIATION IAME	\$92.50
CHARTER COMMUNICATIONS		0216-180070706114	232252	CABLE SERVICE 03/01-03/29/16	\$31.25
POCKETINET COMMUNICATIONS INC		125797	232376	WIRELESS TRNSPRT/INTERNET-APR	\$57.49
VERIZON WIRELESS		9761639143	232560	CELL PHONES 02/7-03/6/16	\$58.90
XEROX CORPORATION		083659468	232566	W7855 BASE CHRGR/PRINTS-FEB	\$60.78
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$1,912.55
Division:	623	JURISIDICITION			
AT&T LONG DISTANCE		02/16 03030107210	232241	FAX LINES 01/21-02/22/16	\$33.32
BANK OF AMERICA		TXN00025798	232572	INTERNATIONAL ASSOCIATION IAME	\$92.50
CHARTER COMMUNICATIONS		0216-180070706114	232252	CABLE SERVICE 03/01-03/29/16	\$31.25
PITNEY BOWES PURCHASE POWER		0216/14823173	232383	POSTAGE 02/01/16 TO 02/29/16	\$7.02
POCKETINET COMMUNICATIONS INC		125797	232376	WIRELESS TRNSPRT/INTERNET-APR	\$57.49
SOLARWINDS INC	P056266	IN262609	232216	SOLARWINDS MAINTENANCE RENEWAL	\$100.36
SPRAGUE PEST SOLUTIONS		2785257	232217	PEST CONTROL SRVCS-FEB	\$42.50
TRI CITY HERALD		114835/2016	232226	1 YR TCH RENEWAL 4/2016-4/2017	\$121.68
XEROX CORPORATION		083659468	232566	W7855 BASE CHRGR/PRINTS-FEB	\$60.78
JURISIDICITION TOTAL ****					\$546.90
Division:	630	HOMELAND SECURITY PREPAREDNESS			
TACTICAL ENERGETIC ENTRY SYSTEMS LLC		2694	232221	ADV EXPL BRCH CRS-JUDGE/BERGER	\$1,980.00
HOMELAND SECURITY PREPAREDNESS TOTAL ****					\$1,980.00
EMERGENCY MANAGEMENT Total ***					\$13,290.61
FUND	803	UTILITY BILL CLEARING FUND			
Division:	000				
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY11755	232326	Customer Refund	\$170.62
		CISPAY11756	232287	Customer Refund	\$53.35
		CISPAY11757	232245	Customer Refund	\$24.94
		CISPAY11758	232304	Customer Refund	\$215.14
		CISPAY11759	232257	Customer Refund	\$95.17
				Customer Refund	\$80.39
		CISPAY11760	232281	Customer Refund	\$127.16
		CISPAY11761	232274	Customer Refund	\$41.93
		CISPAY11762	232291	Customer Refund	\$156.12
		CISPAY11763	232299	Customer Refund	\$24.83
		CISPAY11764	232314	Customer Refund	\$9.50
		CISPAY11765	232292	Customer Refund	\$61.53
		CISPAY11766	232300	Customer Refund	\$83.67



City Of Richland

VL-1 Voucher Listing

From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY11767	232258	Customer Refund	\$96.63
		CISPAY11768	232316	Customer Refund	\$12.38
				Customer Refund	\$6.00
				Customer Refund	\$15.00
				Customer Refund	\$15.70
		CISPAY11769	232324	Customer Refund	\$24.35
		CISPAY11770	232284	Customer Refund	\$94.58
		CISPAY11771	232323	Customer Refund	\$178.09
		CISPAY11772	232282	Customer Refund	\$9.64
		CISPAY11773	232276	Customer Refund	\$969.00
		CISPAY11774	232249	Customer Refund	\$68.46
		CISPAY11775	232240	Customer Refund	\$176.23
		CISPAY11776	232295	Customer Refund	\$142.93
		CISPAY11777	232273	Customer Refund	\$239.23
		CISPAY11778	232279	Customer Refund	\$372.47
		CISPAY11779	232296	Customer Refund	\$36.31
				Customer Refund	\$18.89
		CISPAY11780	232312	Customer Refund	\$15.66
		CISPAY11781	232260	Customer Refund	\$20.83
		CISPAY11782	232250	Customer Refund	\$62.17
				Customer Refund	\$22.45
				Customer Refund	\$151.88
		CISPAY11783	232242	Customer Refund	\$4.00
		CISPAY11784	232315	Customer Refund	\$14.28
				Customer Refund	\$17.67
				Customer Refund	\$3.39
		CISPAY11785	232290	Customer Refund	\$20.48
		CISPAY11786	232321	Customer Refund	\$95.94
		CISPAY11787	232261	Customer Refund	\$56.35
		CISPAY11788	232271	Customer Refund	\$84.63
		CISPAY11789	232251	Customer Refund	\$43.04
		CISPAY11790	232294	Customer Refund	\$50.32
		CISPAY11791	232288	Customer Refund	\$82.71
		CISPAY11792	232248	Customer Refund	\$31.92
		CISPAY11793	232297	Customer Refund	\$110.19
		CISPAY11794	232308	Customer Refund	\$30.09
		CISPAY11795	232301	Customer Refund	\$63.83
		CISPAY11796	232286	Customer Refund	\$117.86
		CISPAY11797	232303	Customer Refund	\$47.06
		CISPAY11798	232275	Customer Refund	\$39.55



City Of Richland

VL-1 Voucher Listing

From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY11799	232259	Customer Refund	\$227.94
		CISPAY11800	232302	Customer Refund	\$104.64
		CISPAY11801	232272	Customer Refund	\$78.47
		CISPAY11802	232264	Customer Refund	\$74.25
		CISPAY11803	232262	Customer Refund	\$93.44
		CISPAY11804	232293	Customer Refund	\$2,265.38
		CISPAY11805	232317	Customer Refund	\$35.39
		CISPAY11806	232320	Customer Refund	\$58.77
		CISPAY11807	232313	Customer Refund	\$94.27
		CISPAY11808	232243	Customer Refund	\$77.69
		CISPAY11809	232253	Customer Refund	\$14.64
		CISPAY11810	232298	Customer Refund	\$98.95
		CISPAY11811	232270	Customer Refund	\$76.71
		CISPAY11812	232277	Customer Refund	\$63.01
		CISPAY11813	232280	Customer Refund	\$20.69
		CISPAY11814	232289	Customer Refund	\$116.29
		CISPAY11815	232433	Customer Refund	\$91.86
		CISPAY11816	232430	Customer Refund	\$245.04
		CISPAY11817	232463	Customer Refund	\$2.95
		CISPAY11818	232461	Customer Refund	\$2.51
		CISPAY11819	232419	Customer Refund	\$271.94
		CISPAY11820	232482	Customer Refund	\$350.09
		CISPAY11821	232427	Customer Refund	\$281.06
		CISPAY11822	232456	Customer Refund	\$16.98
		CISPAY11823	232435	Customer Refund	\$124.24
		CISPAY11824	232409	Customer Refund	\$10.28
		CISPAY11825	232450	Customer Refund	\$65.61
		CISPAY11826	232478	Customer Refund	\$96.85
		CISPAY11827	232446	Customer Refund	\$67.24
		CISPAY11828	232462	Customer Refund	\$153.86
		CISPAY11829	232471	Customer Refund	\$92.85
		CISPAY11830	232416	Customer Refund	\$29.17
		CISPAY11831	232464	Customer Refund	\$4.38
		CISPAY11832	232475	Customer Refund	\$122.03
		CISPAY11833	232434	Customer Refund	\$18.20
		CISPAY11834	232487	Customer Refund	\$54.75
		CISPAY11835	232454	Customer Refund	\$96.53
		CISPAY11836	232477	Customer Refund	\$35.77
		CISPAY11837	232431	Customer Refund	\$107.10
		CISPAY11838	232458	Customer Refund	\$6.54



City Of Richland

VL-1 Voucher Listing

From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY11839	232460	Customer Refund	\$17.22
		CISPAY11840	232455	Customer Refund	\$116.65
		CISPAY11841	232484	Customer Refund	\$87.80
		CISPAY11842	232486	Customer Refund	\$44.86
		CISPAY11843	232429	Customer Refund	\$100.65
		CISPAY11844	232459	Customer Refund	\$61.07
		CISPAY11845	232447	Customer Refund	\$30.27
		CISPAY11846	232445	Customer Refund	\$220.00
		CISPAY11847	232472	Customer Refund	\$154.73
		CISPAY11848	232629	Customer Refund	\$96.57
		CISPAY11849	232636	Customer Refund	\$31.35
		CISPAY11850	232642	Customer Refund	\$81.49
		CISPAY11851	232676	Customer Refund	\$1.09
		CISPAY11852	232637	Customer Refund	\$22.14
		CISPAY11853	232612	Customer Refund	\$98.86
		CISPAY11854	232651	Customer Refund	\$167.20
		CISPAY11855	232638	Customer Refund	\$10.00
		CISPAY11856	232680	Customer Refund	\$91.55
		CISPAY11857	232658	Customer Refund	\$8,009.70
		CISPAY11858	232666	Customer Refund	\$170.85
		CISPAY11859	232684	Customer Refund	\$20.10
				Customer Refund	\$78.93
		CISPAY11860	232661	Customer Refund	\$86.42
		CISPAY11861	232569	Customer Refund	\$107.84
		CISPAY11862	232683	Customer Refund	\$156.98
		CISPAY11864	232671	Customer Refund	\$120.36
		CISPAY11865	232615	Customer Refund	\$82.97
		CISPAY11866	232640	Customer Refund	\$54.29
		CISPAY11867	232645	Customer Refund	\$171.22
		CISPAY11868	232647	Customer Refund	\$53.00
		CISPAY11869	232654	Customer Refund	\$85.41
		CISPAY11870	232652	Customer Refund	\$219.97
		CISPAY11871	232616	Customer Refund	\$123.46
		CISPAY11872	232626	Customer Refund	\$112.92
		CISPAY11873	232644	Customer Refund	\$15.58
		CISPAY11874	232617	Customer Refund	\$21.52
		CISPAY11875	232672	Customer Refund	\$54.77
		CISPAY11876	232627	Customer Refund	\$27.97
		CISPAY11877	232639	Customer Refund	\$70.37
		CISPAY11878	232649	Customer Refund	\$154.45



City Of Richland

VL-1 Voucher Listing

From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY11879	232648	Customer Refund	\$117.67
		CISPAY11879-	232643	Customer Refund	\$5.72
UNASSIGNED TOTAL ****					\$22,210.87
UTILITY BILL CLEARING FUND Total ***					\$22,210.87



City Of Richland

VL-1 Voucher Listing

From: 3/7/2016 To: 3/25/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: ****

\$2,367,166.84

Number of Invoices

Amount

Vouchers In Richland	343	\$188,956.70
Vouchers In Tri Cities	223	\$343,528.47
Vouchers In WA	313	\$949,139.04
Vouchers Outside WA	1347	\$885,542.63
Vouchers Final Total.....	2226	\$2,367,166.84

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$320.22	0.01%
2	BENEFITS	\$33,480.20	1.41%
3	SUPPLIES	\$337,111.64	14.24%
4	OTHER SERVICES & CHARGES	\$709,837.28	29.99%
5	INTERGOVERNMENTAL SERVICES	\$131,907.67	5.57%
6	CAPITAL PROJECTS	\$544,642.54	23.01%
	MACHINERY & EQUIPMENT	\$367,892.35	15.54%
	REFUNDS	\$22,210.87	0.94%
9	INTERFUND SERVICES	\$58.74	0%
	INVENTORY PURCHASES	\$219,705.33	9.28%
	Total	\$2,367,166.84	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Items of Business

Key Element: Key 3 - Economic Vitality
Key 4 - Targeted Investments

Subject:

Resolution No. 60-16, Awarding the Distribution of Business License Reserve Funds (BLRF) from the Reserve Account

Department:
Community & Development Services

Ordinance/Resolution Number:
60-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 60-16, authorizing the City Manager to sign and execute agreements for funding from the Business License Reserve Fund.

Summary:

The BLRF is funded through business license fees for the purpose of core development, tourism, general economic development, capital expenditures for community improvements, and the prevention of blight. The RMC specifies what types of organizations are eligible to use funds. The organizations include the Tri-Cities Regional Chamber of Commerce, the Tri-Cities Visitors and Convention Bureau, business improvement districts (within the City of Richland), and City of Richland departments.

The determination of the appropriate groups to be awarded these funds shall be made by the Richland City Council based upon recommendations to the Council by the Economic Development Committee.

Determination of funds available is based on a combination of the existing fund balance, previous allocations that carry over, and expected revenue. The total expected funds for 2016 are \$289,130. The budget for 2016 is \$170,157 with \$118,973 held in reserves. Accessing funds held in reserve require this supplemental action by staff. Release of reserve funds for the purpose outlined herein has been approved through Ordinance No. 10-16. Total awards from the reserve account would be \$80,000.

Fiscal Impact: Approval of this recommendation by City Council will result in the expenditure of \$80,000 for Business License Reserve applications.

Attachments:

1. City Council Memo - Resolution No. 60-16
2. Resolution 60-16 Reserve BLRF
3. RLRf Applications (2016 Reserve Account)



CITY OF RICHLAND

2016 BUSINESS LICENSE RESERVE FUND GRANT APPLICATION FORM



The Business License Reserve Fund was established by the Richland City Council to promote:

- Business activities for the purposes of core development
- Tourism
- General economic development
- Capital expenditures for community improvements
- Prevention of Blight

Qualifications: Organizations qualified to use this funding shall include the Tri-City Chamber of Commerce, Tri-Cities Visitor and Convention Bureau, and Business Improvement Districts. These groups shall have as their Charter the enhancement of the local business community and the improvement of the general environment of the City of Richland.

Award: The determination of the appropriate proposals to receive funding shall be made by the Richland City Council.

Proposals must be submitted to the office of the Community Development Department, Richland City Hall, 975 George Washington Way, Richland, WA 99352, not later than **Friday, January 8, 2016**. Any questions concerning the proposal process may be directed to Brian Moore, Redevelopment Project Supervisor, at 942-7725. This application form is available on the City's website at www.ci.richland.wa.us under new business and programs.

Agency: City of Richland _____ Date: 1.21.16 _____

Address: PO Box 190 _____ Telephone: 942-7463 _____

Contact Person: Phil Pinard _____ Title: P & PF Manager _____

Name of Project: Columbia Park West Electrical Power Extension Amount Requested: \$10,000 _____

1. Please provide a brief description of the proposed project including a timetable for implementation.

The scope of the project is to extend electrical service to the boat launch area at Columbia Park West to provide power for park vendors for waterfront related activities such as boat rentals, concessions, etc. The project will also include the construction of a 30' x 15' concrete pad.

2. Is the project you are seeking funding for a collaboration with other agencies? If so please name the other agencies and describe the relationship.

The park area is leased from the federal government and we will be working with the Corps of Engineers on permitting.

3. Please provide financial information for the project:

Total project cost: \$180,000

Funding request: \$48,000

Request as a percent of total project cost: %27

Budget Detail:

Revenue	
Source	Amount
Business License Reserve Fund	\$10,000
	\$
	\$
	\$
	\$
	\$
TOTAL	\$10,000

Expenses	
Source	Amount
Permitting and related studies	\$3,000 .00
Construction	\$7,000 .00
	\$.00
	\$.00
	\$.00
TOTAL	\$10,000 .00

(Attach additional pages if necessary)

4. Explain how this project promotes the goals of the Business License Reserve Fund and how it benefits businesses and the City of Richland.

This project promotes three of the goals established by Council; tourism general economic development and community projects. The waterfront is a valuable resource for residents and visitors to the City.

Enhancing and developing water related activities adds additional amenities to support tourism and encourage small business growth.

You may use additional sheets of paper if necessary to complete the application. You may also attach any additional information about your organization or project you think is relevant to this application.

I understand the limitations placed on use of Business License Reserve funds, and certify that requested funds will be used only for purposes described in this application or as approved by the City. I understand use of funds is subject to audit by the State of Washington.


SIGNATURE

DATE



COLUMBIA RIVER

178

New Concrete Pad & Power pedestal



7202

7202 5-B

P-2180

P-2182

P-2183

30 m

Copyright Danville



CITY OF RICHLAND

2016 BUSINESS LICENSE RESERVE FUND GRANT APPLICATION FORM



The Business License Reserve Fund was established by the Richland City Council to promote:

- Business activities for the purposes of core development
- Tourism
- General economic development
- Capital expenditures for community improvements
- Prevention of Blight

Qualifications: Organizations qualified to use this funding shall include the Tri-City Chamber of Commerce, Tri-Cities Visitor and Convention Bureau, and Business Improvement Districts. These groups shall have as their Charter the enhancement of the local business community and the improvement of the general environment of the City of Richland.

Award: The determination of the appropriate proposals to receive funding shall be made by the Richland City Council.

Proposals must be submitted to the office of the Community Development Department, Richland City Hall, 975 George Washington Way, Richland, WA 99352, not later than **Friday, January 8, 2016**. Any questions concerning the proposal process may be directed to Brian Moore, Redevelopment Project Supervisor, at 942-7725. This application form is available on the City's website at www.ci.richland.wa.us under new business and programs.

Agency: City of Richland Parks and Public Facilities Department Date: January 28, 2016

Address: 500 Amon Park Drive, Richland WA 99352

Telephone: 509-942-7541

Contact Person: Joe Schiessl

Title: Parks and Public Facilities Director

Name of Project: HAPO Community Stage Events

Amount Requested: \$50,000

1. **Please provide a brief description of the proposed project including a timetable for implementation.**
The grant will be used to support the Parks and Public Facilities Department's effort to attract performing groups to the new HAPO Community Stage in John Dam Plaza. The funds will pay expenses associated with hosting City sponsored events. These expenses include: performers cost, booking agent fees, lights, sound, promotion, seating and fencing.

Construction of the HAPO Community Stage will be completed by March, 2016, with the Grand Opening event scheduled for April 9th. The grant would fund events that will take place in between April and October, 2016. Examples of potential events being considered include an International Festival, OctoberFest, Winter Wonderland and at least one other significant musical performance.

2. **Is the project you are seeking funding for a collaboration with other agencies? If so please name the other agencies and describe the relationship.**

The Parks and Public Facilities Department will be working in collaboration with the Richland Arts Commission.

3. Please provide financial information for the project:

Total project cost:\$50,000

Funding request:\$50,000

Request as a percent of total project cost:%100

Budget Detail:

Revenue	
Source	Amount
BLFR	\$50,000 .00
	\$.00
	\$.00
	\$.00
	\$.00
	\$.00
TOTAL	\$.00

Expenses	
Source	Amount
Performers cost including fee, lodging and hospitality (2-3 performances)	\$20,000 .00
Sound, lighting and instruments	\$20,000 .00
Booking Agent – manages performers	\$ 3,000 .00
Ancillary items including chair and table rental, toilet, fencing	\$ 5,000 .00
Promotion of facility and events	\$ 2,000 .00
TOTAL	\$50,000 .00

(Attach additional pages if necessary)

4. Explain how this project promotes the goals of the Business License Reserve Fund and how it benefits businesses and the City of Richland.

Events funded by the grant will attract audiences to the Waterfront District of Richland and support area businesses, including the Parkway, Lee Blvd, George Washington Way and the new restaurants on Swift Blvd.

Establishing successful events at the new HAPO Community Stage in the inaugural year is critical to attract attention from promoters and performing groups who will produce events and will result in increased event bookings and more people coming to Richland.

