



City Council Meeting Schedule January 2018

January 2, 2018

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

January 9, 2018

Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Open Public Meetings/Public Records
2. Parliamentary Procedures/Council Policies
3. Boards & Commission Appointments
4. Legislative Priorities

January 16, 2018

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

January 23, 2018

Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Hanford Communities Update
2. Transportation System Plan Update

January 30, 2018

Tuesday, 6:30 p.m.

NO MEETING

To assure disabled persons the opportunity to participate in or benefit from City services, please provide twenty-four (24) hour advance notice for additional arrangements to reasonably accommodate special needs.

Please be advised that all Kennewick City Council Meetings are Audio Taped

January 2018
Updated 12/27/17



CITY COUNCIL REGULAR MEETING AGENDA

**Tuesday, January 2, 2018 at 6:30 p.m.
City Hall Council Chambers | 210 W. 6th Ave**

1. CALL TO ORDER

Pledge of Allegiance/Welcome

- Oath of Offices
- Roll Call
- Election of Mayor and Mayor Pro Tem

HONORS & RECOGNITIONS

2. APPROVAL OF AGENDA

3. CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Kennewick City Council for reading and study, are considered to be routine, and will be enacted by one motion of the Council with no separate discussion.

- a. Minutes of Regular Meeting of December 5, 2017.
- b. (1) Motion to approve Claims Roster for December 8, 2017.
(2) Claims Rosters for the Toyota Center Operations and Box Office Accounts for October 2017.
- c. Motion to approve Payroll Roster for November 30, 2017.
- d. Motion to authorize the Mayor to sign the Economic Development Agreement with Fuse.
- e. Motion to authorize the Mayor (Mayor (or in his absence the Mayor Pro Tem) to sign the final plat of Meadows at Southridge contingent upon payment of fees, bonding for incomplete street and landscape work, recorded maintenance agreement and CC&R's.
- f. Motion to authorize the Mayor (or in his absence the Mayor Pro Tem) to sign the final plat of Irving Square Phase 1 contingent upon payment of fees, bonding for incomplete street and landscape work, recorded maintenance agreement and CC&R's.
- g. Motion to award Contract P1715-17 (2017 Water/Sewer CIP Phase 2) to Sharpe & Preszler Construction Co., Inc. in the amount of \$692,471.19, plus a 10% construction contingency amount of \$69,247.12, for a total amount of \$761,718.31.
- h. Motion to authorize the Mayor (or in his absence the Mayor Pro Tem) to sign the final plat of Cedar Village Phase 1 contingent upon payment of fees, providing a landscaping plan and bonding for incomplete street & landscape work.
- i. Motion to authorize the Public Works Director to sign Administrative Settlements for right of way required for the construction of the W. Metaline Avenue Reconstruction Project.

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CITY COUNCIL REGULAR MEETING AGENDA

Tuesday, January 2, 2018 at 6:30 p.m.

City Hall Council Chambers | 210 W. 6th Ave

- j. Motion to award Contract 17-029 (Hansen Park Improvements Contract) to Total Site Services in the amount of \$388,035.64 and authorize the City Manager to sign the contract.
- k. Motion to authorize the Mayor to sign an Easement Agreement and Easement Deed with the Kennewick Irrigation District.

4. VISITORS

5. ORDINANCES/RESOLUTIONS

- a. (1) Ordinance 5740: Amending KMC 4.12.110 relating to Comprehensive Plan Amendment and Area-Wide Rezone Procedures.
(2) Ordinance 5741: Amending KMC 15.52.020 relating to Building and Structures Numbering System.
(3) Ordinance 5742: Amending KMC 18.09.940 relating to Heights of Building.
(4) Ordinance 5743: Amending KMC 18.12.010 A.2, 18.12.010 B.2 and 18.12.250 relating Zone Districts and Standards.
(5) Ordinance 5744: Amending KMC 18.27.030 relating to Accessory Building - Setback – Dimensions.
- b. Resolution 18-01: Public Art – W. 4th Ave/Columbia Center Blvd.

6. PUBLIC HEARINGS/MEETINGS

7. NEW BUSINESS

8. UNFINISHED BUSINESS

9. COUNCIL COMMENTS/DISCUSSION

10. ADJOURNMENT

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CITY OF KENNEWICK
CITY COUNCIL
Regular Meeting
December 5, 2017

1. CALL TO ORDER

Mayor Steve Young called the meeting to order at 6:30 p.m.

City Council and Staff Present:

Mayor Pro Tem Don Britain	Marie Mosley	Terry Walsh	Corey Osborn
Matt Boehnke	Greg McCormick	Vince Beasley	Cheryl Bolin
Greg Jones	Christina Palmer	Craig Littrell	Jon Correio
Paul Parish	Lisa Beaton	Trevor White	Carol Evans
Bob Parks	Cary Roe	Bruce Mills	Janelle Domarotsky
John Trumbo	Terri Wright	Jessica Foltz	
Mayor Steve Young	Dan Legard	John Noble	

Mr. Parks led the Pledge of Allegiance.

HONORS & RECOGNITIONS

Mayor Pro Tem Britain presented a plaque of appreciation to Janelle Domarotsky in honor of her 33-years of service.

Mayor Pro Tem Britain presented plaques of appreciation in honor of Council Members Bob Parks and Greg Jones whose terms will end December 31, 2017. He spoke of the contributions each has made to the City and thanked them for their service. Mayor Pro Tem Britain called a recess (lasting 15 minutes) for a reception honoring all those recognized tonight.

Mayor Pro Tem Britain reconvened the meeting stating that Mayor Young had to leave the meeting due to his illness and that he would be finishing the meeting tonight.

Mr. Trumbo requested that item 3.f. - Motion to approve and authorize the Mayor and City Manager to sign the three-year collective bargaining agreement between the City of Kennewick and the Kennewick Police Management Association (KPMA.) and item 3.g. - Motion to approve and authorize the Mayor and City Manager to sign the three-year collective bargaining agreement between the City of Kennewick and the Police Support Specialists (PSS.) be removed from the consent agenda for further discussion. These items were put under New Business as items 7.b. and 7.c.

2. APPROVAL OF AGENDA

Mr. Jones moved, seconded by Mr. Mr. Boehnke to approve the Agenda as amended. The motion passed unanimously.

3. APPROVAL OF CONSENT AGENDA

- a. Minutes of Regular Meeting of November 21, 2017.
- b. (1) Motion to approve Claims Roster for November 10, 2017.
(2) Motion to approve Claim Roster for November 22, 2017.
(3) Claims Roster for Columbia Park Golf Course Account for October 2017.
- c. Motion to approve Payroll Roster for November 15, 2017.
- d. Motion to cancel the December 19, 2017 Regular Council Meeting.
- e. Motion to accept the work of Allstar Construction Group, Inc. for Contract P1703-17, 2017 Community Pedestrian Crossing Improvements, in the amount of \$205,461.01.
- f. ~~Motion to approve and authorize the Mayor and City Manager to sign the three-year collective bargaining agreement between the City of Kennewick and the Kennewick Police Management Association (KPMA.)~~ Item was moved to New Business as item no. 7.b.
- g. ~~Motion to approve and authorize the Mayor and City Manager to sign the three-year collective bargaining agreement between the City of Kennewick and the Police Support Specialists (PSS.)~~ Item was moved to New Business as item no. 7.c.

- h. Motion to award the Contract 17-011 (City Janitorial Services) to ABM Industry Groups in the amount of \$1,055,183.07 over five years and authorize the City Manager to sign the contract.
- i. Motion to authorize the Mayor to sign the Supplemental Agreement No. 4, with GSI Water Solutions, Inc., to provide Cycle 05 ASR Pilot Testing, reporting and permanent reservoir permitting support.
- j. Resolution 17-34: Designating an applicant agent and signature authority for obtaining of federal and/or state emergency or disaster assistance funds.
- k. Motion to authorize the Mayor to sign the Clodfelter Blvd Right of Way Agreement between the City of Kennewick and Benton County.
- l. Resolution 17-35: Authorizing the Mayor to sign the Development Agreement with Tom Solbrack & John Michel.
- m. Motion to authorize the Mayor (or in his absence the Mayor Pro Tem) to sign the final plat of Ridge at Hansen Park Phase 1 contingent upon bonding for incomplete street & landscape work.
- n. Motion to authorize the Mayor (or in his absence Mayor Pro Tem) to sign the final plat of Cherry Creek Phase 3 contingent upon bonding for incomplete work, a maintenance agreement, and corrections made to the plat drawing.
- o. Motion to reject all bids for Contract 17-029 (Hansen Park Improvements.)
- p. Motion to authorize the City Manager to sign the Interlocal Agreement with the Port of Kennewick.

Mr. Parks moved, seconded by Mr. Parish to approve the Consent Agenda as amended. The motion passed unanimously.

4. VISITORS

The following spoke in support of Vista Field Master Plan:

Ed Frost, 609 W. Albany Ave, Kennewick
 Steve Simmons, 1606 S. Fillmore St, Kennewick
 Lori Mattson, Tri-City Regional Chamber President/CEO, 8812 W. 5th Ave, Kennewick
 Don Barnes, 2616 S. Kellogg St, Kennewick
 Larry Peterson, Director of Planning & Development, Port of Kennewick, 350 Clover Island Dr, Kennewick
 Steven Wiley, 3172 Willow Point Dr, Richland
 Jeff Brown, 2530 Albemarle Ct, Richland
 Jose Chavallo, 5927 W. Quinault Ave, Kennewick (also expressed concerns about the proposed round-a-bouts)
 Amanda Jones, 9342 W. 5th Pl, Kennewick
 Skip Novakovich, PO Box 5495, Kennewick
 Tim Arntzen, Port of Kennewick Manager, 350 Clover Island Dr, Kennewick
 Boyce Burdick, 414 Snyder St, Richland

The following spoke in opposition of Vista Field Master Plan

William McKay, 3516 W. 46th Ave, Kennewick (also expressed concerns about POK competing with private enterprise and property not being on the tax rolls.)

The following gave an update on the Boys & Girls Club:

Craig Eerkes, 4200 W. 43rd Ave, Kennewick
 Brian Ace, Boys & Girls Club Executive Director, 6003 W. 17th Ave, Kennewick

The following spoke in opposition of the strip club:

Anna Kessie, 913. Rd 46th, Pasco
 Susan Gray, 3703 W. Kennewick Ave, Kennewick

The following spoke in opposition of doing the City Manager's Review in public:

Chuck Torelli, 3314 S. Dennis Ct, Kennewick

The following spoke regarding the Wireless Communication Facilities:

Richard Busch, Attorney for AT&T, 25025 SE Klahanie Blvd, Issaquah, WA (support)
 Jim Millbauer, 713 S. Young Pl, Kennewick (question about fees charged on city owned property)

5. ORDINANCE/RESOLUTIONS

- a. (1) Ordinance 5728: ZOA 17-07 Adding KMC 18.09.1255, 18.09.1735, 18.09.2025, and 18.09.2065, relating to Definitions.
(2) Ordinance 5729: ZOA 17-07 Amending KMC 18.12.010 A.1 and Adds KMC 18.12.255, relating to Zone Districts and Standards.
(3) Ordinance 5730: ZOA 17-07 Adding KMC 18.42.105, relating to Land Use Permits.
Jessica Foltz, Assistant City Attorney reported on all three items.

ORDINANCE NO. 5728

AN ORDINANCE RELATING TO DEFINITIONS AND ADDING NEW SECTIONS 18.09.1255, 18.09.1735, 18.09.2025, AND 18.09.2065 TO THE KENNEWICK MUNICIPAL CODE

Mr. Parks moved, seconded by Mr. Parish to adopt Ordinance No. 5728. The motion passed unanimously.

ORDINANCE NO. 5729

AN ORDINANCE RELATING TO ZONING AND AMENDING SECTIONS 18.12.010 A.1 AND ADDING SECTION 18.12.255 TO THE KENNEWICK MUNICIPAL CODE

Mr. Boehnke moved, seconded by Mr. Parks to adopt Ordinance No. 5729. The motion passed unanimously.

ORDINANCE NO. 5730

AN ORDINANCE RELATING TO LAND USE PERMITS AND ADDING NEW SECTION 18.42.105 TO THE KENNEWICK MUNICIPAL CODE

Mr. Jones moved, seconded by Mr. Boehnke to adopt Ordinance No. 5730. The motion passed unanimously.

- b. (1) Ordinance 5731: Adopts the Vista Field Master Plan.
(2) Ordinance 5732: COZ 17-09, Port of Kennewick (Vista Field).
(3) Resolution 17-31: Development Agreement (Vista Field).
Greg McCormick, Planning Director, Lisa Beaton, City Attorney and Cary Roe, Public Works Director reported on all three items.

ORDINANCE NO. 5731

AN ORDINANCE ADOPTING THE VISTA FIELD REDEVELOPMENT MASTER PLAN AS A NEW ELEMENT OF THE COMPREHENSIVE PLAN

Mr. Jones moved, seconded by Mr. Parish to adopt Ordinance No. 5731. The motion passed 5 to 1. Mr. Trumbo opposed.

ORDINANCE NO. 5732

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK LOCATED IN VISTA FIELD FROM COMMERCIAL, REGIONAL (CR) TO URBAN MIXED USE (UMU) (COZ 17-09, PORT OF KENNEWICK)

Mr. Parish moved, seconded by Mr. Parks to adopt Ordinance No. 5732. The motion passed 5 to 1. Mr. Trumbo opposed.

RESOLUTION NO. 17-31

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF KENNEWICK AND PORT OF KENNEWICK

Mr. Jones moved, seconded by Mr. Parish to adopt Resolution No. 17-31. The motion passed 5 to 1. Mr. Trumbo opposed.

Mayor Pro Tem Britain called five minute recess to allow the supporters of the Vista Field Master Plan to leave. Meeting resumed at 8:33 p.m.

- c. (1) Ordinance 5733: Small Cell Deployments – Franchise and Permit and federally required review periods and adds Chapters 4.14 and 4.16 to the Kennewick Municipal Code.
(2) Ordinance 5734: Franchises for use of right-of-way and adds Chapter 5.20 to the Kennewick Municipal Code.
(3) Ordinance 5735: Interim Land Use related to Small Cell Facilities and amends Chapter 18.12.

Lisa Beaton, City Attorney reported on all three items.

ORDINANCE NO. 5733

AN ORDINANCE RELATING TO SMALL CELL DEPLOYMENTS: FRANCHISE AND SMALL CELL PERMIT AND FEDERALLY REQUIRED REVIEW PERIODS AND ADDING A NEW CHAPTER 4.14 AND CHAPTER 4.16 TO THE KENNEWICK MUNICIPAL CODE

Mr. Boehnke moved, seconded by Mr. Parks to adopt Ordinance No. 5733. The motion passed unanimously.

ORDINANCE NO. 5734

AN ORDINANCE RELATING TO FRANCHISES FOR USE OF THE RIGHT-OF-WAY AND ESTABLISHING AN EFFECTIVE DATE AND ADDING A NEW CHAPTER 5.20 TO THE KENNEWICK MUNICIPAL CODE

Mr. Jones moved, seconded by Mr. Boehnke to adopt Ordinance No. 5734. The motion passed unanimously.

ORDINANCE NO. 5735

AN ORDINANCE OF THE CITY OF KENNEWICK, WASHINGTON, ADOPTING INTERIM LAND USE REGULATIONS AND OFFICIAL CONTROLS PURSUANT TO RCW 35A.63.220 AND RCW 36.70A.390 BY: (1) AMENDING CHAPTER 18.12 ZONING DISTRICT STANDARDS TO AMEND SECTION 18.12.310 WIRELESS COMMUNICATIONS FACILITIES TO INTEGRATE THAT CHAPTER WITH NEW SMALL CELL REGULATIONS; (2) AMENDING CHAPTER 18.12 TO ADD A NEW SECTION 18.12.315 RELATING TO SMALL CELL DEPLOYMENTS OUTSIDE OF THE PUBLIC RIGHTS-OF-WAY; (3) AMENDING SECTION 18.30.010 RELATING GENERALLY TO THE HEIGHTS OF BUILDINGS AND STRUCTURES TO INCLUDE FACILITIES DESIGNATED FOR ELECTRO MAGNETIC RADIATION TRANSMITTAL; (5) AMENDING SECTION 18.12.310 TO EXEMPT CERTAIN SMALL CELL FACILITIES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY AND ELIGIBLE FACILITIES FROM THE COVERAGE OF THE CHAPTER, DECLARING AN EMERGENCY, ADOPTING FINDINGS AND ESTABLISHING AN IMMEDIATE EFFECTIVE DATE

Mr. Parish moved, seconded by Mr. Parks to adopt Ordinance No. 5735. The motion passed unanimously.

- d. Ordinance 5736: Park Impact Fee. Terry Walsh, Employee & Community Relations Executive Director reported.

ORDINANCE NO. 5736

AN ORDINANCE RELATING TO IMPACT FEES FOR PARKS AND ADDING A NEW CHAPTER 3.90 TO THE KENNEWICK MUNICIPAL CODE

Mr. Parks moved, seconded by Mr. Parish to adopt Ordinance No. 5736. The motion passed unanimously.

- e. Resolution 17-30: Wheat Road Right-of-Way Transfer to Benton County. Cary Roe, Public Works Director reported,

RESOLUTION NO. 17-30

A RESOLUTION TRANSFERRING RIGHT OF WAY ACQUIRED UNDER THE RIGHT OF WAY ACQUISITION AGREEMENT ENTERED INTO BY AND BETWEEN THE CITY OF KENNEWICK, A MUNICIPALITY OF THE STATE OF WASHINGTON AND HANSEN PARK LLC, TO BENTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON

Mr. Boehnke moved, seconded by Mr. Parks to adopt Resolution No. 17-30. The motion passed unanimously.

- f. Ordinance 5737: Clodfelter Blvd Right-of-Way Transfer to the City of Kennewick. Cary Roe, Public Works Director reported,

ORDINANCE NO. 5737

AN ORDINANCE REVISING THE CORPORATE BOUNDARY OF THE CITY OF KENNEWICK TO INCLUDE A PORTION OF CLODFELTER ROAD AND ALSO DECLARES THAT THE PROVISIONS OF THE ORDINANCE ARE SEVERABLE FROM ONE ANOTHER AND SETS FORTH THE EFFECTIVE DATE OF THE ORDINANCE AND PROVIDES FOR PUBLICATION BY SUMMARY

Mr. Jones moved, seconded by Mr. Boehnke to adopt Ordinance No. 5737. The motion passed unanimously.

- h. Ordinance 5738: Change of Zone (COZ 17-06) from Residential, Suburban (RS) to Residential, Low Density (RL) at 4001 S. Vancouver St. Greg McCormick, Planning Director reported.

ORDINANCE NO. 5738

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK LOCATED NORTH OF WEST 45TH AVENUE AT 4001 S VANCOUVER STREET FROM RESIDENTIAL SUBURBAN (RS) TO RESIDENTIAL LOW DENSITY (RL) (COZ 17-06, BEAUCHAMP)

Mr. Boehnke moved, seconded by Mr. Parks to adopt Ordinance No. 5738. The motion passed unanimously.

- i. Ordinance 5739: Change of Zone (COZ 17-07) from Residential, Low Density (RL) to Residential, Manufactured Homes (RMH) at 5927 & 6009 W. Quinault Ave and 1026 & 1048 N. Lincoln St. Greg McCormick, Planning Director reported.

ORDINANCE NO. 5739

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK LOCATED AT 5927 WEST QUINAULT AVENUE, 6009 WEST QUINAULT AVENUE, 1026 NORTH LINCOLN STREET AND 1048 NORTH LINCOLN STREET FROM RESIDENTIAL LOW DENSITY (RL) TO RESIDENTIAL, MANUFACTURED HOME (RMH) (COZ 17-07, CHAVALLO)

Mr. Boehnke moved, seconded by Mr. Parish to adopt Ordinance No. 5739. The motion passed unanimously.

6. PUBLIC HEARINGS/MEETINGS

- a. 2018 HUD Draft Annual Action Plan. Christina Palmer, Management Services Executive Director reported.

Public hearing was opened at 9:05 p.m.

The following spoke in support of the plan:

Ron Hue, 3906 S. Green St, Kennewick
Chuck Torelli, 3314 S. Dennis Ct, Kennewick

Public hearing was closed at 9:08 p.m.

Mr. Boehnke moved, seconded by Mr. Parks to approve the 2018 Draft Community Development Block Grant Annual Action Plan and funding recommendation. The motion passed unanimously.

- b. Resolution 17-33: Vacation of portions of public access, utility and irrigation easements located at 6562, 6624 & 7200 W. Brinkley Road. Cary Roe, Public Works Director reported.

Public hearing was opened and closed at 9:11 p.m. No public testimony was provided.

RESOLUTION NO. 17-33

A RESOLUTION OF THE CITY OF KENNEWICK DECLARING SURPLUS A PORTION OF CERTAIN PUBLIC ACCESS, UTILITY, AND IRRIGATION EASEMENTS LYING WITHIN 6562 WEST BRINKLEY ROAD, 6624 WEST BRINKLEY ROAD AND 7200 WEST BRINKLEY ROAD.

Mr. Parks moved, seconded by Mr. Parish to adopt Resolution No. 17-33. The motion passed unanimously.

7. NEW BUSINESS

- a. City Manager's Performance Review. Marie Mosley, City Manager reported.

Mayor Pro Tem Britain moved, seconded by Mr. Parks to award a three percent salary increase based on performance to City Manager Marie Mosley in 2018. The motion passed 5 to 1. Mr. Trumbo opposed.

Mayor Pro Tem Britain asked Mr. Trumbo to talk about the items he removed from the consent agenda to be discussed under New Business. Mr. Trumbo stated the reason for taking these two items to New Business (Items 7.b. and 7.c.) was to state on the record that he would be more considerate considering approving a contract if it were done in open negotiations.

- b. Motion to approve and authorize the Mayor and City Manager to sign the three-year collective bargaining agreement between the City of Kennewick and the Kennewick Police Management Association (KPMA.)

Mr. Jones moved, seconded by Mr. Boehnke motion to approve and authorize the Mayor and City Manager to sign the three-year collective bargaining agreement between the City of Kennewick and the Kennewick Police Management Association (KPMA.). The motion passed 5 to 1. Mr. Trumbo opposed.

- c. Motion to approve and authorize the Mayor and City Manager to sign the three-year collective bargaining agreement between the City of Kennewick and the Police Support Specialists (PSS.)

Mr. Jones moved, seconded by Mr. Parish to motion to approve and authorize the Mayor and City Manager to sign the three-year collective bargaining agreement between the City of Kennewick and the Police Support Specialists (PSS.). The motion passed unanimously.

8. UNFINISHED BUSINESS - None

9. COUNCIL COMMENTS/DISCUSSION - None

10. AJOURNMENT

Meeting was adjourned at 9:30 p.m.

Terri L. Wright, CMC
City Clerk

Council Agenda Coversheet



Agenda Item Number	3.b.(1)	Council Date	01/02/2018
Agenda Item Type	General Business Item		
Subject	Claims Roster		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

Consent Agenda	☒
Ordinance/Reso	☐
Public Mtg / Hrg	☐
Other	☐
Quasi-Judicial	☐

Recommendation

That Council approve the Claims Roster.

Motion for Consideration

I move to approve the Claims Roster dated December 8, 2017, in the amount of \$1,993,389.08, and comprised of check numbers 139057 through 139290 and wire transfer numbers 300310 and 300311.

Summary

The payments on this Claims Roster are comprised of the following issued 11/23/17-12/08/17:

Check numbers 139057 through 139290	\$1,943,012.22
Wire transfer number 300310	50,159.86
Wire transfer number 300311	217.00

Total	\$ 1,993,389.08

The above total excludes checks written for payment of refunds and collected amounts due to other entities.

Alternatives

None.

Fiscal Impact

\$1,993,389.08.

Through

Lynne Brown
Dec 13, 14:28:02 GMT-0800 2017

Dept Head Approval

Dan Legard
Dec 13, 15:02:42 GMT-0800 2017

City Mgr Approval

Marie Mosley
Dec 28, 10:51:06 GMT-0800 2017

Attachments: Claims Roster

☐ Recording
Required?

City of Kennewick

Claims Roster

11/23/2017 - 12/8/2017

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$	
001 GENERAL FUND						
010 CITY COUNCIL						
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in MEETING REGISTRATION S YOUNG	295.00	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in RETIREE PLAQUE.	71.68	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in RT AIRFARE FOR S YOUNG SAN ANTONIO	1,345.70	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in TRAVEL AGENT FEE	35.00	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BROCHURE HOLDERS FOR RACK CARD C	57.95	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in COK BANNER WITH NEW LOGO	120.62	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in REFUND FOR D BRITAIN REGISTRATION	-50.00	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in AWC REGIONAL MEETING	50.00	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in TC HISPANIC CHAMBER LUNCHEON	40.00	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in RETIREE REFRESHMENTS FOR COUNCIL	48.44	C
Total amount by Department					\$ 2,014.39	
020 CITY MANAGER						
139084	12/08/2017	00730	ADVANCE TRAVEL EXPENSE	in REIMBURSE ADVANCE TRAVEL	487.47	
139268	12/08/2017	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	83.90	
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in DIVERSITY COMMISSION REFRESHMENT	48.19	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in TRICK OR TREAT CANDY	19.54	C
Total amount by Department					\$ 639.10	
032 SUPPORT SERVICES-FINANCE						
139228	12/08/2017	01314	REHN & ASSOCIATES, INC.	in COBRA NOTIFICATION	44.00	
139249	12/08/2017	07812	TAX RECOVERY SERVICES LLC	in PROF SERVICES	18,385.67	
Total amount by Department					\$ 18,429.67	
033 SUPPORT SERVICES-PURCHASING						
139173	12/08/2017	00006	IMPREST PETTY CASH FUND	in PETTY CASH FUND	28.68	
139244	12/08/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in OFFICE SUPPLIES-FLEET & PURCH	31.41	
139244	12/08/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in LABEL CARTRIDGES-WAREHOUSE	56.45	
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in REGISTRATION CAEC CLASS CORREIO YA	20.00	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in REGISTRATION CAEC CLASS CORRIGAN '	20.00	C
Total amount by Department					\$ 156.54	
034 SUPPORT SERVICES - INFO SYSTEMS						
139125	12/08/2017	03344	CONSOLIDATED TECHNOLOGY SVCS	in SCAN CHARGES	284.25	
139155	12/08/2017	05471	FRONTIER COMMUNICATIONS NW INC	in TELEPHONE SVC	6,858.69	
139173	12/08/2017	00006	IMPREST PETTY CASH FUND	in PETTY CASH FUND	48.53	
139198	12/08/2017	08210	MOBILEGUARD INC	in NET GUARD	654.00	

City of Kennewick

Claims Roster

11/23/2017 - 12/8/2017

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$	
139223	12/08/2017	01817	RADIO SERVICE COMPANY INC	in SITE RENTAL CHARGES	150.00	
139250	12/08/2017	00008	TELCO WIRING & REPAIR INC	in BROADBAND SERVICE	2,965.00	
139268	12/08/2017	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	792.52	
139277	12/08/2017	08399	WEBQA INC	in 2018 GOVQA RENEWAL	8,340.00	
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in OFFICE SUPPLIES - IT	115.07	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 10 - 6X9 WIREBOUND NOTEBOOKS FOR IT	39.81	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PACK OF 3 USB FLASHDRIVES FOR SERVI	19.52	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 1 CASE OF FACIAL TISSUE - IT	22.25	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in OFFICE SUPPLIES - IT	27.19	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in VPN.CI.KENNEWICK.WA.US SSL CERTIFIC	315.00	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BUSINESS CARDS FOR IT/CODY LEWIS,	26.09	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in HOTEL PROJECT MGMT CLASS TOWNSEN	141.98	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in MICROSOFT PROJECT 2016 - STEVEN TOW	429.20	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in INTERNATIONAL TRANSACTION FEE FOR	7.25	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BPMS SOFTWARE MAINTENANCE RENEW	483.15	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 2 1500VA BACKUP UPS' FOR IT	369.14	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SNAGIT SOFTWARE MAINTENANCE RENE	10.74	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in NESSUS NETWORK SCANNER SUBSCRIPT	1,983.42	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in DIGITAL CAMERA FOR IT - PHOTO ID BAI	89.99	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in HOTEL ACCIS CONFERENCE BARADA	565.74	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PROJECT MGMT OVERSIZED WALL CHAR	75.99	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 1 YEAR ENERGIZE UPDATES FOR BARRAC	2,169.84	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in MONTHLY CREDIT CARD PROCESSING	367.75	C
Total amount by Department					\$ 27,352.11	
035 SUPPORT SERVICES-CUSTOMER SERVICE						
139131	12/08/2017	03530	DATAPROSE INC	in OCT 2017 UTILITY BILLING	7,376.90	
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in ADDING MACHINE TAPE FOR CUSTOMER	18.46	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BALLPOINT PENS FOR CUSTOMER SERVI	5.43	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in DATE STAMP FOR CUSTOMER SERVICE	28.99	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PLASTIC DIVIDER FOR CUSTOMER SERVI	7.98	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in OFFICE SUPPLIES	40.74	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BALLPOINT PENS - CUSTOMER SERVICE	8.08	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in AWC REGIONAL MEETING	50.00	C
Total amount by Department					\$ 7,536.58	
041 CITY CLERK						
139260	12/08/2017	00172	TRI-CITY HERALD LEGALS - 450496	in PUBLICATION	61.80	

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	139260	12/08/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	PUBLICATION	71.68	
	139260	12/08/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	PUBLICATION	59.32	
	139260	12/08/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	PUBLICATION	69.21	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WAPRO CONFERENCE - LODGING K ROE	133.80	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WAPRO CONFERENCE - LODGING - T WRI	133.80	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WAPRO CONFERENCE - HOTEL - T WRIGH	151.92	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WAPRO RE-CERTIFICATION FEE - CPALME	50.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WAPRO CONFERENCE - HOTEL - K ROE	151.92	C
Total amount by Department							\$ 883.45	
042 LEGAL SERVICES								
	139209	12/08/2017	08800	OGDEN MURPHY WALLACE, PLLC	in	PROFESSIONAL SERVICES	805.50	
	139221	12/08/2017	03467	PRONTO PROCESS SERVICE, INC	in	NOVEMBER MESSENGER SERVICE	40.00	
	139244	12/08/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	211.22	
	139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	177.00	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	E-FILING 7Z0511898	26.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PAW SIGN CODE AND HOUSING CONFERE	276.22	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CONFERENCE LODGING GONZALEZ	223.82	C
Total amount by Department							\$ 1,759.76	
061 CODE ENFORCEMENT								
	139154	12/08/2017	05716	FLEETMATICS USA, LLC	in	VEHICLE TRACKING	65.16	
	139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	110.09	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MEMBERSHIP CREDIT FROM SEPT	-11.94	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE SUPPLIES	36.79	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MICROSOFT PUBLISHER TRAINING - OSB	105.00	C
Total amount by Department							\$ 305.10	
062 LONG RANGE PLANNING								
	139260	12/08/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	VISTA FIELD MASTER PLAN	123.59	
	139260	12/08/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	NOPH COZ 17-06	108.76	
	139260	12/08/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	NOPH DEV AGREEMENT BSP 15-11	123.59	
	139260	12/08/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	NOPH COZ 17-07	106.29	
	139260	12/08/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	NOPH ZOA 17-07	111.23	
	139260	12/08/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	LEGAL AD	212.51	
	139260	12/08/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	LEGAL PUBLICATION - NOPH ZOA 17-06	111.23	
	139260	12/08/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	LEGAL PUBLICATION - NOPH ZOA 17-10	133.48	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	H P COMMISSION NAMETAGS	30.41	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MISC OFFICE SUPPLIES; CALENDARS, MC	63.66	C

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T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LODGING WAPRO DIDIER TACOMA	156.32	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MISC SUPPLIES: CERTIFICATE FRAME, SY	24.90	C
Total amount by Department							\$ 1,305.97	
063 ECONOMIC & BUSINESS DEVELOPMENT								
	139151	12/08/2017	04147	FEDEX	in	SHIPPING	10.01	
	139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	68.46	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FOLDING OF SEPTEMBER NEW BUSINESS	5.43	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOLIDAY SHOPPING CAMPAIGN EVENT S	167.31	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PRINTING OF HOLIDAY RACK CARDS FOI	703.79	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PRINTING OF HOLIDAY RACK CARDS FOI	358.39	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOLIDAY SHOPPING CAMPAIGN EVENT S	65.13	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOLIDAY SHOPPING CAMPAIGN EVENT S	53.74	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SUPPLIES FOR HOLIDAY MERCHANT MEET	34.84	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOLIDAY RACK CARDS SUPPLIES	138.66	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PRINTS FOR WAYFINDING POSTER PRESE	21.70	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOLIDAY MERCHANT MEETING SUPPLIES	11.50	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	NOVEMBER MEMBER INVESTOR LUNCHI	75.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOLIDAY RACK CARDS SUPPLIES	57.85	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REIMBURSED BY RC. PCARD INFO WAS S	77.72	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REIMBURSED BY RC. PCARD INFO WAS S	20.83	C
Total amount by Department							\$ 1,870.36	
071 POLICE DEPT. - ADMINISTRATION								
	139084	12/08/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	245.00	
	139113	12/08/2017	02481	CI INFORMATION MANAGEMENT CI SUP	in	DOCUMENT SHREDDING	219.39	
	139155	12/08/2017	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SVC	237.51	
	139217	12/08/2017	00467	PERFECTION GLASS, INC.	in	GLASS ADMIN CONFERENCE ROOM	282.36	
	139264	12/08/2017	04764	UNITED PARCEL SERVICE	in	SHIPPING	68.29	
	139264	12/08/2017	04764	UNITED PARCEL SERVICE	in	SHIPPING	10.80	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IACP ANNUAL CONFERENCE - CHIEF HOE	36.24	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CELL PHONE SUPPLIES	123.75	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CRIMINAL JUSTICE BREAKFAST SUPPLIE	27.04	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IACP CONFERENCE - CHIEF HOHENBERG	13.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IACP ANNUAL CONFERENCE - CHIEF HOE	35.04	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IACP ANNUAL CONFERENCE - CHIEF HOE	1,015.26	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BASIC CABLE SERVICE	226.59	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WASPC EXECUTIVE SEARCH COMMITTEE	13.00	C

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T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SHOWER CURTAINS FOR LOCKER ROOMS	226.85	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CELL PHONE CHARGER - CHIEF HOHENBERG	27.13	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WATPA BOARD MEETING - CHIEF HOHENBERG	13.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WATPA BOARD MEETING - CHIEF HOHENBERG	240.52	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CJTC LEADERSHIP - CHIEF HOHENBERG	319.52	C
Total amount by Department							\$ 3,380.29	
072 POLICE DEPT.- CRIMINAL INVESTIGATION								
	139110	12/08/2017	05662	CELLEBRITE USA, CORP	in	MOBILE FORENSICS UNIT	11,494.23	
	139194	12/08/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	139194	12/08/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	139194	12/08/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	139194	12/08/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	139194	12/08/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	139194	12/08/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	139194	12/08/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	139194	12/08/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	139194	12/08/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	139272	12/08/2017	00299	WA STATE DEPT OF AGRICULTURE	in	SCALE INSPECTION	33.60	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	THUMB DRIVES FOR CASE REPORT (SIU)	97.71	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WEATHERBEE'S ANNUAL MEMBERSHIP D	125.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	GRAFFITI CAM MONTHLY FEE	19.98	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	METH AND HEROIN TEST KITS	521.28	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TOLL FEE FOR OPIOID SUMMIT - CHRIS G	6.10	C
Total amount by Department							\$ 12,786.15	
073 POLICE DEPT. - PATROL								
	139084	12/08/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	92.00	
	139117	12/08/2017	04542	COCA-COLA BOTTLING COMPANY OF TR	in	WATER	110.77	
	139194	12/08/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	139194	12/08/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	139194	12/08/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	139220	12/08/2017	04186	PROFORCE LAW ENFORCEMENT	in	SMALL TOOLS	179.55	
	139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	2,270.21	
	139270	12/08/2017	01433	W A S P C - WA ASSOC SHERIFF & POLICE	in	FALL WASPC REGISTRATIONS	300.00	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	RADIO EQUIPMENT	168.34	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PARKING AT THE AIRPORT	13.00	C
Total amount by Department							\$ 3,296.62	

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074 POLICE DEPT. - STAFF SERVICES							
139094	12/08/2017	06343	ASIS INTERNATIONAL	in	MEMBERSHIP - BLATMAN	195.00	
139103	12/08/2017	04965	BETTENDORF'S PRINTING & DESIGN	in	BUSINESS CARDS	54.30	
139233	12/08/2017	00710	SANDY'S TROPHIES INC	in	DARE PLAQUES	349.26	
139244	12/08/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	64.06	
139244	12/08/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	178.46	
139270	12/08/2017	01433	W A S P C - WA ASSOC SHERIFF & POLICE	in	FALL WASPC REGISTRATIONS	300.00	
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CORDLESS ENGRAVER	21.57	C
Total amount by Department						\$ 1,162.65	
075 POLICE DEPT. - INTERGOVERNMENTAL							
139155	12/08/2017	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SVC	16.14	
139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	2,270.42	
Total amount by Department						\$ 2,286.56	
076 POLICE DEPT - PROFESSIONAL STANDARDS							
139084	12/08/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	92.00	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER SUPPLIES	103.21	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER SUPPLIES - GLUNT	48.45	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER SUPPLIES - HATS	382.27	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER-RAMOS	95.56	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER-WOLF	95.56	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER SUPPLIES	107.67	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER SUPPLIES	120.11	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER-WOLF	10.70	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER-RAMOS	10.70	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER-CREDIT- WOLF	-12.89	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER CREDIT-RAMOS	-12.89	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER-WOLF	66.85	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTE-RAMOS	66.85	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER-CASTILLEJA	66.85	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER-WHITNEY	6.52	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER- CADETS	243.65	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER-WHITNEY	57.67	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER- WHITNEY	57.67	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER-WHITNEY	66.35	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER SUPPLIES	96.33	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFOR	in	QUARTERMASTER SUPPLIES	1,635.73	

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139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFORMS	QUARTERMASTER SUPPLIES - CADET RANGERS	71.67	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFORMS	QUARTERMASTER NAME TAGS	53.93	
139157	12/08/2017	03824	GALLS, LLC DBA BLUMENTHAL UNIFORMS	QUARTERMASTER-ARMITAGE	1,391.43	
139247	12/08/2017	06187	SUN BADGE COMPANY	BADGES	1,606.36	
139270	12/08/2017	01433	W A S P C - WA ASSOC SHERIFF & POLICE	FALL WASPC REGISTRATIONS	300.00	
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	OFC KIEL REPLACEMENT EQUIPMENT	331.67	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	EQUIPMENT.	126.87	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	COMMUNITY OUTREACH SUPPLIES	27.47	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	AMMO FOR IBUS TESTING	91.54	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	FIRST AID - 2015 BLS INSTRUCTOR CARDS	46.96	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	50 BOOKS SPIRAL BOUND LAMINATE FOR	293.30	C
Total amount by Department					\$ 7,746.12	
081 FIRE DEPT. - ADMINISTRATION						
139084	12/08/2017	00730	ADVANCE TRAVEL EXPENSE	REIMBURSE ADVANCE TRAVEL	127.50	
139264	12/08/2017	04764	UNITED PARCEL SERVICE	SHIPPING	8.09	
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	STATION OFFICE SUPPLIES: SHARPIE YEL	41.18	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	STATION OPERATING SUPPLIES: AJAX DIS	15.58	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	STATION OPERATING SUPPLIES: 3M STAIN	4.11	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	BOTTLED WATER (QTY. 10 CASES); STATI	123.35	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	LASER PRINTER TONER CARTRIDGES	59.99	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	RETURN - STATION OPERATING SUPPLIES	-15.58	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	STATION OPERATING SUPPLIES: AIR WICH	8.69	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	BOTTLED WATER (QTY. 12 CASES); STATI	32.72	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	STATION OPERATING SUPPLIES: AJAX DIS	15.58	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	BOUNTY SELECT-A-SIZE PAPER TOWELS	55.86	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	STATION OPERATING SUPPLIES: ANGEL S	26.88	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	FRAMES FOR PROMOTIONAL	617.12	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	ADMINISTRATIVE OFFICE SUPPLIES: PRIM	154.92	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	KEURIG SYSTEM FOR ADMINISTRATIVE C	195.43	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	ADMINISTRATIVE OFFICE SUPPLIES: FILE	85.77	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	ADMINISTRATIVE OFFICE SUPPLIES: INK	21.65	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	ADMINISTRATIVE OFFICE SUPPLIES: NOT	7.59	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	STATION OPERATING SUPPLIES: BOUNTY	85.62	C
Total amount by Department					\$ 1,672.05	
082 FIRE DEPT. - SUPPRESSION						
139084	12/08/2017	00730	ADVANCE TRAVEL EXPENSE	REIMBURSE ADVANCE TRAVEL	255.00	

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	139223	12/08/2017	01817	RADIO SERVICE COMPANY INC	in	ACCOUNT CREDIT	-5.48	
	139265	12/08/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	51.18	
	139265	12/08/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	44.39	
	139265	12/08/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	63.94	
	139265	12/08/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	46.56	
	139265	12/08/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	55.38	
	139265	12/08/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	44.66	
	139265	12/08/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	52.54	
	139265	12/08/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	49.00	
	139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	1,353.67	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2 TON EPOXY FOR SCBA MAINTENANCE	39.24	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IMT .088 CA-EMAC FIRE: BACHMAN FUEL	20.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OFFICE SUPPLIES: SHARPIE YEL	32.03	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BOTTLED WATER (QTY. 10 CASES); STATIC	44.29	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BOTTLED WATER (QTY. 15 CASES)	66.46	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BOTTLED WATER (QTY. 20 CASES) J	88.62	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SMOOTH SURFACE BROOM FOR STATION	17.35	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IMT .088 CA-EMAC FIRE: BACHMAN FUEL	51.06	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FUEL FOR VEHICLE #204; IMT TRAVEL - E	33.71	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IMT .088 CA-EMAC FIRE: BACHMAN DINN	23.04	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IMT .088 CA-EMAC FIRE: BACHMAN BRE/	13.14	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IMT .088 CA-EMAC FIRE: BACHMAN LODG	99.68	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IMT .088 CA-EMAC FIRE: BACHMAN FUEL	33.67	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IMT .088 CA-EMAC FIRE: BACHMAN FUEL	40.01	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REPAIR & SERVICE OF 4 ICOM F70S23 POR	277.43	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FTC LIBRARY BOOK PURCHASE	23.99	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TRAINING BOOKS FOR FTC LIBRARY (FIR	133.72	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BOTTLED WATER (QTY. 12 CASES); STATIC	57.74	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SAFETY VESTS - QTY. 5 EA. SIZE: XL/XXL;	228.40	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ITEM SENT TO VENDOR TO BE EXCHANG	32.75	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MONTHLY SUBSCRIPTION TO ONLINE ME	18.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FIRE DEPT TRAINING NETWORK MEMBEI	240.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MONTHLY SUBSCRIPTION TO ONLINE FTG	6.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	POS13 USB SCBA TEST 11/02/2017	118.96	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	23-PC MILWAUKEE DRILL BIT SET	32.55	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ADMIN ASST. CONFERENCE/TRAINING	199.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IPHONE CHARGING CABLES ORDERED O	54.95	C

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T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HBR GUIDE FOR FTC LIBRARY	75.97	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IMT .088 CA-EMAC FIRE: 10/13/17 BACHM	10.95	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IMT .088 CA-EMAC: BACHMAN FUEL 10/13	40.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IMT .088 CA-EMAC FIRE: BACHMAN FUEL	41.77	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IMT .088 CA-EMAC FIRE: FUEL BACHMAN	35.02	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IMT .088 CA-EMAC FIRE: BACHMAN LODG	99.36	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IMT .088 CA-EMAC FIRE: BACHMAN LODG	0.32	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2 TON EPOXY FOR SCBA MAINTENANCE	42.23	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PERSONALIZED G1 MASK ID TAG REFLEC	789.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	GEMT IMPLEMENTATION SEMINAR REGIS	75.00	C
Total amount by Department							\$ 5,246.25	
083 FIRE PREVENTION & INVESTIGATION								
	139084	12/08/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	502.17	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PREVENTION - MISC OFFICE SUPPLIES/LA	107.50	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	COLUMBIA CENTER MALL MAPS FOR CR	71.95	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ELLIS - IFSAC COURTROOM TESTIMONY I	53.74	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PREVENTION - MISC OFFICE SUPPLIES	71.56	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STORAGE TOTES	37.85	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STORAGE TOTES	45.42	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SWENSON - IPAD ACCESSORIES	27.15	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SWENSON - IPAD ACCESSORIES	20.63	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SWENSON - IPAD ACCESSORIES	21.67	C
Total amount by Department							\$ 959.64	
090 ENGINEERING								
	139144	12/08/2017	06106	EQUIPMENT WATCH	in	FLEET MANAGER COST GUIDE	775.00	
	139196	12/08/2017	08887	MILLS BRUCE	in	TRAINING MILEAGE	81.32	
	139203	12/08/2017	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH	230.35	
	139208	12/08/2017	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	57.12	
	139244	12/08/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	28.78	
	139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	416.65	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2 MONITOR DESK MOUNTS FOR ENGINEE	68.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ADMINISTRATIVE ASSISTANTS CONFERE	199.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LSAW DUES FOR STEVEN GROSS	29.87	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PROFESSIONAL ENGINEER LICENSE - BRI	116.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BUSINESS CARDS FOR RYAN DURHAM.	26.09	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BUSINESS CARDS FOR HEATH MELLOTT	26.09	C

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T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2 DISPLAYPORT TO HDMI ADAPTERS FOR	60.59	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2 43" MONITORS FOR RON & RYAN IN ENC	1,759.28	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2 10' HDMI CABLES FOR NEW MONITORS	10.13	C
Total amount by Department							\$ 3,884.27	
101 CORPORATE & COMMUNITY SERVICES								
	139145	12/08/2017	00599	ERGOMETRICS & APPLIED PERSONNEL F	in	PRE-EMPLOYMENT TESTING	44.00	
	139167	12/08/2017	04842	HERNDON RECOGNITION COMPANY	in	EMPLOYEE SERVICE AWARDS	59.73	
	139187	12/08/2017	09277	LOURDES OCCUPATIONAL HEALTH	in	DOT TESTING	76.00	
	139206	12/08/2017	01030	NAVIA BENEFIT SOLUTIONS	in	FLEX PLAN SERVICES	327.85	
	139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	68.46	
	139278	12/08/2017	07879	WESLEY GROUP, THE TWG CONSULTING	in	LABOR RELATIONS CONSULTING - FIRE	16,500.00	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BINDERS AND DIVIDERS FOR ARBITRATI	166.32	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TO BE REIMBURSED BY AWC - RETRO BO	224.40	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PENS, PAPERCLIPS, AND BINDER CLIPS	56.05	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BINDERS AND DIVIDERS FOR ARBITRATI	121.46	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TO BE REIMBURSED BY AWC . TRAVEL F	320.40	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	AWC REGIONAL MEETING	100.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOTEL FOR AWC MEMBER EXPO - COREY	135.66	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOTEL FOR AWC MEMBER EXPO - HR - JA	124.54	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOTEL - LABOR ARBITRATION CONFERE	232.05	C
Total amount by Department							\$ 18,556.92	
113 PARKS DEPT.-RECREATION SERVICES								
	139113	12/08/2017	02481	CI INFORMATION MANAGEMENT CI SUP	in	SOUTHRIDGE SHREDDING SERVICE	33.99	
	139135	12/08/2017	06993	DESJARDINS SHAUN	in	MARTIAL ARTS CLASSES	1,170.00	
	139255	12/08/2017	05913	TOWNSQUARE MEDIA WEST CENT. RADI	in	HARVEST BAZAAR ADVERTISING	420.00	
	139259	12/08/2017	03699	TRI-CITY AREA CHAMBER OF COMMERC	in	NETWORK LUNCHEON	32.00	
	139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	104.99	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PRINTS FOR PARKS & REC COMMUNITY C	119.34	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REPLACEMENT COFFEE POT FOR SENIOR	118.27	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REPLACEMENT COFFEE POT FOR SENIOR	118.26	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FLOWERS FOR SOUTHRIDGE COMPLEX	56.95	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SUPPLIES FOR WORKSHOP	82.11	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PANDORA FOR SR PAVILION	29.27	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LARGE CALENDAR	22.80	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BADGE HOLDERS FOR ACCESS CARDS	16.14	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	COFFEE POT RENTAL FOR DIRECTOR'S PA	7.33	C

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T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SANCTIONING FEES FOR MEN'S FALL SOF	665.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	POST IT SELF ADHESIVE EASEL PAD 20 X	38.65	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ACTIVENET CREDIT CARD PIN PADS - NO	1,998.24	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CASE OF WATER FOR HARVEST BAZAAR '	12.51	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HARVEST BAZAAR VOLUNTEER EXPENSI	164.90	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PLATES, NAPKINS FOR VISION WORKSHC	19.69	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HARVEST BAZAAR BOOST POST	250.23	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	VISIONING WORKSHOP WESTGATE ELEM	173.82	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PHOTO BOOTH-VISIT TRI-CITIES ANNUAI	167.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MICROPHONE FOR SR PAVILION	279.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	COMMUNITY ENGAGEMENT SAFE TREAT	29.96	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STORAGE CRATES	56.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	COMMUNITY ENGAGEMENT AT SAFE TRI	299.85	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FITNESS BANDS FOR LITE DONE RIGHT R	84.09	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	EASELS (4)	109.73	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	24 INCH STRUCTURAL BOW DECORATION	433.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ASA TEAM REGISTRATION FEES	416.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TRANSPORTATION FOR DAY TRIP TO MT I	1,078.25	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TC HISPANIC CHAMBER LUNCHEON	20.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PROGRAM FACEBOOK POST	144.24	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WRIST BANDS FOR HARVEST BAZAAR	185.98	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WIRING COVERS FOR SENIOR CENTER	79.55	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	RETURN OF POST IT SELF ADHESIVE EAS	-38.65	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STANCHIONS BARRIERS FOR HARVEST B	91.22	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SENIOR EXPO SUPPLIES	29.97	C
Total amount by Department							\$ 9,119.68	
114 PARKS DEPT.-FACILITIES MAINT.								
	139088	12/08/2017	05911	AMERICAN BUILDING MAINTENANCE	in	JANITORIAL SVC	10,068.43	
	139093	12/08/2017	00037	ART CARPENTER HARDWARE	in	GUN LOCKER HASP	16.82	
	139101	12/08/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	18.59	
	139107	12/08/2017	00749	BUILDERS HARDWARE & SUPPLY CO	in	DOOR LOCK REPAIR	423.54	
	139107	12/08/2017	00749	BUILDERS HARDWARE & SUPPLY CO	in	EXIT DEVICE FOR DOOR	240.44	
	139119	12/08/2017	00175	COLUMBIA BASIN PAPER & SUPPLY	in	SOAP DISPENSERS	224.02	
	139128	12/08/2017	00481	CROWN PAPER & JANITORIAL SUPPLY	in	FLOOR FINISH AND CLEANER	1,606.13	
	139147	12/08/2017	00166	FARMERS EXCHANGE	in	POLE SAW SUPPLIES	19.33	
	139147	12/08/2017	00166	FARMERS EXCHANGE	in	POLE SAW CHAIN	25.61	
	139149	12/08/2017	08774	FASTENAL COMPANY	in	CONCRETE ANCHORS	14.72	

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139149	12/08/2017	08774	FASTENAL COMPANY	in CONCRETE ANCHORS	15.21	
139149	12/08/2017	08774	FASTENAL COMPANY	in MUSHROOM PUMP WORK	15.55	
139160	12/08/2017	02086	GONZALEZ, VINCENT	in MILEAGE-MAY- AUG	190.46	
139161	12/08/2017	01775	GRAINGER	in ICE CLEATS	111.56	
139166	12/08/2017	08977	HERITAGE NURSERY & GARDEN CTR	in LANDSCAPE FABRIC	157.69	
139183	12/08/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in IRRIGATION WORK	60.90	
139183	12/08/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in PLUMBING REPAIR	230.07	
139183	12/08/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in PLUMBING REPAIR	-90.67	
139200	12/08/2017	05112	MOON SECURITY SERVICES, INC	in CITY HALL FIRE MONITORING	38.00	
139200	12/08/2017	05112	MOON SECURITY SERVICES, INC	in KPD SECURITY	73.50	
139200	12/08/2017	05112	MOON SECURITY SERVICES, INC	in FROST-FIRE MONITORING	35.00	
139200	12/08/2017	05112	MOON SECURITY SERVICES, INC	in SOUTHRIDGE SECURITY	38.00	
139200	12/08/2017	05112	MOON SECURITY SERVICES, INC	in FIRE MONITORING	38.00	
139202	12/08/2017	06624	MOUNT'S LOCK, KEY & ENGRAVING INC	in GUN CABINET LOCK	16.29	
139212	12/08/2017	00917	OXARC, INC.	in GRINDING WHEELS	36.83	
139218	12/08/2017	00329	PLATT ELECTRIC SUPPLY COMPANY	in LIGHT REPAIR	48.87	
139218	12/08/2017	00329	PLATT ELECTRIC SUPPLY COMPANY	in LIGHT REPAIR	85.36	
139218	12/08/2017	00329	PLATT ELECTRIC SUPPLY COMPANY	in OUTLET REPAIR	16.12	
139219	12/08/2017	00310	PROBUILD COMPANY LLC	in FLOAT MATERIAL	211.63	
139224	12/08/2017	00957	RANCH & HOME INC	in HITCH PINS	9.74	
139224	12/08/2017	00957	RANCH & HOME INC	in SLIME FOR MOWER TIRES	65.14	
139224	12/08/2017	00957	RANCH & HOME INC	in AIR FITTINGS	43.43	
139239	12/08/2017	00724	SHOWCASE SPECIALTIES, INC.	in OE UNIFORMS	59.73	
139253	12/08/2017	05945	THYSSENKRUPP ELEVATOR CORP	in ELEVATOR MAINTENANCE	45.79	
139268	12/08/2017	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	812.91	
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in EMERGENCY LIGHTS BATTERIES - POLIC	92.87	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in REPLACEMENT BACKUP UPS FOR SOUTH	184.57	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in G DUFFY -WRPA CERTIFIED PLAYGROUN	585.00	C
Total amount by Department					\$ 15,885.18	
120 NON-DEPARTMENTAL						
139088	12/08/2017	05911	AMERICAN BUILDING MAINTENANCE	in JANITORIAL SVC	4,115.75	
139114	12/08/2017	00435	CITY OF PASCO	in FEASIBILITY STUDY	4,030.66	
139129	12/08/2017	07711	CULLIGAN WATER CONDITIONING	in WATER DELIVERY	350.83	
139191	12/08/2017	08208	MCBRIDE PUBLIC AFFAIRS LLC THOMAS	in LOBBYIST EXPENSES	4,120.00	
139200	12/08/2017	05112	MOON SECURITY SERVICES, INC	in MCL-FIRE MONITORING	41.00	
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PANCAKE BREAKFAST SUPPLIES	79.98	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PANCAKE BREAKFAST SUPPLIES	391.33	C

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T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PANCAKE BREAKFAST SUPPLIES	239.29	C
T	300311	12/08/2017	00511	WA STATE DEPT OF RETIREMENT SYSTE	in	PRIOR SERVICE CONTRIBUTION	217.00	
Total amount by Department							\$ 13,585.84	
Total amount by Fund							\$ 161,821.25	
101 STREET FUND								
010 STREETS								
	139111	12/08/2017	05050	CENTRAL HOSE & FITTINGS INC	in	HOSE AND RAGS FOR CRACK SEALER	39.96	
	139149	12/08/2017	08774	FASTENAL COMPANY	in	SIGN MOUNT BOLTS	1.91	
	139182	12/08/2017	05148	KELLEY'S TELE-COMMUNICATIONS	in	TELE ANS SVC	44.21	
	139224	12/08/2017	00957	RANCH & HOME INC	in	SNOW PLOW PARTS	33.37	
	139239	12/08/2017	00724	SHOWCASE SPECIALTIES, INC.	in	REFLECTIVE SAFETY SHIRTS	65.16	
	139254	12/08/2017	06529	TOTEM PACIFIC CORPORATION	in	ROAD SALT	2,937.26	
	139254	12/08/2017	06529	TOTEM PACIFIC CORPORATION	in	ROAD SALT	3,046.98	
	139254	12/08/2017	06529	TOTEM PACIFIC CORPORATION	in	ROAD SALT	6,074.55	
	139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	77.34	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FLIGHT CHANGE FOR JOSH SOGGIE	75.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FLIGHT SOGGIE SEATTLE SNOW PLOW DI	354.40	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TOOLS FOR SNOW PLOWS	159.60	C
Total amount by Department							\$ 12,909.74	
020 TRAFFIC								
	139090	12/08/2017	03088	APOLLO MECHANICAL CONTRACTORS A	in	SPECIAL SIGN BLANKS	390.96	
	139092	12/08/2017	08812	ARNETT TESTING AND DIST OF WASHIN	in	ELECTRICIAN GLOVES	56.16	
	139101	12/08/2017	00084	BENTON PUD NO. 1	in	STREET LIGHTS	16,674.90	
	139144	12/08/2017	06106	EQUIPMENT WATCH	in	FLEET MANAGER COST GUIDE	775.00	
	139149	12/08/2017	08774	FASTENAL COMPANY	in	MAST ARM ANCHOR BOLTS	9.64	
	139182	12/08/2017	05148	KELLEY'S TELE-COMMUNICATIONS	in	TELE ANS SVC	44.21	
	139208	12/08/2017	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	47.11	
	139223	12/08/2017	01817	RADIO SERVICE COMPANY INC	in	MAINTENANCE CHARGES	55.19	
	139224	12/08/2017	00957	RANCH & HOME INC	in	GLOVES & BATTERY ADAPTER	191.10	
	139244	12/08/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	14.39	
	139244	12/08/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	12.98	
	139264	12/08/2017	04764	UNITED PARCEL SERVICE	in	SHIPPING	4.04	
	139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	576.89	
	139285	12/08/2017	04578	ZUMAR INDUSTRIES INC	in	SIGN BLANKS	1,593.49	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CHAIR FOR TRAFFIC MANAGER'S OFFICE	271.49	C

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Total amount by Department						\$ 20,717.55
Total amount by Fund						\$ 33,627.29
102 ARTERIAL STREET FUND						
010 ARTERIAL STREET FUND						
139108	12/08/2017	08662	C & E TRENCHING LLC	in	CONTRACT P1705-17	62,846.93
139273	12/08/2017	07477	WA STATE DEPT TRANSPORTATION	in	CONSTRUCTION ENGINEERING	67.22
Total amount by Department						\$ 62,914.15
Total amount by Fund						\$ 62,914.15
103 URBAN ARTERIAL STREET FUND						
010 URBAN ARTERIAL DEPARTMENT						
139087	12/08/2017	09403	ALLSTAR CONSTRUCTION GROUP,INC	in	CONTRACT P1214-7 PHASE 3	159,149.65
139089	12/08/2017	09240	ANGELO ANTHONY MICHAEL	in	RIGHT OF WAY ACQUISITION	5,554.00
139100	12/08/2017	00034	BENTON COUNTY AUDITOR	in	RECORDING	747.00
139109	12/08/2017	05265	CASCADE TITLE CO	in	LIMITED LIABILITY REPORT	325.80
139109	12/08/2017	05265	CASCADE TITLE CO	in	LIMITED LIABILITY REPORT	325.80
139109	12/08/2017	05265	CASCADE TITLE CO	in	LIMITED LIABILITY REPORT	325.80
139109	12/08/2017	05265	CASCADE TITLE CO	in	LIMITED LIABILITY REPORT	325.80
139109	12/08/2017	05265	CASCADE TITLE CO	in	LIMITED LIABILITY REPORT	325.80
139109	12/08/2017	05265	CASCADE TITLE CO	in	LIMITED LIABILITY REPORT	325.80
139109	12/08/2017	05265	CASCADE TITLE CO	in	LIMITED LIABILITY REPORT	325.80
139109	12/08/2017	05265	CASCADE TITLE CO	in	LIMITED LIABILITY REPORT	325.80
139109	12/08/2017	05265	CASCADE TITLE CO	in	LIMITED LIABILITY REPORT	325.80
139109	12/08/2017	05265	CASCADE TITLE CO	in	LIMITED LIABILITY REPORT	325.80
139109	12/08/2017	05265	CASCADE TITLE CO	in	LIMITED LIABILITY REPORT	325.80
139109	12/08/2017	05265	CASCADE TITLE CO	in	LIMITED LIABILITY REPORT	325.80
139109	12/08/2017	05265	CASCADE TITLE CO	in	LIMITED LIABILITY REPORT	325.80
139109	12/08/2017	05265	CASCADE TITLE CO	in	LIMITED LIABILITY REPORT	325.80
139109	12/08/2017	05265	CASCADE TITLE CO	in	LIMITED LIABILITY REPORT	325.80
139109	12/08/2017	05265	CASCADE TITLE CO	in	LIMITED LIABILITY REPORT	325.80
139132	12/08/2017	00867	DAVID EVANS & ASSOCIATES, INC.	in	CONSULTANT AGREEMENT	28,101.15
139133	12/08/2017	07767	DBA 2F ENTERPRISES FAMILY FARMS	in	COLUMBIA DR STREETSCAPE	45,740.80
139143	12/08/2017	08310	EPIC LAND SOLUTIONS, INC	in	CONSULTANT AGREEMENT	13,404.70
139174	12/08/2017	00113	INLAND ASPHALT COMPANY	in	CONT P1601-16	25,030.44
139203	12/08/2017	03962	MUNICIPAL SVCS PETTY CASH	in	PW PETTY CASH	99.46

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	139260	12/08/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	PUBLICATION	27.19	
	139273	12/08/2017	07477	WA STATE DEPT TRANSPORTATION	in	TRAFFIC ANALYSIS FEES	178.64	
	139273	12/08/2017	07477	WA STATE DEPT TRANSPORTATION	in	PRELIMINARY ENGINEERING	794.75	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2" WATER METER PERMIT FOR COLUMBL	1,900.00	C
Total amount by Department							\$ 286,266.38	
Total amount by Fund							\$ 286,266.38	
106 BI-PIN OPERATIONS FUND								
010 BI-PIN OPERATIONS FUND								
	139250	12/08/2017	00008	TELCO WIRING & REPAIR INC	in	BROADBAND SERVICE	270.00	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ACCESS 2013 PART 1 & PART 2 TRAINING (	1,020.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BIPIN-RMS.NET SSL CERTIFICATE RENEW	315.00	C
Total amount by Department							\$ 1,605.00	
Total amount by Fund							\$ 1,605.00	
107 COMMUNITY DEVELOPMENT FUND								
030 CURRENT PROGRAM YEAR								
	139173	12/08/2017	00006	IMPREST PETTY CASH FUND	in	PETTY CASH FUND	73.60	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE SUPPLIES	53.94	C
Total amount by Department							\$ 127.54	
040 HOME								
	139102	12/08/2017	04125	BENTON-FRANKLIN TITLE CO.	in	RECONVEYANCE	150.00	
Total amount by Department							\$ 150.00	
330 INTERGOVERNMENTAL REVENUE								
	139115	12/08/2017	00100	CITY OF RICHLAND	in	HOME PAYOFF	5,000.00	
Total amount by Department							\$ 5,000.00	
Total amount by Fund							\$ 5,277.54	
111 ASSET FORFEITURE FUND								
010 ASSET FORFEITURE FUND								
	139176	12/08/2017	09758	ISAKSON KIRK	in	CAT FUNDS	100.00	
	139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	299.85	
Total amount by Department							\$ 399.85	
Total amount by Fund							\$ 399.85	

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116 LODGING TAX FUND					
010 LODGING TAX FUND					
139257	12/08/2017	00176	TRI-CITIES VISITOR & CONVENTION BUF	in NOV 2017 DUES	19,369.00
Total amount by Department					\$ 19,369.00
Total amount by Fund					\$ 19,369.00
117 CRIMINAL JUSTICE SALES TAX FUND					
010 CRIMINAL JUSTICE SALES TAX FUND					
139105	12/08/2017	03035	BI-STATE OCCUPATIONAL SAFETY & HEA	in EMPLOYEE TESTING	425.00
139201	12/08/2017	09181	MOON, TAE IM, PH.D.	in PREEMPLOYMENT PSYCH EXAM	800.00
139242	12/08/2017	07685	SPECIAL CONSULTING SERVICES LLC	in SPECIAL INVESTIGATION	1,516.75
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 5 PACK OF F/F HDMI COUPLERS	5.99
Total amount by Department					\$ 2,747.74
Total amount by Fund					\$ 2,747.74
300 CAPITAL IMPROVEMENTS FUND					
010 STREET IMPROVEMENTS					
139114	12/08/2017	00435	CITY OF PASCO	in CONV CTR INTERLOCAL AGREEMENT	94,296.12
139225	12/08/2017	03569	RAY POLAND AND SONS INC	in CONTRACT P1613-17	8,600.38
139285	12/08/2017	04578	ZUMAR INDUSTRIES INC	in EZE OUT	384.12
Total amount by Department					\$ 103,280.62
020 LAND AND FACILITIES					
139236	12/08/2017	00817	SENSKE LAWN & TREE CARE INC	in CONTRACT P1702-17	2,937.63
139246	12/08/2017	08941	STUDIO CASCADE, INC.	in P & R COMPREHENSIVE PLAN	8,896.14
Total amount by Department					\$ 11,833.77
050 GO BOND 2015B					
139250	12/08/2017	00008	TELCO WIRING & REPAIR INC	in BROADBAND SERVICE	270.00
Total amount by Department					\$ 270.00
900 CAPITAL PURCHASES					
139130	12/08/2017	07619	DATABANK IMX LLC	in CONSULTANT SERVICES	642.87
139172	12/08/2017	08984	IMAGETREND	in ELITE RESCUE MODULE SETUP/SUPPORT	1,200.00
139277	12/08/2017	08399	WEBQA INC	in 2018 GOVQA RENEWAL	1,500.00
Total amount by Department					\$ 3,342.87
Total amount by Fund					\$ 118,727.26

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401 WATER AND SEWER FUND						
139126	12/08/2017	00013	CORE & MAIN LP	in	METER BOX LIDS	1,407.00
139152	12/08/2017	00086	FERGUSON ENTERPRISES INC	in	2" WATER METERS	675.71
139152	12/08/2017	00086	FERGUSON ENTERPRISES INC	in	INVENTORY	3,986.87
139152	12/08/2017	00086	FERGUSON ENTERPRISES INC	in	PIPE - C-900 12"	313.20
139163	12/08/2017	00865	H D FOWLER COMPANY INC	in	VALVE BOXES	863.63
Total amount by Department						\$ 7,246.41
010 WATER/SEWER OPERATIONS						
139058	11/29/2017	00164	WA STATE DEPARTMENT OF ECOLOGY	in	WWTP WATER QUALITY LOAN	85,194.36
139081	12/08/2017	08802	A1 TRUCK WASH	in	VACTOR WASH	81.45
139084	12/08/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	413.05
139086	12/08/2017	06567	ALLIED ELECTRONICS INC	in	LAPTOP PARTS	72.39
139088	12/08/2017	05911	AMERICAN BUILDING MAINTENANCE	in	JANITORIAL SVC	748.93
139091	12/08/2017	00490	APPLIED INDUSTRIAL TECH, INC.	in	REPAIR AIR LEAKS AT WTP	91.27
139096	12/08/2017	04052	BATTERIES PLUS	in	PHONE CHARGERS	46.54
139097	12/08/2017	01726	BAVCO APPARATUS & VALVE CO	in	BACKFLOW PARTS-THOMPSON HILL RES	23.46
139098	12/08/2017	03707	BAXTER AUTO PARTS	in	HITCH FOR TRUCK # 6801	9.37
139099	12/08/2017	08246	BEAVER BARK & ROCK PRODUCTS	in	ROCK FOR SAMPLE STATIONS	195.37
139101	12/08/2017	00084	BENTON PUD NO. 1	in	ELECTRICAL CHARGES	19.08
139107	12/08/2017	00749	BUILDERS HARDWARE & SUPPLY CO	in	RESERVOIR & BOOSTER STATION LOCKS	689.61
139108	12/08/2017	08662	C & E TRENCHING LLC	in	CONTRACT P1705-17	262,774.78
139111	12/08/2017	05050	CENTRAL HOSE & FITTINGS INC	in	TUBING-WTP TURBIDITY METERS	10.32
139111	12/08/2017	05050	CENTRAL HOSE & FITTINGS INC	in	PRV REPAIR PARTS	795.91
139112	12/08/2017	05616	CERTIFIED LABORATORIES	in	CHAIN LUBE-INFLUENT SCREEN	864.18
139120	12/08/2017	06389	COLUMBIA ELECTRIC SUPPLY	in	RETURNED PLCS	-1,630.76
139120	12/08/2017	06389	COLUMBIA ELECTRIC SUPPLY	in	NEW GATE LIGHT	155.73
139120	12/08/2017	06389	COLUMBIA ELECTRIC SUPPLY	in	ROCKWELL LICENSE RENEWAL	2,899.62
139123	12/08/2017	04853	CONNELL OIL INC DBA 76 DISTRIBUTING	in	OIL-GOLF COURSE BOOSTER STATION	401.89
139124	12/08/2017	04907	CONSOLIDATED SUPPLY CO	in	FIRE HYDRANT REPLACEMENTS	5,706.40
139126	12/08/2017	00013	CORE & MAIN LP	in	STORZ ADAPTORS	1,267.47
139136	12/08/2017	08461	DEZURIK APCO HILTON DEZURIK INC	in	VALVE POSITION INDICATOR-WTP	709.16
139142	12/08/2017	09031	ENDRESS + HAUSER	in	ENDRESS HAUSER FLOW METERS	5,317.22
139144	12/08/2017	06106	EQUIPMENT WATCH	in	FLEET MANAGER COST GUIDE	1,550.00
139151	12/08/2017	04147	FEDEX	in	SHIPPING	14.32
139151	12/08/2017	04147	FEDEX	in	SHIPPING	93.00

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139152	12/08/2017	00086	FERGUSON ENTERPRISES INC	in	CURB STOP VALUES	2,892.76
139153	12/08/2017	03862	FISHER SCIENTIFIC	in	LAB SUPPLIES	116.90
139154	12/08/2017	05716	FLEETMATICS USA, LLC	in	VEHICLE TRACKING	944.82
139155	12/08/2017	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SVC	110.99
139161	12/08/2017	01775	GRAINGER	in	MEASURING WHEEL FOR LOCATING	97.94
139161	12/08/2017	01775	GRAINGER	in	BLOWER-LIFT STATION CABINET	215.51
139162	12/08/2017	02612	H & N ELECTRIC	in	TROUBLE SHOOT IRVING- SOFT STARTER	1,464.80
139163	12/08/2017	00865	H D FOWLER COMPANY INC	in	MEGA LUGS-6" BYPASS	138.73
139163	12/08/2017	00865	H D FOWLER COMPANY INC	in	END RINGS-BYPASS-KENN AVE	91.24
139163	12/08/2017	00865	H D FOWLER COMPANY INC	in	BOLT KITS	6.34
139164	12/08/2017	01482	HACH COMPANY	in	LAB SUPPLIES	93.05
139164	12/08/2017	01482	HACH COMPANY	in	LAB SUPPLIES	134.66
139164	12/08/2017	01482	HACH COMPANY	in	REPAIR TURBIDITY METER-WTP	947.26
139165	12/08/2017	01339	HANSON, MIKE	in	CDL RENEWAL	139.00
139171	12/08/2017	09099	IDEXX DISTRIBUTION INC	in	EQUIPMENT FOR WWTP LAB	4,608.34
139171	12/08/2017	09099	IDEXX DISTRIBUTION INC	in	EQUIPMENT FOR WWTP LAB	814.50
139182	12/08/2017	05148	KELLEY'S TELE-COMMUNICATIONS	in	TELE ANS SVC	44.08
139183	12/08/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	TEES FOR SAMPLE STATIONS	47.57
139183	12/08/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS-BLOW OFF REPAIR	19.01
139183	12/08/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS-CLOW REPAIR	39.90
139183	12/08/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	LIFT STATION CABINET	2.30
139183	12/08/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	LARGE METER PARTS	139.24
139183	12/08/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	INTERMEDIATE CLARIFIER PARTD	9.33
139188	12/08/2017	03154	M & M BOLT COMPANY, LLC	in	BOLTS-WTP SLUDGE PUMPS	3.62
139188	12/08/2017	03154	M & M BOLT COMPANY, LLC	in	BOLTS FOR PLANT PIPING	30.78
139192	12/08/2017	05256	MCCUNE'S INSTRUMENTS	in	BACKFLOW TESTER CERTIFICATION	83.78
139197	12/08/2017	00484	MILNE NAIL,POWER TOOL & REPAIR	in	CHISEL & ROTO HAMMER BITS	60.79
139197	12/08/2017	00484	MILNE NAIL,POWER TOOL & REPAIR	in	5" GRINDER, FITTINGS AND OIL	301.75
139199	12/08/2017	01086	MONARCH MACHINE & TOOL CO INC	in	FABRICATE VORTEX SUPPRESSOR	1,574.70
139199	12/08/2017	01086	MONARCH MACHINE & TOOL CO INC	in	SLUDGE PUMP SCREENS	199.41
139200	12/08/2017	05112	MOON SECURITY SERVICES, INC	in	WFP-FIRE MONITORING	38.00
139200	12/08/2017	05112	MOON SECURITY SERVICES, INC	in	SECURITY SERVICE	29.00
139203	12/08/2017	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH	38.38
139204	12/08/2017	01290	N C L OF WISCONSIN, INC.	in	LAB SUPPLIES	84.68
139212	12/08/2017	00917	OXARC, INC.	in	CO2 FOR FREEZE KIT	75.17
139212	12/08/2017	00917	OXARC, INC.	in	HI PRESS/SMALL CYLINDER RENTAL	51.80
139214	12/08/2017	01040	PARAMOUNT SUPPLY COMPANY	in	AIR FILTERS-BOOSTER STATION	42.22

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139214	12/08/2017	01040	PARAMOUNT SUPPLY COMPANY	in	AIR FILTERS-RANNEY COLLECTORS 5	131.10	
139223	12/08/2017	01817	RADIO SERVICE COMPANY INC	in	MAINTENANCE CHARGES	56.86	
139224	12/08/2017	00957	RANCH & HOME INC	in	TOOLS-IRVING VALVE MAINT	45.55	
139230	12/08/2017	08808	RH WELCH INC	in	ASBESTOS TRAINING	1,200.00	
139238	12/08/2017	01419	SHOEMAKER EXCAVATION INC.	in	CONTRACT P1333-17	39,889.87	
139244	12/08/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	14.39	
139245	12/08/2017	00953	STELLAR INDUSTRIAL SUPPLY INC	in	TIE OFF POINT	53.75	
139263	12/08/2017	03883	U R M CASH & CARRY	in	CLASS SUPPLIES	31.19	
139264	12/08/2017	04764	UNITED PARCEL SERVICE	in	SHIPPING	4.31	
139266	12/08/2017	07925	USA BLUEBOOK	in	CHLORINE TEST SUPPLIES	284.54	
139266	12/08/2017	07925	USA BLUEBOOK	in	HYDROMETER FOR WTP	127.05	
139266	12/08/2017	07925	USA BLUEBOOK	in	NEW AC SNAPPER TOOL	890.74	
139267	12/08/2017	03881	UTILITIES UNDERGROUND LOCATION CI	in	UTILITY LOCATES	313.47	
139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	2,298.02	
139271	12/08/2017	00164	WA STATE DEPARTMENT OF ECOLOGY	in	RENEWALS	210.00	
139275	12/08/2017	01035	WASHINGTON HARDWARE AND FURNITI	in	BOOSTER ST MAINTENANCE	31.85	
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CONCRETE FOR VALVE BOXES ON W. 10T	43.22	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WILKINS SEAT SAVER TOOL (ALLEN BOL	170.00	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOTEL PNCWA CONFERENCE BONDS PO	446.22	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DELL MOBILE PRECISION 3520 LAPTOP - V	2,109.81	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DELL MOBILE PRECISION 3520 LAPTOP - V	1,861.57	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	AWWA WATER QUALITY TECHNOLOGY C	645.00	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CONCRETE FOR THRUST BLOCKS	70.31	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SEALER FOR LAGOON LINER	406.95	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	USB-C TO DVI-D VIDEO ADAPTER FOR NE	24.66	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	24" MONITOR AND WIRELESS MOUSE/KE'	170.68	C
Total amount by Department						\$ 435,777.58	
030 SEWER AREA CHARGE							
139104	12/08/2017	06149	BIG D'S CONSTRUCTION OF TRI-CITIES II	in	CONTRACT P1517-17 WWTP	611,819.20	
139156	12/08/2017	09489	G N NORTHERN INC.	in	TESTING SERVICES	1,464.00	
Total amount by Department						\$ 613,283.20	
Total amount by Fund						\$ 1,056,307.19	
402 MEDICAL SERVICES FUND							
010 MEDICAL SERVICES							
139084	12/08/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	127.50	

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	139223	12/08/2017	01817	RADIO SERVICE COMPANY INC	in	ACCOUNT CREDIT	-5.49	
	139265	12/08/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	51.18	
	139265	12/08/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	44.39	
	139265	12/08/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	63.94	
	139265	12/08/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	46.56	
	139265	12/08/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	55.39	
	139265	12/08/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	44.66	
	139265	12/08/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	52.53	
	139265	12/08/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	49.01	
	139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	902.46	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OFFICE SUPPLIES: SHARPIE YEL	41.17	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: AJAX DIS	15.58	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: 3M STAIN	4.10	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BOTTLED WATER (QTY. 10 CASES); STATIC	123.35	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	RETURN - STATION OPERATING SUPPLIES	-15.58	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REPAIR & SERVICE OF 4 ICOM F70S23 POR	277.43	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: AIR WICK	8.68	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BOTTLED WATER (QTY. 12 CASES); STATIC	32.72	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: AJAX DIS	15.58	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ITEM SENT TO VENDOR TO BE EXCHANG	32.75	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BOUNTY SELECT-A-SIZE PAPER TOWELS	55.85	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: ANGEL S	26.87	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: BOUNTY	85.62	C
Total amount by Department							\$ 2,136.25	
Total amount by Fund							\$ 2,136.25	