You may use additional sheets of paper if necessary to complete the application. You may also attach any additional information about your organization or project you think is relevant to this application.

I understand the limitations placed on use of Business License Reserve funds, and certify that requested funds will be used only for purposes described in this application or as approved by the City. I understand use of funds is subject to audit by the State of Washington.

SIGNATURE

DATE

1-28-16



RECEIVED

OCT 01 2015

RICHLAND CITY CLERK

**CITY OF RICHLAND
2016 BUSINESS LICENSE RESERVE FUND
GRANT APPLICATION FORM**

The Business License Reserve Fund was established by the Richland City Council to promote:

- Business activities for the purposes of core development
- Tourism
- General economic development
- Capital expenditures for community improvements
- Prevention of Blight

Qualifications: Organizations qualified to use this funding shall include the Tri-City Chamber of Commerce, Tri-Cities Visitor and Convention Bureau, and Business Improvement Districts. These groups shall have as their Charter the enhancement of the local business community and the improvement of the general environment of the City of Richland.

Award: The determination of the appropriate proposals to receive funding shall be made by the Richland City Council.

Proposals must be submitted to the office of the Community Development Department, Richland City Hall, 975 George Washington Way, Richland, WA 99352, not later than **Friday, October 2, 2015**. Any questions concerning the proposal process may be directed to Brian Moore, Redevelopment Project Supervisor, at [942-7725](tel:942-7725). This application form is available on the City's website at www.ci.richland.wa.us under new business and programs.

Agency: Uptown Business Improvement District

Date:

October 1, 2015

Address: PO Box 2279, Richland, WA 99352

Telephone:

Contact Person: Frank Ward, Sr. Title: Secretary/Treasurer

Name of Project: UBID Mural Project, Phase 3 Amount Requested: \$ 20,000

1. Please provide a brief description of the proposed project including a timetable for implementation.

The Uptown Business Improvement District proposes to continue its branding effort with additional murals throughout the shopping complex. Additional mural images created by Amy Lynn Taylor (& Yet) have been purchased and are ready to be applied to exterior walls of businesses desiring to partner with the UBID in this endeavor. Murals created in 2014 and 2015 have been met with enthusiasm from citizens and business and property owners and have been effective in branding the Uptown with a theme as well as encouraging business owners to improve their store fronts.

2. Is the project you are seeking funding for a collaboration with other agencies? If so please name the other agencies and describe the relationship.

With the contract process, private businesses and/or property owners must agree to pay for wall preparation costs.

3. Please provide financial information for the project:

Total project cost: \$29,000.00

Funding request: \$20,000.00

Request as a percent of total project cost: 69%

Budget Detail:

	Revenue	
Source		Amount
Business License Reserve Fund	\$	<u>20,000.00</u>
Private Businesses and/or Property Owners	\$	<u>9,000.00</u>
	\$	<u>.00</u>
	\$	<u>.00</u>
	\$	<u>.00</u>
TOTAL	\$	<u>29,000.00</u>

Expenses		
Source		Amount
Artist fees, paint, painting supplies & rental equipment		\$ <u>20.0</u>
	<u>00.00</u>	
Wall prep for 3 murals @ \$3k/wall (includes supplies, rental equipment & labor)		\$ <u>9.00</u>
	<u>0.00</u>	
		\$ <u>.00</u>
		\$ <u>.00</u>
		\$ <u>.00</u>
		\$ <u>29.0</u>
TOTAL		<u>00.00</u>

(Attach additional pages if necessary)

4. Explain how this project promotes the goals of the Business License Reserve Fund and how it benefits businesses and the City of Richland.

This project effectively addresses the fourth goal of BLRF to "prevent blight" and also promotes "general economic development" by adding attractive murals at the Uptown Shopping Center. Businesses will benefit by being in a more attractive district. The program will compliment efforts by the UBID and the EDC to encourage "googie" atomic era design as desired by both groups.

You may use additional sheets of paper if necessary to complete the application. You may also attach any additional information about your organization or project you think is relevant to this application.

I understand the limitations placed on use of Business License Reserve funds, and certify that requested funds will be used only for purposes described in this application or as approved by the City. I understand use of funds is subject to audit by the State of Washington.

<i>Douglas Suko BID Chair</i>		
SIGNATURE		DATE <i>10/1/15</i>



CITY OF RICHLAND

2016 BUSINESS LICENSE RESERVE FUND GRANT APPLICATION FORM



The Business License Reserve Fund was established by the Richland City Council to promote:

- Business activities for the purposes of core development
- Tourism
- General economic development
- Capital expenditures for community improvements
- Prevention of Blight

Qualifications: Organizations qualified to use this funding shall include the Tri-City Chamber of Commerce, Tri-Cities Visitor and Convention Bureau, and Business Improvement Districts. These groups shall have as their Charter the enhancement of the local business community and the improvement of the general environment of the City of Richland.

Award: The determination of the appropriate proposals to receive funding shall be made by the Richland City Council.

Proposals must be submitted to the office of the Community Development Department, Richland City Hall, 975 George Washington Way, Richland, WA 99352, not later than **Friday, October 2, 2015**. Any questions concerning the proposal process may be directed to Brian Moore, Redevelopment Project Supervisor, at 942-7725. This application form is available on the City's website at www.ci.richland.wa.us under new business and programs.

Agency: Uptown Business Improvement District _____ **Date:** October 1, 2015 _____
Address: PO Box _____, Richland, WA 99352 _____ **Telephone:** _____
Contact Person: Frank Ward, Sr. _____ **Title:** Secretary/Treasurer _____
Name of Project: UBID Mural Project, Phase 3 _____ **Amount Requested:** \$ 20,000 _____

1. Please provide a brief description of the proposed project including a timetable for implementation.

The Uptown Business Improvement District proposes to continue its branding effort with additional murals throughout the shopping complex. Additional mural images created by Amy Lynn Taylor (& Yet) have been purchased and are ready to be applied to exterior walls of businesses desiring to partner with the UBID in this endeavor. Murals created in 2014 and 2015 have been met with enthusiasm from citizens and business and property owners and have been effective in branding the Uptown with a theme as well as encouraging business owners to improve their store fronts.

2. Is the project you are seeking funding for a collaboration with other agencies? If so please name the other agencies and describe the relationship.

With the contract process, private businesses and/or property owners must agree to pay for wall preparation costs.

3. Please provide financial information for the project:

Total project cost: \$29,000.00

Funding request: \$20,000.00

Request as a percent of total project cost: 69%

Budget Detail:

Revenue	
Source	Amount
Business License Reserve Fund	\$ 20,000.00
Private Businesses and/or Property Owners	\$ 9,000.00
	\$.00
	\$.00
	\$.00
	\$.00
TOTAL	\$ 29,000.00

Expenses	
Source	Amount
Artist fees, paint, painting supplies & rental equipment	\$ 20,000.00
Wall prep for 3 murals @ \$3k/wall (includes supplies, rental equipment & labor)	\$ 9,000.00
	\$.00
	\$.00
	\$.00
TOTAL	\$ 29,000.00

(Attach additional pages if necessary)

4. Explain how this project promotes the goals of the Business License Reserve Fund and how it benefits businesses and the City of Richland.

This project effectively addresses the fourth goal of BLRF to "prevent blight" and also promotes "general economic development" by adding attractive murals at the Uptown Shopping Center. Businesses will benefit by being in a more attractive district. The program will compliment efforts by the UBID and the EDC to encourage "googie" atomic era design as desired by both groups.

You may use additional sheets of paper if necessary to complete the application. You may also attach any additional information about your organization or project you think is relevant to this application.

I understand the limitations placed on use of Business License Reserve funds, and certify that requested funds will be used only for purposes described in this application or as approved by the City. I understand use of funds is subject to audit by the State of Washington.

SIGNATURE

DATE



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Items of Business

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 78-16, Adopting the Updated Horn Rapids Master Plan

Department:

Community & Development Services

Ordinance/Resolution Number:

78-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 78-16, adopting the Updated Horn Rapids Master Plan for the Horn Rapids Industrial Park and Business Center.

Summary:

The Horn Rapids Master Plan was originally adopted by the City in 1995 and was intended to guide the industrial development of City-owned property located in the Horn Rapids Industrial Park and Business Center. The Master Plan was last updated in 2011. In September 2015, the City contracted with Mackay and Sposito to update the Master Plan.

The City's existing comprehensive plan and zoning regulations for the industrial park are largely based on the original Master Plan. The plan is in need of an update to extend its utility over the projected 20 to 30 year build-out period that is likely needed for full development of the area, and to reflect recent developments within the industrial park. The proposed update includes several amendments that better reflect current development trends within the master planning area.

The proposed Master Plan was reviewed by the Planning Commission and the Economic Development Committee. Both made motions to recommend City Council adopt the Master Plan update with corrections, primarily: that Figure 9: Transportation Plan show that Robertson Drive will not be extended to Kingsgate Way, and that a pedestrian pathway be constructed along Kingsgate Way between Logan and First Streets; that Section 5.4 Stormwater indicate that stormwater will not be released into wetland areas; and that Figure 12: Railroad Plan shows that the railroad extending north of Horn Rapids Road is owned by the Department of Energy.

The Master Plan includes a narrative and development cost estimates. Implementation of the plan occurs through zone changes and infrastructure development, all of which requires further Council approval. The Master Plan is only a guide for future development; actual development will have to meet market conditions and other design considerations.

Fiscal Impact:

Preparing to implement the plan will require design, survey and consultant work that will be paid for out of the Industrial Development Fund existing budget.

Attachments:

1. Resolution No. 78-16
2. 2016 Horn Rapids Master Plan Update
3. SEPA Checklist - HRMP Update
4. SEPA DNS - HRMP Update Extended Comment Period

RESOLUTION NO. 78-16

A RESOLUTION of the City of Richland adopting the updated Horn Rapids Master Plan for the continued development of the Horn Rapids Industrial Park and Horn Rapids Business Center.

WHEREAS, on February 5, 1995, the Richland City Council adopted Resolution No. 08-95 approving the Horn Rapids Business Center Master Plan; and

WHEREAS, on September 6, 2011, the Richland City Council adopted Resolution No. 51-11 adopting an update to the Horn Rapids Master Plan ; and

WHEREAS, a proposed update of the Horn Rapids Master Plan was developed in consultation with city staff from Public Works, Energy Services, Development Services and Economic Development; and

WHEREAS, the proposed update of the Horn Rapids Master Plan was presented to the Richland Planning Commission at their Workshop on February 10, 2016, where the Plan was updated to primarily indicate that the alignment of the new Hagan Road avoid the wetland areas; that Robertson Drive not be extended to Kingsgate Way, and that stormwater will not be released into wetland areas; and

WHEREAS, the proposed update was presented to the Richland Planning Commission at their February 24, 2016 regular meeting where the Planning Commission made a motion to recommend that the City Council adopt the Horn Rapids Master Plan; and

WHEREAS, the proposed update was presented to the Richland Economic Development Committee at their March 28, 2016 regular meeting where the Planning Commission made a motion to recommend that the City Council adopt the Horn Rapids Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the proposed update to the Horn Rapids Master Plan is adopted and replaces the September 2, 2011 Master Plan in its entirety.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day of April 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



JANUARY 2016

CITY OF RICHLAND

HORN RAPIDS MASTER PLAN UPDATE



MacKay  Sposito

MacKay Sposito

7601 W Clearwater Ave, Suite 405

Kennewick, WA 99336

Ph: 509.374.4248

Fax: 509.347.4267

Derrick Smith, PE, Senior Vice President

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1. Executive Summary

The Horn Rapids Master Plan (HRMP) area is an approximately 2,466 acre industrial and business center development serving as a gateway to the City of Richland, Washington (City). With outstanding transportation access, the HRMP has been envisioned as an employment center for the community and is anticipated to provide employment and business opportunities for the region. The area generally resembles a large triangle, bounded on the first side by Horn Rapids Road, on the second side by the Landfill and Twin Bridges Road and on the third side by State Route 240 (SR 240). The site hosts a variety of existing industrial and business center uses. The Hanford Nuclear Reservation, located to the north of the site, is the dominant land use in the area. The Horn Rapids residential planned community, comprising 835 acres, is the major land use to the south and west. The Columbia River lies about three miles to the east and the Yakima River is about one mile to the west. The Vicinity Map (Figure 1) shows the general location of the HRMP in relation to the Tri-Cities. The HRMP was initially adopted in 1995 and the changes in the region over the last 16 years highlight the need to re-evaluate how to better leverage the economic opportunity of this area as a burgeoning employment center.



Figure 1: Vicinity Map

The City initiated the HRMP to assess existing land uses and infrastructure, evaluate the untapped potential that the site possessed, and provide some guidelines for future development. This plan looks at the opportunities and challenges associated with developing the site. It also aims to balance the land requirements of current and future industrial and business uses. Staff met with key stakeholders at several City departments, including Public Works, Development Services, Parks, Energy Services, Survey and Economic Development, as well as the Port of Benton to solicit input on the HRMP update. Through these meetings, current issues and concerns were identified and recommendations for the updated plan were established.

The HRMP envisions the area as an active and vital employment and economic center, attracting new development, reinvestment and employment. This is realized with attractive buildings and practical streetscapes that enhance the marketability of the area. These improvements also serve to reinforce its place as a gateway to the community of Richland. Further, the updated master plan recognizes the requirements of large industrial-scale businesses. The HRMP provides for large-acreage users and lays out a plan that assures functional circulation patterns are provided and associated infrastructure needs are sufficiently met.

Three specific focal areas emerged during our HRMP update discussions with stakeholders:

- 1) Road standards for circulation systems within the HRMP needed to be agreed upon and adopted as part of the update process. Providing this consistency will sustain transportation functions and establish predictability through the permitting processes.
- 2) Open space areas needed to be re-evaluated, both for suitability of location as well as for landscape design standards. The initial plan envisioned a more manicured campus style of development that does not reflect development that has occurred on the site and is not the best fit for the climate or the region.
- 3) Development standards needed to be devised for the project to assure consistent growth patterns and provide the City with continuing oversight as parcels are sold.

1.1 Purpose of Plan

The HRMP supplements the Richland Comprehensive Plan and supersedes the previous Master Plan adopted in 1995. The HRMP presents the vision and policies related to the future development of properties within what is now the Horn Rapids Industrial Park and the Horn Rapids Business Center and consolidates this into one master plan for both areas.

In 1995, the City of Richland adopted a Master Plan to guide the development of the Business Center portion of the planning area. Since then, the master plan area has undergone significant changes. These include the development of business and industry onsite, as well as the associated infrastructure. This updated Plan adjusts for these changes as well input from current stakeholders. It addresses both the opportunities and constraints presented by the site and provides guidance for future development. It also ensures the needed infrastructure relates to adjacent properties and considers existing development on the site. Unlike the original plan, the update also includes the land in the Horn Rapids Industrial Park.

The HRMP represents a long term vision with flexible plan implementation approaches that respect market conditions and interests within the Plan's

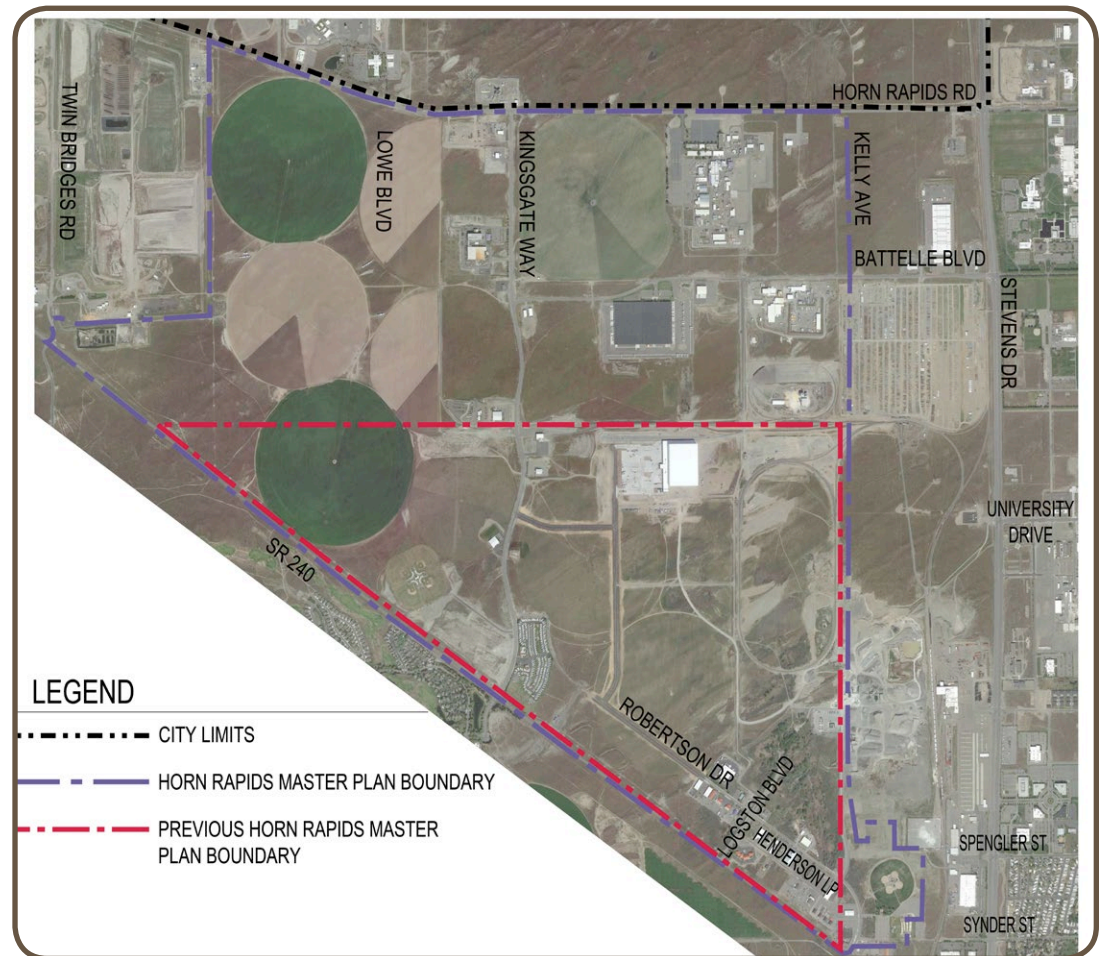


Figure 2: Study Area

anticipated 20 to 30 year build-out period. The Plan area is anticipated to continue to develop as a major employment center in Richland. In addition to employment center uses, the HRMP also provides open space and recreational amenities which will guide the development within this gateway to the City.

It is anticipated that the Horn Rapids Business Center will continue to grow and provide solid tax revenue generation for the City by appealing to companies and businesses associated with the Hanford Reservation as well as companies seeking a high quality business environment for their employees. Finally, supplemental planning and development efforts for the surrounding properties will also have an impact on how the Horn Rapids planning area ultimately builds out.

1.2 Planning Process

The update process began with interviews of key city staff responsible for transportation planning, energy services, survey, sanitary sewer, public water, storm facilities, development review and economic development. The goal of these meetings was to identify existing facilities, previous and ongoing issues as well as planned improvements for the area. Preliminary development alternatives were identified and a second round of stakeholder interviews was held.

Based on feedback received during the second round of stakeholder interviews, changes were made to the plan documents and prepared for review by the Planning Commission. The Planning Commission reviewed an initial draft of this plan in a public workshop on February 9, 2011. Additional public workshops will be held in 2016 along with the SEPA review. Approval and adoption of the plan is anticipated in March 2016.