403 BUILDING SAFETY FUND**010 BUILDING SAFETY**

	139084	12/08/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	576.10	
	139170	12/08/2017	07727	I A P M O	in	IAPMO TRI-CITIES ANNUAL MEMBERSHIP	180.00	
	139251	12/08/2017	06977	THE BUILDING DEPARTMENT INC	in	OCT 2017 CONTRACT BLD INSPECTIONS	712.50	
	139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	459.83	
	139282	12/08/2017	08242	WOOLSEY DAN	in	TRAVEL EXPENSES	172.11	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MISC OFFICE SUPPLIES; CALENDARS, MC	63.66	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MISC SUPPLIES: CERTIFICATE FRAME, SY	24.90	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	24" LED MONITOR - THOMAS WOODS	139.99	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ACI 318-14 WOOLSEY	155.00	C

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T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2-LN SELF INK DATER STAMP BUILDING I	60.28	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BUILDING CODE, INDEX TABS OSTOJA	176.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ICC R3 RESIDENTIAL PLANS EXAMINER \	69.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CELLPHONE CASES FOR UPGRADED BUII	79.88	C
Total amount by Department							\$ 2,869.25	
Total amount by Fund							\$ 2,869.25	
405 STORMWATER UTILITY FUND								
010 STORMWATER								
	139154	12/08/2017	05716	FLEETMatics USA, LLC	in	VEHICLE TRACKING	130.32	
	139188	12/08/2017	03154	M & M BOLT COMPANY, LLC	in	BOLTS FOR VAC CON	2.82	
	139203	12/08/2017	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH	15.00	
	139223	12/08/2017	01817	RADIO SERVICE COMPANY INC	in	MAINTENANCE CHARGES	55.19	
	139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	250.82	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CESL TRAINING FOR ONE DAY DAN JACO	250.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TRAINING FOR BRYAN WOODARD, KRISTI	1,700.00	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2 24" MONITORS - JOSH SOGGIE	271.98	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2 27" MONITORS AND CABLES FOR MART	385.96	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	COMPUTER MONITOR PARTS	29.30	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PORTABLE TOILET FOR WORK ON RIDGE	194.00	C
Total amount by Department							\$ 3,285.39	
Total amount by Fund							\$ 3,285.39	
501 EQUIPMENT RENTAL FUND								
	139096	12/08/2017	04052	BATTERIES PLUS	in	BATTERIES	618.99	
	139121	12/08/2017	08852	COMMERCIAL TIRE	in	TIRES - FIRESTONE	515.27	
	139121	12/08/2017	08852	COMMERCIAL TIRE	in	TIRSE - FIRESTONE	1,807.82	
	139147	12/08/2017	00166	FARMERS EXCHANGE	in	PIPE ASSEMBLY	20.98	
	139169	12/08/2017	08711	HUGHES FIRE EQUIPMENT INC	in	INVENTORY PARTS	591.11	
	139169	12/08/2017	08711	HUGHES FIRE EQUIPMENT INC	in	AIR CYLINDER,STEP	266.45	
	139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	INVENTORY	86.12	
	139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	INVENTORY	39.61	
	139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	INVENTORY	192.58	
	139215	12/08/2017	06241	PASCO TIRE FACTORY INC	in	TIRES	783.01	
	139227	12/08/2017	01047	REBUILDING AND HARDFACING INC	in	SNOW PLOW BLADE	1,304.29	
	139262	12/08/2017	09405	TRUCK PRO LLC SIX STATES	in	WORKLAMP SQUARE LED	115.60	

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Total amount by Department					\$ 6,341.83
010 EQUIPMENT RENTAL					
139085	12/08/2017	02890	ALL CITY TRANSMISSION INC	in TRANSMISSION SVC-VEH. 0029	967.26
139095	12/08/2017	04247	AUTOZONE	in EXT DOOR HANDLE FOR VEH. 0138	28.59
139098	12/08/2017	03707	BAXTER AUTO PARTS	in COPPER TUBE KIT-VEHICLE W091	17.91
139098	12/08/2017	03707	BAXTER AUTO PARTS	in SEAT RELEASE HANDLE-VEH. 0124	9.59
139098	12/08/2017	03707	BAXTER AUTO PARTS	in FLUID FOR SHOP	16.29
139118	12/08/2017	01310	COLEMAN OIL COMPANY	in COLUMBIA PARK MOWER FUEL	444.01
139118	12/08/2017	01310	COLEMAN OIL COMPANY	in COLUMBIA PARK MOWER FUEL	89.22
139118	12/08/2017	01310	COLEMAN OIL COMPANY	in FUEL CHARGES	14,085.19
139121	12/08/2017	08852	COMMERCIAL TIRE	in TIRES FOR VEH. 4100	1,478.35
139121	12/08/2017	08852	COMMERCIAL TIRE	in TIRES FOR VEH. 0059	514.79
139127	12/08/2017	07868	CORWIN FORD - TRI CITIES	in FAN & MOTOR-VEHICLE 7368	86.34
139127	12/08/2017	07868	CORWIN FORD - TRI CITIES	in SWITCH FOR VEH. 2716	34.95
139127	12/08/2017	07868	CORWIN FORD - TRI CITIES	in ACCUMULATOR FOR VEH. 0255	131.93
139138	12/08/2017	00601	DIRECT AUTOMOTIVE DISTRIBUTING	in BATTERY FOR VEHICLE W031	64.06
139147	12/08/2017	00166	FARMERS EXCHANGE	in PTO SHAFT FOR VEHICLE 0381	597.47
139147	12/08/2017	00166	FARMERS EXCHANGE	in STARTER PULLEY-VEHICLE P107	14.11
139147	12/08/2017	00166	FARMERS EXCHANGE	in STARTER-VEHICLE P107	52.13
139169	12/08/2017	08711	HUGHES FIRE EQUIPMENT INC	in VALVE FOR VEHICLE 2802	113.16
139169	12/08/2017	08711	HUGHES FIRE EQUIPMENT INC	in PARTS & SVC-VEH 2801	5,208.55
139169	12/08/2017	08711	HUGHES FIRE EQUIPMENT INC	in PARTS & SERVICE-VEHICLE 2003	2,475.20
139169	12/08/2017	08711	HUGHES FIRE EQUIPMENT INC	in PARTS & SVC- VEHICLE 0229	1,965.36
139169	12/08/2017	08711	HUGHES FIRE EQUIPMENT INC	in CREDIT - SEAT BELT-VEH. 0229	-150.24
139177	12/08/2017	03313	J & L HYDRAULICS	in PARTS FOR VEH. 0095	29.81
139177	12/08/2017	03313	J & L HYDRAULICS	in PARTS FOR VEH. 0095	220.46
139177	12/08/2017	03313	J & L HYDRAULICS	in HYDRAULIC HARDWARE-VEH 0095	313.42
139179	12/08/2017	02285	JIFFY CAR WASH, INC.	in FLEET CAR WASHES	649.80
139180	12/08/2017	03363	JIM'S PACIFIC GARAGES INC	in BRAKE ADJUSTERS FOR VEHICLE 2802	229.45
139180	12/08/2017	03363	JIM'S PACIFIC GARAGES INC	in LED WORK LIGHT-VEH. 0095	293.07
139180	12/08/2017	03363	JIM'S PACIFIC GARAGES INC	in FUEL TREATMENT-VEH. 2802	11.13
139193	12/08/2017	02357	MCCURLEY CHEVROLET INC	in WIRE HARNESS FOR VEHICLE 0214	39.95
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in ABS SENSOR FOR VEHICLE 0156	129.27
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in TRANSMISSION FILTER-VEHICLE 5004	52.12
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in HYD/AIR FILTERS-VEHICLE 0095	113.51
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in CABIN FILTER-VEHICLE 7361	6.18
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in HYD FILTER-VEH 0095	39.91

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139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	OIL FILTER FOR VEHICLE 5703	5.97
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	CREDIT-RADIATOR CAP	-7.17
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	SPARK PLUGS-VEHICLE 7368	36.95
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	HANDLE FOR VEH. 0124	18.34
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	LAMP & BRACKET-VEH. 0095	53.33
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	PARTS FOR VEH. 0095	3.65
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	BRAKE CLEANER/TAPE-VEHICLE 2802	91.71
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	ADH SCREW MT-VEH. 0095	5.96
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	PARTS FOR VEH. 0095	102.71
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	MAC BATTERY CLEANER-VEH. 0154	9.75
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	PARTS FOR SHOP	261.60
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	MAC BATT PROTECTOR-VEH. 0154	7.59
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	NUTS FOR VEH. 0154	17.01
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	CREDIT-FUSE ASST FOR SHOP	-16.28
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	SHOCKS FOR VEH. 2206	173.24
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	ALTERNATOR-VEH. 0154	289.41
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	FLEETRUNKER BELTS-VEH. 0154	80.66
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	FILTER KIT FOR VEH. 3006	26.60
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	AIR FILTER-VEH. 3006	10.74
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	BRAKE PAD & ROTORS-VEH. 3006	168.89
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	PARTS FOR VEH. 0255	409.41
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	AIR FLOW SENSOR-VEH. 0007	145.52
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	RETURN OF COMPRESSOR-VEH. 0255	-383.82
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	FUEL FILTER-VEH. 4206	24.17
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	ATP FILTER-VEH. 4206	15.99
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	FUEL FILTER-VEH. 4206	12.89
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	FUEL FILTERS-VEH. 4206	34.10
139205	12/08/2017	08875	NAPA PASCO AUTO PARTS	in	PARTS-VEH. 0095	60.60
139211	12/08/2017	04217	O'REILLY AUTO PARTS	in	MICRO FUSES-VEH. 2716	9.21
139211	12/08/2017	04217	O'REILLY AUTO PARTS	in	FLOOR JACK FOR VEH. 0417	76.01
139211	12/08/2017	04217	O'REILLY AUTO PARTS	in	DOOR HANDLE-VEH. 0028	9.32
139213	12/08/2017	06603	PAPE MACHINERY INC	in	DRIVELINE SVC & PARTS-VEH 0094	2,270.62
139215	12/08/2017	06241	PASCO TIRE FACTORY INC	in	TIRES AND SERVICE-VEHICLE 2512	1,877.13
139215	12/08/2017	06241	PASCO TIRE FACTORY INC	in	TIRES AND SERVICE-VEHICLE 2105	2,821.13
139215	12/08/2017	06241	PASCO TIRE FACTORY INC	in	HUB COVERS FOR VEHICLE 2802	80.58
139223	12/08/2017	01817	RADIO SERVICE COMPANY INC	in	RADIO INSTALLS-VEHS 0044 & 0064	1,102.29
139226	12/08/2017	03803	RDO EQUIPMENT	in	FLASHER FOR VEHICLE 0086	107.31

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139231	12/08/2017	00294	ROCK-IT RADIO	in	RADIO INSTALL-VEH. 0095	43.44	
139231	12/08/2017	00294	ROCK-IT RADIO	in	BACKUP CAMERA INSTALLS	325.80	
139244	12/08/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES-FLEET & PURCH	45.15	
139248	12/08/2017	04379	TACOMA SCREW PRODUCTS INC ACCTS	in	HEX CAP SCREWS-2802	14.42	
139248	12/08/2017	04379	TACOMA SCREW PRODUCTS INC ACCTS	in	PARTS FOR VEH. 0228	2.66	
139248	12/08/2017	04379	TACOMA SCREW PRODUCTS INC ACCTS	in	HARDWARE-VEHICLE 2802	70.10	
139252	12/08/2017	07370	THE FAB SHOP LLC	in	EQUIP-2018 DUMP TRUCK	119,731.50	
139262	12/08/2017	09405	TRUCK PRO LLC SIX STATES	in	SWITCH FOR VEHICLE 0095	29.83	
139263	12/08/2017	03883	U R M CASH & CARRY	in	LED LIGHTBULBS FOR SHOP	13.01	
139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	20.07	
139276	12/08/2017	05985	WAT INC	in	RADIO INSTALLATION VEH 2717	1,952.25	
139276	12/08/2017	05985	WAT INC	in	RADIO INSTALL NEW MEDIC UNITS	12,034.92	
139284	12/08/2017	02123	ZEP MANUFACTURING COMPANY	in	DUAL FORCE LUBRICANT FOR SHOP	306.05	
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FLIGHT CHANGE FOR NIC ORD	75.00	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FLIGHT OORD SEATTLE SNOW PLOW DEM	354.40	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LICENSING AND REGISTRATION FOR VEH	47.25	C
T 300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PROCESSING FEE FOR LICENSING AND RI	2.00	C
Total amount by Department						\$ 175,453.27	
Total amount by Fund						\$ 181,795.10	

502 CENTRAL STORES FUND

139128	12/08/2017	00481	CROWN PAPER & JANITORIAL SUPPLY	in	FLOOR CLEANER	382.53	
139128	12/08/2017	00481	CROWN PAPER & JANITORIAL SUPPLY	in	FLOOR CLEANER	173.11	
139146	12/08/2017	05426	EWING IRRIGATION PRODUCTS, INC	in	VALVE BALL - 1" BRASS	139.57	
139161	12/08/2017	01775	GRAINGER	in	BROOM HANDLES	377.21	
139207	12/08/2017	02904	NORTHERN SAFETY CO., INC.	in	GLOVES	108.69	
139239	12/08/2017	00724	SHOWCASE SPECIALTIES, INC.	in	CAP - KNIT	521.28	
139256	12/08/2017	00367	TRAFFIC SAFETY SUPPLY CO INC	in	ADHESIVE - SUPER BUNDY PADS	754.16	
139263	12/08/2017	03883	U R M CASH & CARRY	in	CLEANSER - MR. CLEAN	180.95	
Total amount by Department						\$ 2,637.50	

010 CENTRAL STORES

139082	12/08/2017	01526	ABADAN	in	COPIER MAINT-BIZHUBS	1,178.14	
139082	12/08/2017	01526	ABADAN	in	COPIER MAINTENANCE	1,622.26	
139184	12/08/2017	06231	KONICA MINOLTA BUSINESS SOLUTIONS	in	BIZHUB C284 - ENGINEERING	121.74	
139184	12/08/2017	06231	KONICA MINOLTA BUSINESS SOLUTIONS	in	BIZHUB C284 - ENGINEERING	37.26	

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139184	12/08/2017	06231	KONICA MINOLTA BUSINESS SOLUTIONS	in	BIZHUB C364 - PLANNING	175.23
139184	12/08/2017	06231	KONICA MINOLTA BUSINESS SOLUTIONS	in	BIZHUB C364 - PLANNING	51.54
139184	12/08/2017	06231	KONICA MINOLTA BUSINESS SOLUTIONS	in	BIZHUB 552 - CITY HALL	284.23
139184	12/08/2017	06231	KONICA MINOLTA BUSINESS SOLUTIONS	in	BIZHUB C35 - SR CTR	129.10
139186	12/08/2017	06743	LEAF CAPITAL FUNDING LLC	in	COPIER RENTAL - CITY ATTORNEY	166.17
139186	12/08/2017	06743	LEAF CAPITAL FUNDING LLC	in	COPIER RENTAL STA 61 & 62	137.45
139244	12/08/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	11 X 17 COPY PAPER	87.81
139283	12/08/2017	06353	XEROX CORPORATION	in	W7855PT PURCHASING COPIER	230.78
139283	12/08/2017	06353	XEROX CORPORATION	in	5855APT POLICE PATROL COPIER	208.79
139283	12/08/2017	06353	XEROX CORPORATION	in	W7855PT POLICE ADMIN COPIER	389.85
139283	12/08/2017	06353	XEROX CORPORATION	in	W7845PT POLICE DETECTIVES COPIER	376.01
Total amount by Department						\$ 5,196.36
Total amount by Fund						\$ 7,833.86
503 RISK MANAGEMENT FUND						
010 RISK MANAGEMENT						
139080	12/08/2017	06874	A WORKSAFE SERVICE INC	in	CDL DRUG/ALCOHOL TESTING	55.00
139105	12/08/2017	03035	BI-STATE OCCUPATIONAL SAFETY & HEA	in	EMPLOYEE TESTING	650.00
139178	12/08/2017	01205	JACK'S SUPERIOR AUTO BODY,LLC	in	REPAIR VEHICLE 6514	617.05
139268	12/08/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	36.95
Total amount by Department						\$ 1,359.00
370 GAINS/LOSSES AND OTHER INCOME						
139243	12/08/2017	04478	ST PAUL FIRE & MARINE	in	CLAIM V2Z4198	300.00
Total amount by Department						\$ 300.00
Total amount by Fund						\$ 1,659.00
612 OPEB TRUST FUND						
010 OPEB TRUST FUND						
139083	12/08/2017	00024	ADKINS WILLIAM	in	MEDICARE PART B	108.00
139106	12/08/2017	00185	BUCK, GARY E	in	MEDICARE PART B	110.00
139116	12/08/2017	00127	CLEAVENGER, BUDDY L	in	MEDICARE PART B	108.00
139122	12/08/2017	00128	COMSTOCK, WILLIAM J	in	MEDICARE PART B/MEDICAL	5,282.00
139134	12/08/2017	00121	DEINES, JAMES I	in	MEDICARE PART B	333.80
139140	12/08/2017	00324	DUNCAN LARRY	in	MEDICARE PART B	112.00
139141	12/08/2017	01894	EASLING, CONNIE	in	MEDICARE PART B	109.00
139148	12/08/2017	00041	FARNKOFF, ROBERT C	in	MEDICARE PART B	110.00

City of Kennewick

Claims Roster

11/23/2017 - 12/8/2017

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
139150	12/08/2017	00058	FEARING, DOUG	in MEDICARE PART B	109.00
139158	12/08/2017	00181	GIER, CHARLES W.	in MEDICARE PART B	107.00
139159	12/08/2017	00134	GONDERMAN, DAVID A	in MEDICARE PART B	108.00
139168	12/08/2017	06744	HIRSCHEL ARTHUR D	in MEDICARE PART B	104.90
139181	12/08/2017	00065	JUERGENS, CURT	in MEDICARE PART B	111.00
139185	12/08/2017	00060	KRAFT, JAMES	in MEDICARE PART B	833.50
139189	12/08/2017	00050	MACE, BILL	in MEDICARE PART B	110.00
139190	12/08/2017	00052	MAPLETHORPE, JOHN G., JR	in MEDICARE PART B	108.00
139195	12/08/2017	00055	MERCER, BILL	in MEDICARE PART B	134.00
139210	12/08/2017	00142	O'HAIR, RONALD L	in MEDICARE PART B	108.00
139216	12/08/2017	05554	PENNEY MICHAEL	in MEDICARE PART B	104.90
139229	12/08/2017	00145	REMUS, LARRY J	in MEDICARE PART B	106.00
139232	12/08/2017	00147	RUMLEY, LARRY M	in MEDICARE PART B	105.00
139234	12/08/2017	01821	SCHARNHORST, DEAN	in MEDICARE PART B	104.90
139237	12/08/2017	00148	SHAW, LEONARD	in MEDICARE PART B	107.00
139240	12/08/2017	00150	SLEATER, LARRY L	in MEDICARE PART B	109.00
139241	12/08/2017	00066	SOUTHWICK, JOHN J., JR.	in MEDICARE PART B	127.00
139261	12/08/2017	01318	TRIPP, GREG	in MEDICARE PART B	134.00
139269	12/08/2017	00152	VICKERMAN THOMAS	in MEDICARE PART B	104.90
139274	12/08/2017	08584	WAGNER BRIAN	in MEDICARE PART B	123.00
139279	12/08/2017	00154	WILLEBY, DONALD R	in MEDICARE PART B	106.00
139280	12/08/2017	02997	WILLIAMS GARY	in MEDICARE PART B	134.00
139281	12/08/2017	01415	WILLIAMS, KEN	in MEDICARE PART B	134.00
Total amount by Department					\$ 9,605.90
Total amount by Fund					\$ 9,605.90
634 BI-COUNTY POLICE INFO NETWORK					
010 BI-COUNTY POLICE INFO NETWORK					
139235	12/08/2017	06976	SCIENS CONSULTING LLC	in BI-PIN RECORDS MGMT	21,440.00
Total amount by Department					\$ 21,440.00
Total amount by Fund					\$ 21,440.00
642 METRO DRUG FORFEITURE FUND					
139139	12/08/2017	09522	DRONEN TODD	in CONFIDENTIAL FUNDS CHECK	3,000.00
Total amount by Department					\$ 3,000.00

City of Kennewick

Claims Roster

11/23/2017 - 12/8/2017

Accounting Period

2018

	Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$	
	010 NONE						
	139137	12/08/2017	04009	DINA P NAVEJAR INTER-CITY PROCESSIN	in OCT MESSENGER SERVICE	50.00	
	139155	12/08/2017	05471	FRONTIER COMMUNICATIONS NW INC	in TELEPHONE SVC	158.93	
	139175	12/08/2017	08410	INTERNATIONAL UNDERCOVER TRAININ	in UNDERCOVER TRAINING	10,000.00	
	139222	12/08/2017	08218	QUALITY CONTROL SERVICES, INC.	in SCALE CALIBRATION	190.00	
	139258	12/08/2017	02010	TRI-CITIES WATER STORE, INC.	in DRINKING WATER	59.62	
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in OFFICE SUPPLIES	97.58	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in OFFICE SUPPLIES	84.89	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in MONTHLY SERVICE FEE - AUGUST 2017	15.99	C
T	300310	11/25/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in OFFICE SUPPLIES	44.67	C
Total amount by Department						\$ 10,701.68	
Total amount by Fund						\$ 13,701.68	

City of Kennewick

Claims Roster

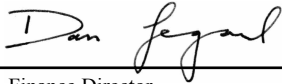
11/23/2017 - 12/8/2017

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
Grand Total:					<u><u>\$ 1,993,389.08</u></u>

I, Dan Legard, Finance Director, do hereby certify that the merchandise or services hereinbefore specified have been received, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation and that the vouchers listed above are approved for payment this day.



Dan Legard, Finance Director

The payments on this claims roster are comprised of the following:

Check numbers 139057 through 139290	\$ 1,943,012.22
Wire transfer number 300310	50,159.86
Wire transfer number 300311	217.00

Total	<u><u>\$ 1,993,389.08</u></u>
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The above total excludes checks written for payment of refunds and collected amounts due to other entities.

Exceptions:

Council Agenda Coversheet



Agenda Item Number	3.b.(2)	Council Date	01/02/2018
Agenda Item Type	General Business Item		
Subject	Toyota Center/Arena Accounts		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

Consent Agenda	☒
Ordinance/Reso	☐
Public Mtg / Hrg	☐
Other	☐
Quasi-Judicial	☐

Recommendation

Staff recommends that Council approve the Claims Rosters for the Toyota Center Operations and Box Office Accounts for October 2017.

Motion for Consideration

I move to approve the Claims Rosters for the Toyota Center Operations and Box Office Accounts for October 2017 in the amount of \$501,458.99, comprised of check numbers 19101-19195 in the amount of \$240,469.81 and electronic transfers in the amount of \$260,989.18.

Summary

None.

Alternatives

None.

Fiscal Impact

Total \$501,458.99.

Through

Denise Winters
Dec 11, 08:56:59 GMT-0800 2017

Dept Head Approval

Dan Legard
Dec 11, 09:52:47 GMT-0800 2017

City Mgr Approval

Marie Mosley
Dec 28, 13:34:45 GMT-0800 2017

Attachments: Roster

☐ Recording
Required?

**Toyota Center and Toyota Arena
Operations Claims Roster
October 2017**

Num	Date	Name	Memo	Account	Paid Amount
19101	10/06/2017	Adamson, Janine	Learn to skate coaching September 2017	1006.1 · Sterling Operating Account	
Sept17LTS	10/01/2017		Learn to skate coaching September 2017	8065 · Contracted Labor	-60.00
			TOTAL		-60.00
19102	10/06/2017	Apollo Inc	Admin office AC repairs PO#1763	1006.1 · Sterling Operating Account	
940008856	09/01/2017		Admin office AC repairs PO#1763	8041 · Repairs & Maintenance-Building	-2,487.59
			TOTAL		-2,487.59
19103	10/06/2017	Bargreen Ellingson, Inc	Kitchen equipment PO#1861	1006.1 · Sterling Operating Account	
008257180	09/26/2017		Kitchen equipment PO#1861	8026 · Capital Improvements	-3,915.03
			TOTAL		-3,915.03
19104	10/06/2017	Berry, Timothy	Learn to skate coaching September 2017	1006.1 · Sterling Operating Account	
Sept17LTS	10/01/2017		Learn to skate coaching September 2017	8065 · Contracted Labor	-60.00
			TOTAL		-60.00
19105	10/06/2017	Bond, Craig	Learn to skate coaching September 2017	1006.1 · Sterling Operating Account	
Sept17LTS	10/01/2017		Learn to skate coaching September 2017	8065 · Contracted Labor	-420.00
			TOTAL		-420.00
19106	10/06/2017	Bond, Jennifer	Learn to skate coaching September 2017	1006.1 · Sterling Operating Account	
Sept17LTS	10/01/2017		Learn to skate coaching September 2017	8065 · Contracted Labor	-420.00
			TOTAL		-420.00
19107	10/06/2017	Cash and Carry		1006.1 · Sterling Operating Account	
010962	09/27/2017		Kitchenwares supplies 9/27/17	8098.1 · Supplies & Equipment-F&B	-242.63
011250	09/30/2017		Register tape for new POS system 9/30/17	8005 · Office Supplies	-147.44
			TOTAL		-390.07
19108	10/06/2017	Coca-Cola	Soda order 9/19/17	1006.1 · Sterling Operating Account	
19669	09/19/2017		Soda order 9/19/17	1400.1 · Inventory-Food	-3,821.64
			TOTAL		-3,821.64
19109	10/06/2017	Culligan	230326	1006.1 · Sterling Operating Account	
83909	09/18/2017		Cold cooler service 8/28/17-9/18/17	8098 · Supplies & Equipment	-84.16
			TOTAL		-84.16
19110	10/06/2017	Food Services of America	Food order 9/26/17	1006.1 · Sterling Operating Account	
8885493	09/26/2017		Food order 9/26/17	1400.1 · Inventory-Food	-3,254.53
			TOTAL		-3,254.53
19111	10/06/2017	Gierke, Rob	Reimburse event expenses	1006.1 · Sterling Operating Account	
ReimbExpenses	10/01/2017		Mileage to run errands for events	8052 · Travel-Mileage	-8.64
			Keyboard for Andy See in Marketing	8005.20 · Computer and Other IT	-43.43
			Audio cables	8098 · Supplies & Equipment	-49.00
			Starbucks coffee for Fluffy	5073 · Reimbursed Outside Services	-7.49
			Lunch with Randy from Corporate	8056 · Travel-Meals	-32.41
			TOTAL		-140.97
19112	10/06/2017	Lowe's Commercial Services		1006.1 · Sterling Operating Account	
16504	09/15/2017		Carpet cleaner & Soap PO#1897	8095 · Janitorial Supplies	-312.58
16238	09/20/2017		Misc maintenance supplies PO#1881	8104 · Ice-Related	-73.16
16265	09/20/2017		Cable ties PO#1881	8098 · Supplies & Equipment	-54.15
09937	09/21/2017		Cables & Couplers PO#1881	8098 · Supplies & Equipment	-56.99
			TOTAL		-496.88

**Toyota Center and Toyota Arena
Operations Claims Roster
October 2017**

Num	Date	Name	Memo	Account	Paid Amount
19113	10/06/2017	Mantanona, Hanna	Learn to skate coaching September 2017	1006.1 · Sterling Operating Account	
Sept17LTS	10/01/2017		Learn to skate coaching September 2017	8065 · Contracted Labor	-150.00
				TOTAL	-150.00
19114	10/06/2017	Mighty Johns	Porta pottie rental for Florida Georgia Line 9/21/17	1006.1 · Sterling Operating Account	
40264	09/20/2017		Porta pottie rental for Florida Georgia Line 9/21/17	5073 · Reimbursed Outside Services	-335.00
				TOTAL	-335.00
19115	10/06/2017	Pape' Material Handling	Zamboni engine repairs PO#1919	1006.1 · Sterling Operating Account	
80052343	09/27/2017		Zamboni engine repairs PO#1919	8042 · Repairs & Maintenance-Equipment	-768.86
				TOTAL	-768.86
19116	10/06/2017	PeopleReady Inc	4040-1097	1006.1 · Sterling Operating Account	
22716788	09/26/2017		Contracted labor for Florida Georgia Line 9/21/17	5071 · Reimbursed Labor	-87.31
22716787	09/26/2017		Contracted labor for Florida Georgia Line 9/21/17	5071 · Reimbursed Labor	-6,251.83
				TOTAL	-6,339.14
19117	10/06/2017	Rapoza, Leah	Learn to skate coaching September 2017	1006.1 · Sterling Operating Account	
Sept17LTS	10/01/2017		Learn to skate coaching September 2017	8065 · Contracted Labor	-60.00
				TOTAL	-60.00
19118	10/06/2017	Staples/Corp Express, Inc.	Office supplies PO#1902	1006.1 · Sterling Operating Account	
3352878309	09/16/2017		Office supplies PO#1902	8005 · Office Supplies	-215.96
			Due from TRCC - Office supplies PO#1902	2215 · Due To (From) Convention Center	-36.08
				TOTAL	-252.04
19119	10/06/2017	Sunbelt Rentals		1006.1 · Sterling Operating Account	
72539400-0001	09/22/2017		Equipment rentals for Florida Georgia Line 9/21/17	5073 · Reimbursed Outside Services	-1,835.28
72539400-0002	09/25/2017		Manlift rental for Florida Georgia Line 9/20-9/21	5073 · Reimbursed Outside Services	-402.04
				TOTAL	-2,237.32
19120	10/06/2017	Terminello, Rachel	Learn to skate coaching September 2017	1006.1 · Sterling Operating Account	
Sept17LTS	10/01/2017		Learn to skate coaching September 2017	8065 · Contracted Labor	-60.00
				TOTAL	-60.00
19121	10/06/2017	Thyssenkrupp Elevator Corp.	75157	1006.1 · Sterling Operating Account	
3003485687	10/01/2017		Elevator service 10/1/17-12/31/17	8041 · Repairs & Maintenance-Building	-1,144.83
				TOTAL	-1,144.83
19122	10/06/2017	Trios Health - KGH EMTS	EMT Services September 2017	1006.1 · Sterling Operating Account	
Sept17EMT	10/03/2017	!ETC - Tri-City Americans Games	EMT Services Red Lion Tournament	8065 · Contracted Labor	-1,600.00
		!Gabriel Iglesias	EMT Services Fluffy	5008 · Contract Labor-Reimbursed	-212.50
		!ETC - Tri-City Americans Games	EMT Services Ams vs Kootenay	8065 · Contracted Labor	-187.50
		!ETC - Tri-City Americans Games	EMT Services Ams vs Spokane	8065 · Contracted Labor	-400.00
			EMT Services Florida Georgia Line	8065 · Contracted Labor	-1,100.00
		!ETC - Tri-City Americans Games	EMT Services Ams vs Everett	8065 · Contracted Labor	-450.00
				TOTAL	-3,950.00
19123	10/12/2017	Apollo Inc	Section W walk-in repairs PO#1869	1006.1 · Sterling Operating Account	
940010008	09/29/2017		Section W walk-in repairs PO#1869	8041FB · Repr & Maint Bldg, Food & Bev	-2,492.11
				TOTAL	-2,492.11
19124	10/12/2017	Athletica Sport Systems	Curved glass for hockey benches PO#1790	1006.1 · Sterling Operating Account	
407236	09/18/2017		Curved glass for hockey benches PO#1790	8026 · Capital Improvements	-13,290.49
				TOTAL	-13,290.49

**Toyota Center and Toyota Arena
Operations Claims Roster
October 2017**

Num	Date	Name	Memo	Account	Paid Amount
19125	10/12/2017	Cash and Carry	Food purchase 10/9/17	1006.1 · Sterling Operating Account	
036067	10/09/2017		Food purchase 10/9/17	1400.1 · Inventory-Food	-215.70
			TOTAL		-215.70
19126	10/12/2017	Coca-Cola		1006.1 · Sterling Operating Account	
20124	09/26/2017		Soda order 9/26/17	1400.1 · Inventory-Food	-2,059.50
20315	09/28/2017		Soda order 9/28/17	1400.1 · Inventory-Food	-120.00
20291	09/28/2017		Soda order 9/28/17	1400.1 · Inventory-Food	-114.25
			TOTAL		-2,293.75
19127	10/12/2017	Columbia Industries	0935	1006.1 · Sterling Operating Account	
0055203	09/30/2017		Shred Services 9/14/17	8094 · Outside Services	-88.07
			TOTAL		-88.07
19128	10/12/2017	Devfuzion		1006.1 · Sterling Operating Account	
6492	10/03/2017		New PC for Gayle PO#1918	8005.20 · Computer and Other IT	-937.00
6542	10/09/2017		Switch installed for new F&B POS system	8026 · Capital Improvements	-239.14
6544	10/09/2017		Cabling and installation of new F&B POS system	8026 · Capital Improvements	-3,517.28
			TOTAL		-4,693.42
19129	10/12/2017	Fastenal	WAKE10189	1006.1 · Sterling Operating Account	
WARIC69783	09/18/2017		Ice squeegies PO#1909	8104 · Ice-Related	-385.01
			TOTAL		-385.01
19130	10/12/2017	Food Services of America	Food order 10/3/17	1006.1 · Sterling Operating Account	
8891587	10/03/2017		Food order 10/3/17	1400.1 · Inventory-Food	-1,406.44
			TOTAL		-1,406.44
19131	10/12/2017	Great Floors Commercial Sales	Arena flooring PO#1776	1006.1 · Sterling Operating Account	
827138	09/15/2017		Arena flooring PO#1776	8041 · Repairs & Maintenance-Building	-553.15
			TOTAL		-553.15
19132	10/12/2017	Joseph Potts	Meal reimbursement: Mike with Corporate	1006.1 · Sterling Operating Account	
ReimbMeal	10/01/2017		Meal reimbursement: Mike with Corporate	8056 · Travel-Meals	-29.34
			TOTAL		-29.34
19133	10/12/2017	Lowe's Commercial Services		1006.1 · Sterling Operating Account	
16667	09/16/2017		Misc rink supplies PO#1942	8104 · Ice-Related	-40.24
16460	09/21/2017		Misc rink supplies PO#1942	8104 · Ice-Related	-41.18
16946	09/25/2017		Misc rink supplies PO#1942	8104 · Ice-Related	-25.78
16127	09/26/2017		Misc rink supplies PO#1942	8104 · Ice-Related	-1.63
11265	09/27/2017		Misc rink supplies PO#1881	8104 · Ice-Related	-243.80
16327	09/27/2017		Misc rink supplies PO#1942	8104 · Ice-Related	-6.18
16352	09/27/2017		Misc rink supplies PO#1942	8104 · Ice-Related	-26.76
			TOTAL		-385.57
19134	10/12/2017	Office Depot	Chair for vault PO#1917	1006.1 · Sterling Operating Account	
966200002001	09/27/2017		Chair for vault PO#1917	8140 · Building Equipment	-152.03
			TOTAL		-152.03
19135	10/12/2017	Oxarc	Cylinder/compliance charges 9/22/17	1006.1 · Sterling Operating Account	
60033887	09/30/2017		Cylinder/compliance charges 9/22/17	8041 · Repairs & Maintenance-Building	-11.67
			TOTAL		-11.67

**Toyota Center and Toyota Arena
Operations Claims Roster
October 2017**

Num	Date	Name	Memo	Account	Paid Amount
19136	10/12/2017	Pape' Material Handling	Zamboni start switch PO#1938	1006.1 · Sterling Operating Account	
80052411	09/30/2017		Zamboni start switch PO#1938	8042 · Repairs & Maintenance-Equipment	-532.75
			TOTAL		-532.75
19137	10/12/2017	Price Chopper Wristbands	Alcohol wristbands PO#1923	1006.1 · Sterling Operating Account	
212365	09/29/2017		Alcohol wristbands PO#1923	8178 · Event Supplies	-2,696.56
			TOTAL		-2,696.56
19138	10/12/2017	Starplex Corporation	Remaining balance owed for FGL contracted labor	1006.1 · Sterling Operating Account	
45158	10/02/2017		Remaining balance owed for FGL contracted labor	5008 · Contract Labor-Reimbursed	-107.40
			TOTAL		-107.40
19139	10/12/2017	Superior Press	Deposit bags PO#1912	1006.1 · Sterling Operating Account	
3646979	09/29/2017		Deposit bags PO#1912	8005 · Office Supplies	-260.62
			Due from TRCC - Deposit bags PO#1912	2215 · Due To (From) Convention Center	-260.63
			TOTAL		-521.25
19140	10/12/2017	Sysco Spokane, Inc.	106526	1006.1 · Sterling Operating Account	
121197866	10/04/2017		Food order 10/4/17	1400.1 · Inventory-Food	-467.30
			TOTAL		-467.30
19141	10/12/2017	Trade Show Supply House	Carpet install for MSA	1006.1 · Sterling Operating Account	
2772	10/06/2017		Carpet install for MSA	5073 · Reimbursed Outside Services	-10,317.00
			TOTAL		-10,317.00
19142	10/12/2017	VenuWorks, Inc.		1006.1 · Sterling Operating Account	
14462	07/01/2017		Apr-Jun 2017 F&B Commissions	3020 · Accrued Accounts Payable	-13,444.48
14461	07/01/2017		Mar-May 2017 Ad Commissions	3020 · Accrued Accounts Payable	-24,662.37
			TOTAL		-38,106.85
19143	10/12/2017	Backstage Electric, Inc.	Power for MSA booths	1006.1 · Sterling Operating Account	
2244	10/09/2017		Power for MSA booths	5073 · Reimbursed Outside Services	-1,754.98
			TOTAL		-1,754.98
19144	10/20/2017	Amerigas	0910002962	1006.1 · Sterling Operating Account	
3069746804	10/05/2017		Propane: 3.8 Gallons 10/3/17	8033 · Propane	-21.06
			Due from TRCC - Propane: 3.8 Gallons 10/3/17	2215 · Due To (From) Convention Center	-5.26
			TOTAL		-26.32
19145	10/20/2017	Baskin Robbins		1006.1 · Sterling Operating Account	
9/30Ams	09/30/2017		Third party sales 9/30/17 Ams	5300.7 · Sales-Third Party	-781.24
10/3 Ams	10/03/2017	!ETC - Tri-City Americans Games	Third party sales 10/3/17 Ams	5300.7 · Sales-Third Party	-320.58
			TOTAL		-1,101.82
19146	10/20/2017	Benton PUD		1006.1 · Sterling Operating Account	
LgGenSvc9/6-10/6	10/10/2017		Large general service 9/6/17-10/6/17	8036.3 · Electricity	-26,638.89
SmGenSvcLights	10/10/2017		Small general service - Lights 9/6/17-10/6/17	8036.3 · Electricity	-57.29
			Due from TRCC - Small general service - Lights 9/6/17-10/6/17	2215 · Due To (From) Convention Center	-57.29
			TOTAL		-26,753.47
19147	10/20/2017	Bond, Jennifer	Learn to skate administration Sept 2017	1006.1 · Sterling Operating Account	
LTSASept17	10/04/2017		Learn to skate administration Sept 2017	8065 · Contracted Labor	-1,000.00
			TOTAL		-1,000.00