2. Existing Conditions

The Study Area Plan (Figure 2) identifies the current status of the property as of the end of 2010. The HRMP is located on the north side of SR 240, about seven miles northwest of the City of Richland. The property, which is triangular shaped, consists of approximately 2,466 acres. As noted in the executive summary, the site is bounded on one side by Horn Rapids Road, on the second side by the Richland Landfill and the extension of Twin Bridges Road and on the third side by SR 240. The Hanford Nuclear Reservation is the dominant land user in the area and is located to the north and east of the site. The Horn Rapids residential master planned community, comprising of 835 acres, is the major land use to the south and west. The Columbia River lies about three miles to the east and the Yakima River is about one mile to the west. A legal description for the boundary can be found in Appendix A.

2.1 Land Use and Zoning

As seen in Figure 3: “City of Richland Zoning Map”, zoning in the HRMP is primarily heavy and medium industrial with a small amount of general business. The surrounding area consists of a mix of neighborhood retail business, limited business, agriculture and multiple family residence.

Land Use Designations

The Land Use Plan contains four (4) separate land use designations which are identified below and illustrated in the Land Use Plan (Figure 4). These land use categories are intended to accommodate the City of Richland’s ability to recruit new business opportunities. They are also anticipated to promote development which will provide employment for its residents and strengthen and expand its tax base. The following land use categories will be encouraged to implement sustainable development principles.

Industrial Land Use

The medium industrial use district (I-M) is a zone providing for

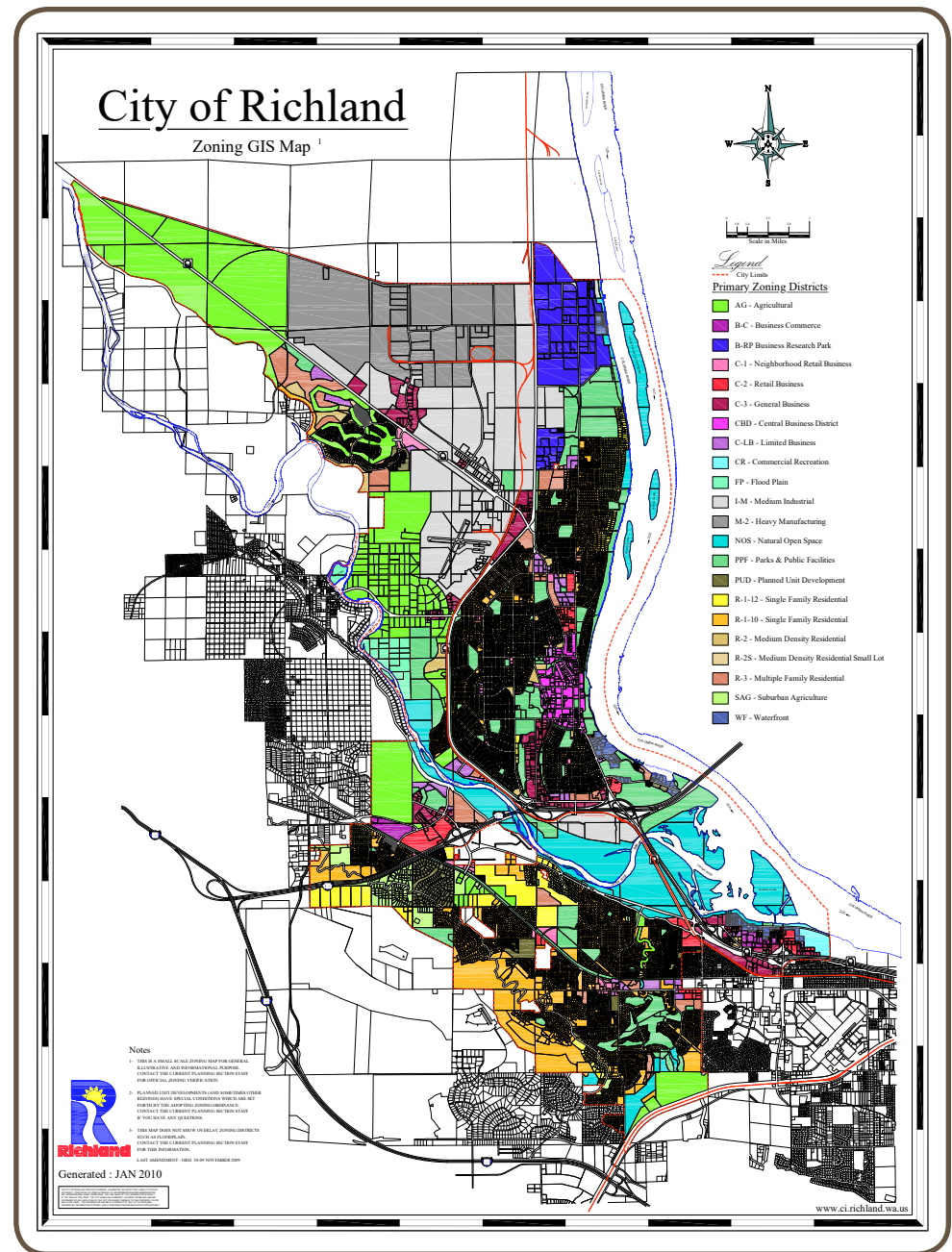


Figure 3: City of Richland Zoning Map

limited manufacturing, assembly, warehousing and distribution operations and retail and wholesale sales of products manufactured on the premises or products allied thereto; and administrative and research and development facilities for science-related activities and commercial uses that are supportive and compatible with other uses allowed in the district. Regulations are intended to prevent frictions between uses within the district, and also to protect nearby residential districts. This zoning classification is intended to be applied to some portions of the City that are designated Industrial under the City of Richland Comprehensive Plan.

The heavy manufacturing district (M-2) is intended primarily for heavy manufacturing and other closely related uses. Regulations for this district are intended to provide protection principally against effects harmful to other districts. This zoning classification is intended to be applied to some portions of the City that are designated Industrial under the City of Richland Comprehensive Plan.

Commercial Land Use

The general business use district (C-3) is intended to provide a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 (Retail Business) use district. This zoning classification is intended to be applied to some portions of the City that are designated commercial under the City of Richland Comprehensive Plan.

Business Center Land Use

The Business Research Park use classification (B-RP) is intended to provide location for a range of business research and business park uses, including office and administrative uses, designed to be conducted wholly within enclosed buildings. It is also a purpose of this land use classification to protect a portion of the existing industrial land base for research park facility development, which provides high-technology employment opportunities. Light manufacturing uses that compliment the business park or research park use, may be permitted if pertinent to the primary use. The business research park zoning classification provides opportunities for employment in modern, attractive buildings on well-landscaped sites which may be close to residential areas.

Open Space

The Parks and Public Facilities district (PPF) is a use classification intended to provide areas for retention of public lands necessary for open spaces, parks, playgrounds, trails, and structures designed for public recreation and to provide areas for the location of buildings and structures for public education, recreation, and other public and semi-public uses.

The Natural Open Space district (NOS) is a use classification intended to provide area for the retention of publicly owned, natural open spaces, that due to their proximity to wetlands, shorelines, flood plains, or critical habitat areas are too sensitive for intensive use or development.

2.2 Capital Facilities, Public Services and Utilities

Transportation

Built transportation infrastructure in the vicinity of Horn Rapids includes road, railroad and bike lanes. SR 240 runs the length of the southeast boundary of the site. Horn Rapids Road travels the entire north boundary of the HRMP study area. Kingsgate Way bisects the site, connecting Horn Rapids Road and SR 240. The site is also served by rail which connects from the east. This rail, owned by The City of Richland connects to the Port of Benton owned rail lines to the east. This portion of the Port of Benton rail is operated by Tri-City and Olympia Railroad Company (TCRY). (See Figure 9: “Transportation Plan” for a graphic showing additional transportation infrastructure.)

Water

There are two existing pressure zones onsite, roughly divided by a north-south line approximately 1,200 feet east of Kingsgate Way. Pressure Zone 1 is below 600 feet and Pressure Zone 2 is above 600 feet. An existing 30-in diameter concrete lined steel water main runs northwest along SR 240 and the southern boundary of the site. This line connects to an existing 20-in diameter line across SR 240 to serve the residential community to the south. A booster pump station is located on the north side of SR 240 at the end of this main, near the northwest corner of Phase 1, providing the pressure for Pressure Zone 2 above 600 feet. This 30-in main also feeds a 16-in diameter in Logston Blvd and 10-in diameter main in Henderson Loop serving the developed portions of Phase 1.

An existing 16-in diameter line in Horn Rapids Road, 12-in diameter line in Battelle Blvd., and 20-in diameter line in Kingsgate Way serve existing properties in the industrial area. These water mains are interconnected to create a looped water system. See Figure 5: “Water Plan” for additional existing water infrastructure.

Sanitary Sewer

There are four existing sanitary sewer basins onsite. An existing 12-in diameter sewer main in Kingsgate Way, 21-in diameter main in Robertson Drive, 24-in diameter north-south main, and 42-in diameter main in Henderson Loop all drain to the southeast. The existing 16-in main in Battelle Blvd drains south to the 24-inch diameter main and to Robertson Ave. Finally, an existing 18-in sewer line that crosses SR 240 at the southeast corner of the ball fields and drains to the residential master planned community south of SR 240. See Figure 6: “Sewer Plan” for additional existing sewer infrastructure.

Storm Facilities

The existing storm drainage systems onsite appear to utilize a combination of ditches and dispersed overland sheetflow. Existing roadways with curb-and gutter have curb-cuts or inlet pipes allowing stormwater runoff to drain into roadside ditches or swales.

Electricity

Power to the east side of the site is currently provided from three existing City of Richland substations. The Snyder substation supplies several feeders to the southern and far western portion of the site, and can be expanded by three more feeders. The University Drive substation provides several feeders to the northeast and north central parts of the site. The Horn Rapids Road substation provides several feeders to the northeast portion

of the master plan. Additional existing service is shown in Figure 8: “Electrical Plan”.

Other Plans – The Port of Benton

The Port of Benton owns land directly to the east of the HRMP. This land has been master planned for heavy industrial uses, similar in nature to those proposed in the industrial portions of the HRMP. Provisions have been made to extend a road stub for access as well as associated utilities.

3. Goals and Objectives

The HRMP goals and objectives focus on the City's vision for the Master Plan area. The HRMP is consistent with the Comprehensive Plan goals and policies. This alignment of goals will further encourage the HRMP goals in an area identified for employment growth. The new goals and objectives are listed below, following the Comprehensive Plan element goal most closely associated with it. These include goals pertaining to Land Use, Transportation, Public Facilities, Landscape and Open Space, and Economic Development.

Horn Rapids Master Plan Goals and Objectives

3.1 Land Use and Community Development

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

Goal 1: Create an attractive, well-designed industrial, office and commercial center consistent with the goals and policies set forth in the Richland Comprehensive Plan.

Objective 1.1 Adopt specific development standards for the HRMP that compliment the Richland Development Code and propose necessary amendments to the master plan to allow a mixture of light industrial, warehouse, related office, general office, and other ancillary uses.

Objective 1.2 Support the presence and further development of a mix of large and small industrial and business uses that meet employment density and wage targets.

Objective 1.3 Encourage a sustainable approach to site design. Development should follow the sustainability principles of equity, economic development, design, and environment.

3.2 Transportation and Circulation

Goal 2: Develop an efficient and safe circulation system for private vehicles, commercial vehicles, emergency vehicles, pedestrians, and cyclists both into and throughout the HRMP area.

Objective 2.1 Develop and implement Road Standards as part of the Master Plan process.

Objective 2.2 Construct and improve street, pedestrian, and bicycle connections to allow for safe and efficient access throughout the Horn Rapids Business Park.

Objective 2.3 Consider alternate road widths and or unique approaches to streetscape design to accommodate vehicle and bicycle transportation, enhance pedestrian safety and encourage walkability where appropriate.

3.3 Public Facilities and Services

Comprehensive Plan Utility Element Goal 1: The City will provide existing levels of service to current customers and establish policies to extend utility systems to meet new development requirements.

Goal 3: Ensure that new and existing development will be adequately served by municipal services and facilities.

Objective 3.1 Extend water, sewer and storm drainage systems in the area to support maximum development. Explore the viability of other financing options to fund infrastructure improvements.

Objective 3.2 Encourage the use of creative sustainable approaches to reducing runoff and managing stormwater such as rain gardens and rainwater collection for use in industrial operations and landscape maintenance as appropriate.

Objective 3.3 Preserve a parallel waterline for additional capacity and to irrigate crop circles

3.4 Landscape, Open Space and Recreation

Comprehensive Plan Land Use Goal 6: The City will protect and conserve its natural resources and critical lands and provide public access based on ability of the resource to support the use.

Goal 4: Provide for recreation, open space and landscaped areas by creating a cohesive open space plan.

Objective 4.1 Determine the amount of active recreational and passive open spaces necessary to meet the future needs of the business park and the community as a whole.

Objective 4.2 Encourage the preservation and enhancement of existing natural features.

Objective 4.3 Promote the use of native and drought tolerant landscaping material where possible.

Objective 4.4 Design location of trails, open space, and parks to incorporate areas of geological or environmental significance including steep slopes, wetlands, natural drainage patterns, and contours.

3.5 Economic Development

Richland has established a sense of place that appeals to citizens of all ages. The City has become the entertainment and upscale retail center for the Tri-Cities with a range of shopping and service business that meet the needs of local residents and visitors to the community.

Goal 5: Create a development plan which will protect and enhance long term economic and social interests.

Objective 5.1 Create an economic development climate that supports the existing business community and promotes new business opportunity.

Objective 5.2 Provide the necessary infrastructure to capture employment and industrial growth

Objective 5.3 Provide areas to accommodate a balance of intensity of uses which will enhance Richland's ability to recruit new business opportunities.

4. Land Use Plan and Zoning

4.1 Land Use Designations

The City of Richland zones that encompass the proposed Master Plan have been discussed previously under section “2. Existing Conditions”.

Figure 4: “Land Use Plan” shows how these areas are allocated on the site.

The uses shown on the Land Use Plan are general in nature and reflect the existing underlying zoning designations. This Plan does not propose any changes to existing zoning.

4.2 Land Use Summary Table

Land Use Summary Table

Development in the HRMP is intended to provide an attractive employment and economic center, which will draw new development and employment to the area. The Land Use portion of the plan is essential in creating desirable forms of development that captures future growth. The Master Plan is intended to provide for large-acreage users as well as business and commercial uses, civic and open spaces, and other uses that strengthen the City of Richland’s economic base. The Land Use Summary Table below provides an overall summary of the land uses with acreages.

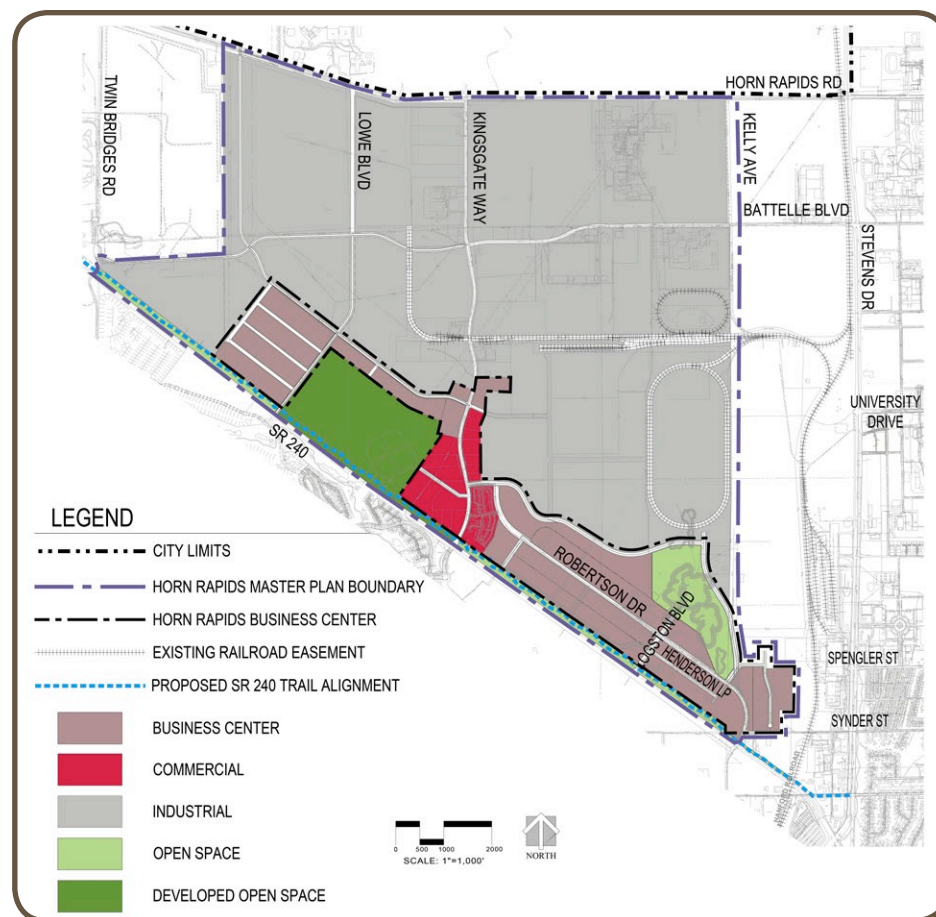


Figure 4: Land Use Plan

Table: Total Land Use Areas

Land Use Designation	Acres	Percent of Total
Business Center/Commercial	372	16%
Industrial	1,689	74%
Open Space	228	10%

5. Utilities

Utility Analysis

The HRMP area includes several sites that are ready for development as demonstrated on the existing utility plans as well as the availability of other infrastructure necessary to serve the site. Full build-out can be accommodated with key investments in sewer, water, rail, water and the other utility systems provided for in this Section.

5.1 WATER

The water system that will serve Horn Rapids consists of two pressure zones (see Figure 5: "Water Plan"). Pressure zone 1 will be below 600 feet and pressure zone 2 will be above 600 feet.

Water lines are proposed in all of the major roadways including a 12-inch diameter north-south water main parallel to and about 0.5 miles east of Twin Bridge Road. Additionally a 12-inch diameter water main is proposed around the northern limits of the Business Center area. There is uncertainty as to the required size of the proposed water lines, especially in the industrial area where there is the potential for a high water-user such as a processing facility. Therefore, prior to final decision on pipe sizing, some limited modeling effort will need to take place using expected demands based on property acreage and type of use. The size of the existing lines in the Kingsgate area are based on similar modeling which was conducted during the preparation of the Comprehensive Plan, and can likely serve as a model for this effort. The water system will be designed and constructed to provide for the demand of development as well as the minimum fire flow rates as required by the City of Richland Building Codes and Fire Marshall.

Additionally, a proposed 8-in stub is provided at the south end of the Port of Benton property (near Spengler Street) property.

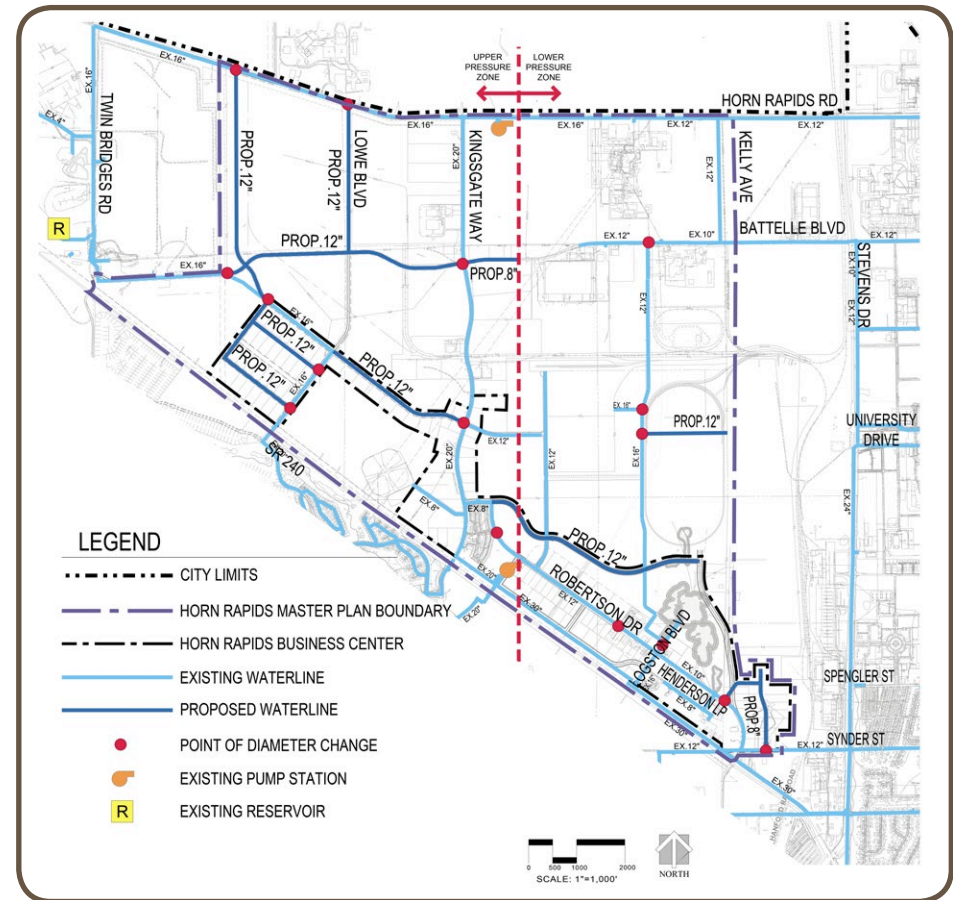


Figure 5: Water Plan

5.2 SANITARY SEWER

Wherever possible, all sanitary sewer improvements will be constructed in the public right-of-way. Where construction in the public right-of-way is not possible, sanitary mains will be constructed along with a maintenance and operations access road. In general, Business Center roadways are proposed to be constructed with 8-in diameter sewer mains, while Industrial roadways are proposed to be constructed with 12-in diameter sewer mains. Deviations from this generalization can be seen in Figure 6: "Sewer Plan". Sanitary sewer infrastructure will be installed with each Phase of the Business Center and as needed in the Industrial area. There is an existing 12-in diameter sewer main in Kingsgate Way, 21-in diameter main in Robertson Drive and an existing 42-in diameter main in Henderson Loop. Phases 1 and 2 of the Business Center as well as the majority of the Industrial lands will be served by collectors and laterals connected to this system. Phase 3 of the Business Center will be collected in a proposed 12-in diameter main in Lowe Blvd., and drain into a proposed 18-in diameter main running southeast along SR 240 just south of Phase 2, and ultimately through the Horn Rapids development sanitary sewer system (this system eventually discharges back to the Robertson Drive sanitary main).

A 24-in diameter sewer main has also been constructed from Battelle Boulevard, south to Logston Boulevard. This sewer main was constructed with a gravel access road because it does not fall within a roadway. This main is designed such that the existing sanitary lift station on Battelle Boulevard can be removed from service. This pipe also provides sanitary sewer service to properties east of Kingsgate Way.

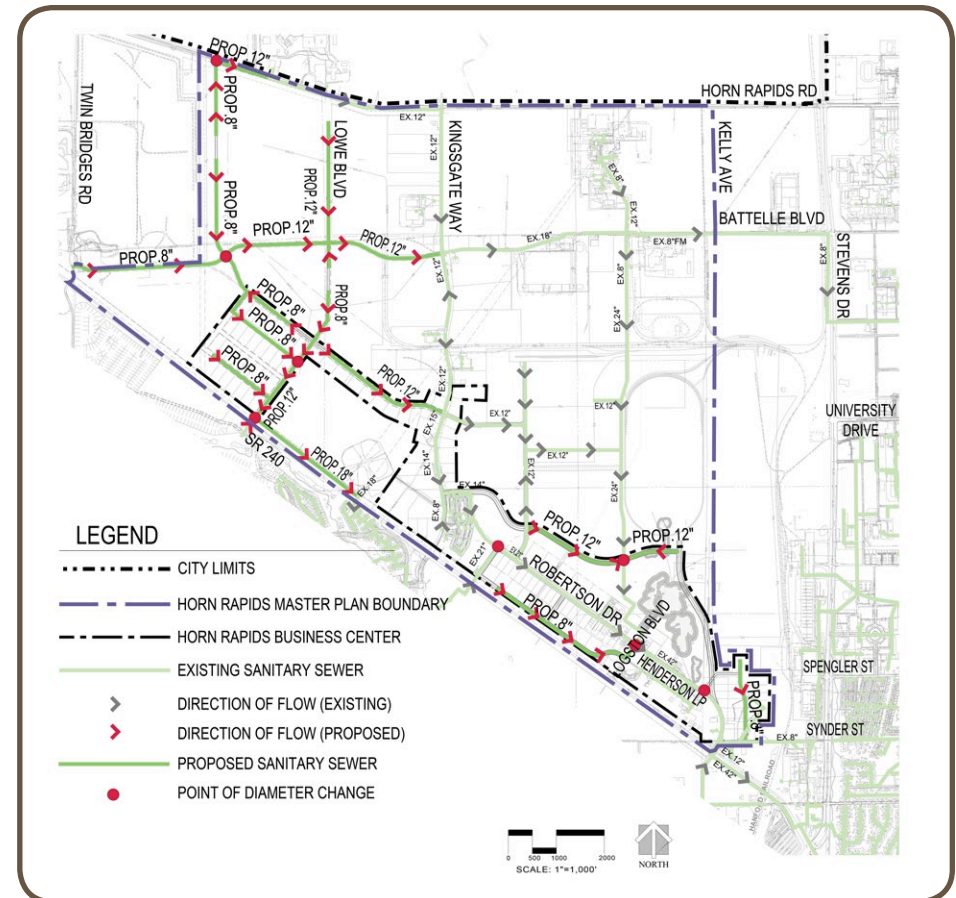


Figure 6: Sewer Plan

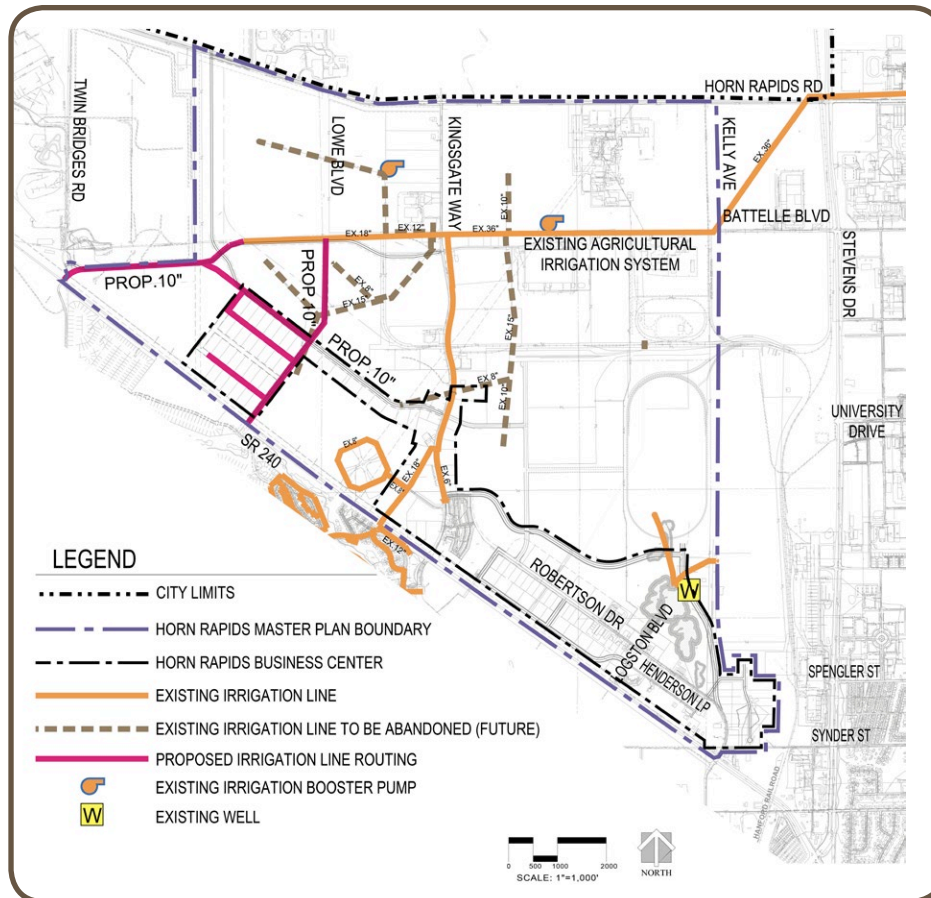


Figure 7: Irrigation Plan

5.3 IRRIGATION

Irrigation water may be distributed from two different sources which would serve separate systems (see "Irrigation Plan" Figure 7). The primary source is the existing agricultural system which is currently used to irrigate crop circles that are currently within the industrial park. These water rights may be used for the irrigation of developed lots, specifically in the Business Center area. Irrigation in the industrial park is not anticipated due to the significantly lower road and frontage standards for this land use. As part of the sustainability component of the Master Plan the industrial properties should be developed to provide building shading and innovative stormwater systems. These site elements may require irrigation. Where cost effective to access the existing irrigation main, irrigation water will be extended to industrial properties for landscape improvements. A second available source of irrigation water is an existing well located northeast of the intersection of Robertson Drive and Logston Boulevard. This source may be used to serve the Phase 1 Business Center on a separate system, or interconnected with the primary system to provide additional water. New irrigation lines will be constructed per the Irrigation Plan. For the purposes of the cost estimate it was assumed that only the existing primary irrigation system would be used. The portions of the existing irrigation system no longer required may be abandoned in place or removed and disposed of as needed. The phasing of the cost estimate also assumes that Phase 1 and Phase 2 will be irrigated with the existing irrigation system, and no new irrigation infrastructure will be installed for these phases.

At this time MacKay Sposito has not conducted a full accounting of the acres of water right available to Horn Rapids development, but due to the nature of developed properties they are likely more than sufficient to accommodate all future irrigation needs. There may be some possibility of converting the excess irrigation water right to domestic water right to add to the City's existing water system, however, the feasibility of this was not evaluated for this master plan.

5.4 STORMWATER

Stormwater runoff from the roadways will be handled in roadside swales. Stormwater will be collected and retained in the roadside swales where it will infiltrate or evaporate. Infiltrated stormwater will be treated through the soil layer under the bottom of swales. Stormwater runoff from individual properties shall be handled onsite and treated through approved pre-treatment facilities (such as swales, oil-water separators, filters, etc.) prior to infiltration. Due to high infiltration rates in this area and low rainfall, quantity of runoff is not considered an issue; however low-points where large volumes of runoff would tend to pond in an extremely large storm event should have an outfall to low undeveloped land.

5.5 ELECTRICAL

The power for Horn Rapids will be supplied from three existing and one future City of Richland substations (see Figure 8 “Electrical Plan”). The Snyder substation will supply five to six feeders, the University Drive substation supplies two feeders, and the Horn Rapids substation supplies three to four feeders to serve the east half of the project. A new substation with 4-5 feeders will be constructed near the western limits of the master plan to serve the new industrial users on the west side of the project. (See Figure 8: “Electrical Plan”)

5.6 NATURAL GAS

There is an existing 4-in natural gas line in Robertson Avenue, an existing 8-in line in SR 240, and an existing 8-in line in Kingsgate Way. No master plan graphic is provided for natural gas.

5.7 TELECOMMUNICATIONS

Business center and Industrial tenants have a wide range of potential telecommunications infrastructure needs. Included in the lineal footage road costs is an allowance for dry utility conduits including fiber, phone, and cable. No master plan graphic is provided for telecommunications.

5.8 TYPICAL UTILITY SECTION

All of the streets shall have utilities placed in the general locations shown in the section below (see “Transportation Plan”, Figure 9). A

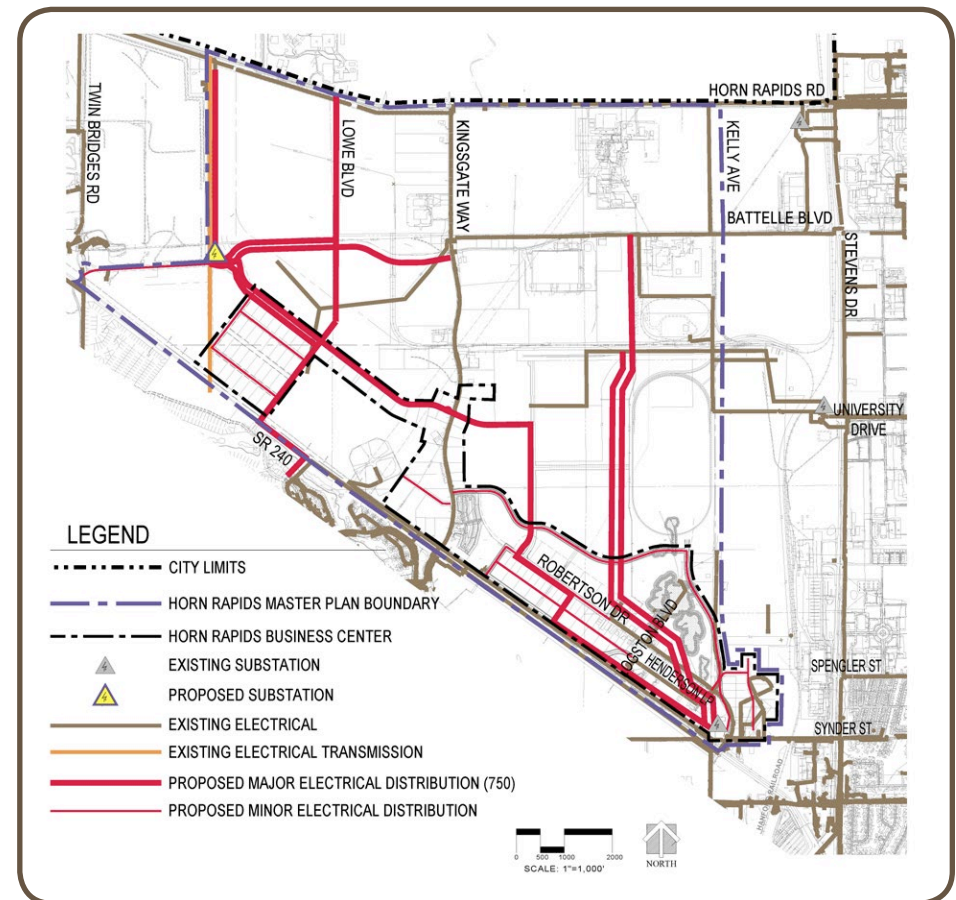


Figure 8: Electrical Plan

utility easement is provided on both sides of Industrial and Business Center roadways sections, immediately outside of the right-of-way, and shall be used for all underground electrical, telephone, cable and communications utilities as well as above-ground vaults or junction boxes. Utilities shall not be placed in the roadside swales.

6. Transportation

There is tremendous growth potential within the boundaries of the HRMP, with extensive pre-planning already undertaken to assure appropriate circulation systems. The Transportation Plan (Figure 9) identifies the transportation improvement projects that can be completed for continued growth.

6.1 Transportation Analysis

The road network plan and associated phasing of construction improvements has been designed to comply with the following policies of the Comprehensive Plan:

- The City should ensure that direct access is provided to property through the development of a network of collector and access streets, whose design would be as unobtrusive as possible to serve, rather than be the dominant feature of the area.
- The City should ensure that transportation facilities are designed to be aesthetically pleasing.
- The City should ensure the improvement of existing circulation systems to provide for maximum efficiency in vehicle movement.
- The City should encourage the development and enhancement of principle entrance ways into Richland.
- The City should ensure that there is adequate access and transportation facilities should be provided to industrial sites.
- The City should ensure vehicular traffic to industrial sites is be routed away from the central business route.

The primary components of the existing road network serving Horn Rapids are SR 240 along the south boundary, Horn Rapids Road which runs along the north boundary, and Kingsgate Way a north-south principal arterial which runs between them, roughly bisecting the property. Ultimately it is planned to extend Kingsgate Way to the south through the residential master planned community and connect to Van Giesen Street, thereby providing a new route to Van Giesen Street for Hanford-related traffic.

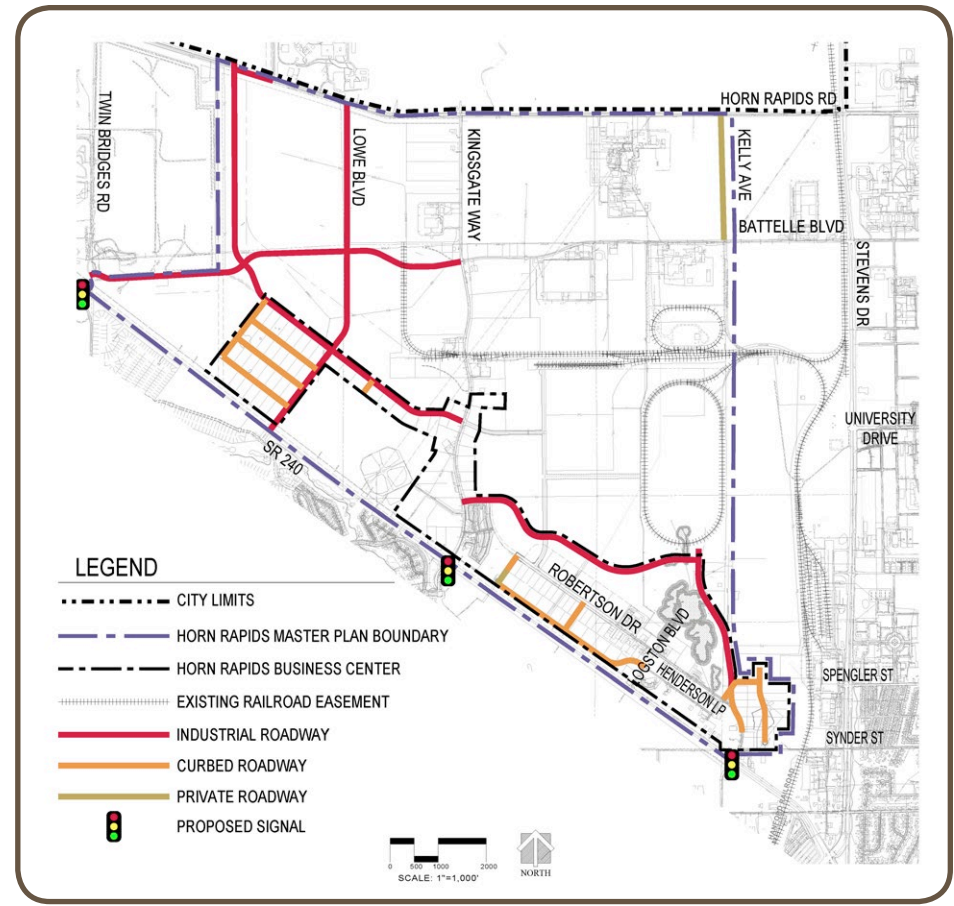


Figure 9: Transportation Plan

Additional access points to SR 240 will be limited to those approved by the Washington State Department of Transportation (WSDOT). Currently Robertson Avenue and Logston Boulevard provide access to SR 240 for the eastern portion of the master plan and Business Center. One additional connection to SR 240 is proposed at Lowe Boulevard. WSDOT intersection spacing requirements for state highways should allow the connection of Lowe Boulevard. Three signals are proposed at the major access points along SR 240: Twin Bridges Road, Kingsgate Way, and Robertson Drive. Signals would not be constructed until traffic volumes at these access points warrants signaling them.