**Toyota Center and Toyota Arena
Operations Claims Roster
October 2017**

Num	Date	Name	Memo	Account	Paid Amount
19148	10/20/2017	Brashear Electric, Inc.	Stage hookup for Florida Georgia Line 9/20/17	1006.1 · Sterling Operating Account	
29363	10/05/2017		Stage hookup for Florida Georgia Line 9/20/17	5073 · Reimbursed Outside Services	-975.00
				TOTAL	-975.00
19149	10/20/2017	Central Washington Refrigeration		1006.1 · Sterling Operating Account	
35102	09/13/2017		Compressor rebuilds PO#1750	8104 · Ice-Related	-14,096.76
35108	09/14/2017		Ammonia for tank PO#1750	8041 · Repairs & Maintenance-Building	-721.84
				TOTAL	-14,818.60
19150	10/20/2017	Chapala Express Stand		1006.1 · Sterling Operating Account	
9/30Ams	09/30/2017	!ETC - Tri-City Americans Games	Third party sales 9/30/17 Ams	5300.7 · Sales-Third Party	-1,244.00
10/3Ams	10/03/2017	!ETC - Tri-City Americans Games	Third party sales 10/3/17 Ams	5300.7 · Sales-Third Party	-823.62
				TOTAL	-2,067.62
19151	10/20/2017	Devfuzion	F&B wifi service for Revel POS system	1006.1 · Sterling Operating Account	
6550	10/13/2017		F&B wifi service for Revel POS system	8094 · Outside Services	-252.69
				TOTAL	-252.69
19152	10/20/2017	Dunkaroos		1006.1 · Sterling Operating Account	
9/30Ams	09/30/2017	!ETC - Tri-City Americans Games	Third party sales 9/30/17 Ams	5300.7 · Sales-Third Party	-920.29
10/3Ams	10/03/2017	!ETC - Tri-City Americans Games	Third party sales 10/3/17 Ams	5300.7 · Sales-Third Party	-336.56
				TOTAL	-1,256.85
19153	10/20/2017	Food Services of America		1006.1 · Sterling Operating Account	
8847756	09/01/2017		Food order 9/1/17	1400.1 · Inventory-Food	-41.35
8862637	09/06/2017		Food order 9/6/17	1400.1 · Inventory-Food	-46.88
8871888	09/14/2017		Kitchen supply order 9/14/17 PO#1877	8098.1 · Supplies & Equipment-F&B	-239.49
8899003	10/10/2017		Food order 10/10/17	1400.1 · Inventory-Food	-1,108.25
8899000	10/10/2017		Food order 10/10/17	1400.1 · Inventory-Food	-1,185.69
8899002	10/10/2017		Food sample 10/10/17	1400.1 · Inventory-Food	-0.01
8899001	10/10/2017		Food sample 10/10/17	1400.1 · Inventory-Food	-0.01
				TOTAL	-2,621.68
19154	10/20/2017	KC Brand		1006.1 · Sterling Operating Account	
9/30Ams	09/30/2017	!ETC - Tri-City Americans Games	Third party sales 9/30/17 Ams	5300.7 · Sales-Third Party	-699.48
10/3Ams	10/03/2017	!ETC - Tri-City Americans Games	Third party sales 10/3/17 Ams	5300.7 · Sales-Third Party	-272.91
				TOTAL	-972.39
19155	10/13/2017	Mullen, Taylor	Check written for lost paycheck - per CP	1006.1 · Sterling Operating Account	
			Check written for lost paycheck - per CP	2215 · Due To (From) Convention Center	-725.00
				TOTAL	-725.00
19156	10/20/2017	King Beverage Inc.	New couplers for kegerator PO#1948	1006.1 · Sterling Operating Account	
02484	10/05/2017		New couplers for kegerator PO#1948	8098.1 · Supplies & Equipment-F&B	-125.97
				TOTAL	-125.97
19157	10/20/2017	Lowe's Commercial Services		1006.1 · Sterling Operating Account	
16072	10/02/2017		Misc rink supplies PO#1942	8104 · Ice-Related	-13.36
16102	10/02/2017		Misc rink supplies PO#1942	8104 · Ice-Related	-9.60
				TOTAL	-22.96
19158	10/20/2017	Mid Columbia Hockey Officials Association	Adult hockey referees Sept 2017	1006.1 · Sterling Operating Account	
17-021	10/08/2017		Adult hockey referees Sept 2017	8094 · Outside Services	-1,620.00
				TOTAL	-1,620.00

**Toyota Center and Toyota Arena
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Num	Date	Name	Memo	Account	Paid Amount
19159	10/20/2017	Oxarc	CO2 charges	1006.1 · Sterling Operating Account	
30162414	10/04/2017		CO2 charges	8041 · Repairs & Maintenance-Building	-27.15
				TOTAL	-27.15
19160	10/20/2017	Papa Johns.		1006.1 · Sterling Operating Account	
S4176-17-0309	09/01/2017		Pizza party order Aug 2017	1400.9 · Inventory-Toyota Arena	-49.48
S4176-17-0332	09/09/2017		Pizza party order 9/9/17	1400.9 · Inventory-Toyota Arena	-55.46
				TOTAL	-104.94
19161	10/20/2017	PeopleReady Inc	4040-1097	1006.1 · Sterling Operating Account	
22760400	10/03/2017		Contracted labor for Florida Georgia Line	5008 · Contract Labor-Reimbursed	-87.31
22760399	10/03/2017		Contracted labor for Florida Georgia Line	5008 · Contract Labor-Reimbursed	-152.80
				TOTAL	-240.11
19162	10/20/2017	PNTA	Deposit on traveler track for Broadway PO#1962	1006.1 · Sterling Operating Account	
Deposit 56155	09/26/2017		Deposit on traveler track for Broadway PO#1962	8026 · Capital Improvements	-16,000.00
				TOTAL	-16,000.00
19163	10/20/2017	Tri-City Herald	Cinderella ads PO#1674	1006.1 · Sterling Operating Account	
SeptAds	09/24/2017	!BW Season 17/18:Cinderella	Cinderella ads PO#1674	1633.87 · Cinderella	-805.30
				TOTAL	-805.30
19164	10/20/2017	Tri City Americans		1006.1 · Sterling Operating Account	
Red Lion 9/7-9/9	09/09/2017	!ETC - Red Lion Tourney	Red Lion Tourney 9/7 - 9/9/17	3601 · Unearned Revenue-Ticket Sales	-5,527.28
		!ETC - Red Lion Tourney	FF, Red Lion Tourney 9/7 - 9/9/17	5002 · Facility Fees	-170.14
		!ETC - Red Lion Tourney	Concession Share, Red Lion Tourney 9/7 - 9/9/17	8069.1 · Concessions Share - Team	-1,177.82
9/15 Ams Preseason	09/15/2017	!ETC - Tri-City Americans Games	Ams Preseason 9/15/17	3601 · Unearned Revenue-Ticket Sales	-1,755.07
		!ETC - Tri-City Americans Games	Conc Share, Ams Preseason 9/15/17	8069.1 · Concessions Share - Team	-426.25
				TOTAL	-9,056.56
19165	10/20/2017	Victory Way Sports	Concessions helmets - food supplies	1006.1 · Sterling Operating Account	
4463	10/04/2017		Concessions helmets - food supplies	1400.1 · Inventory-Food	-1,034.46
				TOTAL	-1,034.46
19166	10/20/2017	Weaver Exterminating Service, Inc.		1006.1 · Sterling Operating Account	
568963	09/19/2017		Monthly rodent control TA 9/19/17	8094 · Outside Services	-124.89
568966	09/19/2017		Monthly rodent control TC 9/19/17	8094 · Outside Services	-249.78
				TOTAL	-374.67
19167	10/27/2017	Alsco	0020000	1006.1 · Sterling Operating Account	
LSPO1969918	10/24/2017		Uniforms - F&B 10/24/17	8100.2 · Uniforms-F&B	-42.60
				TOTAL	-42.60
19168	10/27/2017	Apollo Inc	Tower filters PO#1965	1006.1 · Sterling Operating Account	
940009190	10/01/2017		Tower filters PO#1965	8041 · Repairs & Maintenance-Building	-244.30
				TOTAL	-244.30
19169	10/27/2017	Baskin Robbins		1006.1 · Sterling Operating Account	
10/17AmsVKel	10/17/2017	!ETC - Tri-City Americans Games	Third party sales 10/17/17 Ams vs Kelowna	5300.7 · Sales-Third Party	-439.70
10/21AmsVKam	10/21/2017	!ETC - Tri-City Americans Games	Third party sales 10/21/17 Ams vs Kamloops	5300.7 · Sales-Third Party	-773.65
				TOTAL	-1,213.35
19170	10/27/2017	Benton PUD	Small General Service - Sign 9/8/17-10/8/17	1006.1 · Sterling Operating Account	
SmGenSvcSign	10/11/2017		Small General Service - Sign 9/8/17-10/8/17	8036.3 · Electricity	-247.04
			Due from TRCC - Small General Service - Sign 9/8/17-10/8/17	2215 · Due To (From) Convention Center	-105.87
				TOTAL	-352.91

**Toyota Center and Toyota Arena
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Num	Date	Name	Memo	Account	Paid Amount
19171	10/27/2017	Bond, Jennifer	Learn to skate administration Oct 2017	1006.1 · Sterling Operating Account	
LTSAOct17	11/01/2017		Learn to skate administration Oct 2017	8065 · Contracted Labor	-1,000.00
				TOTAL	-1,000.00
19172	10/27/2017	Canon Financial Services, Inc.	730707	1006.1 · Sterling Operating Account	
17853471	10/13/2017		Copier maintenance JMQ30838 Sept 2017	8007 · Printing & Copiers	-430.91
			Copier maintenance UMT01039 Sept 2017	8007 · Printing & Copiers	-91.29
				TOTAL	-522.20
19173	10/27/2017	Cascade Natural Gas - COL	Natural gas services 9/12/17-10/10/17	1006.1 · Sterling Operating Account	
Svc9/12-10/10	10/11/2017		Natural gas services 9/12/17-10/10/17	8036.2 · Natural Gas	-981.85
				TOTAL	-981.85
19174	10/27/2017	Cascade Natural Gas - ICE	Natural gas services 9/12/17-10/10/17	1006.1 · Sterling Operating Account	
Svc9/12-10/10	10/11/2017		Natural gas services 9/12/17-10/10/17	8036.2 · Natural Gas	-625.89
				TOTAL	-625.89
19175	10/27/2017	Chapala Express Stand		1006.1 · Sterling Operating Account	
10/17AmsVKel	10/17/2017	!ETC - Tri-City Americans Games	Third party sales 10/17/17 Ams vs Kelowna	5300.7 · Sales-Third Party	-914.59
10/21AmsVKam	10/21/2017	!ETC - Tri-City Americans Games	Third party sales 10/21/17 Ams vs Kamloops	5300.7 · Sales-Third Party	-772.35
				TOTAL	-1,686.94
19176	10/27/2017	Chisholm's Saw & Supply, Inc.	Zamboni knife replacement (2) PO#1898	1006.1 · Sterling Operating Account	
66196	10/01/2017		Zamboni knife replacement (2) PO#1898	8042 · Repairs & Maintenance-Equipment	-781.92
				TOTAL	-781.92
19177	10/27/2017	City of Kennewick-Grounds Maintenance	Grounds maintenance 3rd Qtr 2017	1006.1 · Sterling Operating Account	
013152Grounds	10/09/2017		Grounds maintenance 3rd Qtr 2017	8044 · Repairs & Maintenance-Grounds	-4,042.78
				TOTAL	-4,042.78
19178	10/27/2017	City of Kennewick-MISC		1006.1 · Sterling Operating Account	
012933Lease	06/07/2017		Leasehold tax 2nd Qtr 2017	2203 · Leasehold Tax Payable-COK	-1,334.94
013150Security	10/09/2017		Sept 2017 Event Security	8065 · Contracted Labor	-2,264.00
				TOTAL	-3,598.94
19179	10/27/2017	Columbia Electric Supply		1006.1 · Sterling Operating Account	
5858-795532	10/10/2017		LED retro fit PO#1870	8026 · Capital Improvements	-4,778.40
5858-796049	10/13/2017		LED retro fit PO#1870	8026 · Capital Improvements	-477.84
				TOTAL	-5,256.24
19180	10/27/2017	Devfuzion	Box office laptop PO#1970	1006.1 · Sterling Operating Account	
6579	10/25/2017		Box office laptop PO#1970	8005.20 · Computer and Other IT	-402.62
				TOTAL	-402.62
19181	10/27/2017	Dunkaroos		1006.1 · Sterling Operating Account	
10/17AmsVKel	10/17/2017	!ETC - Tri-City Americans Games	Third party sales 10/17/17 Ams vs Kelowna	5300.7 · Sales-Third Party	-434.15
10/21AmsVKam	10/21/2017	!ETC - Tri-City Americans Games	Third party sales 10/21/17 Ams vs Kamloops	5300.7 · Sales-Third Party	-836.16
				TOTAL	-1,270.31
19182	10/27/2017	Food Services of America		1006.1 · Sterling Operating Account	
8904945	10/16/2017		Food order 10/16/17	1400.1 · Inventory-Food	-1,442.91
8904946	10/16/2017		Kitchen supply order PO#1951	8098.1 · Supplies & Equipment-F&B	-880.28
8906175	10/17/2017		Food order 10/17/17	1400.1 · Inventory-Food	-159.95
				TOTAL	-2,483.14

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Num	Date	Name	Memo	Account	Paid Amount
19183	10/27/2017	Ford Audio Service	Sound system repairs	1006.1 · Sterling Operating Account	
3224	10/16/2017		Sound system repairs	8042 · Repairs & Maintenance-Equipment	-170.00
				TOTAL	-170.00
19184	10/27/2017	KC Brand		1006.1 · Sterling Operating Account	
10/17AmsVKel	10/17/2017	!ETC - Tri-City Americans Games	Third party sales 10/17/17 Ams vs Kelowna	5300.7 · Sales-Third Party	-287.54
10/21AmsVKam	10/21/2017	!ETC - Tri-City Americans Games	Third party sales 10/21/17 Ams vs Kamloops	5300.7 · Sales-Third Party	-622.20
				TOTAL	-909.74
19185	10/27/2017	Lowe's Commercial Services		1006.1 · Sterling Operating Account	
L170925	10/01/2017		Late fee for missing invoices	8017 · Miscellaneous	-1.36
16733	10/01/2017		ADA ramp supplies PO#1924	8041 · Repairs & Maintenance-Building	-35.01
16708	10/01/2017		ADA ramp supplies PO#1924	8041 · Repairs & Maintenance-Building	-218.10
16461	10/11/2017		Power strips PO#1952	8098 · Supplies & Equipment	-347.52
16435	10/11/2017		Misc rink supplies PO#1942	8104 · Ice-Related	-24.75
16445	10/11/2017		Misc rink supplies PO#1942	8104 · Ice-Related	-5.61
				TOTAL	-632.35
19186	10/27/2017	Moon Security Services, Inc.		1006.1 · Sterling Operating Account	
897918	11/01/2017		Basic comm monitoring - Ammonia 11/1/17-11/30/17	8039 · Security & Fire Alarm System	-36.00
896432	11/01/2017		Basic fire monitoring 11/1/17-11/30/17	8039 · Security & Fire Alarm System	-51.00
896143	11/01/2017		Basic fire monitoring 11/1/17-11/30/17 TA	8039 · Security & Fire Alarm System	-41.00
898245	11/01/2017		Kitchen & Vault monitoring 11/1/17-11/30/17	8039 · Security & Fire Alarm System	-25.98
			Kitchen & Vault monitoring 11/1/17-11/30/17	8039FB · Sec & Fire Alarm, Food & Bev	-51.95
			Due from TRCC - Kitchen & Vault monitoring 11/1/17-11/30/17	2215 · Due To (From) Convention Center	-25.97
				TOTAL	-231.90
19187	10/27/2017	NAPA Auto Parts	6916	1006.1 · Sterling Operating Account	
939305	10/17/2017		Antifreeze for engine room	8104 · Ice-Related	-99.90
939878	10/20/2017		Antifreeze for engine room	8104 · Ice-Related	-193.13
				TOTAL	-293.03
19188	10/27/2017	Red Lion Hotel Columbia Center		1006.1 · Sterling Operating Account	
73303	10/01/2017		Cancellation fee for Dave Westcott lodging change	8075 · Outside Services	-100.43
16247	10/11/2017		Florida Georgia Line Lodging	5073 · Reimbursed Outside Services	-200.86
16248	10/11/2017		Florida Georgia Line Lodging	5073 · Reimbursed Outside Services	-200.86
16249	10/11/2017		Florida Georgia Line Lodging	5073 · Reimbursed Outside Services	-200.86
16243	10/11/2017		Florida Georgia Line Lodging	5073 · Reimbursed Outside Services	-200.86
				TOTAL	-903.87
19189	10/27/2017	Sunbelt Rentals		1006.1 · Sterling Operating Account	
7382885-0001	10/11/2017		Lift rental for MSA 10/6/17-10/7/17	5073 · Reimbursed Outside Services	-584.21
73227717-0001	10/13/2017		Lift rental for MSA 10/12/17-10/13/17	5073 · Reimbursed Outside Services	-485.66
				TOTAL	-1,069.87
19190	10/27/2017	The Entertainer Newspaper	Half page ad for Mannheim Steamroller PO#1885	1006.1 · Sterling Operating Account	
10460	10/02/2017	!BW Season 17/18	Half page ad for Mannheim Steamroller PO#1885	1633.13 · Mannheim BW	-550.00
				TOTAL	-550.00
19191	10/27/2017	Townsquare Media-Tri Cities	In This Moment Ads PO#1933	1006.1 · Sterling Operating Account	
222255-1	10/01/2017	!In This Moment	In This Moment Ads PO#1933	1633.93 · In This Moment	-204.00
				TOTAL	-204.00
19192	10/27/2017	Tri-City Herald	Chair RFP ad PO# 1667 - invoicing error delayed processing	1006.1 · Sterling Operating Account	
ChairRFPJune	10/01/2017		Chair RFP ad PO# 1667 - invoicing error delayed processing	8003 · Non-Event Advertising	-215.08
				TOTAL	-215.08

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Num	Date	Name	Memo	Account	Paid Amount
19193	10/27/2017	Tri City Americans	Naming rights sponsorship Agmt #1	1006.1 · Sterling Operating Account	
777100117	10/01/2017		Naming rights sponsorship Agmt #1	5012.10 · Naming Rights-Team Share	-7,856.33
				TOTAL	-7,856.33
19194	10/27/2017	VenuWorks, Inc.	October 2017 management fee	1006.1 · Sterling Operating Account	
14638	10/01/2017		October 2017 management fee	8124 · VenuWorks Management Fee	-8,895.74
				TOTAL	-8,895.74
19195	10/27/2017	Vistar Corporation	Food order 10/18/17	1006.1 · Sterling Operating Account	
49980164	10/18/2017		Food order 10/18/17	1400.1 · Inventory-Food	-699.45
				TOTAL	-699.45
ONLINE	10/03/2017	Sterling Change	Change Order for F&B 10/6/17	1006.1 · Sterling Operating Account	
			Change Order for F&B 10/6/17	1121 · Vault Cash-F&B	-500.00
				TOTAL	-500.00
EFT	10/03/2017	King Beverage Inc.	Beer order 10/3/17 Inv 1797865	1006.1 · Sterling Operating Account	
			Beer order 10/3/17 Inv 1797865	1400.2 · Inventory-Beer	-895.86
				TOTAL	-895.86
EFT	10/03/2017	The Odom Corporation	Beer order 10/3/17 Inv 10344467	1006.1 · Sterling Operating Account	
			Beer order 10/3/17 Inv 10344467	1400.2 · Inventory-Beer	-413.00
				TOTAL	-413.00
EFT	10/03/2017	Southern Wine & Spirits of Washington	Wine order 10/3/17 Inv 2642708	1006.1 · Sterling Operating Account	
			Wine order 10/3/17 Inv 2642708	1400.3 · Inventory-Liquor	-457.02
				TOTAL	-457.02
ONLINE	10/04/2017	Sterling Change	Change Order for F&B 10/6/17	1006.1 · Sterling Operating Account	
			Change Order for F&B 10/6/17	1121 · Vault Cash-F&B	-4,000.00
				TOTAL	-4,000.00
TRANSFER	10/06/2017	Three Rivers Convention Center1	Payroll transfer PPE 7/9/17	1006.1 · Sterling Operating Account	
			Payroll transfer PPE 7/9/17	2215 · Due To (From) Convention Center	-35,618.83
				TOTAL	-35,618.83
TRANSFER	10/06/2017	Three Rivers Convention Center1	Payroll transfer PPE 7/23/17	1006.1 · Sterling Operating Account	
			Payroll transfer PPE 7/23/17	2215 · Due To (From) Convention Center	-44,821.19
				TOTAL	-44,821.19
TRANSFER	10/06/2017	Three Rivers Convention Center1	Payroll transfer PPE 8/6/17	1006.1 · Sterling Operating Account	
			Payroll transfer PPE 8/6/17	2215 · Due To (From) Convention Center	-40,272.92
				TOTAL	-40,272.92
TRANSFER	10/06/2017	Three Rivers Convention Center1	Payroll transfer PPE 8/20/17	1006.1 · Sterling Operating Account	
			Payroll transfer PPE 8/20/17	2215 · Due To (From) Convention Center	-45,121.17
				TOTAL	-45,121.17
TRANSFER	10/06/2017	Three Rivers Convention Center1	Payroll transfer PPE 9/3/17	1006.1 · Sterling Operating Account	
			Payroll transfer PPE 9/3/17	2215 · Due To (From) Convention Center	-42,316.30
				TOTAL	-42,316.30

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Num	Date	Name	Memo	Account	Paid Amount
EFT	10/06/2017	Southern Wine & Spirits of Washington	Wine order 10/6/17 Inv 2646990	1006.1 · Sterling Operating Account	
			Wine order 10/6/17 Inv 2646990	1400.3 · Inventory-Liquor	-189.00
				TOTAL	-189.00
EFT	10/17/2017	The Odom Corporation	Beer order 10/17/17 Inv 10344572	1006.1 · Sterling Operating Account	
			Beer order 10/17/17 Inv 10344572	1400.2 · Inventory-Beer	-285.12
				TOTAL	-285.12
EFT	10/17/2017	King Beverage Inc.	Beer order 10/17/17 Inv 1805106	1006.1 · Sterling Operating Account	
			Beer order 10/17/17 Inv 1805106	1400.2 · Inventory-Beer	-373.31
				TOTAL	-373.31
EFT	10/20/2017	Columbia Distributing	Beer order 10/20/17 Inv 489246	1006.1 · Sterling Operating Account	
			Beer order 10/20/17 Inv 489246	1400.2 · Inventory-Beer	-519.00
				TOTAL	-519.00
EFT	10/21/2017	Columbia Distributing	Beer order 10/21/17 Inv 491108	1006.1 · Sterling Operating Account	
			Beer order 10/21/17 Inv 491108	1400.2 · Inventory-Beer	-472.68
				TOTAL	-472.68
EFT	10/24/2017	The Odom Corporation	Beer purchase 10/24/17 Inv 10358835	1006.1 · Sterling Operating Account	
			Beer purchase 10/24/17 Inv 10358835	1400.2 · Inventory-Beer	-434.00
				TOTAL	-434.00
EFT	10/24/2017	Columbia Distributing	Beer order 10/24/17 Inv 496476	1006.1 · Sterling Operating Account	
			Beer order 10/24/17 Inv 496476	1400.2 · Inventory-Beer	-205.12
				TOTAL	-205.12
ONLINE	10/25/2017	Department of Revenue	Excise Tax Return Sept 2017	1006.1 · Sterling Operating Account	
			B&O Tax Payable Sept 2017	2206 · B&O Tax Payable	-9,202.40
		Department of Revenue	Sales Tax Payable Sept 2017	2201 · *Sales Tax Payable	-18,291.12
			B&O Tax Expense Sept 2017	8241 · Sales, B&O & Use Taxes	-5,336.73
				TOTAL	-32,830.25
EFT	10/25/2017	King Beverage Inc.	Beer order 10/25/17 Inv 1810678	1006.1 · Sterling Operating Account	
			Beer order 10/25/17 Inv 1810678	1400.2 · Inventory-Beer	-972.72
				TOTAL	-972.72
ONLINE	10/27/2017	Sterling Change	Change Order for F&B 10/27/17	1006.1 · Sterling Operating Account	
			Change Order for F&B 10/27/17	1121 · Vault Cash-F&B	-500.00
				TOTAL	-500.00
ONLINE	10/27/2017	Sterling Change	Change Order for BO 10/27/17	1006.1 · Sterling Operating Account	
			Change Order for BO 10/27/17	1130 · Vault Cash-Box Office	-1,000.00
				TOTAL	-1,000.00
ONLINE	10/31/2017	Sterling Change	Change Order for Cash Advance 11/1/17 - In this Moment	1006.1 · Sterling Operating Account	
			Change Order for Cash Advance 11/1/17 - In this Moment	1300 · Accrued Accounts Receivable	-2,000.00
				TOTAL	-2,000.00
ONLINE	10/31/2017	Sterling Change	Change Order for Cash Advance 11/1/17 - In this Moment	1006.1 · Sterling Operating Account	
			Change Order for Cash Advance 11/1/17 - In this Moment	1300 · Accrued Accounts Receivable	-4,000.00
				TOTAL	-4,000.00

**Toyota Center and Toyota Arena
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Num	Date	Name	Memo	Account	Paid Amount
EFT	10/31/2017	King Beverage Inc.	Beer order 10/31/17 Inv 1812769	1006.1 · Sterling Operating Account	
			Beer order 10/31/17 Inv 1812769	1400.2 · Inventory-Beer	-227.00
				TOTAL	-227.00
AUTO	10/31/2017	Ignite Payment Systems		1006.1 · Sterling Operating Account	
			Card processing fees - TOYO Nov 2017	8109 · Credit Card Fees	-1,965.35
				TOTAL	-1,965.35
AUTO	10/31/2017	American Payment Solutions	Credit card processing Oct 2017	1006.1 · Sterling Operating Account	
			Credit card processing Oct 2017	8109 · Credit Card Fees	-579.34
				TOTAL	-579.34
EFT	10/31/2017	Fintech.net	Transactionals 10/1/17-10/31/17	1006.1 · Sterling Operating Account	
			Transactionals 10/1/17-10/31/17	8111FB · Banking Fees - Food & Bev	-20.00
				TOTAL	-20.00
Total Paid					\$501,458.99

I, Dan Legard, Finance Director, do hereby certify that the merchandise or services hereinbefore specified have been received, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation and that the vouchers listed above are approved for payment this day.



Dan Legard, Finance Director

The payments on this claims roster are comprised of the following:

Check numbers 19101-19195	\$ 240,469.81
Electronic transfers	260,989.18
Total	<u>\$ 501,458.99</u>

Exceptions:

**Toyota Center and Toyota Arena
Box Office Claims Roster
October 2017**

There were no Accounts Payable paid from the Box Office Account in October 2017.

Council Agenda Coversheet



Agenda Item Number	3.c.	Council Date	01/02/2018
Agenda Item Type	General Business Item		
Subject	Payroll Roster (PPE 11/30/2017)		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

Consent Agenda	☒
Ordinance/Reso	☐
Public Mtg / Hrg	☐
Other	☐
Quasi-Judicial	☐

Recommendation

That council approve the payroll roster.

Motion for Consideration

I move to approve the payroll roster in the amount of \$2,661,508.38, for the period ended 11/30/2017, comprised of check numbers 71752 through 71938 and direct deposit numbers 154410 through 154816.

Summary

None.

Alternatives

None.

Fiscal Impact

Total \$2,661,508.38.

Through

Phil Bleazard
Dec 05, 11:30:43 GMT-0800 2017

Dept Head Approval

Dan Legard
Dec 05, 11:40:45 GMT-0800 2017

City Mgr Approval

Marie Mosley
Dec 28, 13:35:43 GMT-0800 2017

Attachments: roster

☐ Recording
Required?

January 2, 2018

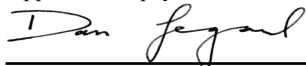
All Departments:

November 30, 2017

ADMINISTRATIVE TEAM	1,965.59
CITY COUNCIL	3,621.00
CITY MANAGER	18,829.91
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT	40,863.78
EMPLOYEE & COMMUNITY RELATIONS	55,356.49
ENGINEERING	50,968.01
FACILITIES & GROUNDS	67,258.72
FINANCE	43,539.44
FIRE	420,633.81
LEGAL SERVICES	21,411.14
MANAGEMENT SERVICES	75,851.41
POLICE	891,818.98
Subtotal General Fund	1,692,118.28
STREETS	14,543.26
TRAFFIC	25,561.66
Subtotal Street Fund	40,104.92
BI-PIN	6,013.93
BUILDING SAFETY	38,386.63
COMMUNITY DEVELOPMENT	3,846.48
CRIMINAL JUSTICE	133,250.70
EQUIPMENT RENTAL	11,748.55
MEDICAL SERVICES	251,499.70
RISK MANAGEMENT	3,625.06
STORMWATER UTILITY	18,692.27
WATER & SEWER	132,710.78
Subtotal Other Funds	599,774.10
Total Salaries and Wages	2,331,997.30
<u>Benefits:</u>	
Industrial Insurance	24,493.32
Medical Retirement Account	2,850.00
Retirement	176,882.80
Social Security (FICA)	125,284.96
Total Benefits	329,511.08
Grand Total	<u><u>\$2,661,508.38</u></u>

I, Dan Legard, Finance Director, at the direction of the Council, do hereby certify that the Payroll hereinabove specified is approved for payment in the amount of \$2,661,508.38 comprised of check numbers 71752 through 71938 and direct deposit numbers 154410 through 154816.

Approved for payment:



Dan Legard, Finance Director

Council Agenda Coversheet	Agenda Item Number	3.d.	Council Date	01/02/2018	Consent Agenda	☒
	Agenda Item Type	Contract/Agreement/Lease			Ordinance/Reso	☐
	Subject	Economic Development Agreement with Fuse			Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐
	Project #		Permit #		Quasi-Judicial	☐
	Department	Employee & Community Relations				

Recommendation

Staff recommends that Council authorize the Mayor to sign the FUSE agreement, based on deliverables that address priority goals and grant funding availability.

Motion for Consideration

I move to authorize the Mayor to sign the Economic Development Agreement with FUSE.

Summary

In support of the city's Economic Development Priority Goal, including entrepreneurship, business expansion and job creation, FUSE will provide educational programing, events, mentoring, access to early stage capital and preparation for businesses to succeed and grow. Funded by grants from Frontier Communications America's Best Communities and the Hanford Area Economic Investment Fund (HAEIF), the accelerator will be strategically located in the downtown to support revitalization efforts and meet economic development criteria required by the grant funding.

Alternatives

None recommended.

Fiscal Impact

Use of grant funding; no fiscal impact to city budget.

Through	Emily Estes-Cross Dec 21, 15:10:14 GMT-0800 2017	Attachments: 
Dept Head Approval	Terry Walsh Dec 21, 15:14:58 GMT-0800 2017	
City Mgr Approval	Marie Mosley Dec 28, 13:39:22 GMT-0800 2017	
		☐ Recording Required?

FUSE AND CITY OF KENNEWICK ECONOMIC DEVELOPMENT AGREEMENT

The City of Kennewick and Fuse have entered into an agreement to bring the impact of Fuse to Kennewick. This agreement represents mutually agreed upon terms and conditions to develop a Fuse Business Accelerator in downtown Kennewick.

I. MUTUAL OBJECTIVES

1. The Parties seek to expand business activity, increase capital investment, and broaden employment opportunities in the City of Kennewick. To accomplish this, FUSE will coordinate a program to expand existing entrepreneurial opportunities and recruit new start-ups to Kennewick.
2. FUSE is seeking to build the pipeline to allow a diverse population to become involved in the process of building business ecosystems through multiple on-ramps. Simply building an accelerator program would not create a sustainable ecosystem. It is the nonprofit support and the wider community-enriched, entrepreneurial ecosystem that promotes the framework of entrepreneurs as learners.
3. With strategic educational programming, networking and team-building events, business and leadership mentoring, and access to early-stage capital, FUSE seeks to prepare people to be ready for the accelerator. The process is sustainable, as recurring semi-annual programs lift new entrepreneurs and businesses, which feed into a larger ecosystem and community. This project will involve the marketing, programming and the eventual development of an accelerator in the downtown Kennewick business district.

II. AGREEMENT

1. Obligations of the City.

- a. City designates the Executive Director of Employee and Community Relations and/or the Economic Development Manager, as its primary contact for the FUSE Kennewick project.
- b. Financial commitments as set forth in Section VI.

2. Obligations of FUSE.

- a. FUSE will coordinate the marketing and programming efforts.
- b. The FUSE President/Chairman is responsible for the administration of this agreement.
- c. The FUSE Board of Directors is ultimately responsible for setting marketing and programming policies.
- d. FUSE will effectively support economic development and vitality in Kennewick.
- e. The FUSE President/Chairman and City of Kennewick staff will endeavor to maintain effective coordination and communication.

III. FINANCIAL COMMITMENT

For services provided as identified in this Agreement, the City agrees to pay FUSE the sum of forty thousand dollars (\$40,000.00). Payments shall be made in accordance with the pay for performance provisions below and payments will not be made for outcomes not attained by the dates specified below. Payments shall be reimbursed when invoiced with documentation of completion of pay for performance outcomes noted below.

IV. PAY FOR PERFORMANCE OUTCOMES

1. **Marketing/Outreach and Programming.** Attraction of prospects to the Kennewick facility through the following methods:
 - a. Five press releases and social media campaigns announcing intent to locate a facility in Kennewick. Payable at \$500 per campaign, up to five campaigns.
 - b. Ten events held in Kennewick prior to physical location in Kennewick. Each event shall attract a minimum of 10 attendees, in which contact information should be captured and shared with the city for the purpose of future outreach. Payable at \$1,000 per event, up to 10 events.
 - c. A minimum of three events held in Kennewick once a physical location in Kennewick has been established. Each event shall attract a minimum of 10 attendees. Payable at \$500 per event, up to three events.
2. **Recruitment:** Recruitment of prospective entrepreneurs and startups, secured as members of the Kennewick facility and operating as licensed businesses in Kennewick.
 - a. Secure three businesses/members to the Kennewick facility prior to physical location in Kennewick. Payable at \$1,000 per business/member that has obtained a Kennewick business license, up to three businesses prior to Kennewick facility opening.
 - b. Secure 10 businesses/members to the Kennewick facility after it's been established. Payable at \$500 per business/member that has obtained a Kennewick business license, up to 10 businesses.
 - c. Facilitate creation of 18 new jobs in Kennewick, as identified on business license and Fuse membership documentation. Payable at \$1,000 per fulltime equivalent new job, up to a maximum of 18 new jobs.

V. TERM OF AGREEMENT

This Agreement will be effective January 1, 2018, and remain in effect through December 31, 2019. The Agreement may be amended in writing at any time by mutual agreement of FUSE and the City of Kennewick. The Agreement may be terminated at any time by mutual agreement or by either party for cause, failure to perform, or for other legitimate reasons. A ninety (90) day written notice to the affected Party is required to effectuate a termination.

CITY OF KENNEWICK

Date

Mayor, City of Kennewick

Approved as to Form:

TERRI L WRIGHT, City Clerk

LISA BEATON, City Attorney

FUSE

12-1-2017
Date


BRETT SPOONER, President/Chairman

Council Agenda Coversheet 	Agenda Item Number	3.e.	Council Date	01/02/2018	Consent Agenda	☒	
	Agenda Item Type	Final Plat				Ordinance/Reso	☐
	Subject	Meadows at Southridge				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐	
	Project #	FP 17-09	Permit #	PLN-2017-02550	Quasi-Judicial	☐	
	Department	Planning					

Recommendation

That the City Council authorize the Mayor (or Mayor Pro Tem) to sign the final plat of Meadows at Southridge contingent upon payment of fees, bonding for incomplete street and landscape work, recorded maintenance agreement and CC&R's.

Motion for Consideration

I move to authorize the Mayor (or Mayor Pro Tem) to sign the final plat of Meadows at Southridge contingent upon payment of fees, bonding for incomplete street and landscape work, recorded maintenance agreement and CC&R's.

Summary

An application has been submitted by Brian Thoreson of Hayden Homes for the final plat of Meadows at Southridge. The plat consists of 44 lots on approximately 10.04 acres, located at 5147 W 27th Ave. The site is currently zoned Residential Low Density (RL) which allows a minimum lot size of 7,500 square feet. The smallest lot is 7,500 square feet in size. The preliminary plat of Meadows at Southridge was approved by the Hearing Examiner's decision dated March 27, 2017.

Staff has reviewed the final plat application and has found it to be in conformance with all applicable City development regulations. With the exception of payment of fees, bonding for incomplete street and landscape work, recorded maintenance agreement and CC&R's, conditions of the preliminary plat have been met. Prior to signing the final plat the outstanding conditions will be met. Following Council approval and plat signatures, the plat can be recorded and lots sold to individual owners.

Alternatives

No alternatives were reviewed or are recommended as the applicant has met the applicable standards.

Fiscal Impact

None

Through	Michelle Dellinger Dec 21, 09:01:34 GMT-0800 2017	Attachments: 
Dept Head Approval	Gregory McCormick Dec 21, 14:38:36 GMT-0800 2017	
City Mgr Approval	Marie Mosley Dec 28, 13:44:55 GMT-0800 2017	

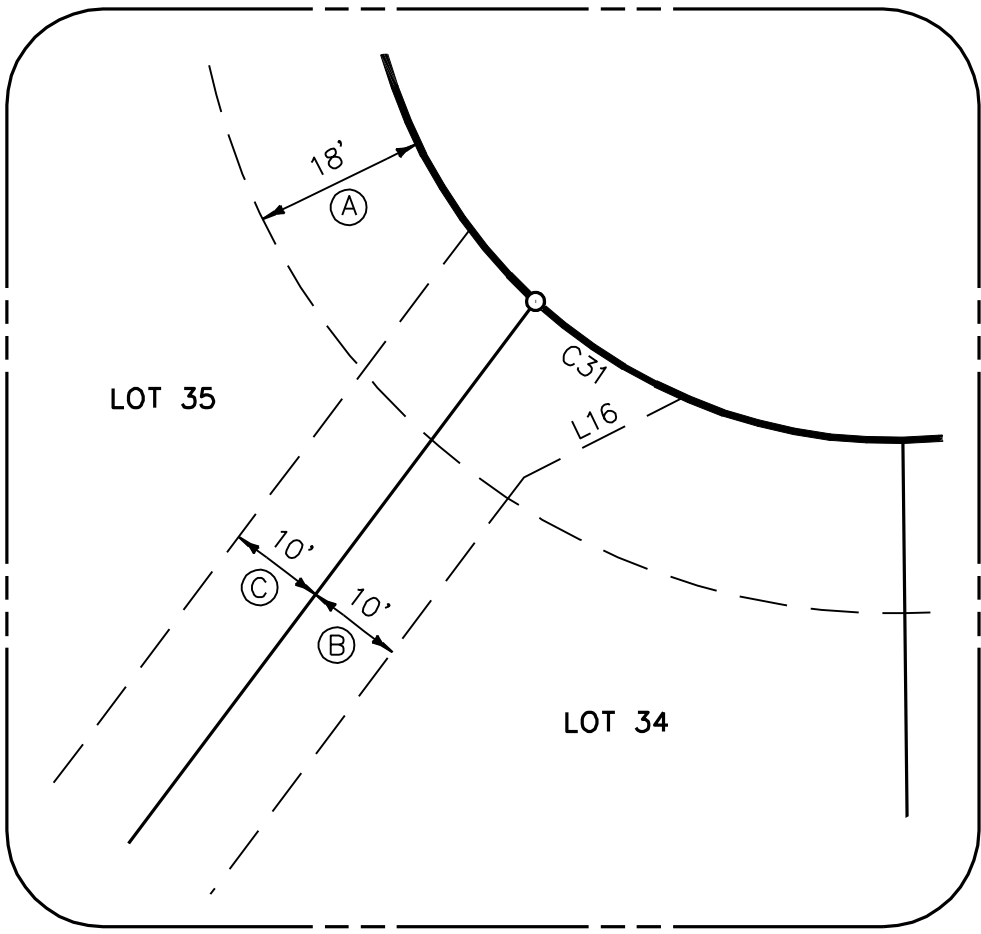
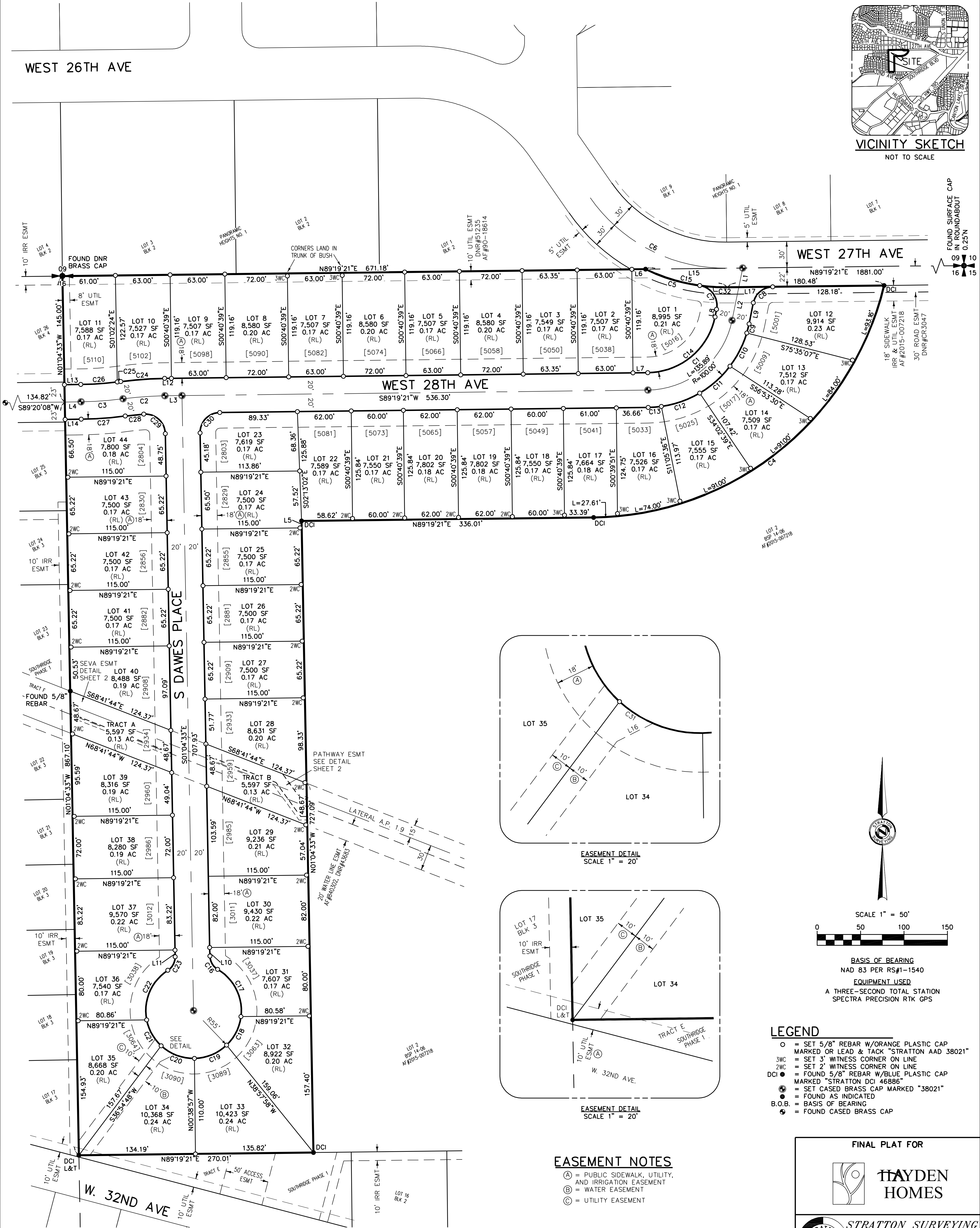
☐ Recording Required?

THE FINAL PLAT OF
MEADOWS AT SOUTHRIDGE

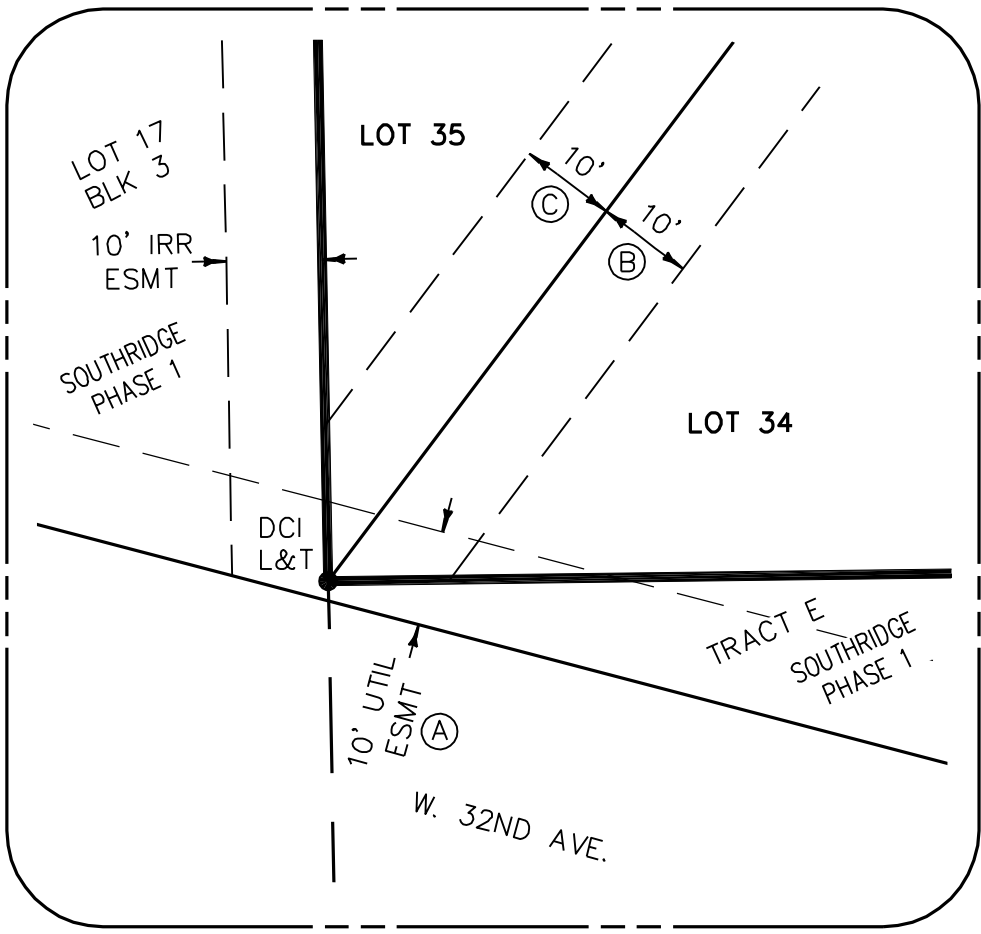
N.E. 1/4 OF SEC. 16, T.8N., R.29E., W.M.,
CITY OF KENNEWICK,
BENTON COUNTY, WASHINGTON



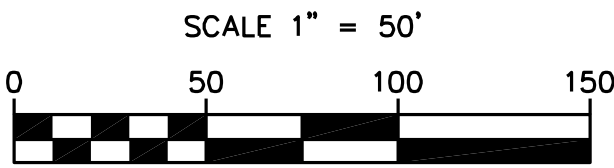
VICINITY SKETCH
NOT TO SCALE



EASEMENT DETAIL
SCALE 1" = 20'



EASEMENT DETAIL
SCALE 1" = 20'



BASIS OF BEARING
NAD 83 PER RS#1-1540
EQUIPMENT USED
A THREE-SECOND TOTAL STATION
SPECTRA PRECISION RTK GPS

LEGEND

- = SET 5/8" REBAR W/ORANGE PLASTIC CAP
MARKED OR LEAD & TACK "STRATTON AAD 38021"
- 3WC = SET 3" WITNESS CORNER ON LINE
- 2WC = SET 2" WITNESS CORNER ON LINE
- DCI ● = FOUND 5/8" REBAR W/BUE PLASTIC CAP
MARKED "STRATTON DCI 46886"
- = SET CASED BRASS CAP MARKED "38021"
- = FOUND AS INDICATED
- B.O.B. = BASIS OF BEARING
- = FOUND CASED BRASS CAP

EASEMENT NOTES

- (A) = PUBLIC SIDEWALK, UTILITY,
AND IRRIGATION EASEMENT
- (B) = WATER EASEMENT
- (C) = UTILITY EASEMENT

SURVEYOR'S CERTIFICATE:

I, AARON A. DYCK, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON,
HEREBY CERTIFY THAT THE PLAT OF "MEADOWS AT SOUTHRIDGE", AS SHOWN
HEREON, IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND
THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN, AND THAT SAID
PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

AARON A. DYCK LS38021 DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2017 AT _____ MINUTES PAST _____, M. AND RECORDED IN VOLUME _____ OF _____ PLATS PAGE _____, AT THE REQUEST OF AARON A. DYCK, P.L.S.

BENTON COUNTY AUDITOR
DEPUTY _____ FEE NO. _____

INDEX

1/4	1/4	SEC	T.	R.
16	08N	29E		

FINAL PLAT FOR



**HAYDEN
HOMES**



**STRATTON SURVEYING
& MAPPING, PC**

313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
FAX: (509) 735-6560
stratton@strattonsurvey.com

4845FP1.DWG	© 2017
DATE: 12/07/17	SHT. 1 OF 2
DRAWN BY: DCI	JOB # 4845

DESCRIPTION

LOT 1
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SAID SECTION 16, THENCE SOUTH 01°04'33" EAST ALONG THE WESTERLY LINE OF
SAID NORTHWEST QUARTER 1012.10 FEET TO THE NORTHWEST CORNER OF TRACT E OF THE
PLAT OF SOUTHRIDGE PHASE 1, RECORDS OF SAID COUNTY;
THENCE NORTH 89°19'21" EAST ALONG THE NORTHERLY LINE OF SAID PLAT 270.01 FEET;
THENCE ALONG A LINE PARALLEL WITH AND 270.00 FEET EASTERLY OF SAID WESTERLY LINE
NORTH 01°04'33" WEST 727.09 FEET;
THENCE ALONG A LINE PARALLEL WITH AND 285.00 FEET SOUTHERLY OF THE NORTHERLY LINE
OF SAID SECTION NORTH 89°19'21" EAST 336.01 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT THE RADIUS POINT OF WHICH BEARS NORTH 00°40'39" WEST 348.00 FEET, THENCE
NORTHEASTERLY ALONG SAID CURVE 460.77 FEET;
THENCE ALONG A LINE PARALLEL WITH AND 22.00 FEET SOUTHERLY OF SAID NORTHERLY
SECTION LINE SOUTH 89°19'21" WEST 180.48 FEET TO THE BEGINNING OF A CURVE TO THE
RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 00°40'39" WEST 210.98 FEET, THENCE
NORTHWESTERLY ALONG SAID CURVE 97.21 FEET TO THE SAID NORTHERLY SECTION LINE;
THENCE SOUTH 89°19'21" WEST ALONG SAID LINE 671.18 FEET TO THE SAID POINT OF
BEGINNING.

CONTAINS 10.04 ACRES

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

DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF
LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED
AND PLATTED INTO LOTS AND TRACTS AND THAT ALL STREETS, ROAD RIGHTS-OF-WAY,
AND EASEMENTS, SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC AND THAT
THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME
MEADOWS AT SOUTHRIDGE.

RICHLAND 132 LLC

SIGNED _____ TITLE _____ DATE _____
_____ BANK

SIGNED _____ TITLE _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE
SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE
INSTRUMENT AND ACKNOWLEDGED IT AS THE _____
OF, BIG SKY DEVELOPERS, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR
THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES _____

NOTARY STAMP
BLACK INK ONLY

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE
SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE
INSTRUMENT AND ACKNOWLEDGED IT AS THE _____
OF, BIG SKY DEVELOPERS, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR
THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

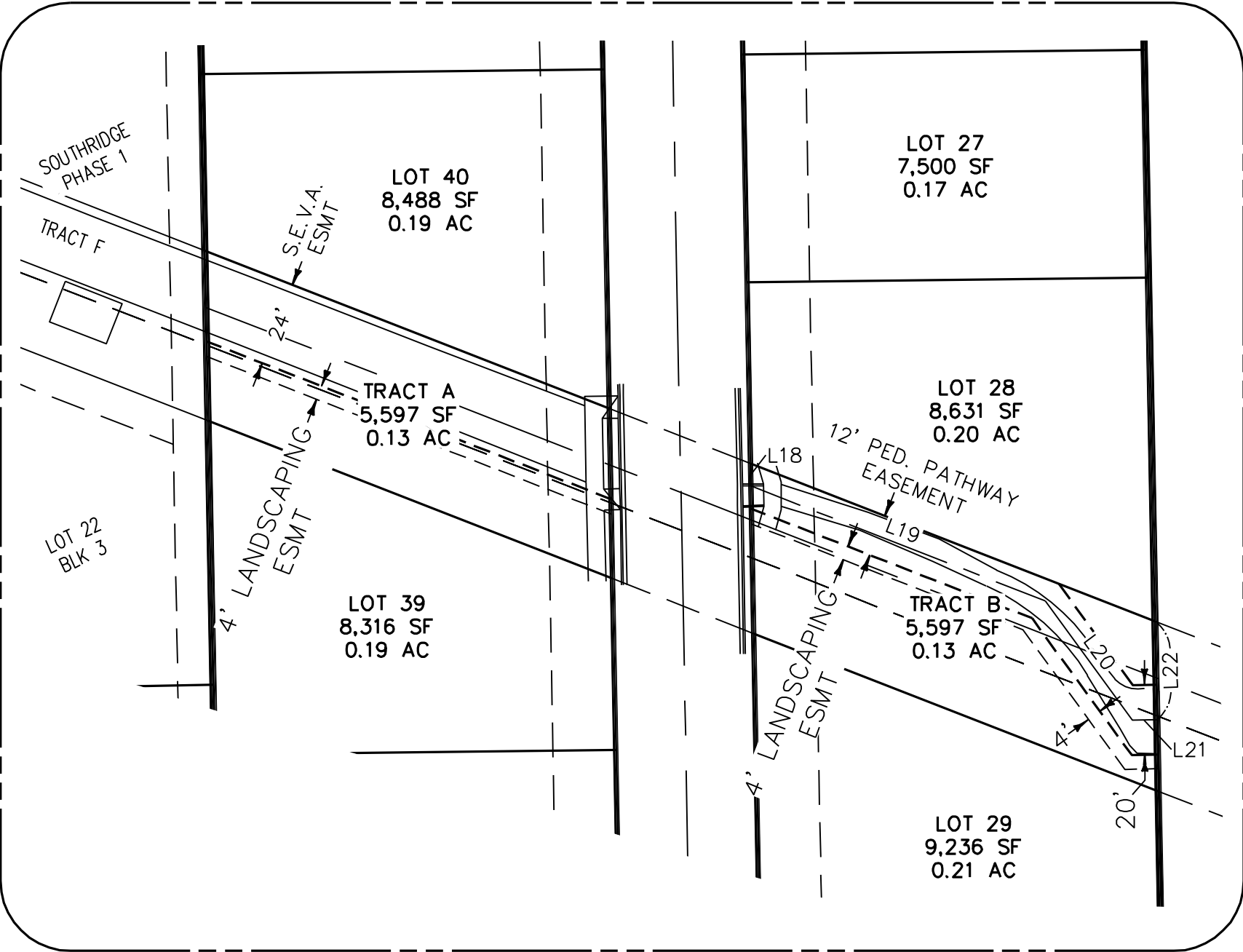
NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES _____

NOTARY STAMP
BLACK INK ONLY

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C2	48.37	400.00	6°55'40"	S85°51'31"W	48.34
C3	48.46	400.00	6°56'27"	N85°51'54"E	48.43
C4	460.77	348.00	75°51'44"	N51°23'29"E	427.84
C5	65.44	210.98	17°46'20"	S73°09'55"E	65.18
C6	184.17	188.98	55°50'15"	S62°45'32"E	176.97
C7	37.54	23.00	93°31'01"	N35°17'34"W	33.51
C8	31.25	23.00	77°51'25"	S50°23'38"W	28.90
C9	10.73	120.00	5°07'16"	N14°01'34"E	10.72
C10	43.00	120.00	20°31'52"	N26°51'08"E	42.77
C11	47.00	120.00	22°26'27"	N48°20'17"E	46.70
C12	47.00	120.00	22°26'27"	N70°46'44"E	46.70
C13	15.34	120.00	7°19'24"	N85°39'39"E	15.33
C14	108.71	80.00	77°51'25"	N50°23'38"E	100.54
C15	97.21	210.98	26°23'54"	S77°28'42"E	96.35
C16	18.42	18.00	58°37'52"	S30°23'29"E	17.63
C17	64.29	55.00	66°58'25"	N26°13'12"W	60.69
C18	37.38	55.00	38°56'32"	N26°44'16"E	36.67
C19	41.00	55.00	42°42'50"	N67°33'57"E	40.06
C20	41.89	55.00	43°38'26"	S69°15'25"E	40.89
C21	34.76	55.00	36°12'28"	S29°19'58"E	34.18

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C22	66.03	55.00	68°47'03"	S23°09'47"W	62.13
C23	18.42	18.00	58°37'52"	N28°14'22"E	17.63
C24	50.78	420.00	6°55'40"	S85°51'31"W	50.75
C25	3.90	380.00	0°35'17"	N82°41'19"E	3.90
C26	42.13	380.00	6°21'10"	N86°09'33"E	42.11
C27	50.88	420.00	6°56'27"	N85°51'54"E	50.85
C28	21.40	380.00	3°13'35"	S84°00'28"W	21.39
C29	37.45	23.00	93°18'11"	N47°43'39"W	33.45
C30	36.29	23.00	90°23'54"	S44°07'24"W	32.64
C31	18.42	55.00	19°11'21"	S57°01'53"E	18.33
C32	31.76	210.98	8°37'34"	S86°21'52"E	31.73

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	22.50	S11°27'56"W
L2	39.07	S11°27'56"W
L3	19.65	S89°19'21"W
L4	18.73	S89°20'08"W
L5	8.00	N01°04'33"W
L6	15.83	N89°19'21"E
L7	16.92	N89°19'21"E
L8	9.00	S11°27'56"W
L9	24.80	S11°27'56"W
L10	9.93	S01°04'33"E
L11	7.74	N01°04'33"W
L12	7.68	S89°19'21"W
L13	18.87	S89°20'08"W
L14	18.58	S89°20'08"W
L15	111.81	N89°19'21"E
L16	18.61	N63°22'27"E
L17	52.30	N89°19'21"E
L18	6.49	S01°04'33"E
L19	90.52	S68°41'44"E
L20	42.24	S36°05'15"E
L21	7.07	N88°55'27"E
L22	28.20	S01°04'33"E



EASEMENT DETAIL
SCALE 1" = 40'

		PLAT CLOSURE			
BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
S89°19'21"W	180.48	0.0000	2.1343	0.0000	180.4674
N77°28'42"W	96.35	20.8896	0.0000	0.0000	94.0582
S89°19'21"W	671.18	0.0000	7.9371	0.0000	671.1331
S01°04'33"E	1012.10	0.0000	1011.9216	19.0029	0.0000
N89°19'21"E	270.01	3.1930	0.0000	269.9911	0.0000
N01°04'33"W	727.09	726.9618	0.0000	0.0000	13.6516
N89°19'21"E	336.01	3.9735	0.0000	335.9865	0.0000
N51°23'19"E	427.84	266.9874	0.0000	334.3125	0.0000
		1022.005	1021.993	959.293	959.310

TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN
PAID TO AND INCLUDING THE YEAR ____ A.D. PARCEL NO. 116891BP4590001

BENTON COUNTY TREASURER _____ DATE _____

BENTON COUNTY ASSESSOR _____ DATE _____

THE FINAL PLAT OF
MEADOWS AT SOUTHRIDGE

N.E. 1/4 OF SEC. 16, T.8N., R.29E., W.M.,
CITY OF KENNEWICK,
BENTON COUNTY, WASHINGTON

IRRIGATION

THE PROPERTY DESCRIBED HEREIN IS LOCATED WHOLLY WITHIN THE BOUNDARIES
OF THE KENNEWICK IRRIGATION DISTRICT. I HEREBY CERTIFY THAT THE IRRIGATION
EASEMENTS AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE
THE LOTS LOCATED WITHIN THIS PLAT WHICH ARE OTHERWISE ENTITLED TO
IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS
OF THE DISTRICT, AND THAT ALL OTHER IRRIGATION DISTRICT REQUIREMENTS AS
SPECIFIED BY RCW 58.17.310 HAVE BEEN PAID THROUGH THE YEAR 20____ A.D.,
AND HAS BEEN INSTALLED.

KENNEWICK IRRIGATION DISTRICT _____ DATE _____

APPROVALS

THE PLAT "MEADOWS AT SOUTHRIDGE" IS HEREBY APPROVED BY AND FOR THE
CITY OF KENNEWICK, BENTON COUNTY, STATE OF WASHINGTON.

CITY OF KENNEWICK PLAT ADMINISTRATOR _____ DATE _____
FILE NO. FP 17-09 / PLN-2017-02550, PARCEL NO. 116891BP4590001

KENNEWICK CITY ENGINEER _____ DATE _____

MAYOR, CITY OF KENNEWICK _____ DATE _____

CITY CLERK _____ DATE _____

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY CASCADE NATURAL GAS.

CASCADE NATURAL GAS _____ TITLE _____ DATE _____

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY FRONTIER.

FRONTIER _____ TITLE _____ DATE _____

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY CHARTER CABLEVISION.

CHARTER CABLEVISION _____ TITLE _____ DATE _____

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY BENTON P.U.D. No. 1

BENTON P.U.D. No. 1 _____ TITLE _____ DATE _____

CITY OF KENNEWICK NOTES

- TRANSPORTATION FEES ARE PAYABLE AT TIME OF BUILDING PERMIT.
- GEO-TEC REPORTS ARE REQUIRED FOR EACH LOT AT THE TIME OF BUILDING PERMIT SUBMITTAL. WITH PRIOR APPROVAL A BLANKET GEOLOGICAL REPORT MAY BE ACCEPTED AS LONG AS ALL APPLICABLE CODES ARE MET REGARDING SOIL BEARING CAPACITY."
- ALL CONDITIONS OF THE PRELIMINARY PLAT MUST BE COMPLIED WITH. KMC 17.10.220(4)

KENNEWICK IRRIGATION DISTRICT NOTES

- TRACTS A & B TO BE DEDICATED TO THE K.I.D. VIA DEED.
- NO GRADING MAY BE PERFORMED OR ANY PERMANENT STRUCTURE BUILT WITHIN THE UNITED STATES BUREAU OF RECLAMATION RIGHT-OF-WAY WITHOUT AN APPROVED PERMIT FROM THE KENNEWICK IRRIGATION DISTRICT AND/OR THE UNITED STATES BUREAU OF RECLAMATION, WHEN APPLICABLE.
- THIS PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT AND IN THE IMMEDIATE VICINITY OF IRRIGATION INFRASTRUCTURE. PLEASE REFER TO www.kid.org FOR FURTHER INFORMATION.

Council Agenda Coversheet



Agenda Item Number	3.f.	Council Date	01/02/2018
Agenda Item Type	Final Plat		
Subject	Irving Square Phase 1		
Ordinance/Reso #		Contract #	
Project #	FP 17-10	Permit #	PLN-2017-02854
Department	Planning		

Consent Agenda	☒
Ordinance/Reso	☐
Public Mtg / Hrg	☐
Other	☐
Quasi-Judicial	☐

Recommendation

That the City Council authorize the Mayor (or Mayor Pro Tem) to sign the final plat of Irving Square Phase 1 contingent upon payment of fees, bonding for incomplete street and landscape work, recorded maintenance agreement and CC&R's.

Motion for Consideration

I move to authorize the Mayor (or Mayor Pro Tem) to sign the final plat of Irving Square Phase 1 contingent upon payment of fees, bonding for incomplete street and landscape work, recorded maintenance agreement and CC&R's.

Summary

An application has been submitted by Caleb Stromstad, AHBL, Inc. for the final plat of Irving Square Phase 1. The plat consists of 8 lots and 1 tract on approximately 3.59 acres, located at 21 N Irving Pl. The site is currently zoned Residential Medium Density (RM) which allows a minimum lot size of 4,000 square feet. The smallest lot is 5,030 square feet in size. The preliminary plat of Irving Square was approved by the Hearing Examiner's decision June 24, 2017.

Staff has reviewed the final plat application and has found it to be in conformance with all applicable City development regulations. With the exception of payment of fees, bonding for incomplete street and landscape work, recorded maintenance agreement and CC&R's, conditions of the preliminary plat have been met. Prior to signing the final plat the outstanding conditions will be met. Following Council approval and plat signatures, the plat can be recorded and lots sold to individual owners.

Alternatives

No alternatives were reviewed or are recommended as the applicant has met the applicable standards.

Fiscal Impact

None

Through	Michelle Dellinger Dec 22, 06:18:46 GMT-0800 2017
Dept Head Approval	Gregory McCormick Dec 23, 11:39:44 GMT-0800 2017
City Mgr Approval	Marie Mosley Dec 28, 13:47:45 GMT-0800 2017

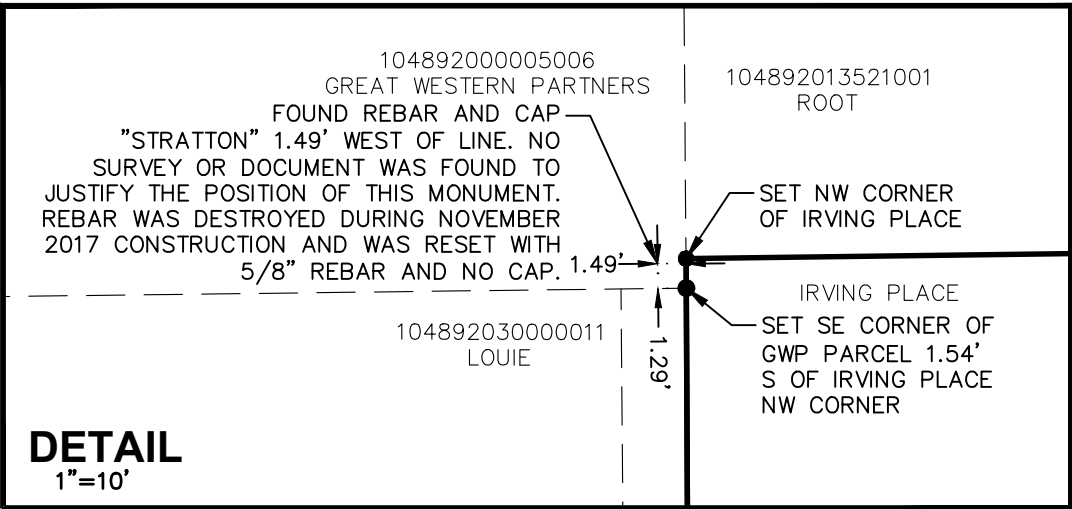
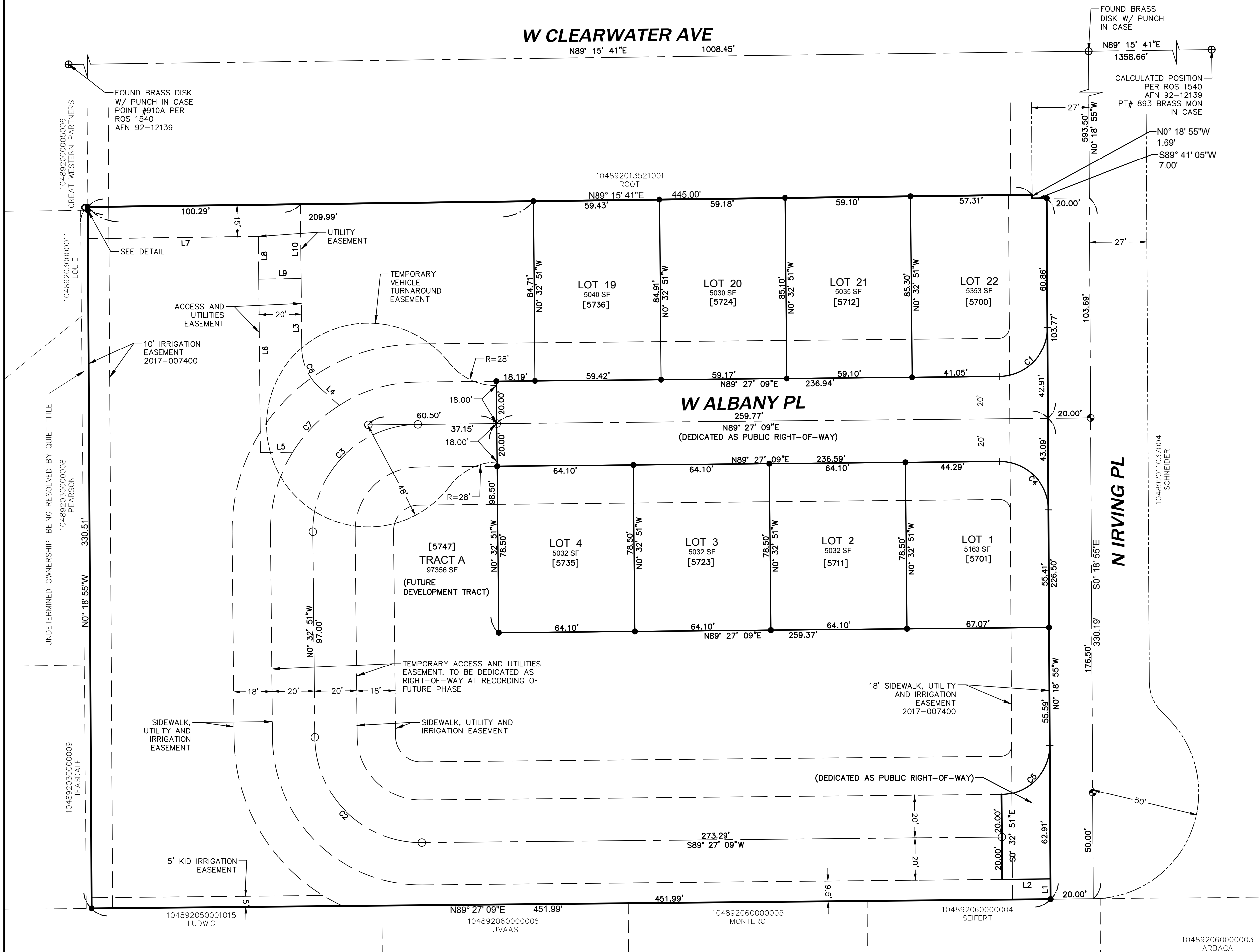
Attachments: Final Plat Map

☐ Recording
Required?

IRVING SQUARE PHASE 1

A PORTION OF THE NW 1/4 OF THE NW 1/4 SECTION 04, TOWNSHIP 08 NORTH, RANGE 29 EAST, W.M.,
CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.

SHEET 2 OF 2



EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

BASIS OF BEARING

NAD 83/91 WASHINGTON STATE PLANE SOUTH ZONE
CITY OF KENNEWICK HORIZONTAL CONTROL

POINT 893
BRASS CAP IN CASE AT
CLEARWATER AND EDISON
N: 323316.164
E: 1971587.629

POINT 910A
BRASS CAP IN CASE AT
CLEARWATER AND KELLOGG
N: 323285.650
E: 1969221.002

LEGEND

- ⊕ FOUND MONUMENT AS NOTED
- ⊙ SET KENNEWICK STANDARD MONUMENT
- CALCULATED POINT NOT SET
- SET REBAR AND CAP 38480
- FOUND PROPERTY CORNER
- [xxxx] ADDRESS

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	36.04	23.00	89°46'04"	S44° 34' 07"W	32.46
C2	78.54	50.00	89°59'57"	N45° 32' 51"W	70.71
C3	78.54	50.00	90°00'08"	N44° 27' 08"E	70.71
C4	36.22	23.00	90°13'56"	S45° 25' 53"E	32.59
C5	36.03	23.00	89°45'59"	N44° 34' 09"E	32.46
C6	20.62	25.00	47°14'56"	S24° 10' 19"E	20.04
C7	31.35	70.00	25°39'43"	S44° 40' 31"W	31.09

AUDITOR'S CERTIFICATE

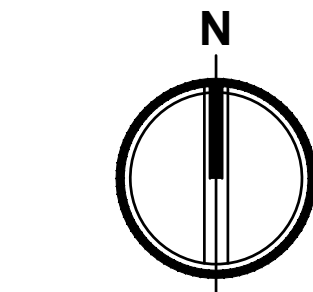
FILED FOR RECORD AT _____ MINUTES PAST _____ THIS _____ DAY OF _____
20____ AND RECORDED IN VOLUME _____ OF SHORT PLATS, PAGE _____
RECORDS OF BENTON COUNTY, WASHINGTON AT THE REQUEST OF AHBL

BENTON COUNTY AUDITOR

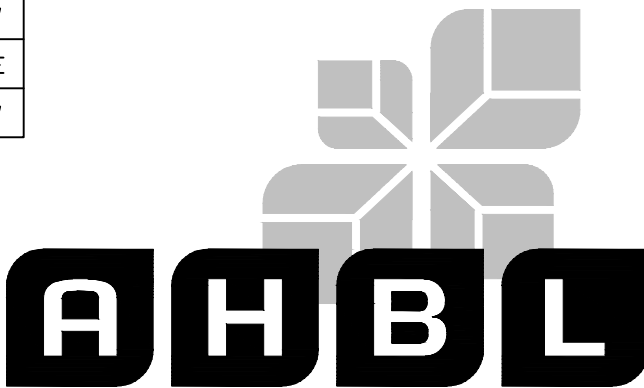
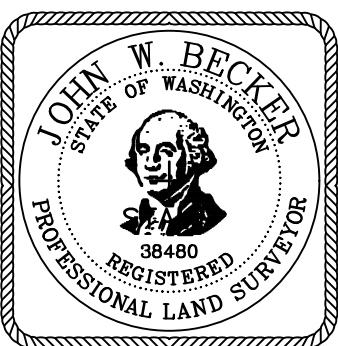
FEE NUMBER

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	9.50	S0° 18' 55"E
L2	22.74	S89° 27' 09"W
L3	33.00	S0° 32' 51"E
L4	12.65	S47° 47' 47"E
L5	15.25	N89° 27' 09"E
L6	81.78	S0° 32' 51"E
L7	80.35	N89° 15' 41"E
L8	20.00	N0° 32' 51"W
L9	20.00	N89° 15' 41"E
L10	35.00	N0° 32' 51"W



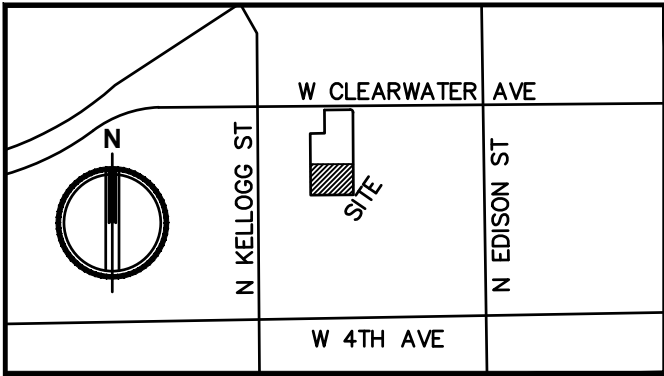
1" = 30 FEET



5804 Road 90 Suite H, Pasco, WA 99301
509.380.5883 TEL 509.380.5885 FAX www.ahbl.com WEB

PLN-2017-02854

DWN. BY TAD DATE 12/1/17
CHKD. BY JB JOB NO. 2160668



VICINITY
NTS

IRVING SQUARE PHASE 1

A PORTION OF THE NW 1/4 OF THE NW 1/4 SECTION 04, TOWNSHIP 08 NORTH, RANGE 29 EAST, W.M.,
CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.

SHEET 1 OF 2

LEGAL DESCRIPTION

LOT 2, CITY OF KENNEWICK SHORT PLAT 3521, RECORDED UNDER AUDITOR'S
FILE NUMBER 2017-007400, RECORDS OF BENTON COUNTY, STATE OF
WASHINGTON.

DEDICATION

WE, JAYA HOLDINGS, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE
TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND
TO BE SURVEYED AND THE LOTS CREATED AS SHOWN AND THAT THE STREET
RIGHT-OF-WAY AND THE UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE
USE OF THE PUBLIC.

JAYA HOLDINGS, LLC

BY: _____
ITS: _____

ACKNOWLEDGMENTS

STATE OF _____ }S.S.
COUNTY OF _____

BY ITS PROPER OFFICERS THIS _____ DAY OF _____, 20____,
ON THE DAY AND YEAR FIRST ABOVE WRITTEN, BEFORE ME PERSONALLY
APPEARED:

TO ME KNOWN TO BE THE _____ OF THE
CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT,
AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY
ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES
THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO
EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL
THE DAY AND YEAR FIRST ABOVE WRITTEN.

PRINT NAME _____ SIGN NAME _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____

REQUIRED NOTES

1. ALL CONDITIONS OF THE PRELIMINARY PLAT MUST BE COMPLIED WITH.
2. EACH DWELLING UNIT IN THE FINAL PLAT OF IRVING SQUARE PHASE 1
MUST BE EQUIPPED WITH AN INTERNATIONAL FIRE CODE (IFC) OR
EQUIVALENT APPROVED SPRINKLER SYSTEM INSTALLED AND OPERABLE IN
COMPLIANCE WITH NFPA 13D PRIOR TO FINAL OCCUPANCY OF SAID DWELLING
UNIT.
3. ALL ADDRESSES ARE 'WEST ALBANY PLACE'.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE
BEEN PAID TO AND INCLUDING THE YEAR 2017.

BENTON COUNTY TREASURER _____ DATE _____
APN 104892013521002

IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED
WITHIN THE BOUNDARIES OF THE IRRIGATION DISTRICT, THAT THE IRRIGATION
EASEMENTS SHOWN ON THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL
LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE
ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND
REGULATION OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW
58.17.310 AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE
YEAR 20____ A.D.

IRRIGATION DISTRICT _____ DATE _____

CITY OF KENNEWICK APPROVAL

THE PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF
KENNEWICK, BENTON COUNTY, STATE OF WASHINGTON.