As part of the Master Plan, a series of internal collector streets are also proposed. These streets which will distribute traffic between the major roads, individual properties, and other internal streets would primarily serve the proposed Business Park. Industrial roadways are proposed in strategic alignments to provide access to development areas within the industrial lands.

6.2 Road Standards and Road Sections

Industrial Roadway Section

The proposed industrial roadway section shown below consists of an 85' right-of way with a three lane street and roadside swales on both sides for collection and retention of stormwater. The west or south side of the roadway has a trail corridor for potential future trail improvements. A 10' wide utility easement is located on both sides of the street, immediately outside of the right-of-way. (See Figure 10: "Industrial Roadway Section")

Curbed Roadway Section

The proposed business center roadway section shown below consists of a 80' right-of way, three lane street with monolithic curb and gutter and roadside swales on both sides for collection and retention of stormwater. Stormwater will be routed to the swales through curb-cuts. The east or north side of the roadway has a 6' concrete sidewalk. A 10' utility easement is located on both sides of the street, immediately outside of the right-of-way. (See Figure 11: "Curbed Roadway Section")

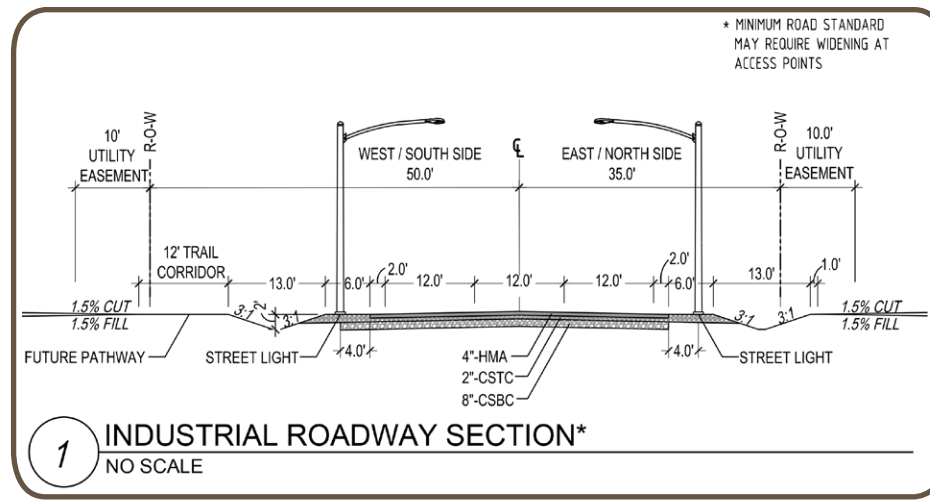


Figure 10: Industrial Roadway Section

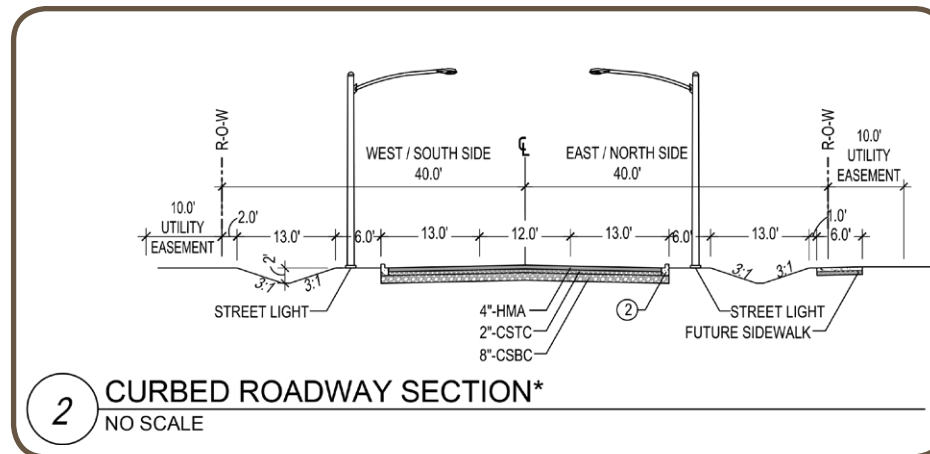


Figure 11: Curbed Roadway Section

6.3 RAILROAD

Existing railroad infrastructure has been installed through the central core of the master plan.

One railroad crossing is proposed at the future road crossing with Battelle Boulevard. This crossing would be installed when Battelle Boulevard is extended. No other railway improvements are proposed for the master plan. See Figure 12: Railroad Infrastructure Plan for a depiction of existing railroad network.

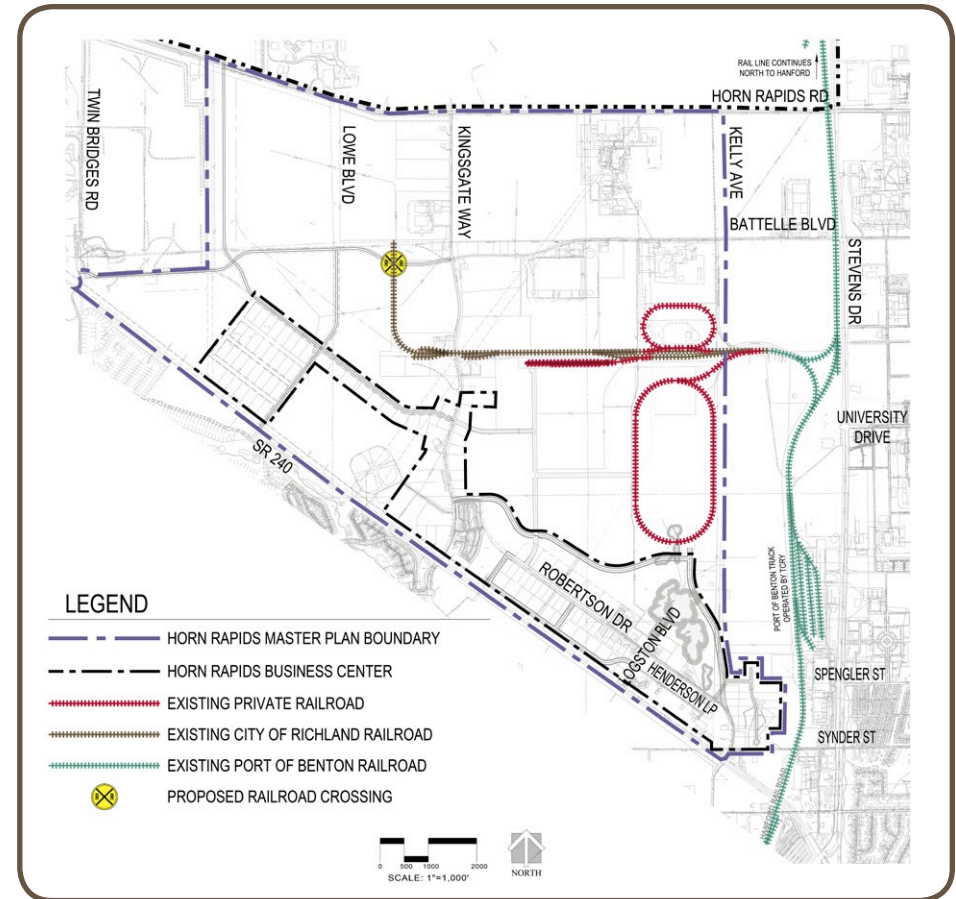


Figure 12: Railroad Infrastructure Plan

7. Wetland Impacts and Mitigation

As identified in the March 24, 2014 Wetland Boundary verification and Wetland Buffer and Mitigation Plan for the City of Richland Rail Loop Project nine separate wetlands were previously identified and delineated within the HRMP. These consist of Category II and III depressional wetlands, all containing similar hydrophytic vegetation, hydric soils, and hydrology. The construction of the rail loop impacted Wetland F, and associated wetland buffer. To compensate for this impact, the project provided mitigation by creating wetland between Wetlands D and J. Impacts consisted of 35 feet wide track embankment with 2:1 side slopes for a total width of 112' width where the track crossed through Wetland F and result in approximately 2,720 sf of permanent fill in a Category III emergent wetland. A 24" culvert was installed in the railroad embankment to connect the upper and lower portions of Wetland F and maintain hydrologic connection. The proposed railroad embankment is 50' wide where the track crosses through wetland buffer on either side of Wetland F and resulted in 5,030 sf of permanent buffer impacts. (See Figure 13: "Wetland Impacts and Mitigation Plan")

The project compensated for wetland and wetland buffer impacts through on-site, in-kind wetland, and wetland buffer mitigation. Mitigation create new wetlands by removing a portion of the gravel roadway embankment that separates Wetlands D and J. This consisted of removing the road material and excavating to the groundwater creating a hydrologic connection between Wetlands D and J. Soils were excavated, at varying elevations at or below the delineated wetland elevation of the adjoining wetlands, creating multiple hydrologic regimes and vegetation types. Wetland creation established a seasonally inundated, emergent wetland area as well as scrub-shrub/forested (SS/FO) wetland areas.

To compensate for buffer impacts, the existing buffer areas in between Wetlands D and J were enhanced by removing roadway gravel, decompacting the native soil, and establishing a native diverse plan community with native grass and forb seed mix and container

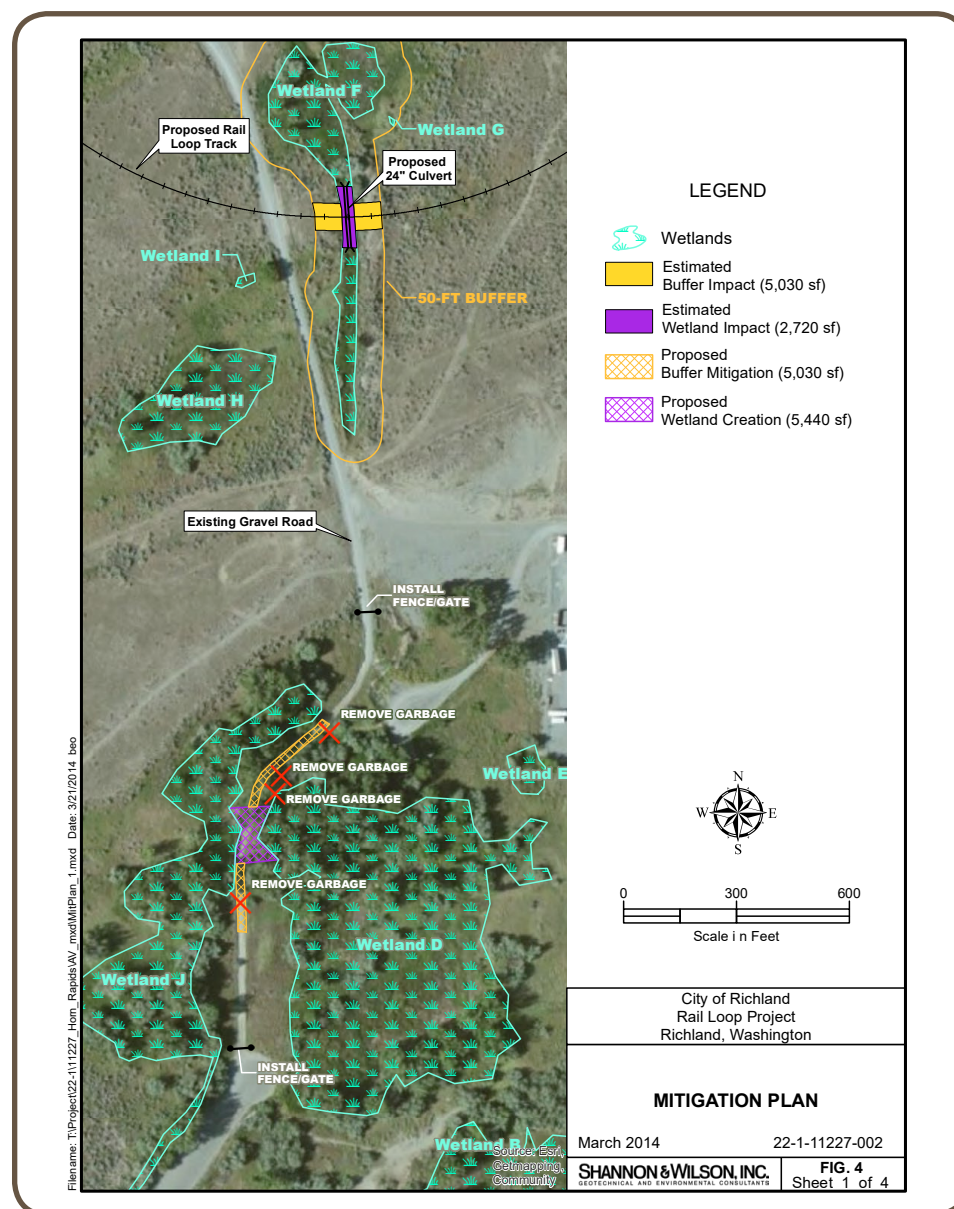


Figure 13: Wetland Impacts and Mitigation Plan

plantings of native shrubs and tree species.

The gravel road between Wetlands D and J appeared to be used for illicit dumpings. The mitigation effort removed the refuse on site and constructed a gate at the access point off of Logston Boulevard to deter human disturbance and degradation.

Wetland creation was at a ratio of 2:1 (5,440 sf of creation to 2,720 sf of impact). Buffer enhancement were at a ratio of 1:1 (5,030 sf of enhancement to 5,030 sf of buffer impact).

Under the Richland Municipal Code (RMC Section 22.10.120), Washington Department of Ecology (Ecology) regulations unavoidable impacts were mitigated by providing compensation. These wetlands have been determined by the US Army Corps of Engineers (USACE) to be isolated and therefore not subject to USACE regulation; however they are regulated by the City and Ecology. As the current project plans had permanent impacts to the wetland area, wetland and buffer mitigation was required by the City and Ecology.

8. Infrastructure Costs

General concepts for the provisions of basic infrastructure are illustrated and described in the previous sections. These infrastructure concepts are meant to inform and guide future development decisions; however, in all likelihood, the final design will vary from these concepts. Therefore, the rough cost estimates based on the Plan's concepts provide information to inform what one approach would look like and might cost in today's dollars. These Cost Estimates can be found in Appendix B. Figure 14 sets out a conceptual phasing plan associated with the Cost Estimates providing for logical project boundaries that can respond to market demands.

This estimate represents an engineer's opinion of costs based on the conceptual Master Plan, assumptions of unit prices, and past experiences. It does not represent a guaranteed development cost.

Utilities were generally estimated on a per lineal foot basis, inclusive of all tees, connections, valves, poles, backfill, excavation and other appropriate items incidental to the utility line. One new substation was included in the Industrial estimate as directed by the City of Richland energy services. Cost-sharing and alternative funding mechanisms may be pursued for these large capital improvements.

Two road sections are proposed with the Master Plan update. These are Industrial and Business Center. The costs for each were developed from measured material quantities and unit prices (in 2015 dollars), then converted to an average cost per lineal foot of roadway. These average costs were used in the estimates for each section for ease of approximation. All rail crossings were assumed to be at-grade. Any other rail crossing configuration would add substantial additional costs.

The Cost Estimate is divided into five sections:

- Phase 1 – Business Center east of Kingsgate Way to the eastern boundary of the Master Plan.

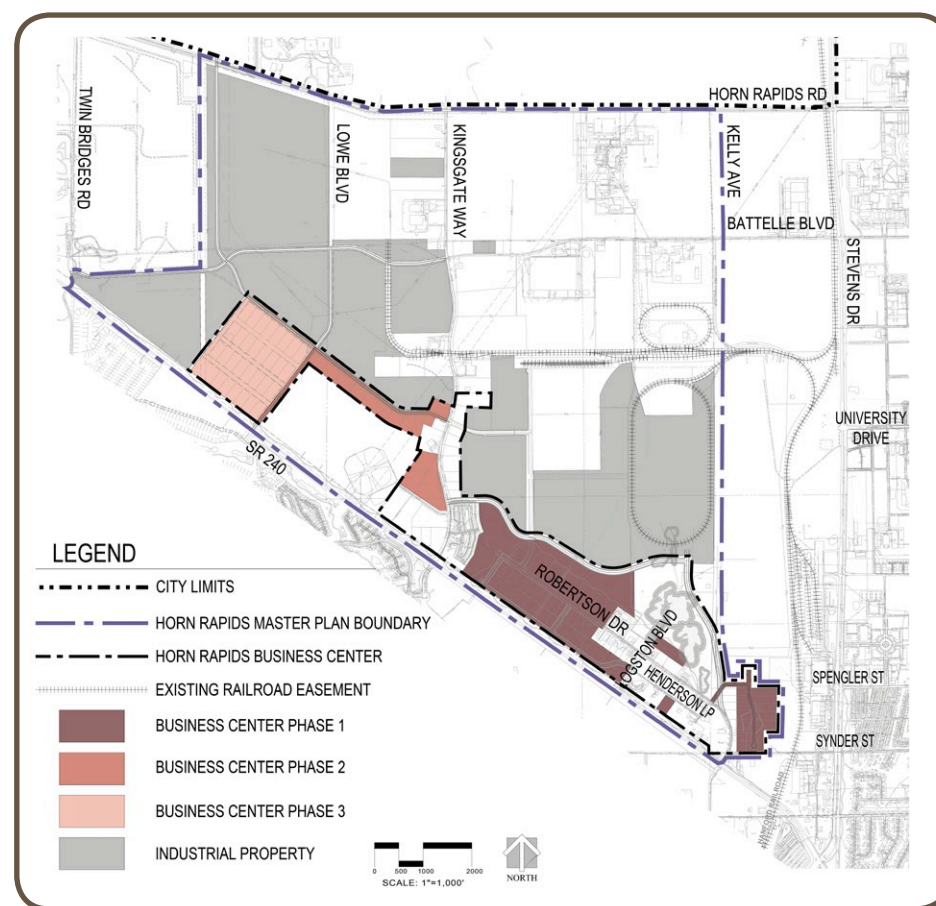


Figure 14: Cost Estimate Plan

Table: Proposed Development Areas

Land Use Designation	Acres	Percent of Total
Business Center	276	26%
Industrial Property	793	74%

-
- Phase 2 – Business Center west of Kingsgate Way and east of Lowe Blvd.
 - Phase 3 – Business Center west of Lowe Blvd. to the western boundary of the Business Center.
 - Industrial – All Industrial lands including potential rail improvements.