FP 17-10/PLN-2017-02854

CITY OF KENNEWICK FILE NUMBER _____

CITY OF KENNEWICK PLAT ADMINISTRATOR _____ DATE _____

KENNEWICK CITY ENGINEER _____ DATE _____

MAYOR, CITY OF KENNEWICK _____ DATE _____
ATTEST:

CITY CLERK, CITY OF KENNEWICK _____ DATE _____

UTILITY APPROVAL

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY APPROVED BY
THE FOLLOWING UTILITIES:

FOR BENTON PUD NO. 1 _____ DATE _____

FOR CASCADE NATURAL GAS _____ DATE _____

FOR FRONTIER NORTHWEST _____ DATE _____

FOR CHARTER COMMUNICATIONS _____ DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT _____ MINUTES PAST _____ THIS _____ DAY OF _____
20____, AND RECORDED IN VOLUME _____ OF SHORT PLATS, PAGE _____
RECORDS OF BENTON COUNTY, WASHINGTON AT THE REQUEST OF AHBL.

BENTON COUNTY AUDITOR _____ FEE NUMBER _____

SURVEYOR'S CERTIFICATE

I, JOHN W. BECKER, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT
THE PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF
THE LAND DESCRIBED AND THAT ALL CORNERS AND DIMENSIONS ARE
CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS
INDICATED HEREON.

JOHN W. BECKER LS 38480 _____ DATE _____

DWN. BY _____ DATE _____

TAD 12/1/17

CHKD. BY _____ JOB NO. _____

JB 2160668



PLN-2017-02854



Council Agenda Coversheet 	Agenda Item Number	3.g.	Council Date	01/02/2018	Consent Agenda	☒	
	Agenda Item Type	Contract/Agreement/Lease				Ordinance/Reso	☐
	Subject	2017 Water / Sewer CIP - Phase 2				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐	
	Project #	P1715-17	Permit #		Quasi-Judicial	☐	
	Department	Public Works					

Recommendation

That City Council award Project P1715-17 (2017 Water / Sewer CIP - Phase 2) to Sharpe & Preszler Construction Co., Inc. in the amount of \$692,471.19, plus a 10% construction contingency amount of \$69,247.12, for a total amount of \$761,718.31.

Motion for Consideration

I move to award Project P1715-17 (2017 Water / Sewer CIP - Phase 2) to Sharpe & Preszler Construction Co., Inc. in the amount of \$692,471.19, plus a 10% construction contingency amount of \$69,247.12, for a total amount of \$761,718.31.

Summary

Five bids were received on December 5, 2017 at 10:00 a.m.

Sharpe & Preszler Construction Co., Inc.	\$ 692,471.19
Premier Excavation, Inc.	\$ 724,968.75
Big D's Construction, Inc.	\$ 910,178.77
Selland Construction, Inc.	\$ 953,802.31
C & E Trenching, LLC	\$ 1,174,828.47

Engineer's Estimate: \$ 841,280.54

This project is for the installation of water and sewer mains, water service lines, relocation of existing water meters, sewer relining and other items as required to replace substandard and undersized and deteriorating water and sewer facilities. The project also includes trench and roadway pavement restoration, striping repair, and other miscellaneous work.

Alternatives

None recommended.

Fiscal Impact

Contract Budget: \$1,700,000.00

Breakdown: Fire Flow Deficiencies - \$510,000; Deficient Main Replacement - \$540,000; Sewerline Renewals and Replacements - \$650,000

Through	Bruce Mills Dec 14, 17:15:56 GMT-0800 2017	Attachments:  ☐ Recording Required?
Dept Head Approval	Cary Roe Dec 20, 07:58:34 GMT-0800 2017	
City Mgr Approval	Marie Mosley Dec 28, 13:51:10 GMT-0800 2017	

Council Agenda Coversheet	Agenda Item Number	3.h.	Council Date	01/02/2018	Consent Agenda	☒	
	Agenda Item Type	Final Plat				Ordinance/Reso	☐
	Subject	Cedar Village Phase 1				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #			Other	☐
	Project #	FP 17-11	Permit #	PLN-2017-03102		Quasi-Judicial	☐
	Department	Planning					

Recommendation

That City Council authorize the Mayor (in his absence Mayor Pro Tem) to sign the final plat of Cedar Village Phase 1 contingent upon payment of fees, providing and landscaping plan and bonding for incomplete street and landscape work.

Motion for Consideration

I move to authorize the Mayor (or in his absence the Mayor Pro Tem) to sign the final plat of Cedar Village Phase 1 contingent upon payment of fees, providing a landscaping plan and bonding for incomplete street and landscape work.

Summary

An application has been submitted by James Sexton of JMS Construction for the final plat of Cedar Village Phase 1. The plat consists of 21 lots and 6 tracts of land on 4.35 acres located at 302 E 10th Avenue. The site is zoned Residential, Medium Density which allows a minimum lot size of 4,000 square feet and 1,800 square feet for town homes. The average lot size is 3,272 square feet. Preliminary Plat approval of Cedar Village (PP 15-07) was approved by the Hearing Examiner's Final Decision on April 1, 2016.

Staff has reviewed the final plat application and found it to be in conformance with all applicable City development regulations. With the exception of payment of fees, providing a landscaping plan and bonding for incomplete street and landscape work conditions of the preliminary plat have been met. Prior to signing the final plat mylar the outstanding conditions will be met. Following Council approval and plat signatures, the plat can be recorded and lots can be sold to individual owners.

Alternatives

No alternatives were reviewed or are recommended as the applicant has met the applicable standards.

Fiscal Impact

None

Through	Steve Donovan Dec 15, 13:09:30 GMT-0800 2017	Attachments: 
Dept Head Approval	Gregory McCormick Dec 18, 07:44:51 GMT-0800 2017	
City Mgr Approval	Marie Mosley Dec 28, 13:56:31 GMT-0800 2017	
		☐ Recording Required?

NE 1/4, OF NW1/4, SEC 7, T8N, R30E, W.M.
KENNEWICK, BENTON COUNTY, WASHINGTON
PARENT PARCEL 107802000004000
CITY OF KENNEWICK FP 17-03/PLN-2017-00102

1/16 COR
FND BRASS
CAP IN CASE

EAST 10TH AVENUE
N 89°05'32"E 1336.11

N 1/4 COR SEC 7
T8N, R30E W.M.
FND BRASS CAP
IN MON CASE
POINT 816 ROS 1540

LOT TABLE

LOT	ZONE	SQUARE	FOOTAGE	ADDRESS
LOT 1	RM-6	4985	SQ. FT.	307 E 10TH PLACE
LOT 2	RM-6	2979	SQ. FT.	315 E 10TH PLACE
LOT 3	RM-6	3782	SQ. FT.	323 E 10TH PLACE
LOT 4	RM-6	3947	SQ. FT.	331 E 10TH PLACE
LOT 5	RM-6	3024	SQ. FT.	337 E 10TH PLACE
LOT 6	RM-6	4079	SQ. FT.	345 E 10TH PLACE
LOT 7	RM-6	3519	SQ. FT.	361 E 10TH PLACE
LOT 8	RM-6	2815	SQ. FT.	369 E 10TH PLACE
LOT 9	RM-6	3376	SQ. FT.	377 E 10TH PLACE
LOT 10	RM-6	3451	SQ. FT.	385 E 10TH PLACE
LOT 11	RM-6	3185	SQ. FT.	1029 S CEDAR ST.
LOT 12	RM-6	2548	SQ. FT.	1045 S CEDAR ST.
LOT 13	RM-6	3412	SQ. FT.	1061 S CEDAR ST.
LOT 14	RM-6	3412	SQ. FT.	1077 S CEDAR ST.
LOT 15	RM-6	2548	SQ. FT.	1093 S CEDAR ST.
LOT 16	RM-6	2548	SQ. FT.	1109 S CEDAR ST.
LOT 17	RM-6	3412	SQ. FT.	1125 S CEDAR ST.
LOT 18	RM-6	3412	SQ. FT.	1141 S CEDAR ST.
LOT 19	RM-6	2548	SQ. FT.	1157 S CEDAR ST.
LOT 20	RM-6	2548	SQ. FT.	1173 S CEDAR ST.
LOT 21	RM-6	1185	SQ. FT.	1185 S CEDAR ST.
TRACT A	RM-6	5101	SQ. FT.	353 E 10TH PLACE
TRACT B	RM-6	6726	SQ. FT.	324 E 10TH PLACE
TRACT C	RM-6	9399	SQ. FT.	325 E 13TH AVE.
TRACT D	RM-6	6761	SQ. FT.	1185 S CEDAR PLACE
TRACT E	RM-6	33202	SQ. FT.	XXXX S CEDAR PLACE
TRACT F	RM-6	32879	SQ. FT.	XXXX S CEDAR PLACE

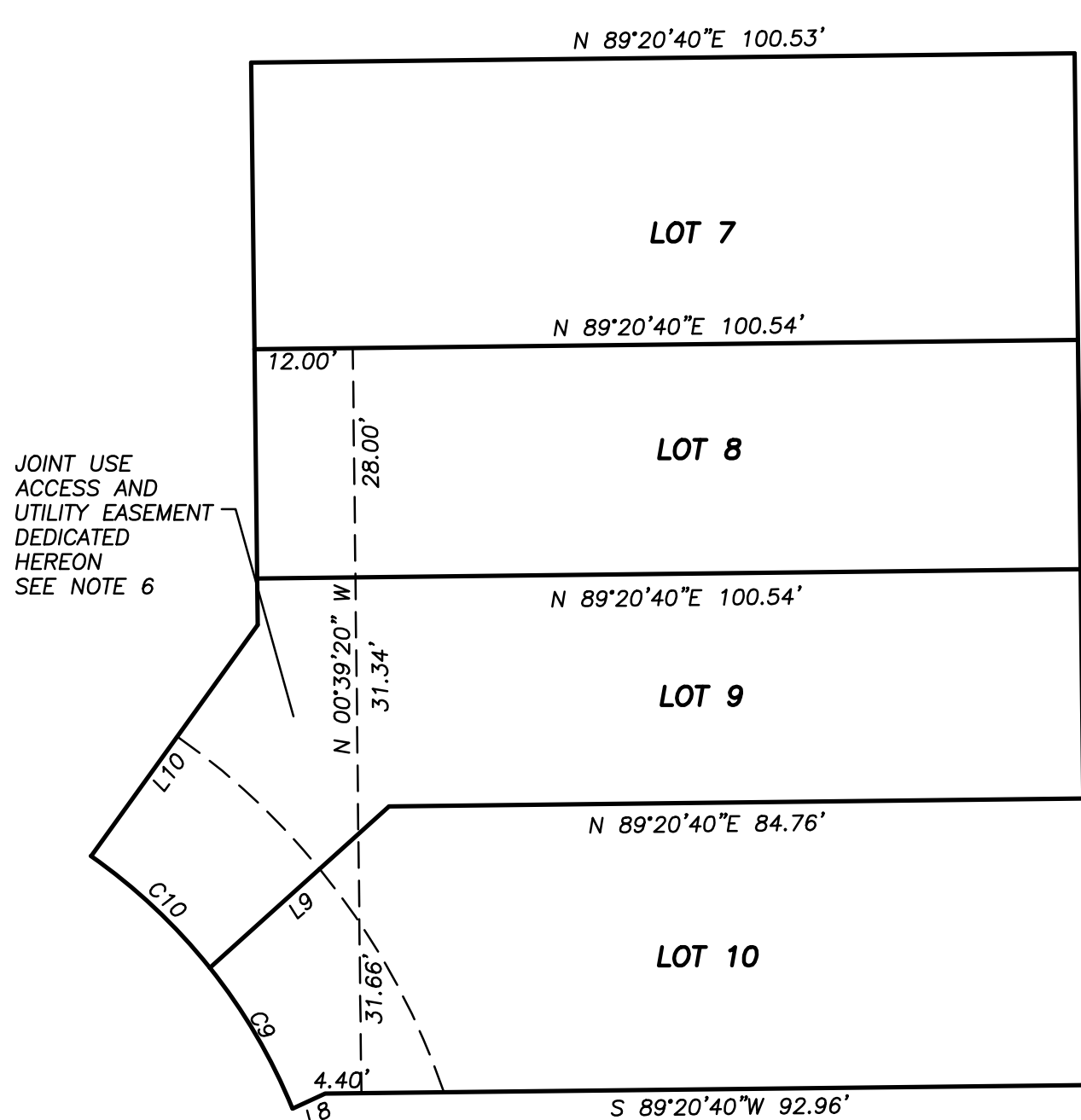
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	78.54'	90°00'00"	N 45°39'20" W	70.71'
C2	75.00'	26.18'	20°00'00"	S 10°39'20" E	26.05'
C3	75.00'	26.18'	20°00'00"	N 10°39'20" W	26.05'
C4	20.00'	31.18'	88°19'21"	S 46°12'36" E	28.12'
C5	95.00'	31.68'	19°06'25"	N 1°06'07" W	31.53'
C6	55.00'	14.71'	15°19'40"	S 12°59'30" E	14.67'
C7	55.00'	4.48'	4°40'30"	S 02°59'30" E	4.44'
C8	68.00'	26.35'	21°55'00"	N 12°16'1" W	24.19'
C9	70.00'	20.00'	16°22'13"	N 30°24'17" W	19.93'
C10	70.00'	20.00'	16°22'13"	N 46°46'29" W	19.93'
C11	70.00'	20.00'	16°22'13"	N 63°08'42" W	19.93'
C12	70.00'	23.61'	19°19'32"	N 80°59'34" W	23.50'
C13	20.00'	31.42'	90°00'00"	S 45°39'20" E	28.28'
C14	25.00'	17.29'	39°37'32"	S 19°09'25" W	16.95'
C15	25.00'	21.82'	50°07'21"	S 64°01'52" W	21.18'
C16	20.00'	31.27'	90°00'00"	S 44°40'10" W	28.28'
C17	30.00'	47.12'	90°00'00"	N 48°40'00" W	44.43'
C18	155.00'	33.16'	20°00'00"	S 10°39'20" E	32.99'
C19	55.00'	16.85'	17°33'30"	N 11°52'35" W	16.79'
C20	20.00'	32.19'	92°13'34"	S 43°00'57" E	28.83'
C21	20.00'	31.49'	90°12'56"	S 45°45'48" E	28.34'

NOTES

1. O DENOTES SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY 41966" AT PROPERTY CORNER UNLESS NOTED OTHERWISE.
 - DENOTES FOUND MONUMENT DATE VISITED NOVEMBER 2017
 - DENOTES CALCULATED POINT NOT SET
 - DENOTES CITY OF KENNEBEC STANDARD MONUMENT AND CASE TO BE SET AFTER PAVING
2. BASIS OF BEARING: NAD 83 (2011) CITY OF KENNEBEC RECORD OF SURVEY 1540
3. EQUIPMENT USED INCLUDED A LEICA TPS 1100 TOTAL STATION WITH STANDARD OF ERROR OF 2 SECONDS AND 5 MM ± 5 PPM. & TRIMBLE GPS
4. ALL CONDITIONS OF THE PRELIMINARY PLAT MUST BE COMPLIED WITH.
5. ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH DROPBACK SIDEWALK PER CITY STANDARD DETAIL 2-10
6. JOINT USE ACCESS AND UTILITY EASEMENT IS FOR THE BENEFIT OF LOTS 7, 8, 9, AND 10 THE CITY OF KENNEBEC IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE JOINT USE ACCESS THE OWNERS OF LOTS 7, 8, 9, AND 10 ARE RESPONSIBLE TO MAINTAIN THE JOINT USE ACCESS.

<i>LINE</i>	<i>BEARING</i>	<i>DISTANCE</i>
L1	S 20°39'20" E	20.33'
L2	S 00°39'20" E	18.36'
L3	S 00°39'20" E	20.00'
L4	S 20°39'20" E	20.33'
L5	N 20°39'20" W	11.84'
L6	N 20°39'20" W	8.49'
L7	S 00°39'20" E	8.49'
L8	N 65°27'49" E	4.38'
L9	N 47°56'57" E	29.44'
L10	N 35°47'20" E	34.79'
L11	N 00°39'20" W	5.69'
L12	N 20°13'49" E	3.77'
L13	S 89°20'40" W	3.49'

TRACT A



DETAIL A
N.T.S.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF JMS CONSTRUCTION INC AND RECORDED IN VOLUME____OF PLATS,
PAGE,____ RECORDS OF BENTON COUNTY, WASHINGTON, AT _____, MINUTES PAST _____M.,
THIS_____ DAY OF_____, 20____A.D.

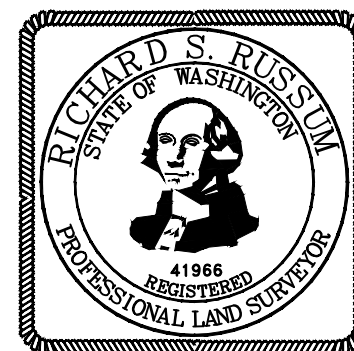
BENTON COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

I, RICHARD S. RUSSUM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE FINAL PLAT OF THE BOULEVARD TOWNHOMES PHASE 2 AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

RICHARD S RUSSUM PLS 41966

DATE _____



WORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 6132
KENNEWICK, WASHINGTON 99336
509-582-6716

SHEET
1 OF 1

JOB # 17-126

WN 1/4 COR SEC 7
T8N, R30E W.M.
FND BRASS CAP
IN MON CASE
POINT 825 ROS 1540

DEDICATION

WE, JMS CONSTRUCTION INC., A WASHINGTON CORPORATION, PBRELF,LLC A WASHINGTON LIMITED LIABILITY COMPANY, AND GOLDTREE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS AND TRACTS AS SHOWN HEREON AND THAT THE STREETS, ROAD RIGHT-OF-WAYS AND UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC AND THAT SAID SUBDIVISION SHALL HEREAFTER BE DESIGNATED AS CEDAR VILLAGE PHASE ONE

JMS CONSTRUCTION

BY _____ BY _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF BENTON
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____, AND _____, SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE _____ IS (ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____, RESPECTIVELY, OF JMS CONSTRUCTION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON _____ DATE _____

MY APPOINTMENT EXPIRES _____

PBRELF, LLC

BY _____ BY _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF BENTON
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____, SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE _____ IS (ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____, RESPECTIVELY, OF PBRELF, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON _____ DATE _____

MY APPOINTMENT EXPIRES _____

GOLDTREE, LLC,

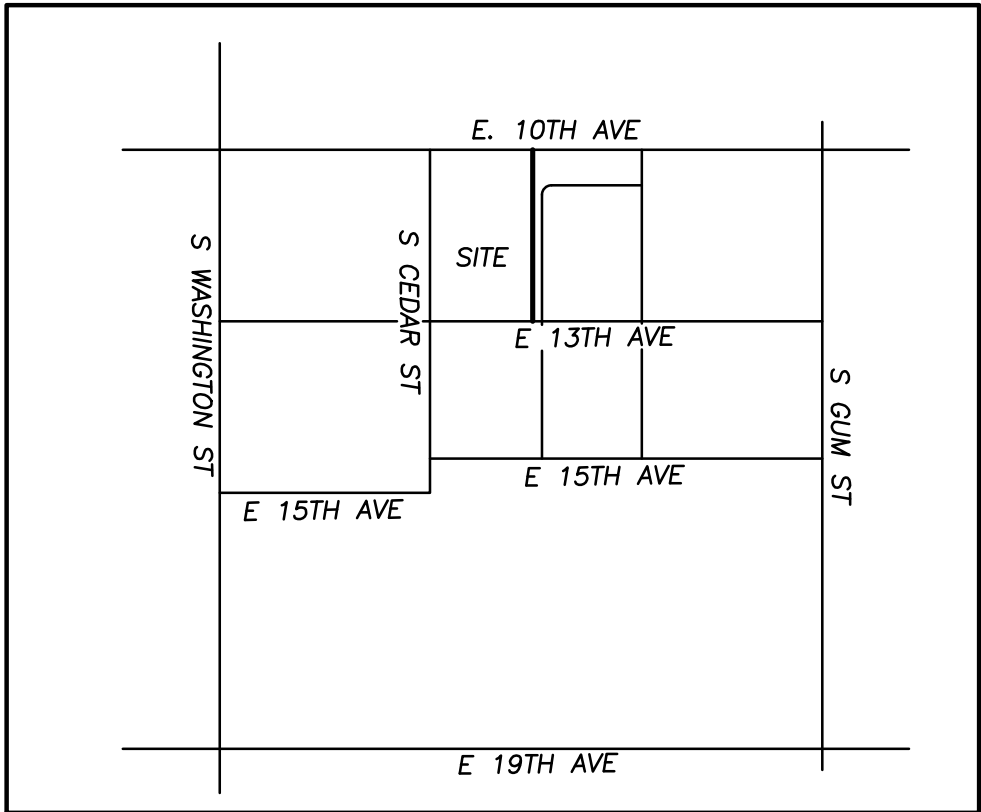
BY _____ BY _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF BENTON
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____, SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE _____ IS (ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____, RESPECTIVELY, OF GOLDTREE, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON _____ DATE _____

MY APPOINTMENT EXPIRES _____



VICINITY MAP
N.T.S.

FINAL PLAT
CEDAR VILLAGE PHASE ONE

NE 1/4, OF NW1/4, SEC 7, T8N, R30E, W.M.
KENNEWICK, BENTON COUNTY, WASHINGTON
PARENT PARCEL 107802000004000
CITY OF KENNEWICK FP 17-03/PLN-2017-00102

DESCRIPTION PARCEL 107802000004000

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 30 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THE WEST 20 FEET DEEDED TO BENTON COUNTY BY INSTRUMENT RECORDED MAY 19, 1950 UNDER AUDITORS FILE NO. 254247 AND EXCEPT THE SOUTH 20 FEET DEEDED TO BENTON COUNTY BY INSTRUMENT RECORDED MAY 19, 1950 UNDER AUDITORS FILE NO. 254247 AND ALSO EXCEPT THAT PORTION DEEDED TO THE CITY OF KENNEWICK BY INSTRUMENT RECORDED ON SEPTEMBER 4, 1970 UNDER AUDITORS FILE NO. 614494.

APPROVALS

THE ANNEXED PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF KENNEWICK, STATE OF WASHINGTON.

CITY OF KENNEWICK PLAT ADMINISTRATOR _____ DATE _____
CITY OF KENNEWICK FILE NO. FP 17-03/PLN-2017-00102

KENNEWICK CITY ENGINEER _____ DATE _____

MAYOR, CITY OF KENNEWICK _____ DATE _____

ATTEST: _____ DATE _____
CITY CLERK

UTILITY APPROVAL

THE UTILITY EASEMENTS ARE HEREBY APPROVED BY THE FOLLOWING UTILITIES:

BENTON P.U.D. NO. 1 _____ TITLE _____ DATE _____

CASCADE NATURAL GAS CORP. _____ TITLE _____ DATE _____

FRONTIER NORTHWEST _____ TITLE _____ DATE _____

CHARTER COMMUNICATIONS _____ TITLE _____ DATE _____

IRRIGATION APPROVAL

I HERE BY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE COLUMBIA IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS FINAL PLAT OF CEDAR VILLAGE PHASE ONE ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20____ A.D.

COLUMBIA IRRIGATION DISTRICT _____ DATE _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20____. PARCEL 107802000004000

BENTON COUNTY TREASURER _____ DATE _____

BENTON COUNTY ASSESSOR _____ DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF JMS CONSTRUCTION INC AND RECORDED IN VOLUME____OF PLATS, PAGE,____RECORDS OF BENTON COUNTY, WASHINGTON, AT _____, MINUTES PAST _____M., THIS _____ DAY OF _____, 20__A.D.

BENTON COUNTY AUDITOR

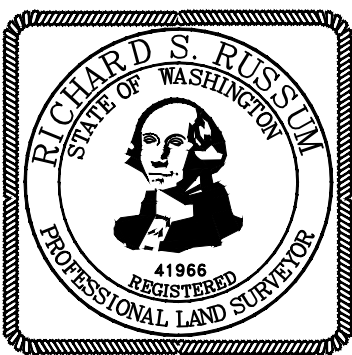
FEE NUMBER

SURVEYOR'S CERTIFICATE

I, RICHARD S. RUSSUM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE FINAL PLAT OF THE BOULEVARD TOWNHOMES PHASE 2 AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

RICHARD S RUSSUM PLS 41966

DATE _____



WORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 6132
KENNEWICK, WASHINGTON 99336
509-582-6716

SHEET
1 OF 2

JOB # 17-126

Council Agenda Coversheet 	Agenda Item Number	3.i.	Council Date	01/02/2018	Consent Agenda	☒	
	Agenda Item Type	Contract/Agreement/Lease				Ordinance/Reso	☐
	Subject	W. Metaline Ave Reconstruction				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐	
	Project #	P1309	Permit #		Quasi-Judicial	☐	
	Department	Public Works					

Recommendation

That Council authorize the Public Works Director to sign Administrative Settlements for right of way required for the construction of the W. Metaline Avenue Reconstruction Project.

Motion for Consideration

I move to authorize the Public Works Director to sign Administrative Settlements for right of way required for the construction of the W. Metaline Avenue Reconstruction Project.

Summary

The W. Metaline Avenue Reconstruction Project requires the purchase of right of way from 5422 W. Metaline Avenue and 5424 W. Metaline Avenue. The owners of the two properties, Lanny and Jonilyn Hall, were initially offered a total of \$5,259.00 for the right of way that is required to construct the project. The Halls have indicated that the project will reduce the length of the existing concrete driveways for both properties which will prevent the parking of two cars front to back in the driveways. To mitigate this concern, the Halls are requesting that the existing driveways be replaced with new driveways that are wide enough to allow cars to be parked side by side in the reduced length driveway. These Administrative Settlements increase their offers to purchase by an additional \$15,000.00 (\$7,500.00 for each driveway) to compensate the Halls for the cost to replace the driveways.

The City's Right of Way Procedures allow the use administrative settlements to address differences in cost estimates and other issues associated with the right of way acquisition process.

Copies of the Administrative Settlements and cost estimates for the replacement driveways are attached as reference.

Alternatives

None recommended.

Fiscal Impact

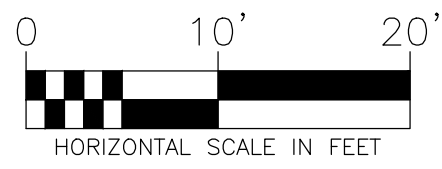
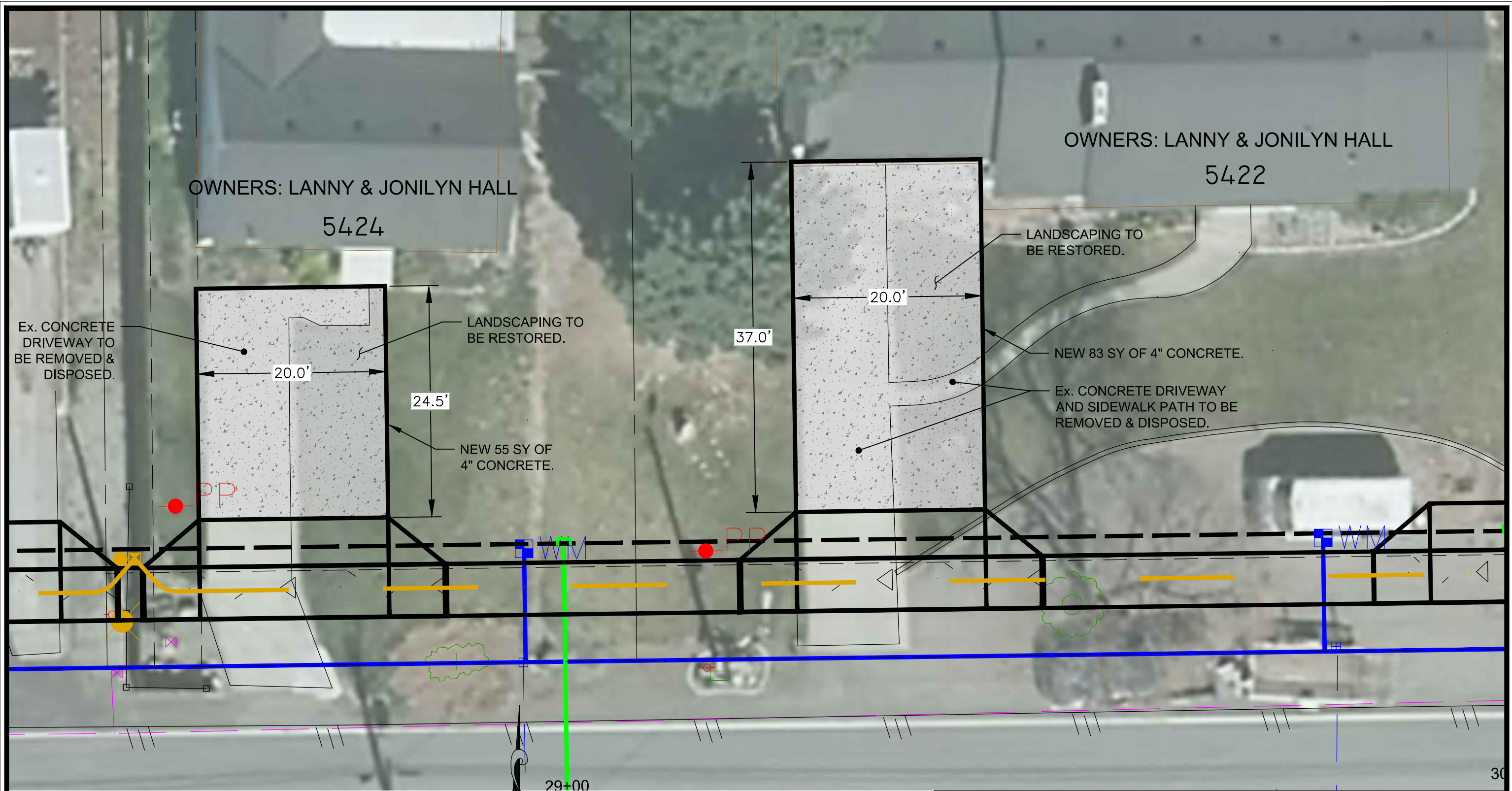
Budget No. 103.010.595.20.63.50

5422 W. Metaline Ave. - \$10,631.00

5424 W. Metaline Ave. - \$9,628.00

Through	Bruce Mills Dec 18, 12:42:11 GMT-0800 2017	Attachments: 
Dept Head Approval	Cary Roe Dec 20, 07:57:24 GMT-0800 2017	
City Mgr Approval	Marie Mosley Dec 28, 14:01:15 GMT-0800 2017	

☐ Recording Required?



CALL
48 HOURS
BEFORE YOU DIG

1-800-424-5555
OR
DIAL 811

 ENGINEERING DIVISION		KENNEWICK WASHINGTON W. METALINE AVE RECONSTRUCTION WIDENING 5424 & 5422 W. METALINE AVE PROJECT ACCOUNTING #: P1309	DATE 12/11/17
			DWN RJD
			DES RJD
			CHK HLM
			SHEET 1 OF 1
			DWG. NO. -

ITEM	ITEM WITH UNIT PRICE BID	APPROX. QTY	UNIT	UNIT PRICE	TOTAL
	5422 W. METALINE AVE - DRIVEWAY				
1	MOBILIZATION	1	LS	\$ 750.00	\$ 750.00
2	EXCAVATION [INCLUDING HAUL]	5	CY	\$ 100.00	\$ 500.00
3	DRIVEWAY REMOVAL	383	SF	\$ 9.00	\$ 3,447.00
4	CONCRETE DRIVEWAY (4-Inch Depth)	83	SY	\$ 35.00	\$ 2,905.00
5	LANDSCAPE & IRRIGATION RESTORATION	1	LS	\$ 750.00	\$ 750.00
	SCHEDULE A SUB-TOTAL:				\$ 8,352.00
	8.6% Sales Tax				\$ 718.27
	SCHEDULE A TOTAL				\$ 9,070.27

ITEM	ITEM WITH UNIT PRICE BID	APPROX. QTY	UNIT	UNIT PRICE	TOTAL
	5424 W. METALINE AVE - DRIVEWAY				
1	MOBILIZATION	1	LS	\$ 750.00	\$ 750.00
2	EXCAVATION [INCLUDING HAUL]	2	CY	\$ 100.00	\$ 200.00
3	DRIVEWAY REMOVAL	284	SF	\$ 9.00	\$ 2,556.00
4	CONCRETE DRIVEWAY (4-Inch Depth)	55	SY	\$ 35.00	\$ 1,925.00
5	LANDSCAPE & IRRIGATION RESTORATION	1	LS	\$ 750.00	\$ 750.00
	SCHEDULE A SUB-TOTAL:				\$ 6,181.00
	8.6% Sales Tax				\$ 531.57
	SCHEDULE A TOTAL				\$ 6,712.57

Epic Land Solutions, Inc.

111 W. North River Dr., Suite 201
Spokane WA 99201
Main 509.315.2758

Memorandum

Date: November 17, 2017

To: City of Kennewick

From: Epic Land Solutions

Subject: Administrative Settlement

RE: West Metaline Avenue Reconstruction and Widening Project
Property Owner: Lanny and Jonilyn Hall
Assessor's Parcel No.: 1.3399.201.0138.001
5422 W. Metaline Ave. Kennewick, WA. 99336
Right of Way Plan Sheet 3 of 3 Sheets

Amount of approved DV: \$3,131.00

Proposed settlement amount: \$10,631.00

Amount of administrative settlement: \$7,500.00

Background

The offer to purchase ROW was presented to Lanny and Jonilyn Hall. After the Halls had time to review the offer, Lanny states that he will be losing a parking spot because of the project. The property currently has a driveway that will allow for two cars to be parked front to back. Per the AOS, a 12.5' by 15' portion of the driveway will be removed as part of the project. Lanny secured an estimate to widen the driveway to accommodate two cars. The estimate is in the amount of \$10,570.10. The estimate included removing, replacing, and widening the existing driveway. Counter offers were made and after consideration Mr. Hall will accept an additional \$7,500.00. Because Mr. Hall is losing a parking space and has provided an estimate, the administrative settlement seems reasonable.

Condemnation Costs

Condemnation will take additional time and money, i.e., updating for trial, pretrial, conference, staking of right of way, attorney's expenses, and witness fees (appraiser, consultants, etc.). The property owner will also incur costs for an attorney, appraisers,

and expert witness fees. If the judgment awarded as a result of the trial exceeds by ten percent or more the highest written offer in settlement submitted to those condemnees appearing in the action by condemnor in effect thirty days before trial, then the court will award the condemnee reasonable attorney's fees and reasonable expert witness fees.

Trial Risks

The time and money to proceed with additional negotiations and the risk of potential litigation warrant making this settlement. The settlement represents the prudent use of taxpayer's money by taking the least expensive route to acquire this property.

Synopsis

	City of Kennewick AOS	Owners Counteroffer	Proposed Settlement	Difference
1,104 sf – Land in Fee	\$1,755.00	\$1,755.00	\$1,755.00	\$0
One large trees	\$1,000.00	\$1,000.00	\$1,000.00	\$0
188 sq ft of paving	\$376.00	\$376.00	\$376.00	\$0
Cost to widen driveway	\$0	\$7,500.00	\$7,500.00	\$7,500.00
TOTAL	\$3,131.00	\$10,631.00	\$10,631.00	\$7,500.00

Conclusion

I believe this is a good settlement for both the City of Kennewick and the property owner. The time and money to proceed with additional negotiations and the risk of potential litigation warrant making this settlement. The settlement represents the prudent use of taxpayer's money by taking the least expensive route to acquire this property.

I recommend that the settlement be approved.

RECOMMENDED:

By:  _____ Date Dec. 13th, 2017
Morgan Bishop
Contract Property & Acquisition Specialist
Epic Land Solutions, Inc.

APPROVED:

By: _____ Date _____, 2017

By: _____ Date _____, 2017

Epic Land Solutions, Inc.

111 W. North River Dr., Suite 201
Spokane WA 99201
Main 509.315.2758

Memorandum

Date: November 17, 2017

To: City of Kennewick

From: Epic Land Solutions

Subject: Administrative Settlement

RE: West Metaline Avenue Reconstruction and Widening Project
Property Owner: Lanny and Jonilyn Hall
Assessor's Parcel No.: 1.3399.201.0138.002
5424 W. Metaline Ave. Kennewick, WA. 99336
Right of Way Plan Sheet 3 of 3 Sheets

Amount of approved DV: \$2,128.00

Proposed settlement amount: \$9,628.00

Amount of administrative settlement: \$7,500.00

Background

The offer to purchase ROW was presented to Lanny and Jonilyn Hall. After the Halls had time to review the offer, Lanny states that he will be losing a parking spot because of the project. The property currently has a driveway that will allow for two cars to be parked front to back. Per the AOS, a 12.5' by 15' portion of the driveway will be removed as part of the project. Lanny secured an estimate to widen the driveway to accommodate two cars. The estimate is in the amount of \$9,351.81. The estimate included removing, replacing, and widening the existing driveway. Counter offers were made and after consideration Mr. Hall will accept an additional \$7,500.00. Because Mr. Hall is losing a parking space and has provided an estimate, the administrative settlement seems reasonable.

Condemnation Costs

Condemnation will take additional time and money, i.e., updating for trial, pretrial, conference, staking of right of way, attorney's expenses, and witness fees (appraiser, consultants, etc.). The property owner will also incur costs for an attorney, appraisers,

and expert witness fees. If the judgment awarded as a result of the trial exceeds by ten percent or more the highest written offer in settlement submitted to those condemnees appearing in the action by condemnor in effect thirty days before trial, then the court will award the condemnee reasonable attorney's fees and reasonable expert witness fees.

Trial Risks

The time and money to proceed with additional negotiations and the risk of potential litigation warrant making this settlement. The settlement represents the prudent use of taxpayer's money by taking the least expensive route to acquire this property.

Synopsis

	City of Kennewick AOS	Owners Counteroffer	Proposed Settlement	Difference
700 sf – Land in Fee	\$1,400.00	\$1,400.00	\$1,400.00	\$0
16 LF of fencing	\$352.00	\$352.00	\$352.00	\$0
188 sq ft of paving	\$376.00	\$376.00	\$376.00	\$0
Cost to widen driveway	\$0	\$7,500.00	\$7,500.00	\$7,500.00
TOTAL	\$2,128.00	\$9,628.00	\$9,628.00	\$7,500.00

Conclusion

I believe this is a good settlement for both the City of Kennewick and the property owner. The time and money to proceed with additional negotiations and the risk of potential litigation warrant making this settlement. The settlement represents the prudent use of taxpayer's money by taking the least expensive route to acquire this property.

I recommend that the settlement be approved.

RECOMMENDED:

By:


Morgan Bishop
Contract Property & Acquisition Specialist
Epic Land Solutions, Inc.

Date Dec. 13, 2017

APPROVED:

By:

Date _____, 2017

By:

Date _____, 2017

Council Agenda Coversheet 	Agenda Item Number	3.j.	Council Date	01/02/2018	Consent Agenda	☒	
	Agenda Item Type	Contract/Agreement/Lease				Ordinance/Reso	☐
	Subject	Hansen Park Improvements				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #	17-029	Other	☐	
	Project #	C0261	Permit #		Quasi-Judicial	☐	
	Department	Employee & Community Relations					

Recommendation

Staff recommends that Council award Contract 17-029 (Hansen Park Improvements Contract) to Total Site Services in the amount of \$388,035.64 and authorize the City Manager to sign the contract.

Motion for Consideration

I move to award Contract 17-029 (Hansen Park Improvements Contract) to Total Site Services in the amount of \$388,035.64 and authorize the City Manager to sign the contract.