The Industrial land development costs are included together as a separate phase, however this is not intended to indicate that these improvements will be built at once or the order in which they will be constructed relative to the Business Center Phases. This estimate is only intended to capture all of the costs associated with the full build-out of all industrial lands. It is assumed that the improvements will be built as needed, as users come to the park.

The total development cost for Phases 1, 2, and 3 of the Business Center (including hard costs, engineering, permitting, construction administration, etc.) were divided across remaining developable acres served by the improvements to yield an anticipated cost per developable square foot. This number can inform future lot prices.

9. Implementation

9.1 Economic Development Strategy

Over the life of the HRMP, many important decisions will be made. These choices will impact how development evolves and the specific phasing of improvements. A range of ways to fund the basic infrastructure, with site specific infrastructure connections being the responsibility of the developer of the individual sites, could be available to the City, for example:

-Public/Private Development Agreements: New development agreements between the City and a developer specifying financing needs and responsibilities for infrastructure needs that serve a wider area than the developer is contemplating.

-Tax Increment Financing (TIF) or Local Revitalization Financing (LRF). This is a method of distributing property tax collections within designated areas to finance infrastructure improvements within these designated areas. Under the TIF method, infrastructure is financed by the incremental increase in tax revenue that is made possible by infrastructure improvement within the designated area. The City has been successful in obtaining an allocation under the State's current LRF program.

-Grant Opportunities: While no specific grant opportunities have been identified that would be a good match for needed improvements in the HRMP, over the build out period of development, grant opportunities will likely emerge. HRMP includes aspects that should make it attractive for grants that promote economic development, especially in these current times of economic recession

-Local Improvement District (LID): The City can work with purchasers/developers to establish a local improvement district which includes an agreed upon repayment schedule based on agreed upon equitable criteria; the City sells bonds to cover the costs of infrastructure to be built within the district, and the owners/developers pay off the bonds through regular payments usually over a 10 to 20 year period.



Appendix A - HRMP Boundary Legal Description

HORN RAPIDS - R.A.I.S.E DESCRIPTION

A PORTION OF LAND LYING IN SECTIONS 14,15,16,17,19,20,21,22,23,26,27,28 AND 34, ALL WITHIN TOWNSHIP 10 NORTH, RANGE 28 EAST, ., CITY OF RICHLAND, STATE OF WASHINGTON, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY SR-240 AND THE NORTH SECTION LINE OF SECTION 34, SAID POINT ALSO BEING THE NORTH QUARTER CORNER OF SAID SECTION 34; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 16,200 FEET MORE OR LESS TO THE EASTERLY RIGHT-OF-WAY LINE OF TWIN BRIDGES ROAD; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID SECTION 19; THENCE EASTERLY ALONG SAID NORTH LINE OF SECTION 19, 2 FEET MORE OR LESS TO THE COMMON SECTION CORNER OF SECTIONS 17, 18, 19 & 20; SAID SECTION CORNER BEING ON THE SOUTH LINE OF THAT PROPERTY KNOWN AS THE CITY OF RICHLAND LANDFILL, AND THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 20 BEARS NORTH 86°37'55" EAST A DISTANCE OF 2618 FEET MORE OR LESS; THENCE CONTINUING ALONG SAID PROPERTY LINE THE FOLLOWING FIVE COURSES;

1. EASTERLY ALONG THE NORTHERLY SECTION LINE OF SECTION 20 A DISTANCE OF 100.00 FEET TO A POINT IN A CHAIN LINK FENCE;
2. THENCE LEAVING SAID SECTION LINE ALONG SAID CHAIN LINK FENCE SOUTH 03°19'06" EAST A DISTANCE OF 399 FEET MORE OR LESS TO THE CORNER THEREOF;
3. THENCE CONTINUING ALONG SAID CHAIN LINK FENCE AND EXTENDING BEYOND A CORNER THEREIN, NORTH 86°40'54" EAST A DISTANCE OF 2,497 FEET MORE OR LESS TO THE SOUTHERLY PROJECTION OF THE NORTH-SOUTH CENTERLINE OF SECTION 17 THROUGH THE SAID NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 20;
4. THENCE NORTH 00°15'25" WEST A DISTANCE OF 400.91 FEET ALONG SAID SOUTHERLY PROJECTION TO SAID NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 20;
5. THENCE CONTINUING NORTH 00°15'25" WEST A DISTANCE OF 3809.00 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HORN RAPIDS ROAD; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE THEREOF A DISTANCE OF 3,700 FEET MORE OR LESS TO AN ANGLE POINT THEREIN;

THENCE EASTERLY, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE THEREOF A DISTANCE OF 9,300 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STEVENS DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 2,700 FEET MORE OR LESS TO A POINT ON THE WESTERLY PROJECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF A ROAD KNOWN AS GEORGE WASHINGTON WAY AS SHOWN ON RECORD OF SURVEY 3673, SAID COUNTY SURVEY RECORDS; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE THEREOF A DISTANCE OF 3,800 FEET MORE OR LESS TO A POINT THE NORTH BOUNDARY OF THAT TRACT OF LAND CONVEYED TO THE PORT OF BENTON, AS DESCRIBED IN QUIT CLAIM DEED FROM THE U.S.A. TO THE PORT OF BENTON, RECORDED IN AUDITOR'S FILE NO. 521608, RECORDS OF BENTON COUNTY; THENCE EASTERLY ALONG SAID NORTH BOUNDARY A DISTANCE OF 1,667.00 FEET MORE OR LESS TO THE ORDINARY HIGH WATER LINE OF THE COLUMBIA

RIVER: THENCE SOUTHERLY ALONG SAID WATER LINE A DISTANCE OF 8,200 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SECTION 24; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 85.00 FEET MORE OR LESS TO THE COMMON SECTION CORNER OF SECTIONS 23, 24, 25 & 26 BEING ON THE CENTERLINE OF SPROUT ROAD AS SHOWN IN RECORD OF SURVEY 1199; THENCE CONTINUING ALONG SAID CENTERLINE AND THE SOUTH LINE OF SECTION 23 A DISTANCE 2,765 FEET MORE OR LESS TO THE CENTERLINE OF SAID GEORGE WASHINGTON WAY; THENCE NORTHERLY ALONG SAID CENTERLINE OF GEORGE WASHINGTON WAY 532 FEET MORE OR LESS TO THE EASTERLY PROJECTED CENTERLINE OF CURRY ROAD AS SHOWN ON RECORD OF SURVEY 4048 (CURRY STREET); THENCE WESTERLY ALONG SAID PROJECTED CENTERLINE A DISTANCE OF 1,009 FEET MORE OR LESS TO A POINT ON THE WEST BOUNDARY OF "PARCEL A" AS DEPICTED IN RECORD OF SURVEY 4104; SAID POINT ALSO BEING ON THE CAMP HANFORD LINE; THENCE SOUTHERLY ALONG A PORTION OF THE WEST LINE OF "PARCEL A" AND ALONG THE CAMP HANFORD LINE A DISTANCE OF 2,940 FEET MORE OR LESS TO AN ANGLE POINT MARKED BY A BRASS DISK, "CH-10-1"; SAID ANGLE POINT BEING ON THE WESTERLY LINE OF "PARCEL B" OF SAID RECORD OF SURVEY 4104; THENCE SOUTHWESTERLY CONTINUING ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 1,600 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF SPENGLER STREET; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 1,500 FEET MORE OR LESS TO THE SAID WEST RIGHT-OF-WAY LINE OF STEVENS DRIVE; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF 1,300 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF SNYDER STREET; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 1,200 FEET MORE OR LESS TO THE WEST LINE OF A PARCEL OWNED BY THE PORT OF BENTON AS DESCRIBED IN DEED 2001-006829, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTHERLY ALONG SAID WEST LINE THEREOF A DISTANCE OF 1,300 FEET MORE OR LESS TO A SOUTHERLY LINE OF SAID PARCEL; THENCE WESTERLY ALONG SAID SOUTHERLY LINE A DISTANCE OF 1,350 FEET MORE OR LESS TO THE WEST LINE THEREOF; ALSO BEING A POINT ON THE EASTERLY LINE OF "TRACT A" AS SHOWN IN RECORD OF SURVEY 2056, SAID COUNTY RECORDS; THENCE SOUTH ALONG THE SOUTHERLY PROJECTION OF THE WEST LINE THEREOF A DISTANCE OF 240 FEET MORE OR LESS TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ROBERTSON DRIVE; THENCE SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG THE SAID RIGHT-OF-WAY LINE OF ROBERTSON DRIVE AND THE SOUTHWESTERLY PROJECTION THEREOF A DISTANCE OF 1,500 FEET MORE OR LESS TO THE NORTH LINE OF SAID SR240; THENCE NORTHWESTERLY ALONG THE NORTH LINE THEREOF A DISTANCE OF 340 MORE OR LESS TO THE SAID TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR SAID GEORGE WASHINGTON WAY AND SPROUT ROAD.

THIS DESCRIPTION IS FOR PLANNING PURPOSES ONLY AND NOT TO BE USED IN THE TRANSFER OF REAL PROPERTY.

Appendix B - Cost Estimate



Business Center Phase 1 AREA: 153.19 ACRES (development area)

Unit		Description of Work	Unit Price			
Administration						
1	LS	Equipment Mobilization (5%)	\$	451,170.63	\$	451,171
1	LS	Project Maintenance, Erosion Control, Watering, Clearing and Grubbing (2%)	\$	180,468.25	\$	180,468
1	LS	Construction Bonds and Permits (1%)	\$	90,234.13	\$	90,234
					\$	721,873
Roads						
8,520	LF	Curbed Roadway Section	\$	348.00	\$	2,964,960
8,541	LF	Industrial Roadway	\$	186.00	\$	1,588,626
1	EA	Traffic Signal	\$	200,000.00	\$	200,000
					\$	4,753,586
Non-Road Work						
108	AC	Misc Site Work (Includes Utility Stubs and Basic Cleanup for Sale as Needed)	\$	1,500.00	\$	162,000
					\$	162,000
5,800	LF	Trail				
698	TN	Furnish and Install HMA Class PG 64-28 (2" Thick)	\$	85.00	\$	59,343
1,160	SF	Furnish and Install Crushed Surfacing Top Course (4" Thick)	\$	20.00	\$	23,200
81,200	SF	Subgrade Prep	\$	0.20	\$	16,240
8	EA	Bollards	\$	1,200.00	\$	9,600
23,200	SF	Restoration along Trail in Open Space	\$	0.35	\$	8,120
					\$	116,503
Utilities						
Utility Misc						
10	EA	Pothole Existing Utilities	\$	250.00	\$	2,500
Sewer						
3,406	LF	12" Gravity Sewer Includes Excavation, Trench Safety, Backfill (Std. Rigid PVC conforming to ASTM D-1784)	\$	26.50	\$	90,259
5,266	LF	8" Gravity Sewer Includes Excavation, Trench Safety, Backfill (Std. Rigid PVC conforming to ASTM D-1784)	\$	22.50	\$	118,485
22	EA	48" San. Manholes (Approx 400' Spacing)	\$	2,450.00	\$	53,900
4	EA	Connection to Ex. Main	\$	1,500.00	\$	6,000
Water						
4	EA	Hot-tap Existing	\$	2,500.00	\$	10,000
4,906	LF	12" Ductile Iron Water Main (Includes 2-Tees, 1-Cross, and all valves, TB, etc.)	\$	50.00	\$	245,300
2,659	LF	8" Ductile Iron Water Main (Includes 2-Tees, 1-Cross, and all valves, TB, etc.)	\$	40.00	\$	106,360
4	EA	Fire hydrant	\$	4,200.00	\$	15,960
Irrigation						
0	EA	Tap Existing Irrigation	\$	1,500.00	\$	-
0	LF	10" PVC Water Main (Includes 2-Tees, 1-Cross, and all valves, TB, etc.)	\$	25.00	\$	-
Power Transmission						
0	EA	New Substation	\$	3,750,000.00	\$	-
	LF	OH Transmission	\$	45.00	\$	-
	LF	OH Distribution	\$	25.00	\$	-
15,388	LF	Underground Transmission	\$	120.00	\$	1,846,560
18,700	LF	Underground Distribution	\$	80.00	\$	1,496,000
					\$	3,991,324
(1) SUBTOTAL CONSTRUCTION			\$	9,023,412.59		
(2) Administration				721,873.01		
(3) Planning Level Contingency (25%)			\$	2,436,321.40		
(4) SUBTOTAL CONSTRUCTION (1+2+3)			\$	12,181,607.00		
(5) Tax (8.6% of Water, Power, and Sewer)			\$	343,253.86		
(6) Construction Total (4+5)			\$	12,524,860.86		
PROFESSIONAL SERVICES						
1	LS	Engineering and Geotechnical (12%)	\$	1,461,793	\$	1,461,793
1	LS	Environmental Permitting (3%)	\$	270,702	\$	270,702
1	LS	Construction Staking (1.5%)	\$	135,351	\$	135,351
1	LS	Construction Administration (3%)	\$	270,702	\$	270,702
SUBTOTAL					\$	2,138,549
COST PER ACRE						
Total (6 + Professional Services)					\$	14,663,410
Developable Acres Served (total area less roads)						113.6
Cost per Developable Acre					\$	129,095
Cost per Developable Square Foot					\$	2.96

Business Center Phase 2 AREA: 45.80 ACRES (development area)

Unit		Description of Work	Unit Price	
Administration				
1	LS	Equipment Mobilization (5%)	\$ 109,324.16	\$ 109,324
1	LS	Project Maintenance, Erosion Control, Watering, Clearing and Grubbing (2%)	\$ 43,729.66	\$ 43,730
1	LS	Construction Bonds and Permits (1%)	\$ 21,864.83	\$ 21,865
				\$ 174,919
Roads				
330	LF	Curbed Roadway Section	\$ 348.00	\$ 114,840
3,200	LF	Industrial Roadway - University Way	\$ 336.00	\$ 1,075,200
1	EA	Traffic Signal	\$ 150,000.00	\$ 150,000
				\$ 1,340,040
Non-Road Work				
79	AC	Misc Site Work (Includes Utility Stubs and Basic Cleanup for Sale as Needed)	\$ 1,500.00	\$ 118,500
				\$ 118,500
Trail				
2,590	LF			
312	TN	Furnish and Install HMA Class PG 64-28 (2" Thick)	\$ 76.00	\$ 23,694
518	SF	Furnish and Install Crushed Surfacing Top Course (4" Thick)	\$ 20.00	\$ 10,360
36,260	SF	Subgrade Prep	\$ 0.20	\$ 7,252
4	EA	Bollards	\$ 800.00	\$ 3,200
10,360	SF	Restoration along Trail in Open Space	\$ 0.35	\$ 3,626
				\$ 48,132
Utilities				
Utility Misc				
4	EA	Pothole Existing Utilities	\$ 200.00	\$ 800
Sewer				
2,801	LF	12" Gravity Sewer Includes Excavation, Trench Safety, Backfill (Std. Rigid PVC conforming to ASTM D-1784)	\$ 26.50	\$ 74,227
8	EA	48" San. Manholes (Approx 400' Spacing)	\$ 2,450.00	\$ 19,600
1	EA	Connection to Ex. Main	\$ 1,500.00	\$ 1,500
Water				
2	EA	Hot-tap Existing	\$ 2,500.00	\$ 5,000
3,225	LF	12" Ductile Iron Water Main (Includes 2-16" x 12" Tees, all valves, TB, etc.)	\$ 50.00	\$ 161,250
1	EA	Fire hydrant	\$ 4,200.00	\$ 4,200
Irrigation				
0	EA	Tap Existing Irrigation	\$ 1,500.00	\$ -
0	LF	10" PVC Water Main (Includes 2-Tees, 1-Cross, and all valves, TB, etc.)	\$ 25.00	\$ -
Power Transmission				
0	EA	New Substation	\$ 3,750,000.00	\$ -
7,071	LF	OH Transmission	\$ 45.00	\$ 318,195
	LF	OH Distribution	\$ 25.00	\$ -
	LF	Underground Transmission	\$ 120.00	\$ -
1,188	LF	Underground Distribution	\$ 80.00	\$ 95,040
				\$ 679,812
(1) SUBTOTAL CONSTRUCTION			\$	2,186,483.20
(2) Administration				174,918.66
(3) Planning Level Contingency (25%)			\$	590,350.47
(4) SUBTOTAL CONSTRUCTION (1+2+3)			\$	2,951,752.33
(5) Tax (8.6% of Water, Power, and Sewer)			\$	58,463.79
(6) Construction Total (4+5)			\$	3,010,216.11
PROFESSIONAL SERVICES				
1	LS	Engineering and Geotechnical (12%)	\$ 354,210	\$ 354,210
1	LS	Environmental Permitting (3%)	\$ 65,594	\$ 65,594
1	LS	Construction Staking (1.5%)	\$ 32,797	\$ 32,797
1	LS	Construction Administration (3%)	\$ 65,594	\$ 65,594
SUBTOTAL				\$ 518,197
COST PER ACRE				
Total (6 + Professional Services)			\$	3,528,413
Developable Acres Served (total area less roads)				71.97
Cost per Developable Acre			\$	49,028
Cost per Developable Square Foot			\$	1.13

Business Center Phase 3 AREA: 77.52 ACRES (development area)

Unit		Description of Work	Unit Price	
Administration				
1	LS	Equipment Mobilization (5%)	\$ 280,826.86	\$ 280,827
1	LS	Project Maintenance, Erosion Control, Watering, Clearing and Grubbing (2%)	\$ 112,330.75	\$ 112,331
1	LS	Construction Bonds and Permits (1%)	\$ 56,165.37	\$ 56,165
				\$ 449,323
Roads				
3,810	LF	Industrial Roadway - University Way & Lowe Blvd	\$ 336.00	\$ 1,280,160
6,637	LF	Curbed Roadway Section	\$ 348.00	\$ 2,309,676
1	EA	Traffic Signal	\$ 150,000.00	\$ 150,000
				\$ 3,739,836
Non-Road Work				
57	AC	Misc Site Work (Includes Utility Stubs and Basic Cleanup for Sale as Needed)	\$ 2,000.00	\$ 114,700
				\$ 114,700
Trail				
7,825	LF			
942	TN	Furnish and Install HMA Class PG 64-28 (2" Thick)	\$ 76.00	\$ 71,584
1,565	SF	Furnish and Install Crushed Surfacing Top Course (4" Thick)	\$ 20.00	\$ 31,300
109,550	SF	Subgrade Prep	\$ 0.20	\$ 21,910
4	EA	Bollards	\$ 800.00	\$ 3,200
31,300	SF	Restoration along Trail in Open Space	\$ 0.35	\$ 10,955
				\$ 138,949
Utilities				
Utility Misc				
5	EA	Pothole Existing Utilities	\$ 200.00	\$ 1,000
Sewer				
2,708	LF	18" Gravity Sewer Includes Excavation, Trench Safety, Backfill (Std. Rigid PVC conforming to ASTM D-1784)	\$ 56.00	\$ 151,648
2,186	LF	12" Gravity Sewer Includes Excavation, Trench Safety, Backfill (Std. Rigid PVC conforming to ASTM D-1784)	\$ 26.50	\$ 57,929
4,918	LF	8" Gravity Sewer Includes Excavation, Trench Safety, Backfill (Std. Rigid PVC conforming to ASTM D-1784)	\$ 22.50	\$ 110,655
25	EA	48" San. Manholes (Approx 400' Spacing)	\$ 2,450.00	\$ 61,250
2	EA	Connection to Ex. Main	\$ 1,500.00	\$ 3,000
Water				
3	EA	Hot-tap Existing	\$ 2,500.00	\$ 7,500
4,922	LF	12" Ductile Iron Water Main (Includes 2-Tees, 1-Cross, and all valves, TB, etc.)	\$ 50.00	\$ 246,100
2	EA	Fire hydrant	\$ 4,200.00	\$ 8,400
Irrigation				
1	EA	Tap Existing Irrigation	\$ 1,500.00	\$ 1,500
7,565	LF	10" PVC Water Main (Includes 2-Tees, 1-Cross, and all valves, TB, etc.)	\$ 25.00	\$ 189,125
Power Transmission				
0	EA	New Substation	\$ 3,750,000.00	\$ -
8,693	LF	OH Transmission	\$ 45.00	\$ 391,185
	LF	OH Distribution	\$ 25.00	\$ -
	LF	Underground Transmission	\$ 120.00	\$ -
4,922	LF	Underground Distribution	\$ 80.00	\$ 393,760
				\$ 1,623,052
(1) SUBTOTAL CONSTRUCTION			\$	5,616,537.26
(2) Administration				449,322.98
(3) Planning Level Contingency (25%)			\$	1,516,465.06
(4) SUBTOTAL CONSTRUCTION (1+2+3)			\$	7,582,325.30
(5) Tax (8.6% of Water, Power, and Sewer)			\$	123,188.72
(6) Construction Total (4+5)			\$	7,705,514.02
PROFESSIONAL SERVICES				
1	LS	Engineering and Geotechnical (12%)	\$ 909,879	\$ 909,879
1	LS	Environmental Permitting (3%)	\$ 168,496	\$ 168,496
1	LS	Construction Staking (1.5%)	\$ 84,248	\$ 84,248
1	LS	Construction Administration (3%)	\$ 168,496	\$ 168,496
SUBTOTAL				1,331,119.33
COST PER ACRE				
Total (6 + Professional Services)			\$	9,036,633
Developable Acres Served (total area less roads)				57.9
Cost per Developable Acre			\$	156,137
Cost per Developable Square Foot			\$	3.55

Industrial AREA: 793.03 ACRES (development area)

Unit		Description of Work	Unit Price	
Administration				
1	LS	Equipment Mobilization (5%)	\$ 658,052.00	\$ 658,052
1	LS	Project Maintenance, Erosion Control, Watering, Clearing and Grubbing (2%)	\$ 263,221.00	\$ 263,221
1	LS	Construction Bonds and Permits (1%)	\$ 131,611.00	\$ 131,611
				\$ 1,052,884
Roads				
19,190	LF	Industrial Roadway	\$ 336.00	\$ 6,447,840
				\$ 6,447,840
Open Space				
0	AC	Open Space	\$ 1,000.00	\$ -
				\$ -
Railroad				
0	LF	New Track (Southeast Industrial Loop)	\$ 150.00	\$ -
0	LF	New Track (Southeast Industrial Spur)	\$ 150.00	\$ -
0	LF	New Track (Northwest Industrial Loop and Extension to Horn Rapids)	\$ 150.00	\$ -
1	EA	At-Grade Crossing (Includes Concrete Planks, Re-Laying the Tracks, Control Arms, Bungalow, Etc)	\$ 400,000.00	\$ 400,000
				\$ 400,000
Utilities				
Utility Misc				
10	EA	Pothole Existing Utilities	\$ 200.00	\$ 2,000
Sewer				
1	LS	Decomissioning Pump Station	\$ 10,000.00	\$ 10,000
8,626	LF	12" Gravity Sewer Includes Excavation, Trench Safety, Backfill (Std. Rigid PVC conforming to ASTM D-1784)	\$ 26.50	\$ 228,589
8,792	LF	8" Gravity Sewer Includes Excavation, Trench Safety, Backfill (Std. Rigid PVC conforming to ASTM D-1784)	\$ 22.50	\$ 197,820
44	EA	48" San. Manholes (Approx 400' Spacing)	\$ 2,450.00	\$ 107,800
6	EA	Connection to Ex. Main	\$ 1,500.00	\$ 9,000
Water				
4	EA	Hot-tap Existing	\$ 2,500.00	\$ 10,000
14,061	LF	12" Ductile Iron Water Main (Includes 2-Tees, 1-Cross, and all valves, TB, etc.)	\$ 40.00	\$ 562,440
1,120	LF	8" Ductile Iron Water Main (Includes 2-Tees, 1-Cross, and all valves, TB, etc.)	\$ 25.00	\$ 28,000
Irrigation				
4	EA	Tap Existing Irrigation	\$ 1,500.00	\$ 6,000
706	LF	10" PVC Water Main (Includes 2-Tees, 1-Cross, and all valves, TB, etc.)	\$ 25.00	\$ 17,650
Power Transmission				
1	EA	New Substation	\$ 3,750,000.00	\$ 3,750,000
29,198	LF	OH Transmission	\$ 45.00	\$ 1,313,910
2,799	LF	OH Distribution	\$ 25.00	\$ 69,975
				\$ 6,313,184
(1) SUBTOTAL CONSTRUCTION			\$ 13,161,024.00	
(2) Administration			\$ 1,052,884.00	
(3) Planning Level Contingency (25%)			\$ 3,553,477.00	
(4) SUBTOTAL CONSTRUCTION (1+2+3)			\$ 17,767,385.00	
(5) Tax (8.6% of Water, Power, and Sewer)			\$ 538,491.92	
(6) Construction Total (4+5)			\$ 18,305,876.92	
PROFESSIONAL SERVICES				
1	LS	Engineering and Geotechnical (12%)	\$ 2,132,086	\$ 2,132,086
1	LS	Environmental Permitting (3%)	\$ 394,831	\$ 394,831
1	LS	Construction Staking (1.5%)	\$ 197,415	\$ 197,415
1	LS	Construction Administration (3%)	\$ 394,831	\$ 394,831
SUBTOTAL			3,119,163.00	
COST PER ACRE				
Total (6 + Professional Services)			21,425,039.92	
Developable Acres Served (total area less roads)			692	
Cost per Developable Acre			\$ 30,983	
Cost per Developable Square Foot			\$ 0.71	

Appendix C - Resolution No. 51-11



COPY

RESOLUTION NO. 51-11

A RESOLUTION of the City of Richland adopting the updated Horn Rapids Master Plan for the continued development of the Horn Rapids Industrial Park and Horn Rapids Business Center.

WHEREAS, on February 5, 1995 the Richland City Council adopted Resolution 8-95, approving the Horn Rapids Business Center Master Plan; and

WHEREAS, the Horn Rapids Business Center Master Plan neither reflects current market considerations nor does it provide for future development; and

WHEREAS, the proposed update of the Horn Rapids Master Plan was developed in consultation with city staff from Public Works, Energy Services, Planning, Economic Development and Parks and Recreation; and

WHEREAS, the proposed update of the Horn Rapids Master Plan was presented to the Richland Planning Commission at workshop on February 9, 2011 and March 9, 2011 where the plan was updated to indicate that the utilities along the Logston right-of-way would be realigned to minimize impacts to the wetlands while retaining a gravity fed sewer system; and

WHEREAS, the proposed update was presented to the Richland Planning Commission at their April 27, 2011 regular meeting where the Commission made a motion to recommend that Council adopt the Horn Rapids Master Plan; and

WHEREAS, the proposed update was presented to the Richland Economic Development Committee on March 28, 2011 and on May 16, 2011 where the Committee made a motion to recommend that Council adopt the Horn Rapids Master Plan; and

WHEREAS, the proposed update was presented to the Richland Parks and Recreation Commission at their April 14, 2011 meeting for comment; and

WHEREAS, the proposed update was presented to the Horn Rapids Home Owners Association Board of Directors on April 21, 2011, the presentation of which was advertised to the general membership of the Association and where at least 35 residents attended the meeting; and

WHEREAS, the proposed update has been available on the City's web site and open for comment for 90 days; and

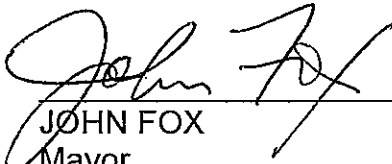
WHEREAS, the proposed update to the Horn Rapids Master Plan provides a plan and guidelines for the future development of the Horn Rapids Industrial Park and the Horn Rapids Business Center given current market conditions.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, Washington that the update to the Horn Rapids Master Plan is adopted and replaces the February 5, 1995 Master Plan in its entirety.

BE IT FURTHER RESOLVED that the Horn Rapids Master Plan provides a guide to developing the Horn Rapids Industrial Park and Horn Rapids Business Center, but actual development of this area will be subject to changing market conditions and other development requirements and will be modified from time to time with no further regulatory process other than that which may be required by law.

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

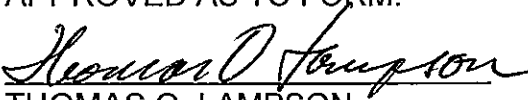
ADOPTED by the City Council of the City of Richland, at a regular meeting on the 6th day of September, 2011.


JOHN FOX
Mayor

ATTEST:


MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:


THOMAS O. LAMPSON
City Attorney

MacKay  Sposito

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable:
Horn Rapids Master Plan Update
2. Name of applicant:
City of Richland
3. Address and phone number of applicant and contact person:
City of Richland
Attn: Darin Arrasmith
505 Swift Blvd.
Richland, WA 99352
4. Date checklist prepared:
January 2016
5. Agency requesting checklist:
City of Richland

6. Proposed timing or schedule (including phasing, if applicable):
Development of the Horn Rapids Master Plan (HRMP) area will occur in phases. Development of each lot will occur over time and depend upon market factors and tenant needs. This SEPA Checklist is to address updates to the master plan which will be approved in Spring of 2016.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Other than development of the various phases over time and construction of buildings on the lots, no future additions, expansions, or further activities are currently anticipated for the Horn Rapids Master Plan area. Roads and properties with the HRMP area are being actively developed per the master plan.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
The following environmental information has been prepared for the HRMP area.
- ***Wetland Delineation Report, February 2010***
 - ***Wetland Mitigation Plan, February 2011***
 - ***Wetland Boundary Verification and Wetland Buffer Mitigation Plan, March 2014***
 - ***Department of Ecology Authorization for Work – Order #106624***
 - ***This SEPA Checklist, November 2015***
 - ***Separate environmental reports may have been done with the individual site plans previously approved within the HRMP area.***
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known.
10. List any government approvals or permits that will be needed for your proposal, if known.
- ***Master Plan Update Approval***
 - ***SEPA Approval***
- Future individual site plan reviews and possible SEPA threshold determinations through the City of Richland will be necessary for development on each lot within the HRMP area.***
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The HRMP area is an approximate 1,064 acre industrial and business center which provides employment and business opportunities for the region. The City of Richland is requesting to update the approved Master Plan by:
- ***Providing planning level alignments for future industrial and business center roadways.***
 - ***Providing planning level routing for utilities such as water, sewer, irrigation water, and electrical.***
 - ***Identifying the land use boundaries for the business center and industrial park***

• **Identifying, protecting and providing advance mitigation for wetland areas existing within the HRMP area.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
The site encompasses approximately 1,064 acres and is located between Horn Rapids Road, Stevens Drive, and State Route 240 (SR 240). (See Attached Vicinity Map)

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other **The site has rolling topography.**
- b. What is the steepest slope on the site (approximate percent slope)?
Due to the rolling topography, there are very little to no steep slopes. The average slope throughout the site is around 6-10%.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
According to the Natural Resource Conservation Survey map, the soils found on site are BbD, BIA, BID, FeA, QuD, and Que. Portions of the site were used to produce field crops, such as potatoes and corn. No soils will be removed as part of this non-project SEPA action.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
Grading will be necessary to establish desired surface drainage flow for stormwater conveyance, and prepare development ready lots. However, this non-project SEPA Checklist addresses the master plan update only and does not cover specific grading quantities. Future construction activities will be reviewed under separate SEPA Checklists.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
This is a non-project SEPA checklist for the master plan update. No erosion will occur as a result of this application.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
This is a non-project SEPA checklist. No development will occur as a result of this application. At this time, it is not possible to know what percent of the site will be covered with impervious surfaces.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
No measures are proposed. This is a non-project SEPA checklist. No erosion will occur as a result of this application. Future construction activities will be reviewed under separate SEPA Checklists and will be subject to compliance with Washington State storm water regulations.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
No emissions will occur related to this proposal which is solely for approval of the updates to the Horn Rapids Master Plan.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Emissions from existing businesses area may affect the property, however they are not anticipated to detrimentally impact the Horn Rapids Master Plan area as they are regulated by the same emissions standards that will govern the future businesses within the business park.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None proposed. This is a non-project SEPA Checklist for master plan update. No emissions will be generated from this application. Future construction activities will be reviewed under separate SEPA Checklists and will be subject to compliance with Benton Clean Air Authority regulations.

3. Water

- a. Surface Water:
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
Yes, Shannon & Wilson, Inc. has identified nine wetlands within the HRMP area. These nine wetlands generally correspond to the ten wetlands delineated in 1994 and are identified in the Wetland Report, dated Feb 2010, as Wetlands A-F and H-J. The total area of wetlands identified and delineated is approximately 609,764 sq.ft. (14.0 acres).

Wetland	Size	Category
Wetland A	32,303 sq.ft. (.74 acres)	III
Wetland B	182,651 sq.ft. (4.19 acres)	II

Wetland C	2,387 sq.ft. (.05 acres)	II
Wetland D	210,786 sq.ft. (4.84 acres)	II
Wetland E	4,517 sq.ft. (.10 acres)	II
Wetland F	44,475 sq.ft. (1.02 acres)	III
Wetland H	32,915 sq.ft. (.70 acres)	III
Wetland I	560 sq.ft. (.01 acres)	III
Wetland J	99,170 sq.ft. (2.28 acres)	II

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No. This is a non-project SEPA. No work will occur in or near surface waters. Future development within the HRMP will be required to comply with the City's Critical Areas Ordinance.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
This is a non-project SEPA Checklist. No filling or dredging will occur with this application.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No. This is a non-project SEPA Checklist. None of the future development anticipated within the site will require surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No, neither this current non-project proposal nor future development within the HRMP area will lead to waste materials being discharged to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn from the existing well for drinking water purposes. Drinking water to the HRMP area is and will be provided by the City of Richland. The existing irrigation well will withdraw water that will be used to supplement water to the proposed wetlands. This will be done under the City's original water rights.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste materials will be discharged into the ground within the HRMP area. Public sewer is provided by the City of Richland.

c. Water runoff (including stormwater):

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

This proposal is solely for approval of master plan updates and does not involve creation of impervious surfaces.

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

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A.

- 4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None. This is a non-project SEPA Checklist. Future development of property within the HRMP area will require compliance with current state and local regulations for storm water management.

4. Plants

- a. Check the types of vegetation found on the site:

☒ deciduous tree: **Russian olive, Weeping willow, Black Cottonwood**

☒ evergreen tree: none

☒ shrubs: **Bitter brush, Rabbit brush, Sage brush, Cluster rose, Coyote willow, Douglas Spirea**

☒ grass: **Sandberg's bluegrass, bluebunch wheatgrass, indian ricegrass, needle-and-thread bunchgrass, squirreltail bunchgrass.**

☐ pasture

☒ crop or grain: **corn, wheat, alfalfa, and potatoes.**

☐ Orchards, vineyards or other permanent crops.

☒ wet soil plants: **cattail, hardstem bullrush, spotted knapweed**

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

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

Vegetation will not be removed for this non-project SEPA proposal.

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

None known.

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

No landscaping will occur as part of this non-project SEPA proposal. However, ornamental landscaping has been planted around the existing office buildings within the business park.

- e. List all noxious weeds and invasive species known to be on or near the site.

Knapweed exists on site.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, elk, other:

fish: bass, salmon, trout, – exist within the Yakima and Columbia rivers

nearby.

- b. List any threatened and endangered species known to be on or near the site.

No endangered species are known to be on site.

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

This site is not known to be part of any specific route, but the entire region is part of the Pacific Flyway.

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

None proposed as part of this non-project SEPA proposal.

Future construction activities will be reviewed under separate SEPA Checklists.

- e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and natural resources

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

This proposal will not produce any energy needs.

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

No.

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

N/A. None proposed for this non-project SEPA. Future development within the HRMP area will comply with the current provisions of the state energy code.

7. Environmental health

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

No such hazards will be generated by this proposal, which is solely for approval of master plan updates.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No such hazards will be generated by this proposal, which is solely for approval of master plan updates.

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

No special emergency services will be required for this non-project SEPA proposal.

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

No measures are proposed. This is a non-project SEPA checklist for approval of master plan updates.

b. Noise

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

Noise from existing tenant businesses with the HRMP area exist but will not affect this non-project SEPA proposal.

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

This non-project SEPA action will not generate any noise.

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

None proposed. This non-project SEPA action will not generate any noise.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
The HRMP area currently contains some industrial park tenants. This proposal to update the current master plan will not affect current land uses on nearby or adjacent properties. Adjacent property uses are as follows:
- West: Horn Rapids Landfill***
South: Horn Rapids Community and Golf Course
East: Port of Benton Industrial Properties
North: Hanford Nuclear Reservation
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
Yes. Currently portions of the property are used for farming. None of the property has been designated as agricultural lands of long term significance. Current farming operations are interim uses until land are developed for industrial use.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No. Farming is an interim use until the property is converted to industrial use.
- c. Describe any structures on the site.
Existing structures are broken out into two areas, the business center and the industrial land. In the business center building range from 8,000 to 25,000 sf metal warehouse buildings and CMU/stick built office buildings. The industrial areas house 70,000 to 600,000 sf food production and warehousing facilities
- d. Will any structures be demolished? If so, what?
No structures will be demolished as part of this non-project SEPA action.
- e. What is the current zoning classification of the site?
Medium Industrial, Heavy Manufacturing, and general business
- f. What is the current comprehensive plan designation of the site?
Industrial
- g. If applicable, what is the current shoreline master program designation of the site?
NA
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Yes. Nine wetlands areas have been delineated within the HRMP area:

Wetland	Size	Category
Wetland A	32,303 sq.ft. (.74 acres)	III
Wetland B	182,651 sq.ft. (4.19 acres)	II
Wetland C	2,387 sq.ft. (.05 acres)	II
Wetland D	210,786 sq.ft. (4.84 acres)	II
Wetland E	4,517 sq.ft. (.10 acres)	II
Wetland F	44,475 sq.ft. (1.02 acres)	III
Wetland H	32,915 sq.ft. (.70 acres)	III
Wetland I	560 sq.ft. (.01 acres)	III
Wetland J	99,170 sq.ft. (2.28 acres)	II

- i. Approximately how many people would reside or work in the completed project?
This is a non-project SEPA Checklist for approval of master plan updates. At this time it is not possible to know how many people would work in the fully built out HRMP area since employee counts will be based on future tenants.
- j. Approximately how many people would the completed project displace?
This is a non-project SEPA checklist for master plan updates. No people will be displaced.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
NA
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Future development within the HRMP area will be governed by City zoning regulations and will be required to meet performance standards related to smoke, dust, emissions, noise, vibration, odor, and release of toxic or noxious gases.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
There are no agricultural or forest lands of long term commercial significance with the HRMP area.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No residential units are proposed with this non-project SEPA.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Not Applicable.
- c. Proposed measures to reduce or control housing impacts, if any:

Not Applicable.