Summary

The project includes the following work: The City of Kennewick is partnering with State of Washington Recreation Conservation Office to improve the existing 25-acre Hansen Park site through a 50% matching grant. Improvements include 4,210 linear feet of asphalt path, benches, trash receptacles, parking lot, street light, water lines, irrigation, sewer service, installation of prefabricated concrete restrooms, two picnic shelters, community vegetable garden and a community heritage garden.

The Budgeted cost also includes the direct cost of purchases of site amenities for installation under this contact. Estimated at \$102,800.

Four bids were received for RFB 17-028 as follows:

1. Total Site Services \$388,035.64
2. Moreno & Nelson Construction Corp. \$395,598.52
3. Big D's Construction \$400,411.46
4. All Star Construction Group Inc \$470,284.61

The low bidder, Total Site Services, met all responsibility criteria.

Engineer's Estimate \$446,000

Alternatives

None recommended.

Fiscal Impact

None

300.010.594.76.63.07 - \$707,851 Budgeted.

Through		Attachments: 
Dept Head Approval	Terry Walsh Dec 21, 15:13:37 GMT-0800 2017	
City Mgr Approval	Marie Mosley Dec 28, 14:03:39 GMT-0800 2017	

☐ Recording Required?

Council Agenda Coversheet



Agenda Item Number	3.k.	Council Date	01/02/2018
Agenda Item Type	Contract/Agreement/Lease		
Subject	KID Easement Agreement		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	City Attorney		

Consent Agenda	☒
Ordinance/Reso	☐
Public Mtg / Hrg	☐
Other	☐
Quasi-Judicial	☐

Recommendation

That Council authorize the Mayor to sign an Easement Agreement with the Kennewick Irrigation District and the Easement Deed.

Motion for Consideration

I move to authorize the Mayor to sign an Easement Agreement with the Kennewick Irrigation District and the Easement Deed.

Summary

The KID owns property located at 2015 S. Ely Street, which is adjacent to City owned park property in Zintel Canyon. The KID has requested a slope and construction easement from the City in order to grade its property in preparation for further improvements to the site. The easement area is currently maintained as open space park property. The planned improvements to the slope and walking path by the KID as a part of its project will improve the slope and provide a corresponding benefit to the City.

Alternatives

None recommended.

Fiscal Impact

None.

Through	Bonnie Lanning Dec 27, 12:07:19 GMT-0800 2017
Dept Head Approval	Lisa Beaton Dec 27, 12:48:50 GMT-0800 2017
City Mgr Approval	Marie Mosley Dec 28, 14:10:14 GMT-0800 2017

Attachments:

Deed
Easement Agreement

☐ Recording
Required?

**EASEMENT AGREEMENT
BETWEEN
CITY OF KENNEWICK
AND
KENNEWICK IRRIGATION DISTRICT**

This Agreement is made by and between the CITY OF KENNEWICK, a Washington municipal corporation (hereinafter "City"), and KENNEWICK IRRIGATION DISTRICT, a Washington municipal corporation (hereinafter "KID").

WHEREAS, the KID is seeking a slope and construction easement from the City in order to grade its property in preparation for further improvements to the site; and

WHEREAS, the property in question is maintained as open space/park property in an unimproved natural state as a part of the Zintel Canyon Trail; and

WHEREAS, the planned improvements to the slope and walking path by the KID as a part of its project will improve the slope and provide a corresponding benefit to the City; NOW, THEREFORE,

THE PARTIES AGREE AS FOLLOWS:

I. EASEMENT AGREEMENT TERMS

1. The City shall:
 - (a) Dedicate a perpetual slope easement of approximately 34,275 acres/square ft. on city parcel No. 1118930000003000 to the KID to accommodate the planned improvements to the adjacent KID property. The area of the easement is shown on the map attached hereto as Exhibit A and the grading permit which is attached hereto as Exhibit B.
 - (b) The affected property will be dedicated to the KID "As Is" without warranty, representation, or promise as to the condition of the Property.
2. The KID shall perform the following work on both the City and KID property:
 - (a) Clear and grub a work area to stage equipment and materials and clear and grub the lower hillside.
 - (b) Excavate the footing/foundation for a retaining wall.
 - (c) Realign the walking path per City approval.
 - (d) Construct a retaining wall on the affected City parcel, including the excavation, and backfill the adjacent KID property with approximately 25,000 cubic yards of clean fill.
 - (e) Replant the slope per Exhibit B, the approved grading permit GRADE 17-06/PLN-2017-02369.

II. GENERAL TERMS

1. The City agrees the construction of the above described improvements by the KID to the affected City parcel is adequate consideration in exchange for the dedication of the easement.
2. The KID agrees to record the Easement Deed at KID expense.
3. This Agreement constitutes the entire agreement between the parties. There are no terms, obligations, covenants or conditions other than those contained herein. No modifications of this Agreement shall be valid or effective unless evidenced by an agreement in writing signed by both parties.
4. Indemnification.
 - (a) The KID agrees to defend, indemnify and hold harmless the City, and its officers, agents, employees, representatives, insurers, successors and assigns on account of all damages or claims for damages, including but not limited to, any claims for personal injury, property damage, business interruption, environmental damages or environmental clean-up or restoration charges, and any costs or expenses of any kind whatsoever, by whomsoever made and of any nature whatsoever, in any way arising out of or in any manner connected with the exercise by the KID, its officers, agents and employees, of the easement granted hereunder.
 - (b) This indemnification and hold harmless obligation shall apply to any negligence or other fault of the licensee that is alleged to have caused, contributed or increased the damages or liability for which claim is made.
5. Insurance.
 - (a) The KID shall procure and maintain for so long as the easement is in effect, insurance against claims for injuries to persons or damage to property which may arise from or in connection with KID's use of the Property.
 - (b) The KID shall obtain insurance of the types and coverages described below:

Commercial General Liability insurance shall be at least as broad as Insurance Services Office (ISO) occurrence form CG 00 01 and shall cover liability arising from operations, products-completed operations, and stop-gap liability. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The Public Entity shall be named as an additional insured under the Permittee's Commercial General Liability insurance policy using ISO Additional Insured-State or Political Subdivisions-Permits CG 20 12 or a substitute endorsement providing at least as broad coverage.

Property insurance shall be written on an all risk basis.

(c) The KID shall maintain the following insurance limits:

Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.

Property insurance shall be written covering the full value of Lessee's property and improvements with no coinsurance provisions.

6. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. If the parties are unable to settle any dispute, difference or claim arising from the parties' performance of this Agreement, the parties agree to the venue and jurisdiction of the Benton County Superior Court. In any claim or lawsuit for damages arising from the parties' performance of this Agreement, each party shall pay all its legal costs and attorney fees incurred in defending or bringing such claim or lawsuit, including appeals, in addition to any recovery or award provided by law.

IN WITNESS WHEREOF, the parties below execute this Agreement which shall become effective on the last date entered below.

DATED this _____ day of January, 2018.

CITY OF KENNEWICK

_____, Mayor

Attest:

Approved as to Form:

TERRI L. WRIGHT, City Clerk

LISA BEATON, City Attorney

KENNEWICK IRRIGATION DISTRICT

GENE HUFFMAN, President

CHARLES FREEMAN, Secretary/Manager

Exhibit A

EXHIBIT A
KID SLOPE EASEMENT

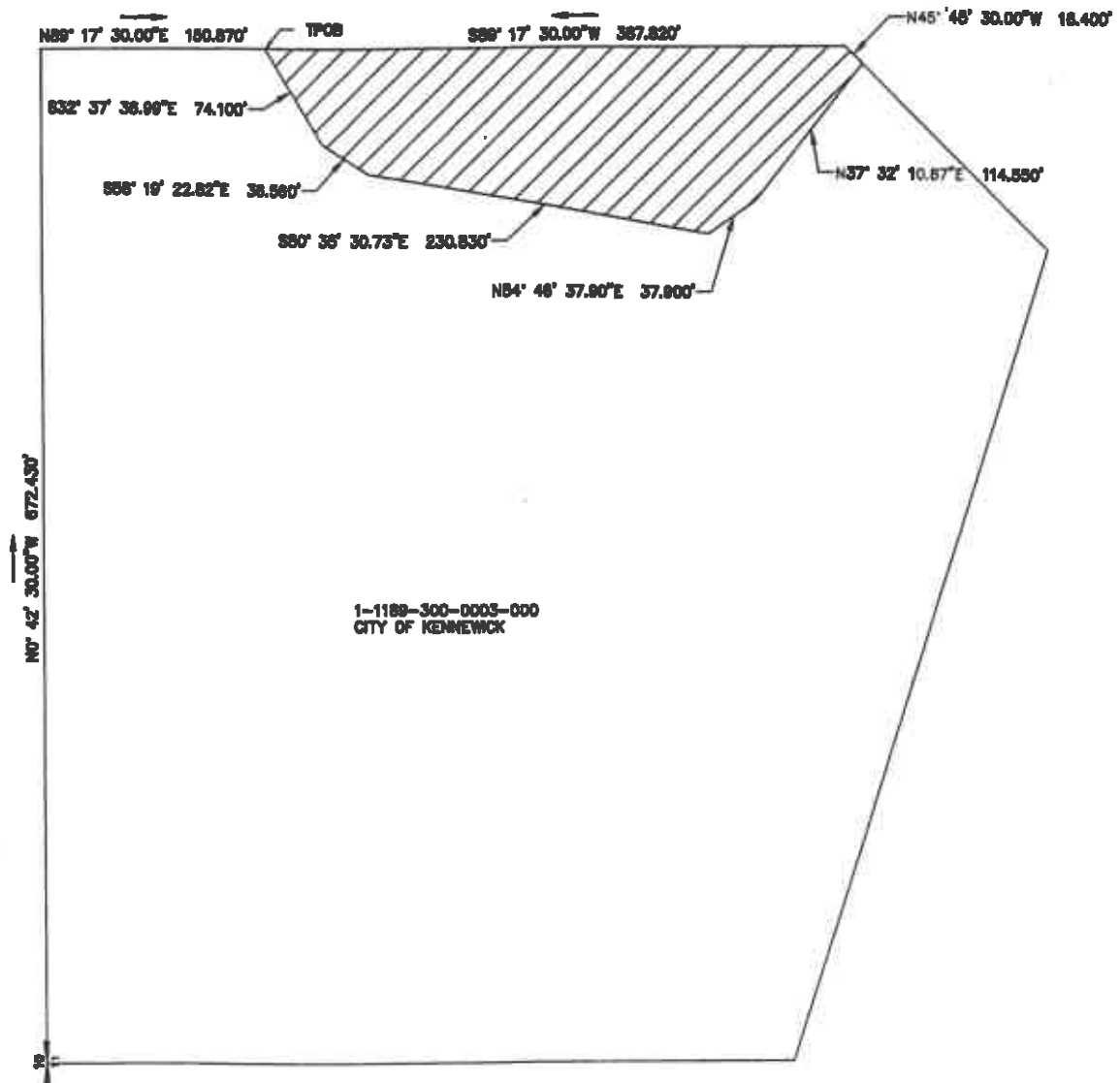


Exhibit B



**Development Services Division
Community Planning
210 W 6th Ave
Kennewick, WA 99336**

November 9, 2017

Kennewick Irrigation District
Attn: Darin Arbogast
2015 S Ely Street, #A
Kennewick, WA 99337

Re: Approval of Grading Permit GRADE 17-06/PLN-2017-02369

Mr. Arbogast:

Grading Permit, GRADE 17-06/PLN-2017-02369 for the cut and fill of 25,000 cubic yards of soil to relocate a building at the Kennewick Irrigation District Headquarters has been approved. The permit is subject to the below conditions.

Feel free to contact me at (509) 585-4361 or steve.donovan@ci.kennewick.wa.us if you have any questions.

Thank you,

Stephen Donovan
Planner

Attachments: Findings of Fact
Conditions of Approval
Approved Grading Plan
Approved Geotechnical Evaluation

cc: GRADE 17-06/PLN-2017-02369 File

Findings of Fact

Staff has reviewed the grading application and makes the following findings, subject to the conditions of approval:

1. The applicant is Kennewick Irrigation District, c/o Darin Arbogast, 2015 S Ely Street, #A, Kennewick, WA 99337.
2. The proposed grading will take place at 2015 S Ely Street, parcel number 1-1189-300-0002-001.
3. GRADE 17-06/PLN-2017-02369 is a grading permit for approximately 25,000 cubic yards of excavation and fill.
4. The subject property's Land Use Designation is Public Facility and is zoned Public Facility.
5. A complete Grading Permit was received by the City of Kennewick on October 2, 2017 and routed for review on October 3, 2017.
6. A Determination of Non-Significance was issued for the proposal on November 9, 2017.

Conditions of Approval

Pursuant to Kennewick Municipal Code 18.42.040, Grade Permit No. 17-06/PLN-2017-02369 is approved with the following conditions:

1. At the completion of grading, submit as built drawings stamped by a licensed engineer and confirmation that grading complies with the approved grading plans. No permits will be issued at any of the parcels until as-built drawings are received.
2. Grading shall be in conformance with the attached Grading Plan.
3. All grading shall be in accordance with the attached Geotechnical Evaluation.
4. Property owners as well as their contractors, subcontractors and other representatives shall follow all KMC's regarding storm water management, erosion and sediment control, and illicit discharges. Failure to meet City Code can result in approval delays, fines, and a hold on permits per the following KMC's:
 - a. KMC 14.29: Illicit Discharge
 - b. KMC 18.72: Clearing and Grading
 - c. KMC 18.20: Design and Construction
5. The contractor shall at all times during construction, maintain proper dust control in accordance with the requirements of the Benton Clean Air Authority. If water is not available, the Contractor shall be responsible for dust control by any means approved by the Benton Clean Air Authority, Per City of Kennewick Standards Specifications 1-11.
6. An NPDES Construction Stormwater General Permit is required from the Washington State Department of Ecology if there is a potential for stormwater discharge from a construction site with more than one acre of disturbed ground. It is the applicant's responsibility to obtain required stormwater permits from the Department of Ecology. For questions, contact Bryan Neet at (509) 575-2808 at the Washington State Department of Ecology.

- 7. Comply with WAC 173-400-040 general standards for maximum emissions as required by Benton Clean Air authority:**
- a. Fallout**
 - i. No person shall cause or permit the emission of particulate matter from any source to be deposited beyond the property under direct control of the owner(s) or operator(s) of the source in sufficient quantity to interfere unreasonably with the use and enjoyment of the property upon which the material is deposited.**
 - b. Fugitive dust sources**
 - i. The owner or operator of a source of fugitive dust shall take reasonable precautions to prevent fugitive dust from becoming airborne and shall maintain and operate the source to minimize emissions.**

[illegible][illegible][illegible]

1. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES BY A CERTIFIED WASTE DISPOSAL LICENSED, NATIONAL, STATE OR LOCAL, TO REMOVE ALL DEBRIS AND WASTE FROM ALL AREAS OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE FROM ALL AREAS OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE FROM ALL AREAS OF THE PROJECT.
2. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AS NOTED IN THE CITY RECORDS AND AS SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES.
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10. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AS NOTED IN THE CITY RECORDS AND AS SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES.

1. ALL CONTRACTS SHALL BE EXECUTED BY INDIVIDUALS WITH A DRIVING LICENSE ISSUED BY AN OFFICIAL STATE AGENCY.
2. ALL CONTRACTS SHALL BE TIED DOWN WITH STRAPS OR APPROVED EQUIV. TETHERS.
3. ALL CONTRACTS SHALL BE RESPONSIBLE FOR NO-RETAILER VARIATION ON ALL DELIVERED AMMS.
4. CONTRACTORS SHALL BE IN ACCORDANCE WITH WEIGHT STED 305-1-0477.
5. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROPER HANDLING, STORAGE, AND USE OF ALL CONTRACTED AMMS.
6. CONTRACTORS SHALL PROVIDE SUFFICIENT MEANS TO PROTECT PROPER FIELD STORAGE.
7. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION, STORAGE, AND CUSTODY SHALL BE APPLIED TO THE RULE OF 30-05 FOR AMMS ON ALL DELIVERED AMMS.

WAD AND VARIETY OR USED IN BOTTLE CONTAINER (SEE INSTRUCTIONS) (NATURAL OR SPECIFIC) (NATURAL OR SPECIFIC)	BY COUNTRY	AM. # OF BOTTLES IN SET	AM. # OF BOTTLES IN SET
"NATURAL" NATURAL NATURAL (NATURAL NATURAL)	10	10	05
"NATURAL" NATURAL NATURAL NATURAL (NATURAL NATURAL)	10	10	05
"NATURAL" NATURAL NATURAL (NATURAL NATURAL)	4	7	05
"NATURAL" NATURAL NATURAL (NATURAL NATURAL)	8	7	05
"NATURAL" NATURAL NATURAL (NATURAL NATURAL)	8	7	05
"NATURAL" NATURAL NATURAL (NATURAL NATURAL)	8	6	05
"NATURAL" NATURAL NATURAL (NATURAL NATURAL)	3	2	05
NATURAL NATURAL NATURAL (NATURAL NATURAL)	1	1	05
NATURAL NATURAL NATURAL (NATURAL NATURAL)	1	1	05

4. SUFFICIENT QUANTITIES OF FERTILIZER SHALL BE APPLIED TO SUPPLY THE FOLLOWING AMOUNTS OF NUTRIENTS:
- TOTAL NITROGEN AS N - 30 LBS PER ACRE
 - PHOSPHORUS - 30 LBS PER ACRE
 - 30 LBS OF NUTRIENTS APPLIED PER ACRE SHALL BE DERIVED FROM RANDOMIZED BLENDING.
5. NEED AND NUTRIENT SHALL BE APPLIED WITH A TOWER OF WOOD CHIPS/LEAF LITTER AT AN EQUIVALENT RATE OF 200-300 LBS PER ACRE.

JULY 1987 - 1988		
LINE DESCRIPTION	PROPOSED LINE	EXISTING LINE
OVERHEAD POWER	— 0-0 —	— 0-0 —
UNDERGROUND POWER	— 0-0 —	
OVERHEAD TELEPHONE	— 0-0 —	— 0-0 —
UNDERGROUND TELEPHONE	— 0-0 —	
NATURAL GAS	— 0-0 —	— 0-0 —
STORM DRAIN	— 0-0 —	— 0-0 —
ROOF DRAIN	— 0-0 —	— 0-0 —
SEWAGE	— 0-0 —	— 0-0 —
WATER	— 0-0 —	— 0-0 —
FOUNDATION	— 0-0 —	— 0-0 —
PROPERTY LINE	— 0-0 —	— 0-0 —
POINT OF VIEW	— 0-0 —	— 0-0 —
PERMANENT EASEMENT	— 0-0 —	— 0-0 —
FENCE	— 0-0 —	— 0-0 —
RISK CENTERLINE	— 0-0 —	— 0-0 —
ROAD ASPHALT	— 0-0 —	— 0-0 —
ROAD GRAVEL	— 0-0 —	— 0-0 —

SYMBOL DESCRIPTION	EXISTING SYMBOL & BLOCK NAME	PROPOSED SYMBOL & BLOCK NAME	SYMBOL DESCRIPTION	EXISTING SYMBOL & BLOCK NAME	PROPOSED SYMBOL & BLOCK NAME
BOLLARD			WALL		
FLAGPOLE			FIRE HYDRANT		
MAIL BOX			WATER METER		
SEW			SEWER VALVE BOX		
TRAILER TRUCK TRUCK TRUCK TRUCK (Obsolete)	 	 	CLEAROUT		
TRAIL PERSONAL			CATCH BASIN		
GUY WIRE			ELEC. TRAIL		
TRAIL PERSONAL			POWER POLE		
GUY WIRE			STREET LIGHT		
WAVEBLE			DRP		
VALVE					

TABLE 1. *Continued*

ULB ENGINEERS, INC.
2510 W. Clearwater Ave.,
Suite 301
Kammock, WA 98035
Phone: 802.762.2144
Fax: 802.762.2145
www.ulb.com

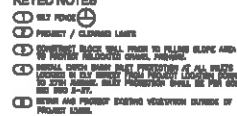
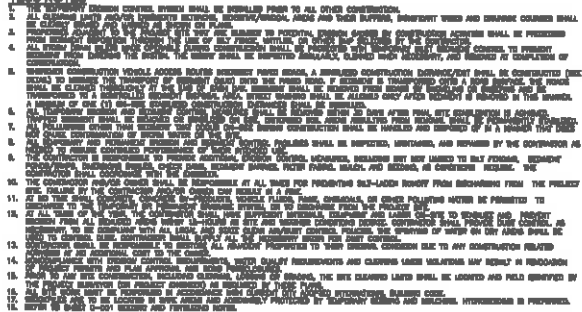


The following table shows the results of the regression analysis for the dependent variable "Number of children in the household" (N = 1,000). The independent variables are "Age of the head of household" and "Gender of the head of household". The results are presented in the following table:

EXPANSION
KFD

NEW

C-001



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CALL & CLIPPING SERVICE IN ADVANCE
YOU SEE, SAYING, ON CREDIT FOR THE
BANKING OF CHANGING BANKS

C-101

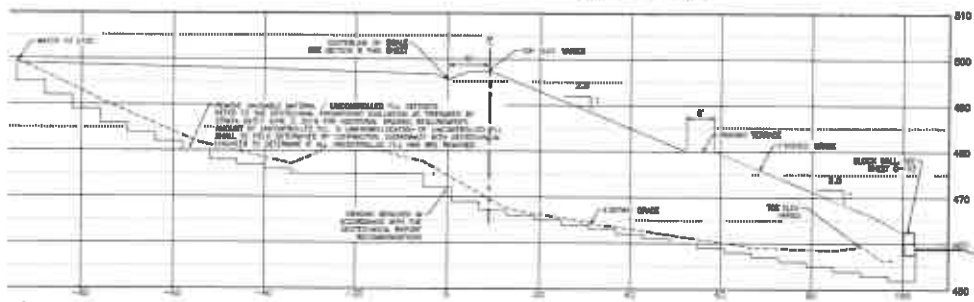
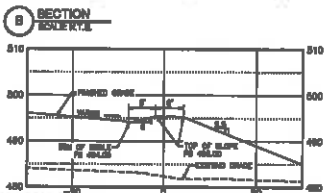
STATE OF DELAWARE
COUNTY OF NEW CASTLE
TOWNSHIP OF GREENGLASS
SECTION 10, TOWNSHIP 10 NORTH, RANGE 10 WEST, 12TH MERIDIAN
GREENGLASS TOWNSHIP, NEW CASTLE COUNTY, DELAWARE
SECTION 10, TOWNSHIP 10 NORTH, RANGE 10 WEST, 12TH MERIDIAN
GREENGLASS TOWNSHIP, NEW CASTLE COUNTY, DELAWARE

PROPERTY INFORMATION
ADDRESS: 1010 S. ELY ST.
TAX ID: 111083000000001
ZONING: PD
OWNER: KENNEDY FOUNDATION DISTRICT

PROPERTY INFORMATION
ADDRESS: 1010 S. ELY ST.
TAX ID: 111083000000001
ZONING: PD
OWNER: KENNEDY FOUNDATION DISTRICT

EARTHWORK GRADING NOTES:

1. PREPARE AND CONSTRUCT GRADING PLAN.
2. GRADING SHALL BE SUFFICIENT FOR DRAINAGE ONLY. CONTRACTOR TO VERIFY, WITH CARE, DRAINAGE, NO DRAINAGE, FUTURE DRAINAGE.
3. DRAINAGE DITCHES 18" OR GREATER DEPTH SHALL BE CONSTRUCTED WITH SLOPED SIDES, 1:1 MINIMUM, TO BE MAINTAINED FOR ALL VARIATIONS OF FILL.
4. ALL DRAINAGE DITCHES SHALL BE FILL IN ACCORDANCE WITH THE DRAINAGE DISTRICT REQUIREMENTS AS PROVIDED BY THE DISTRICT, 1010 S. ELY ST.



APPROVED FOR CONSTRUCTION BY:



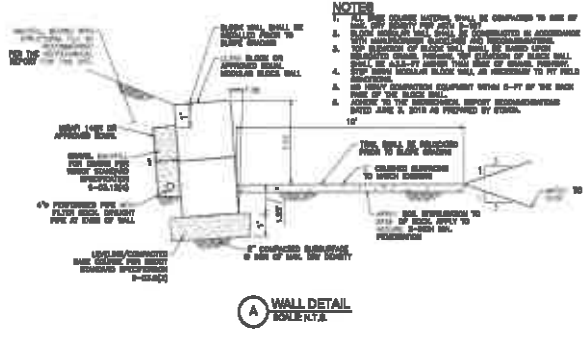
ALL S. GRADING SHALL BE ACCORDING TO THE DISTRICT, 1010 S. ELY ST. GRADING SHALL BE SUFFICIENT FOR DRAINAGE ONLY.

JUB
JUB ENGINEERS, INC.
2010 S. ELY ST.
GREENGLASS, DE 19934
PH: 302.441.1111
FAX: 302.441.1112
WWW.JUB-ENGINEERS.COM

STATE OF DELAWARE
PROFESSIONAL ENGINEER
JUB ENGINEERS, INC.
2010 S. ELY ST.
GREENGLASS, DE 19934
PH: 302.441.1111
FAX: 302.441.1112
WWW.JUB-ENGINEERS.COM

NO EXPANSION
NO
SITE GRADING

C-102



- NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DESIGNER.
 2. THE WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DESIGNER.
 3. THE WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DESIGNER.
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 10. THE WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DESIGNER.

(A) WALL DETAIL
SECTION A-A

APPROVED FOR CONSTRUCTION BY:



ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DESIGNER. THE WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DESIGNER.



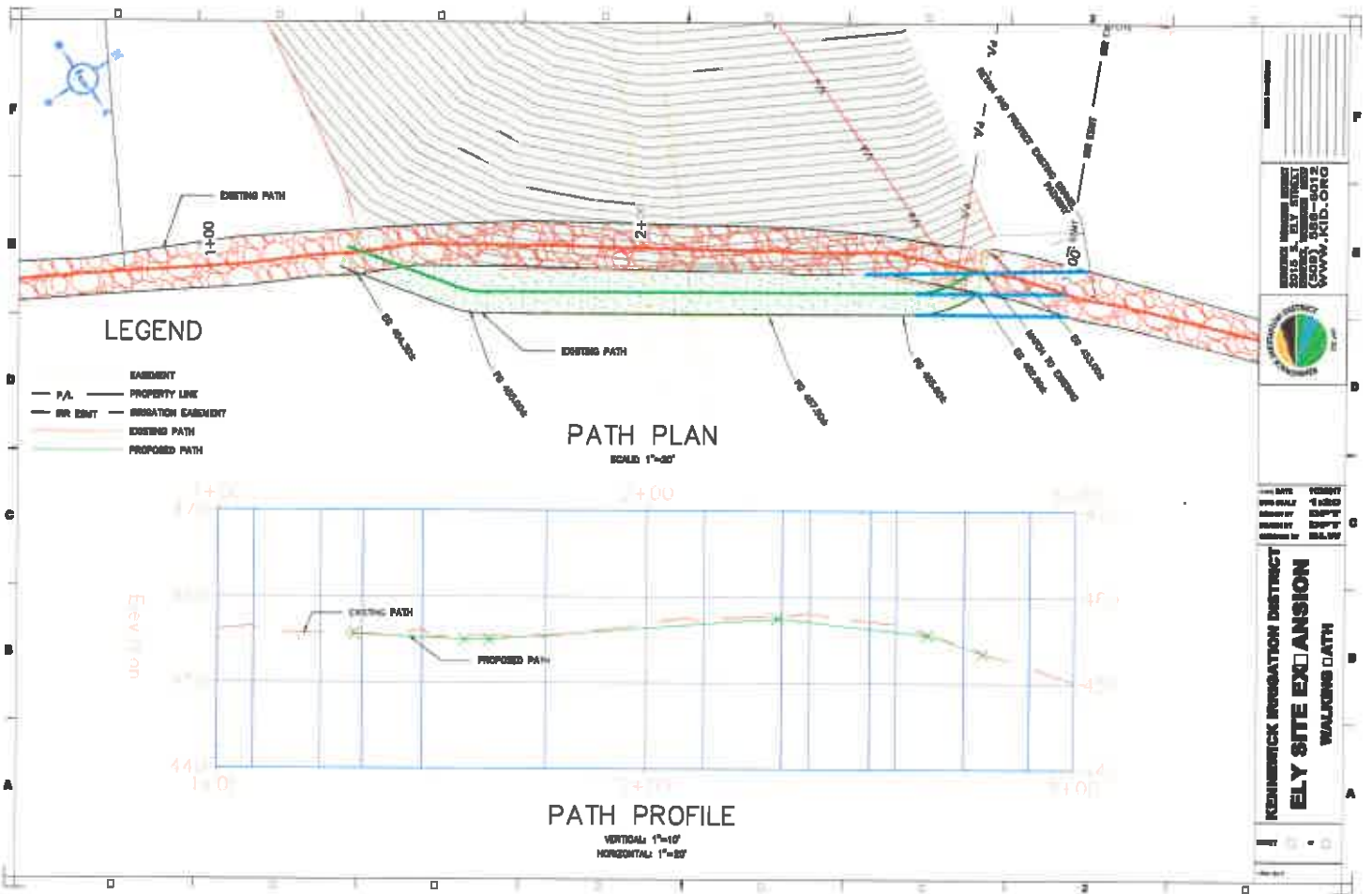
JUB ENGINEERS, INC.
2010 N. 1st Street, Suite 201
Kennesaw, GA 30144
Phone: 770.424.1111
Fax: 770.424.1112



Project No.	100-100000
Sheet No.	100-100000
Revision	
Drawn by	
Checked by	
Engineer	
Scale	
Date	

100 EXPANSION
100
DETAILS

C-103





A PROFESSIONAL SERVICES CORPORATION

Integrity from the Ground Up

June 3, 2016
File: PU15247A

Mr. Darrel S. Moore, P.E.
J-U-B Engineers, Inc.
2810 West Clearwater Ave., Suite 201
Kennewick, Washington 99336

RE: **Geotechnical Engineering Evaluation**
Kennewick Irrigation District
Facility Expansion
2015 South Ely Street
Kennewick, Washington 99337

Greetings, Darrel:

Strata, A Professional Services Corporation (STRATA), has performed the authorized geotechnical engineering evaluation for the proposed Kennewick Irrigation District (KID) facility to be located at 2015 South Ely Street, Kennewick, Washington. Our evaluation's purpose was to explore subsurface conditions within the proposed improvement area and provide geotechnical engineering recommendations and opinions to assist project planning, design, and construction. Herein, we summarize our field and laboratory test results, and present our geotechnical opinions and recommendations. This report must be read and implemented in its entirety. Individual report portions or attachments cannot be relied upon outside the context of the entire document.

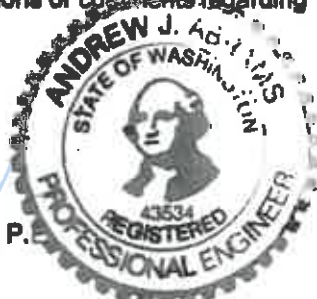
Providing geotechnical continuity throughout design and construction is an important part of the geotechnical design process. We strongly recommend STRATA be retained for continuity to perform the construction material testing services throughout earthwork and subsequent facility development phases. If we are not retained to provide such continuity, we cannot be responsible for report misinterpretations or geotechnical related errors and omissions.

We appreciate the opportunity to continue our professional relationship with J-U-B Engineering, Inc. on this project. Please contact us if you have any questions or comments regarding this report or our services.

Sincerely,
STRATA

Andrew J. Abrams
Andrew J. Abrams, P.E.
Project Engineer

Stanley M. Miller
Stanley M. Miller, Ph.D., P.E.
Senior Design Engineer



SMM/ec

RECEIVED

OCT 02 2017

COMMUNITY PLANNING

509.339.2000 Fax 509.339.2001

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**Geotechnical Engineering Evaluation
Kennewick Irrigation District Facility Expansion
2015 South Ely Street
Kennewick, Washington 99337**

PREPARED FOR:
Mr. Darrel S. Moore, P.E.
J-U-B Engineers, Inc.
2810 West Clearwater Ave., Suite 201
Kennewick, Washington 99336

PREPARED BY:
STRATA
A Professional Services Corporation
6 O'Donnell Rd
Pullman, Washington 99163
Telephone 509.339.2000
Facsimile 509.339.2001

June 3, 2016

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**Geotechnical Engineering Evaluation
Kennewick Irrigation District Facility Expansion
2015 South Ely Street
Kennewick, Washington 99337**

INTRODUCTION

STRATA's purpose was to explore and evaluate subsurface conditions within the proposed Kennewick Irrigation District (KID) facility expansion located at 2015 South Ely Street in Kennewick, Washington. We performed the scope of services presented in our authorized January 26, 2016, proposal. Below, we outline the services accomplished in providing our geotechnical engineering evaluation:

SCOPE OF SERVICES

STRATA provided the following scope of geotechnical services based on our current project understanding, anticipated site conditions, our experience with similar projects in the area, and in reference to the *Kennewick Municipal Code (KMC) Section 18.62.060 - Specific Report Requirements – Geologically Hazardous Areas*. The following tasks comprise the authorized scope of geotechnical services.

Exploration

1. Coordinated exploration with the Washington Utility Notification Center to help avoid damaging existing utilities during exploration.
2. Accomplished subsurface exploration via 3 soil borings, extending 21.5 to 31.5 feet below the existing ground surface. During exploration, STRATA's geotechnical engineer visually described, classified and logged the soil encountered referencing the *Unified Soil Classification System (USCS)*. Our staff also performed a visual reconnaissance of the site surface conditions, and noted readily identifiable geotechnical characteristics, such as seeps, springs, evidence of landsliding, erosion, or other features.

Laboratory Testing

4. Accomplished laboratory tests on soil samples retained from site exploration referencing *ASTM International (ASTM)* procedures, including:
 - Natural moisture content
 - Grain size distributions
 - Atterberg limits
 - In-place density
 - Modified Proctor compaction

We used laboratory test results to help characterize geotechnical engineering properties and to correlate engineering characteristics and design factors to aid and support our design recommendations. We will retain samples in our laboratory for 30 days after our deliverable is provided. After this period, we will discard samples unless directed otherwise.



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Analyses

5. Perform engineering analyses in order to provide geotechnical design and earthwork construction recommendations for the proposed improvements.

Deliverable

6. Prepared this electronic draft deliverable for your review, including our geotechnical findings and opinions, exploration logs, laboratory test results, illustrative schematics, site cross sections, and a site map.
7. Upon receiving project team comments on our draft deliverable, we will incorporate comments as necessary and provide 3 hard copies and 1 electronic copy of our final deliverable of geotechnical findings and opinions, including previous exploration logs and laboratory data.

PROJECT UNDERSTANDING

Existing Conditions

The project site is located immediately south of the existing KID facility at 2015 South Ely Street in Kennewick, Washington. The existing KID facility currently maintains multiple single-story buildings and associated infrastructure including asphalt paved access drives, and utilities extending from South Ely Street. The proposed expansion area comprises an existing approximate 3H:1V (horizontal to vertical) slope in the area locally known as "Zintel Canyon". The slope is currently undeveloped and covered in various grasses, weeds and shrubs. The site is illustrated in Figure 1. Some disturbance and stockpiling is evident at the existing ground surface beneath the planned embankment. Therefore, we expect the site contains variable undocumented fill deposits from previous grading for the existing KID facility or other nearby developments.

Proposed Construction

From our correspondence with Mr. Darrel Moore, P.E., with J-U-B Engineers, Inc. (J-U-B) and from reviewing preliminary drawings prepared by J-U-B dated May 12, 2016, we understand KID intends to construct an embankment over the existing slope immediately south of their existing facility. This embankment will create a level pad for constructing a future building. Mr. Moore reported the soil KID plans to use as embankment fill is already stockpiled at the site, and comprises a heterogeneous mixture of silt, sand and gravel. However, it is likely additional fill will be imported to complete the work. Based on the preliminary grading plan provided by J-U-B, embankments up to about 30 feet high (above existing grades) must be constructed to achieve the planned finished grade. Currently, the finished slope face is designed at a 2.5H:1V (horizontal to vertical) inclination by J-U-B. A segmental block retaining wall is planned along the embankment's east side to reduce encroachment into a wetland area located east of the planned improvement area. The segmental block wall will be up to 3.5 feet tall in exposed height and approximately 300 feet long.

Details regarding the planned future building and the associated infrastructure to be constructed on the pad at finished grade are not available at this time. However, we anticipate the



building will be similar to the existing KID buildings at the site, which are single story, wood- or light metal-framed structures supported on shallow foundations and slab-on-grade floors. Structural loads are not established. However, from our experience with similar structures, we expect foundation loads will not exceed 25 kips on isolated columns, and 3 to 4 kips per linear foot along continuous wall footings.

Site infrastructure improvements associated with the planned construction will include extending utilities from existing facilities at the site to serve the new building. We expect existing stormwater drainage patterns will be maintained, which include collecting surface runoff in catch basins and directing them to swales or drywells for disposal via infiltration. Access drives to the new building will be gravel-surfaced.

**Figure 1: Aerial view of proposed KID project site, looking north.
(Photo credit, Google Earth)**



FIELD AND LABORATORY EVALUATION

Field Evaluation

STRATA accomplished exploration on March 9 and 10, 2016, via 3 exploratory borings located across the project site, as shown on Plate 1A, *Site Map*. We selected exploration locations based on the preliminary drawings provided to us by J-U-B as well as site access limitations. Exploratory borings extended 21.5 to 31.5 feet below the existing ground surface and were accomplished using a CS1000 track-mounted drill rig equipped with 8-inch outside diameter hollow stem augers. We obtained Standard Penetration Test (SPT) soil samples at 2.5 to 5-foot intervals to the boring termination depth.



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We loosely backfilled borings with bentonite and soil cuttings level with the ground surface at the conclusion of field exploration in all borings.

We visually classified and described the soil encountered in our explorations referencing the *Unified Soil Classification System* (USCS) and logged the soil profiles. The USCS should be used to interpret the terms on the exploration logs and throughout this report. The exploration logs and the USCS explanation are provided in Appendix A.

Subsurface Conditions

We observed topsoil at the existing ground surface in each exploratory location, comprising brown silty sand with gravel and organics that was 12 to 24 inches thick. Beneath the topsoil we encountered 2 primary subsurface units at the site:

- ☛ **Undocumented Fill:** Silty Sand (SM) with gravel. Brown to grey, loose, moist. Encountered in borings B-1 and B-2 beneath topsoil; ranging from 1.0 to 3.0 feet thick where we encountered it. Deeper undocumented fill deposits likely exist at the site, as evidenced by surface stockpiles and disturbed areas where previous fill has been placed.
- ☛ **Alluvium:** Silty gravel (GM) with sand. Grey, very dense, moist. Alluvium contained cobbles and boulders, as evidenced by substantial drill resistance and vibration (chatter) at various depths throughout our exploration depth. All our explorations were terminated in this soil unit.

Groundwater

We did not encounter groundwater or bedrock during exploration. Based on reviewing *Washington State Department of Ecology* (Ecology) well logs, and our local experience in Kennewick, we do not anticipate static groundwater levels or bedrock within the proposed project area within 50 feet below the existing ground surface. However, perched groundwater, and isolated seeps may be encountered at any time, depending on seasonal variations in irrigation, precipitation, and infiltration. Specifically, during exploration our staff Geoprofessional observed a surface seepage zone immediately south of the existing KID facility fence, in the approximate location shown on Plate 1A.

Laboratory Testing

We performed laboratory testing on select soil samples obtained during subsurface exploration to assess various engineering characteristics. Tests were performed in reference to *ASTM International* testing procedures and are presented in Appendix B, *Laboratory Test Results*, and on the exploration logs. Laboratory testing included:

- ☛ Natural moisture content
- ☛ Atterberg limits
- ☛ Grain size distribution
- ☛ pH, resistivity and sulfates
- ☛ Modified Proctor compaction



DISCUSSION

Based on our current project understanding, site exploration, and our discussions with the project team, we developed the following primary geotechnical concerns, which must be evaluated during the design process for the KID facility expansion:

- ☛ **Undocumented Fill:** From our subsurface exploration and visual surface observations at the site, we anticipate discontinuous deposits of previously placed fill in various locations across the site. These deposits are likely associated with previous earthwork, or dumping/stockpiling at the site, and we have no knowledge of any documentation regarding the composition, compaction, or placement of this soil. Therefore, we consider the soil “undocumented” and it is not suitable for supporting embankments, structures or other planned improvements.
- ☛ **Embankment Settlement Considerations:** Building foundations, utilities, pavements and other site improvements which span over both at-grade and new embankment surfaces will be subject to differential settlement, as the embankments settle over time. Structural and civil design, as well as project scheduling/phasing must consider this settlement potential and associated risks, which include misalignment, distress, and damage, as well as the resulting maintenance or premature replacement required for such site improvements.
- ☛ **Slope Construction and Stability:** Fill slopes required for site grading are currently designed by J-U-B at 2.5H:1V (horizontal to vertical). To maintain acceptable safety factors against deep-seated global failure, specific design and construction methods are required. Also, constructed slopes will be subject to shallow, surficial failures and erosion until sufficient vegetation can be established. Constructing flatter slopes can help reduce the risk of shallow surface failures, erosion and ongoing slope maintenance.

We provide geotechnical opinions and recommendations in the following report sections to help J-U-B and KID address these and other geotechnical concerns throughout project design and construction.

GEOTECHNICAL OPINIONS AND RECOMMENDATIONS

We provide the following opinions and recommendations to assist planning, design and construction for the proposed KID facility expansion area located at 2015 South Ely Street in Kennewick, Washington. Our opinions and recommendations are based on our project understanding, site subsurface conditions, and our engineering analyses. If construction plans change or if soil conditions different than those described in this report are encountered during construction, notify us so that we may update our opinions and recommendations.

Surface Geologic Conditions

This site is located in an area designated as a “Geologically Hazardous Area” on the City of Kennewick’s (City’s) *Critical Area Map*, prepared by HDR, Inc., dated 2007. This map illustrates the existing KID site as having “steep slopes (>15%) and “erosion hazard”. To assess select geologic risks at the site, we performed a visual reconnaissance of the site surface, and reviewed historic aerial photographs.



As discussed in previous report sections, our Geoprofessional observed water seeping from the ground surface in the northwest corner of the planned development area. However, significant signs of surface erosion were not visually evident during our exploration. Also, our staff observed localized deposits of undocumented fill containing various debris at the ground surface. However, we did not observe signs of slope movement, mass wasting, or deep seated slope instability at the ground surface.

Historic Aerial Photograph Review

To further evaluate the potential for slope instability which could be obscured by surface vegetation and previous earthwork at the site, we reviewed historic aerial photographs (stereo pairs) of the site, from 1970 and 2008, provided by the *Washington State Department of Natural Resources* (DNR). These photographs are provided in Plates 2 and 3, *Historic Aerial Photographs*. By viewing these stereo-pair images through a stereoscope, relative vertical relief at the ground surface can be identified. From reviewing these photographs, we did not identify signs of global slope instability, mass wasting, or other signs of significant erosion within the planned KID Facility Improvement area. We did, however, identify surface features indicative of previous, deep-seated slope failure in 2 locations, approximately 800 to 1,300 feet north and slightly east of the planned improvement area. These areas are identified on the photographs in Plates 2 and 3.

Earthwork

Excavation Characteristics

We anticipate site soil encountered may be excavated using conventional excavation techniques. However, equipment may need mechanical “thumbs” to manipulate boulders during excavation. Carefully plan and implement site excavations to be sloped, shored, or braced in accordance with the *Washington Industrial Safety and Health Act* (WISHA) regulations and local codes. The granular site soil is classified as “C” type soil according to WISHA requirements when it remains in a dry condition. We recommend provisions be made to allow temporary excavations of any type be sloped back to at least 1.5H:1V (horizontal to vertical) for type C soil. Construction vibrations can cause excavations to slough or cave. We do not recommend materials be stockpiled adjacent to excavations, which may cause a surcharge and contribute to excavation instability. Ultimately, the contractor is solely responsible for site safety and excavation configurations factoring in water infiltration, construction access, adjacent loading, and other factors that contribute to excavation stability.

The contractor should plan excavations with water collection points and maintain conventional sumps and pumps to remove nuisance water from runoff, seeps, springs, or precipitation if necessary. If excavations are not immediately backfilled, they may degrade when exposed to runoff and require



over-excavation and replacement with granular fill. We recommend construction activities and excavation backfilling be performed as rapidly as possible following excavation to reduce the potential for subgrades to degrade under construction traffic.

Undocumented Fill

From our visual surface observations, localized deposits of undocumented fill mantle the site. Fill appeared to contain debris including concrete, metal, plastic, and wood. Therefore, our opinion is this fill is not suitable for supporting the planned improvements. Consistent with geotechnical practice standards, we recommend all undocumented fill be removed to expose undisturbed native soil prior to placing structural fill, utilities, concrete, or any other permanent site improvements. Excavated undocumented fill may be suitable for re-use as structural fill, but will require processing to remove debris, oversized particles, and render it consistent with the *Structural Fill* report section herein.

Site Preparation

We encountered soil containing vegetation and organics (topsoil) extending 12 to 24 inches below the ground surface in each exploration. However, we expect deeper topsoil, and vegetation deposits where bushes or thick surface vegetation exists. Therefore, topsoil stripping depth will vary across the site. We recommend contractors plan for an average 6-inch topsoil stripping depth across the site. Strip topsoil and remove it from planned improvement areas prior to preparing subgrades to receive structural fill, concrete or asphalt pavement. The contractor should be prepared to remove any soil containing vegetation and organics directly beneath planned improvements or structures. Topsoil can be stockpiled on-site as designated by the civil engineering plans and re-used as landscape fill provided it can meet the requirements in the *Structural Fill* section of this report. Topsoil must not be reused as structural fill for embankments or for supporting other structural site features.

Establishing Subgrades

Following topsoil stripping, undocumented fill removal, and prior to placing structural fill, embankments, concrete for structures or pavement sections, we recommend subgrades be prepared using one of the methods described below:

- ☛ Native soil that has been scarified, moisture-conditioned and recompacted to *Structural Fill* requirements to at least 8 inches below the subgrade elevation.
- ☛ Structural fill embankment compacted and tested to confirm *Structural Fill* report requirements.

During our exploration, we observed wet soil conditions in isolated locations. We anticipate soft subgrade soil will be encountered in these areas throughout construction. The contractor must develop his means and methods to address these areas and prepare the subgrade soil to meet the conditions outlined above. Disturbed soil shall not be allowed within embankments, beneath any



structure, and especially at slab subgrades. Excavation staging should begin final excavation to subgrade at the furthest point from the excavation access point and work toward the excavation exit to load transport vehicles. Once prepared and approved by KID and the project geotechnical engineer, it is the contractor's sole responsibility to protect subgrades from degradation.

Structural Fill

Various fill materials are required throughout construction. Our recommended material requirements for structural fill generally follow the *Washington State Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction (WSDOT Standards)*. Topsoil is not suitable for reuse as structural fill. Our opinion is that site soil beneath topsoil may be re-used for site grading, embankment fill, and general structural fill provided it is processed to meet the requirements in this report (refer to Table 1) and compacted to specified requirements (refer to Table 2). Requirements for imported structural fill products also are described in Table 1.



Table 1. Structural Fill Specifications and Allowable Use

Soil Fill Product	Allowable Use	Material Specifications
Non-Structural Fill (Landscape Fill)	Any area that is outside of structural embankment footprints, and will not contain structures or slopes	- Soil classified as GM, GW, SM, SW, SC, CL, or ML according to the USCS. - Soil may not contain particles larger than 6 inches in median diameter. - Soil must be reasonably free from deleterious substances such as wood, metal, plastic, waste, etc. - Approved by Landscape Architect
General Structural Fill	- Embankment construction - Utility trench backfill (outside pipe bedding) - Non-structural fill	- Soil meeting requirements stated in <i>Section 9-03.14(3) – Common Borrow</i> in the WSDOT Standards. - Soil classified as GP, GM, GW, SP, SM or SW according to the USCS. - Site soil free of vegetation, organics, and debris meets these requirements. - Soil may not contain particles larger than 12 inches in diameter.¹ - Soil must contain less than 3 percent (by weight) of organics, vegetation, wood, metal, plastic, or other deleterious substances.
Granular Structural Fill	- General structural fill - Over-excavations - Soil improvements - Temporary haul roads	- Soil meeting requirements stated in <i>Section 9-03.14(2) – Select Borrow</i> in the WSDOT Standards. - Soil may not contain particles larger than 6 inches in diameter.¹ - Soil must contain less than 3 percent (by weight) of organics, vegetation, wood, metal, plastic, or other deleterious substances.
Crushed Surfacing	- Granular structural fill - General structural fill - Pavement and slab support aggregate - Soil improvements	- Soil meeting requirements stated in <i>Section 9-03.9(3) – Crushed Surfacing</i> in the WSDOT Standards, including base and top course. - Soil must contain less than 3 percent (by weight) of organics, vegetation, wood, metal, plastic, or other deleterious substances.
Pipe Bedding	Utility pipe bedding within 4 inches of the pipe invert	Soil meeting requirements stated in <i>Section 9-03.12(3) – Gravel Backfill for Pipe Zone Bedding</i> in the WSDOT Standards.
Unsatisfactory Soil	NONE	- Soil classified as SC, GC, CL, ML, MH, OH, CH, OL or PT may not be used at the project site. - Any soil type not maintaining moisture contents within 5 percent of optimum during compaction is unsatisfactory soil that must be moisture conditioned prior to disposal and replacement. - Any soil containing more than 3 percent (by weight) of organics, vegetation, wood, metal, plastic or other deleterious substances.

1. Structural fill products with particles (i.e. boulders) larger than 6 inches must not be placed within 3 vertical feet below building finished floor elevations, or within 1 vertical foot below pavements.

Compaction

Embankments and fill placed to support any structure or improvement must be compacted to structural fill requirements presented in Table 2. Fill placed outside any building, structural embankment (including slopes), or pavement envelope can be placed as non-structural fill (i.e., landscape fill) providing there are no structures (sidewalk, curbs, signs, etc.) planned now or in the



future directly above the landscape fill. Please note, the entire embankment prism, including segmental wall backfill must be placed as *Structural Fill*.

Table 2. Required Structural Fill Products for Designated Project Areas

Project Area	Required Structural Fill Product	Compaction Requirement ¹
Embankment Subgrades	Native Soil	92% ²
Embankment Fill and Utility Trench Backfill	General Structural Fill	95%
Foundation Soil Improvements, Pavement and Slab Support Aggregate	Crushed Surfacing	95%
Landscape areas sloped flatter than 5H:1V	Landscape Fill	85%

1. Compaction percentage relative to the maximum dry density referencing ASTM D 1557, Modified Proctor testing.
2. Native subgrades may be too coarse for Proctor density testing. See the *Coarse Fill* report section below for recommendations regarding coarse soil compaction.

Place structural fill over approved subgrades. Never place structural fill over frozen, saturated, or soft subgrades. Structural fill products must be free of frozen materials, moisture conditioned to near optimum moisture content and placed in maximum 12-inch-thick, loose lifts, providing compaction equipment weighs at least 10 tons. If smaller or lighter compaction equipment is provided, reduce the lift thickness to meet the compaction requirements presented herein. The site soil is expected to be suitable for reuse as general structural fill, providing it can meet the criteria presented in Tables 1 and 2 above. The contractor is responsible for selecting compaction equipment suitable for achieving compaction with respect to available means and methods.

Coarse Fill

Any material with greater than 30 percent (by weight) retained above the ¾-inch sieve is too coarse for Proctor density testing. Coarse granular structural fill products often are known locally as "pit-run" or "shotrock". However, such coarse material may be used as general and granular structural fill. We expect material generated from site excavations into native, dense alluvial gravel will generate material which can be re-used as coarse, granular structural fill. Compact coarse fill using a "method specification" developed during construction, based on the material characteristics and the contractor's means and methods. A method specification exists in *Section 2-03.3(14) "Rock Embankment Construction"* of the latest edition of the *WSDOT Standards*. However, it is common that method specifications are developed during construction, specific to the materials and conditions encountered. At a minimum, STRATA recommends coarse fill be placed in maximum 18-inch lifts and compacted with 5 complete passes of a 10-ton, vibratory or grid roller. Vibratory rollers must have a dynamic force of at least 30,000 pounds per impact per vibration, and at least 1,000 vibrations per minute. Coarse fill must be compacted to a dense, interlocking, and unyielding surface. We



recommend STRATA review the soil and aggregate material planned for fill use and monitor compaction effort full time during construction.

Geosynthetics

Geosynthetic fabrics are necessary when constructing seepage collection pads and retaining walls. Geogrid may be required for constructing over soft soil in areas. We delineate typical geogrid requirements if it is required for extremely soft subgrades or other applications. Geosynthetics shall meet the minimum requirements in the *WSDOT Standards* and in Table 3 below:

Table 3. Geosynthetic Specifications

Geosynthetic Type	Use	Minimum Material Specifications
Non-Woven Geosynthetic	• Soil Improvement construction • Pavement Subgrade preparation	• Must meet Soil Stabilization – Non-Woven requirements in WSDOT Standards Section 9-33.2(1) Table 3.
Triaxial or Biaxial Geogrid	• Extremely soft subgrade conditions	• 99 percent junction efficiency (GRI-GG2-05) • 3.0 kg-cm/degree Aperture Stability (U.S. Army Corp of Engineers Ref. 3.3.1.2000) • Minimum Radial Stiffness of 15,400 lb/ft at 0.5% Strain (ASTM D6637)

Consult STRATA to review geosynthetic applications or other subgrade improvement alternatives. As stated above, we recommend J-U-B, KID and the selected contractor maintain contingencies for geosynthetics, depending on construction means and methods, as well as project phasing and scheduling. Where required to aid construction or increase long-term performance, apply geosynthetics directly on approved subgrade, taut, free of wrinkles, and overlapped at least 12 inches at lateral margins.

Wet Weather/Soil Construction

Once the subgrade elevation is achieved, it is the contractor's responsibility to protect the soil from degrading under construction traffic, freezing and/or wet weather. Initial footing excavations should not be completed within 24 hours of expected precipitation. Footing or slab concrete placement should never be attempted following a significant precipitation event and the subgrade should never be allowed to freeze prior to concrete or fill placement. The condition of the subgrade and careful construction procedures are critical to foundation and slab stability and the long-term performance of the structure.

We strongly recommend earthwork construction take place during dry weather conditions. Portions of the on-site soil will be susceptible to pumping or rutting from heavy loads such as rubber-tired equipment or vehicles any time of the year. If construction commences before soil can dry after



precipitation or during wet periods of the year (November through April), earthwork at the subgrade elevation should be completed by low pressure, track-mounted equipment that spreads and reduces vehicle load. Work should not be performed immediately after rainfall or until soil can dry to below optimum moisture content. Time for proper moisture conditioning during dry weather is critical to reducing excessive over-excavations and the need to import granular structural fill.

Utility Trench Construction

Structural fill for backfilling utility trenches and all bedding should conform to *Section 9-03.12(3) – Gravel Backfill for Pipe Zone Bedding* of WSDOT Standards and Table 1 in this report. Loose soil must be removed from the base of utility trenches prior to placing pipe bedding. Based on our observations during exploration, loose soil and sloughing will be likely at the base of utility trenches. In addition, if water is encountered, it must be removed from the base of the utility trench before placing pipe bedding. We recommend utility pipes be placed on at least 4 inches of bedding placed over undisturbed native soil, structural fill or otherwise supported according to the pipe manufacturer's specifications and WSDOT requirements.

Thoroughly place and compact bedding below pipe haunches or the zone between the pipe invert and the spring line. Then, place pipe bedding and compact it from the pipe invert to 1 foot above the top of the pipe with tamping bars and/or plate compactors to render the backfill in a firm and unyielding condition. To accomplish bedding, the distance between the side of the pipe at the spring line and the trench wall should be at least 12 inches. The remainder of the utility trench should be backfilled in accordance with this report's *Structural Fill* section.

Embankment Construction

Structural fill embankments up to 30 feet high are expected to achieve planned finished grades. Embankments must be constructed with structural fill and conform to this report's requirements, including the following construction characteristics:

- ☛ Key structural embankment fill into existing stiff undisturbed native soil surfaces steeper than 5H:1V. This will likely require over-excavating undocumented fill in some locations to expose undisturbed native soil.
- ☛ Incorporate aggressive drainage measures at the top and base of all slopes, such as positive surface grading away from embankments and subgrades, curb and gutter systems, or catch-ditches routed towards designated surface water management facilities.

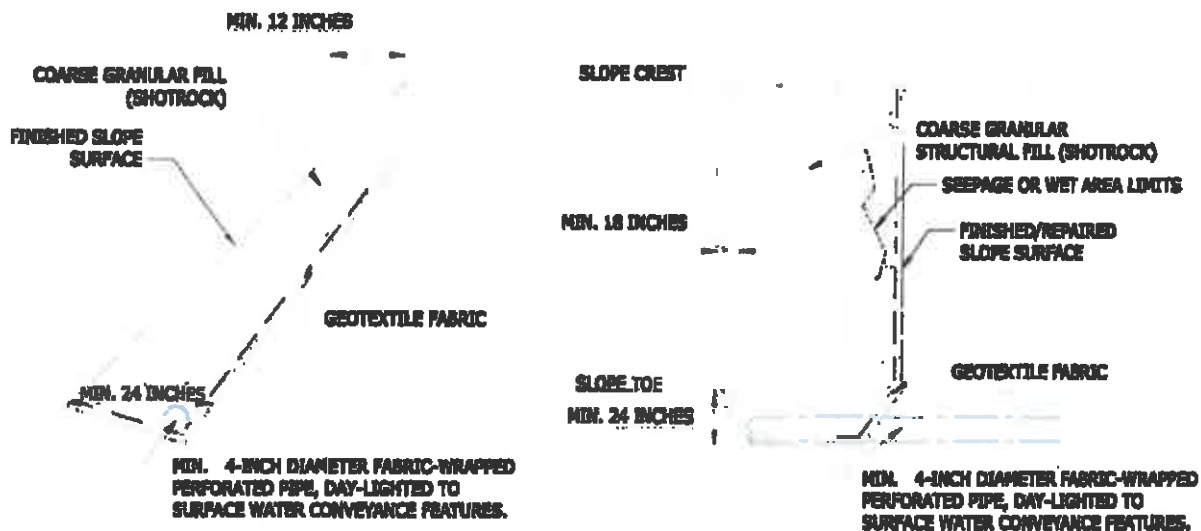
These required embankment construction characteristics are illustrated in Plate 4, *Embankment Construction Schematic*. If adequate keying into existing slopes, subgrade preparations, structural fill placement, and drainage are not accomplished as recommended in this report, differential



performance of fill slopes can be expected, and movement of overlying structural fill soil could occur as creep deformation or global slope failure.

We observed an isolated seep at the ground surface during our exploration. Seasonal seeps and springs should be expected at the ground surface during earthwork, depending on the seasonal variations in precipitation, irrigation and infiltration. Such seeps and springs can impact slopes creating erosion or localized instability and surface failures. Also, water emanating from seeps can saturate embankment fill, exacerbating settlement and slope instability risks. Where seeps and springs are localized and consistently generating water, we recommend constructing a seepage collection pad as illustrated in Figure 2.

Figure 2. Seepage Collection Pad (not to scale)



Embankment Settlement

Differential embankment settlement will occur, depending on the amount of fill soil placed over the subgrade soil. Intuitively, areas with little to no embankment fill will experience negligible settlement, whereas areas loaded with substantial embankments will experience settlement dependent on the embankment height. Due to the granular nature of the subgrade soil, and the anticipated heterogeneous nature of the embankment fill, we anticipate embankment settlement will occur relatively quickly during construction as the embankment material and underlying native soil come to equilibrium with new loading. We expect embankment settlement to be substantially complete within 1 to 3 months following substantial completion of mass grading.

We estimated settlement beneath the tallest planned embankment based on the results of field exploration and laboratory testing, our understanding of the current site grading plan, and our experience with similar soil and construction conditions. Provided subgrade preparations and



structural fill placement are accomplished as recommended in this report, we estimate planned embankments will experience settlement as a percentage of the total embankment height, as outlined below:

- Embankment settlement: 0.4 percent of embankment height, which corresponds to approximately 1.5 inches' total settlement beneath the tallest planned embankment (i.e., 30 feet)

Our estimates include settlement of the underlying native subgrade soil and within the newly placed embankment fill. These settlement estimates are based on placing all embankment fill at near-optimum moisture content and compacting fill to the minimum levels outlined in Table 2 above, referencing the soil's maximum dry density per ASTM D1557 (Modified Proctor). Where structural fill requirements are not achieved in embankment construction, additional settlement should be expected.

Currently, the schedule for constructing new buildings, utilities and pavements at the site is not known. If construction occurs within the first 3 months after completing the embankments, the embankment settlement estimate above may be in addition to the settlement induced by any structure placed over the embankment fill. Also, structures and other improvements which span over both existing grades, and newly placed embankment fill will be at heightened risk of differential settlement impacts. We describe settlement estimates due to foundation loads and potential differential settlement impacts in the *Foundation Design* report section.

We recommend J-U-B and KID establish monitoring points on the finished embankment surface immediately after completing earthwork to monitor embankment settlement monthly. If differential performance is not acceptable, construction over the newly placed embankment fill should not occur until the trend of 3 consecutive monthly readings indicates less than 0.25 inch of vertical settlement has occurred over the 3 readings.

Setbacks

International Building Code (IBC) Section 1805.3.1 establishes general requirements for slope setbacks. These slope setbacks must be incorporated into planned building construction as shown on Plate 4. Establishing a setback distance from the top and base of all slopes can help accommodate surcharge load envelopes, access, maintenance, and safety. While safety and maintenance setback requirements must be considered by J-U-B and KID, we provide the following minimum setback recommendations relative to geotechnical concerns for your consideration.

For access and maintenance, KID should consider a minimum 10-foot-wide setback at the base and top of all slopes. This distance allows catch ditches to be constructed and standard excavation equipment access for maintenance. If civil design does not allow such a setback, KID must understand and accept the risk of undermining pavements, buildings, or other developments at the top of slopes, and sloughed or eroded material being deposited on pavements, buildings, or other developments at the base of slopes. This may require periodic and ongoing maintenance. Impervious



surfaces must grade away from slopes. Establishing curbs at the edge of paved surfaces also can help control surface runoff from traversing over slopes. Surcharge loads applied to slope faces must be avoided or specifically analyzed once they are known.

Slope Construction and Stability

We understand embankment fill slopes are currently designed by J-U-B at 2.5H:1V inclination. We used the computer software SLOPE/W, developed by GEO-SLOPE International, Ltd. to estimate slope stability. SLOPE/W searches for the potential failure surface with the lowest factor of safety (FOS) by calculating FOS values on many different potential failure surfaces using various slope stability analysis methods. Our analyses evaluated potential failure surfaces that we consider critical along planned embankment slopes to be constructed for the project. We selected the critical slope configurations used in our analysis based on reviewing grading plans prepared by J-U-B, as well as our exploration and laboratory test results, to represent critical combinations of slope height and subsurface conditions, with respect to global slope stability risks. The approximate cross-section alignment used in our analysis is labeled A-A' on Plate 1B. The cross-sectional subsurface geometry used in our analysis is illustrated on Figure C.1 in Appendix C.

Our analyses provides estimated FOS values for potential global slope instability along this critical slope section corresponding to deep-seated (i.e., greater than 5 feet deep) circular slope failures. Our stability analysis results for the planned fill slopes are summarized in Table 4 below, and are illustrated on Figure C.2 in Appendix C.

Table 4. Stability Analysis Results: Deep-seated Failures

Critical Section	Slope Type	Inclination	Surcharge	Surface Moisture Conditions	Factor of Safety	Appendix C Figure
A-A'	Fill	2.5H:1V	250 psf ¹	Dry	1.71	C.2

1. Estimated surface surcharge

The geotechnical standard of practice for constructed slopes within public areas requires computed FOS values above 1.5 for global stability*. As summarized in Table 5, our analyses suggest slopes constructed as described herein will have computed FOS values above 1.5 with respect to deep-seated circular failures.

Our analysis assumed the embankment remains in a relatively dry condition, and is not subject to changing moisture content. If the embankment soil becomes saturated, the risks of deep-seated global instability will increase greatly, possibly with estimated safety factors below 1.0 as discussed in the following section.

* Design Manual 7.01 – Soil Mechanics. Naval Facilities Engineering Command (NAVFAC DM 7.1). 1988.



Shallow Surface Failures

We expect shallow surface failures will occur during wet seasons as slopes are exposed to precipitation and runoff and until adequate vegetation is established. Even with aggressive surface drainage measures employed by the design team, the slope surfaces may become saturated and experience various levels of freeze-thaw action each year during spring and winter months. Most slope failures in the region are relatively shallow (i.e., less than 5 feet) and occur under these conditions. Such shallow slope failures may encroach on property lines or undermine pavements, utilities, or other improvements. Table 5 below summarizes our shallow slope stability analysis results for 2.5H:1V slopes along section A-A' during wet conditions. These analysis results also are illustrated on Figure C.3 in Appendix C.

Table 5. Stability Analysis Results: Shallow Surface Failures

Critical Section	Slope Type	Inclination	Surcharge	Surface Moisture Conditions	Factor of Safety	Appendix C Figure
A-A'	Fill	2.5H:1V	N/A	Near Saturated	0.78	C.3

Based on our analysis results, we expect computed FOS less than 1.0 may be associated with "skin" failures or slope instability in the upper 5 feet on 2.5H:1V slopes when saturated surface soil conditions exist. Steeper slope inclinations will increase the risk of shallow surface failures, though such failures can occur even on flatter slopes without proper surface drainage and erosion control measures. A FOS less than 1.0 indicates failure risk is high if these conditions exist. These risks include, but are not limited to: ongoing slope maintenance and repair for minor surface sloughing, premature slope reconstruction, and potential damage to site infrastructure or property associated with more significant slope failures. We recommend civil design establish site surface grading and drainage measures to aggressively direct water away from slopes, and towards appropriate collection facilities and also provide adequate erosion control measures.

Slope Maintenance

The site soil is highly erodible, and we anticipate soil imported to the site (i.e., *Common Borrow*) also will be highly erodible. Also, 2.5H:1V slopes will be subject to surface erosion during seasonal variations in precipitation and soil moisture. Constructed slopes must be re-vegetated as soon as possible once construction is complete. If adequate vegetative cover cannot be established immediately after construction is complete, we recommend appropriate erosion control measures be implemented to reduce excessive erosion and to comply with local, state, and federal codes. These measures can be, in part, accomplished by following an *Ecology* approved *Stormwater Pollution Prevention Plan* (SWPPP). We strongly recommend a vegetation and maintenance program be initiated immediately after construction to reduce the potential for erosion and surface sloughing. A



maintenance program will allow visual observation of the slope conditions at different times of the year. Also, SWPPP measures such as straw wattles installed at regular intervals along slope faces to interrupt surface flow velocity, rock lined ditches and rock check dams along slope toes or other surface water conveyance alignments can help reduce erosion impacts and increase slope performance. We recommend J-U-B incorporate these measures, and others deemed appropriate by their design into the project SWPPP and/or erosion and sediment control (ESC) plan for the project. STRATA will remain available to consult with J-U-B and KID as SWPPP and ESC plan measures are considered.

Soil slope stability depends in part on the contractor's ability to avoid disturbing the soil structure during construction operations at the project site. Disturbing native slopes will destroy the soil structure, which provides significant strength to the soil mass. If slopes are disturbed, they must be reconfigured to slope requirements as discussed above and then maintained after construction. KID's maintenance personnel must be notified that irrigation, snow removal, or other water sources must not direct runoff or subsurface water to slopes. Surcharges from stockpiled soil, snow, equipment, materials or other items must not be allowed on or near slope faces.

Segmental Retaining Wall Design

We provide the following recommendations for segmental retaining wall design, referencing the Redi-Rock™ segmental block wall system. Other block wall systems may be viable. However, our opinion is Redi-Rock™ segmental blocks maintain features which are beneficial to constructing gravity-restrained wall systems. Also, our wall design recommendations provided herein are based on the assumption walls will be backfilled with Structural Fill meeting the wall manufacturer requirements and Table 1 in this report. The design assumptions used in our analyses are summarized in Table 6 below.

Table 6. Retaining Wall Design Parameters

Material	Internal Friction ϕ, degrees	Cohesion c, psf	Moist Unit Weight γ_m, pcf	Assumed Soil Type
Granular Wall Backfill ¹	38	0	135	Crushed Surfacing, per WSDOT Section 9-03.9(3)
Common Borrow ¹	28	25	120	Common Borrow, per WSDOT Section 9-03.14(3)
Allowable Bearing Capacity: Uniform Surcharge: Fully Drained Backfill: Un-reinforced Maximum Face Batter: Seismic Horizontal Acceleration:	3,000 psf, requires 12 inch compacted crushed surfacing levelling course 2.5H:1V Backslope No hydrostatic loading, crushed aggregate in active zone With standard blocks = 4° Not Applied			

1. Values correlated based on soil type and consistency



STRATA evaluated wall external stability (i.e., bearing capacity, sliding, and overturning stability) for the planned Redi-Rock™ wall utilizing Coulomb Earth Pressure Theory. We also evaluated global slope stability at the section we considered "critical" due to the combined effects of wall height and soil conditions. The approximate "critical" section alignment is illustrated on Plate 1B as A-A'. To accomplish our global stability analysis, we modeled the wall to act as a unit and to be strong enough such that potential global failure circles would pass below the wall. Our analysis used wall geometry provided by J-U-B, and the computer software SLOPE/W, by GEOSTUDIO, Inc. The results from our external wall stability analysis and global slope stability analysis have been incorporated into the wall design recommendations presented herein. Wall stability analysis results are presented in Appendix D. Table 7 summarizes typical minimum safety factors dictated by the geotechnical standard of practice for retaining wall design.

Table 7. Minimum Design Safety Factors

Bearing Capacity	3.0
Overturning	2.0
Sliding	1.5
Global Stability	1.5

Our Redi-Rock™ wall analyses indicate the proposed wall configurations for walls founded over dense, undisturbed native soil will maintain static safety factors at or above those presented in Table 7, provided good construction practices and appropriate monitoring and testing is accomplished.

In order to obtain adequate safety factors for a gravity wall system, it is necessary to construct a leveling pad beneath the wall, and provide crushed aggregate backfill within 1 foot behind the wall blocks, and embed the wall foundation blocks at least 0.5 foot beneath the adjacent finished grade. Our recommendations for these wall components are summarized in Table 8 below and illustrated on Plate 5, *Typical Redi-Rock™ Wall Section*.

Table 8. Redi-Rock™ Retaining Wall Construction Component Summary

Exposed Wall Height (feet) ¹	Minimum Gravel Leveling Pad Thickness (feet) ²	Minimum Gravel Backfill Width (feet) ³	Minimum Wall Foundation Embedment Depth (feet) ⁴
0 – 3.5	1.0	1.0	1.0

1. Above finished grade;
2. Below (vertically) base of bottom segmental block;
3. Behind (horizontally) back of segmental blocks;
4. Below (vertically) adjacent finished grade.

Wall Foundation Subgrade Preparation

Wall foundation subgrade beneath the gravel leveling pad must be prepared referencing the *Site Preparation* report section. Prior to gravel leveling pad construction, a non-woven geotextile fabric



must be placed at the wall foundation subgrade (below the leveling pad), and extend behind the blocks and gravel backfill width, up the excavation sidewalls at least 1 foot. This is shown on Plate 5. Gravel leveling pads and aggregate backfill zones must comprise crushed surfacing per the *Structural Fill* report section. STRATA must review all subgrade preparations prior to wall construction.

Wall Drainage

Wall backfill must remain completely drained through the installation of a drain pipe at the base of the granular fill zone behind and beneath the wall as illustrated on Plate 5. This wall foundation and backfill drainage system must be directed to an appropriate daylight point as designated by J-U-B's civil design, to discharge at least 50 feet away from any pavements, structures or embankments.

Additional Wall Considerations

We recommend the segmental retaining wall be constructed in strict accordance with manufacturer's recommendations and the geotechnical requirements presented in this report. Typical Redi-Rock™ specifications are included in Appendix E. We recommend project specifications outline that the wall contractor is responsible for wall layout, verifying actual grades during construction and the adequacy and completeness of wall bids and quantities. In addition, the wall contractor is solely responsible for site safety and establishing safe backslopes during construction of the wall. We do not recommend temporary back slopes steeper than recommended in the *Excavation Characteristics* report section where workers must access the area between the back slope and the wall.

J-U-B and KID must understand that irrigation water and snow stockpiles may impact the planned retaining wall if not properly managed. Excessive irrigation or stockpiling snow in the planned wall vicinity may result in saturating the retained soil and wall backfill as well as softening of the wall foundation subgrade. These items may lead to wall instability and differential settlement.

Foundation Design

Structural design for the planned buildings at the KID Facility expansion site is not yet complete. However, we anticipate conventional shallow foundations will be used for supporting the planned buildings. Based on our current project understanding, preliminary structural load estimates stated in the *Proposed Construction* report section herein, our exploration results, and engineering analysis, we provide the following recommendations for designing and constructing planned foundations.

Structure Siting Considerations

As stated previously, foundations placed over existing grades experience less settlement, while foundations placed over embankment fills may experience settlement from both footing loads and embankment loads compressing the subgrade soil. Foundations that span existing grade to



embankment fill transitions are at greater risk of differential settlement impacts due to varying subgrade soil conditions across the building footprint. Therefore, we recommend J-U-B and KID strategically place planned structures entirely over embankment fill, to reduce differential settlement impacts, which could include, but are not limited to damage from misalignment, cracking, ongoing maintenance and premature replacement.

Foundation Design Criteria

All typical shallow foundations must be designed and constructed per the following criteria and the current *International Building Code* (IBC) addition:

1. Frost protection embedment depth:
 - a. Exterior footings: 24 Inches below finished exterior surface.
 - b. Interior footings: 18 Inches below finished floor elevation.
 - c. Interior footings must maintain at least 2 Inches of soil cover between top of the footing and the bottom of the concrete slab to reduce reflective slab cracking.
 - i. Constructing "block-outs" in slabs above column footings can also reduce the reflective slab cracking.
 - ii. Due to their propensity for reflective cracking, thickened slab footings should be avoided for the planned KID buildings.
2. Allowable foundation bearing pressure: 2,500 psf
 - a. Requires compacted subgrades comprising *General Structural Fill* as described in the *Structural Fill* report section.
 - b. Foundations must be designed by a professional structural engineer according to IBC requirements.
 - c. Requires drained conditions at the subgrade soil. See Plate 6, *Foundation Drain Schematic*, and the *Foundation Drainage* report section for additional recommendations regarding foundation drainage.
 - d. The reported allowable bearing pressure can be increased 33 percent to account for transitory live loads such as wind, seismic or temporary equipment. Long-term live loads such as permanent fixtures or equipment should be considered part of the dead load when estimating total structural loads for the project.
 - e. Our analyses utilized a factor of safety against bearing capacity failure of 3.0 or greater.
3. Estimated foundation settlement (due to building loads)
 - a. Foundations bearing on compacted *General Structural Fill*:
 - i. Total settlement: 1.0 inch.
 - ii. Differential settlement: 0.7 inches in 30-foot, horizontal span.
 - b. Settlement estimates are unfactored.
 - c. Embankment settlement is in addition to foundation load settlement (See Item 4 below).
4. Embankment settlement impacts:
 - a. Fill height ranges from 10 to 30 feet beneath planned foundations.
 - i. 0.4% of embankment height = 0.6 to 1.5 inches
 - b. Embankment settlement will occur throughout mass grading, and is estimated to be complete within 1 to 3 months after embankment construction is complete
 - c. If building construction is initiated immediately after mass grading is complete, embankment settlement will be additional to foundation settlement estimates in Item 3 above.



5. Lateral load resistance:

- a. Foundation base friction coefficient
 - i. 0.35 for foundations cast on native or General Structural Fill soil
 - ii. Reduce friction coefficient by 1/3 for precast concrete
- b. Lateral passive resistance is available on foundation sides ranging from 300 pounds per cubic foot (pcf) equivalent fluid pressure (EFP), assuming General Structural Fill is used as foundation backfill, and where ¾ inches of lateral movement can be tolerated.

6. Seismicity

- a. Site Class - 2012 IBC Section 1613: Based on our field exploration, knowledge of the upper 100 feet of the soil profile, and proposed construction understanding, we preliminarily recommend using a Site Class D as a basis for structural frame seismic design, referencing the American Society of Civil Engineers (ASCE) 7-10, Chapter 20 and the 2012 IBC. A site-specific seismic response study, nor a 100-foot deep boring was performed. Though we encountered dense gravel in most explorations at the site within 3 feet of the ground surface, our site class recommendation is based primarily on the fact that up to 30 feet of silty, sandy soil will be placed as embankment fill beneath the proposed buildings. In our experience, *General Structural Fill* embankments are typically consistent with the "Stiff Soil" designation.
- b. Liquefaction Potential: Subsurface conditions encountered during our exploration consist of silty sand overlying dense silty gravel. Liquefaction is typically a concern in loose, clean sand deposits. As soil density increases, liquefaction risks decrease. Therefore, due to the site soil's dense granular composition, and relatively low potential for shallow groundwater, our opinion is liquefaction is not a significant risk to the planned development.

Concrete Slab-on-Grade Floors

Aggregate Support Section

We recommend a minimum 6-inch thick aggregate support section thickness beneath slab-on-grade floors. Slabs with concentrated loads may require thicker support sections and/or additional reinforcing. Slab subgrades must comprise compacted *General Structural Fill* (95 percent of ASTM D 1557) as described in the *Structural Fill* section above. Based on correlations to our field and laboratory test results and if our subgrade recommendations are followed, we recommend slab section design utilize an allowable modulus of subgrade reaction (K) of 250 pounds per cubic inch (pci).

Crushed surfacing used beneath slabs must be placed compacted to *Structural Fill* requirements. Subgrade areas that become soft, wet, or disturbed during slab subgrade preparations must be moisture conditioned and recompact, or over-excavated to medium stiff soil and replaced with crushed surfacing. The slab's supporting aggregate course and any vapor retarders should be constructed once the majority of underslab plumbing and utilities are complete.

Differential embankment settlement impacts due to embankment loading described above also will impact slabs-on-grade. If siting the planned building completely over embankment fill is not a feasible alternative, our opinion is structural designers should incorporate measures to help slabs-on-



grade accommodate the estimated differential settlement. These measures could include, but are not limited to strategic jointing and additional reinforcing in slab sections.