10. Aesthetics

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

Not Applicable. This is a non-project SEPA Checklist for approval of master plan updates. No development is proposed. Building height would be restricted by City zoning regulations and FAA standards.

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

Not Applicable.

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

Not Applicable.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal associated with this SEPA checklist is for master plan updates only. No light or glare will be produced by this application.

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

No light or glare will be produced by this application. Future development will be reviewed under separate SEPA Checklists.

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

Existing lights within the industrial park exist but will not affect this proposal.

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

Future development within the HRMP will have to comply with City outdoor lighting standards.

12. Recreation

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

Within the project area the city owns and manages a four field sports complex that supports Babe Ruth in Richland Wa. There is a golf course that is adjacent land uses to the south. The comprehensive plan also designates a regional trail that would parallel SR 240 along the entire southern portion of the project area.

- b. Would the proposed project displace any existing recreational uses? If so, describe.
No existing recreational uses will be displaced.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None needed with this non-project SEPA action.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
None known.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None known.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
This an existing industrial park. Previous Archaeological data maps do not indicate any evidence of cultural or historical resources.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
None needed.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [
The site is bounded by and accessed by Horn Rapids Road, Stevens Drive, and SR 240. Internal public roads provide circulation and access to the individual lots within the HRMP area.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
No. Transit is not available in this area.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
Not Applicable. No development is proposed with this SEPA Checklist.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
The HRMP proposes the construction of new roads within the master plan

area. See Figure 9 Transportation Plan.

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

Yes, there is an existing rail line and rail loop system that serves the HRMP area.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Development within the HRMP will generate additional vehicular traffic. Specific traffic volumes are not known at this time.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

Future improvements to control transportation impacts include signalization at Kingsgate and SR 240, Twin Bridges Roads and SR 240, and Robertson Road and SR 240.

15. Public Services

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

Future development will result in additional need for public services.

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

None needed. All future businesses within the HRMP area will pay taxes, portions of which will cover public services.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system.

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

Future utility extensions will be required to the HRMP area as development occurs.

C. SIGNATURE

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

Signature: Darin K. Arrasmith

Name of signee: Darin K. Arrasmith

Position and Agency/Organization: Economic Development

Date Submitted: 1/29/2016

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
Development within the HRMP could likely result in discharge to water; emissions to the air, production, storage, or release toxic or hazardous substances. Specific quantities are unknown at this time.

Proposed measures to avoid or reduce such increases are:

Future development will be required to comply with current regulations concerning air quality, storm water management and fire hazards.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
The checklist did not identify any threatened or endangered species are present within the HRMP site. Development of the HRMP will result in the removal of vegetation and decrease of animal habitat. Wetland areas within the HRMP are designated for protection and enhancement.

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

Designated wetland areas will be conserved and protected.

3. How would the proposal be likely to deplete energy or natural resources?
Development of property within the HRMP will result in additional energy use.

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

Future building construction will require compliance with current state energy code.

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

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

Development that would occur adjacent to wetlands will be subject to compliance with the City's Critical Areas Ordinance that will ensure that wetlands are protected and/or impacts mitigated.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
The HRMP is intended to implement the City's land use plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:
Future development that is consistent with the City's comprehensive plan and with the HRMP will not likely need to be mitigated.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
Demands placed on transportation and public services and utilities will vary depending upon the specific projects that may locate within the HRMP area in the future.

Proposed measures to reduce or respond to such demand(s) are:
The master plan proposes future extensions of streets and utilities.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
No conflicts are anticipated.



File No. EA2016-05

CITY OF RICHLAND
Determination of Non-Significance

Description of Revised Proposal: Update to the Horn Rapids Master Plan.

Proponent: City of Richland Economic Development

Location of Proposal: North of State Route 240, South of Horn Rapids Road, East of Twin Bridges Road.

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 including a JARPA application. This information is available to the public on request.

- () There is no comment for the DNS.
- (X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from January 22, 2016. **As requested, the comment period, which had originally been set to expire on February 22nd has been extended for a period of one week. Comments must be submitted by February 29, 2016.**
- () 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: February 22, 2016

Signature _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Items of Business

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Ordinance No. 15-16, Vacation of a Portion of Wellhouse Loop for Duportail Street Extension Project (for second reading and passage)

Department:
Public Works

Ordinance/Resolution Number:
15-16

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 15-16, Vacating a Portion of Wellhouse Loop for the Duportail Street Extension Project

Summary:

The Duportail Street Extension project between Thayer Drive and Wellsian Way requires a new intersection with Wellhouse Loop. Realignment of a portion of Wellhouse Loop is necessary to create this new intersection.

As a result, a portion of existing Wellhouse Loop right-of-way is no longer needed for street purposes and staff is proposing it be vacated.

RCW 35.79 provides for the authority and process for the City to vacate street rights-of-way when they are no longer needed.

Staff is proposing that the vacated portions of Wellhouse Loop right-of-way be offered to the abutting property owners for purchase at fair market value in accordance with State and Federal guidelines.

Council adopted Resolution No. 40-16 on February 16, 2016 setting the time and place of a public hearing thereon for March 15, 2016. A hearing was held by the City Council to receive public testimony. No testimony was received.

Fiscal Impact:
Yes

The vacant property will be offered for purchase by the abutting property owner at fair market value prices. This may result in revenue to the City of \$10,000 or more, if the abutting owners pursue the available property.

Attachments:

I. Ord. No. 15-16 - Wellhouse Loop Vacation

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 15-16

An ORDINANCE of the City of Richland vacating a portion of Wellhouse Loop.

WHEREAS, on September 18, 1978, City Council adopted Ordinance No. 53-78 establishing Local Improvement District No. 126, known as Wellhouse Loop Road LID to construct Wyman Street and a portion of Wellhouse Loop; and

WHEREAS, on October 15, 1979, Council adopted Ordinance No. 84-79 establishing Local Improvement District No. 139, known as Wellhouse Loop Phase 2 LID to complete the construction of Wellhouse Loop and Wyman Street; and

WHEREAS, on January 5, 2016, Council adopted Ordinance No. 02-16 establishing and dedicating the rights-of-way for Wellhouse Loop and Wyman Street; and

WHEREAS, acquisition of the rights of way for Wellhouse Loop and Wyman Street came with nominal cost to the City; and

WHEREAS, the City is currently designing the extension of Duportail Street between Thayer Drive and Wellsian Way, known as the Duportail Street Extension project; and

WHEREAS, the extension of Duportail Street requires a new intersection with Wellhouse Loop; and

WHEREAS, the alignment of this intersection creates excess existing Wellhouse Loop right-of-way that is no longer needed for street purposes; and

WHEREAS, RCW 35.79 provides the authority and process for the City to vacate street rights-of-way when no longer needed; and

WHEREAS, at a regularly scheduled Council meeting on February 16, 2016, the Richland City Council, by Resolution No. 40-16, set the time and place of a hearing thereon for the 15th day of March, 2016, 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.

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

Section 1. The portion of Wellhouse Loop right-of-way, as described below and shown in Exhibit A is hereby ordered to be vacated, subject to the provisions of RCW 35.79. The vacated right-of-way will be made available to the abutting property owners for purchase at fair market value.

A portion of the Northeast $\frac{1}{4}$ of Section 15 Township 9 North, Range 28 East, W.M., City of Richland, Benton County, Washington, described as follows:

Beginning at the Southwest corner of Lot 1 Short Plat No. 2294 as recorded in Volume 1 of Short Plat, on Page 2294 records of said County and State; Thence North $89^{\circ}08'47''$ East a distance of 245.74 feet along the South line of said Lot 1 to a point located at D-line Station 44+10.22 at 35.00 feet left, as shown on City of Richland Duportail Street Extension right-of-way map filed under C3-084(CRR) City of Richland Records, and the beginning of a 615.00 foot radius non-tangent curve having a radial bearing of South $31^{\circ}21'39''$ East; Thence Northeasterly a distance of 59.84 feet along the arc of said curve through a central angle of $05^{\circ}34'30''$ to a point on the Northerly right-of-way of Wellhouse Loop said point is located at D-line Station 44+66.65 at 35.00 feet left, as shown on City of Richland Duportail Street Extension right-of-way map filed under C3-084(CRR) City of Richland Records, and the **TRUE POINT of BEGINNING**, and the beginning of a 230.00 foot radius non-tangent curve having radial bearing of South $39^{\circ}04'41''$ East; Thence Northeasterly a distance of 153.44 feet along the arc of said curve and said right-of-way through a central of $38^{\circ}13'28''$ to its point of tangency; Thence North $89^{\circ}08'47''$ East a distance of 18.07 feet leaving said curve along said Northerly right-of-way of Wellhouse Loop to the beginning of a 615.00 foot radius non-tangent curve having a radial bearing of South $10^{\circ}06'19''$ East; (having a common radius point with the aforementioned 615.00 foot radius curve); Thence Southwest a distance of 168.31 feet along the arc of said

curve through a central angle of 15°40'50" leaving said right-of way back to the true point of beginning.

Containing 1,081.9 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached Exhibit "A" Page 1 of 2.

And

A portion of the Northeast ¼ of Section 15 Township 9 North, Range 28 East, W.M., City of Richland, Benton County, Washington, described as follows:

Beginning at the Southeast corner of a Parcel described by Real Estate Contract recorded under Auditors File No. 2010-033706, records of said County and State; Thence North 00°51'13" West a distance of 184.54 feet along the East line of said Parcel to the beginning of a 547.00 foot radius non-tangent curve having a radial bearing of South 16°15'55" East; Thence Southwesterly a distance of 106.57 feet along the arc of said curve leaving said East line through a central angle of 11°09'45" to a point on the Southerly right-of-way of Wellhouse Loop and a point located at D-line Station 44+50.16 at 33.00 feet right, as shown on City of Richland Duportail Street Extension right-of-way map filed under C3-084(CRR) City of Richland Records and the **TRUE POINT of BEGINNING**, and the beginning of a 170.00 foot radius non-tangent curve having a radial bearing of South 49°31'26" East; Thence Southwesterly a distance of 122.63 feet along the arc of said curve and said Southerly right-of-way through a central angle of 41°19'44" to its point of tangency; Thence South 00°51'11" East a distance of 34.18 feet along the now East right-of way of said Wellhouse Loop, to the Southwest corner of said Parcel described by Real Estate Contract recorded under Auditors File No. 2010-033706 and the Northwest corner of a Parcel "I" described by Statutory Warranty Deed recorded under Auditor's File No. 90-13543; Thence continuing South 00°51'11" East a distance of 51.24 feet along said East right-of way and the West line of said Parcel "I"; Thence North 50°21'29" West a distance of 78.90 feet leaving said East right-of-way and West line to a point on the West right-of-way of said Wellhouse Loop and the East line of a Parcel described by Statutory Warranty Deed recorded under Auditor's File No. 2014-003013; Thence North 00°51'11" West a distance of 34.18 feet along said West right-of-way and East line to the beginning of a 230.00 foot radius tangent curve to the right; Thence Northerly a distance of 15.11 feet along the arc of said curve and said West right-of-way and East line to a point located at D-line Station 42+99.32 at 56.77 feet right, as shown on City of Richland Duportail Street Extension right-of-way map filed under C3-084(CRR) City of Richland Records, to the beginning of a 550.00 foot radius non-tangent curve having a radial bearing of South 51°51'26" East;

Thence Northeasterly a distance of 141.15 feet along the arc of said curve leaving said West right-of-way of said Wellhouse Loop and said East line of said Parcel described by Statutory Warranty Deed recorded under Auditor's File No. 2014-003013, back to the true point of beginning.

Containing 7,245.7 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached Exhibit "A",
Page 2 of 2.

Section 2. 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 3. 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 5th day of April, 2016.

ROBERT J. THOMPSON
Mayor

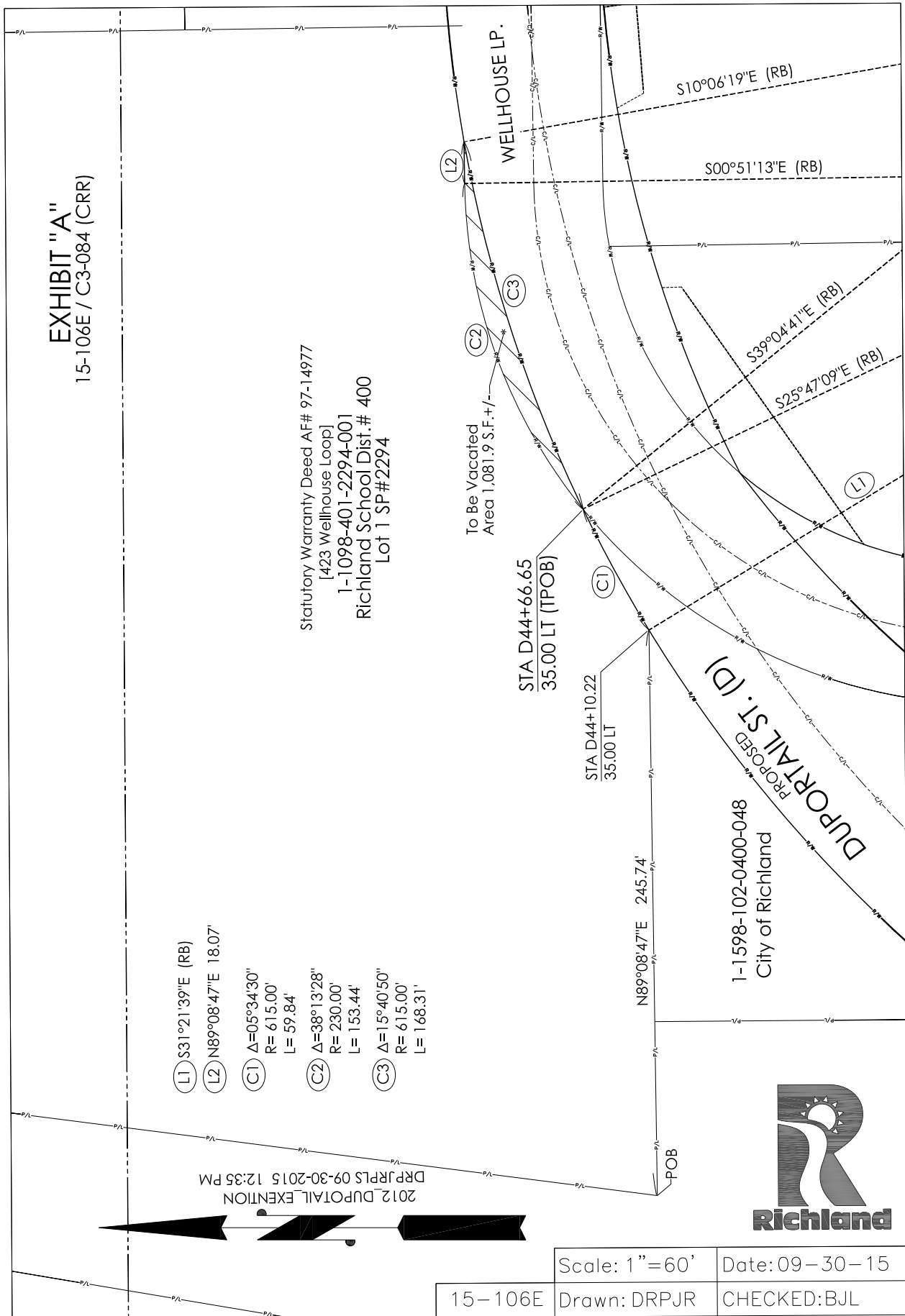
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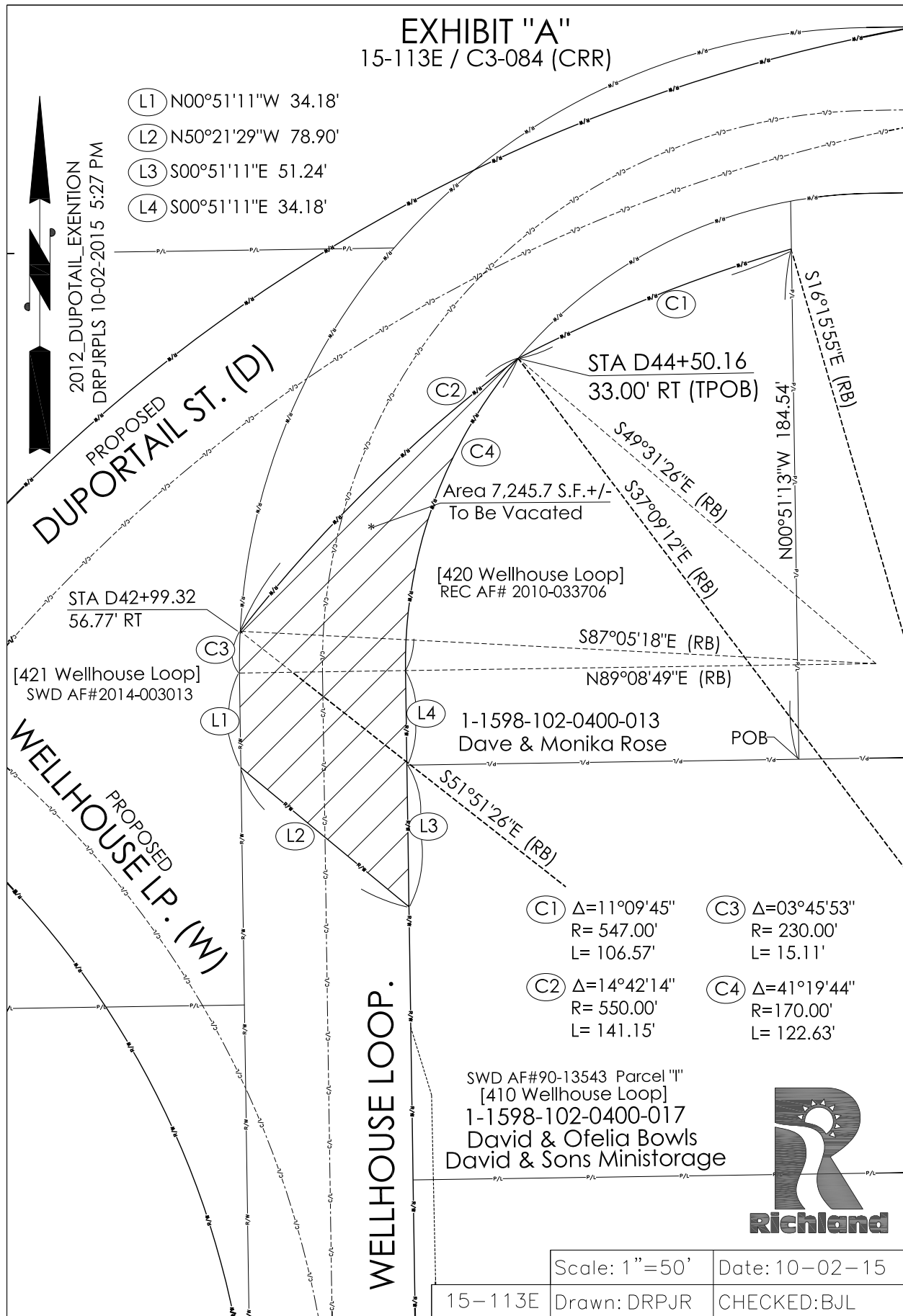
APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: April 10, 2016







COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Reports and Comments

Key Element:

Subject:
City Manager

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Reports and Comments

Key Element:

Subject:
City Council

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 04/05/2016

Agenda Category: Reports and Comments

Key Element:

Subject:
Mayor

Department:
City Council

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments: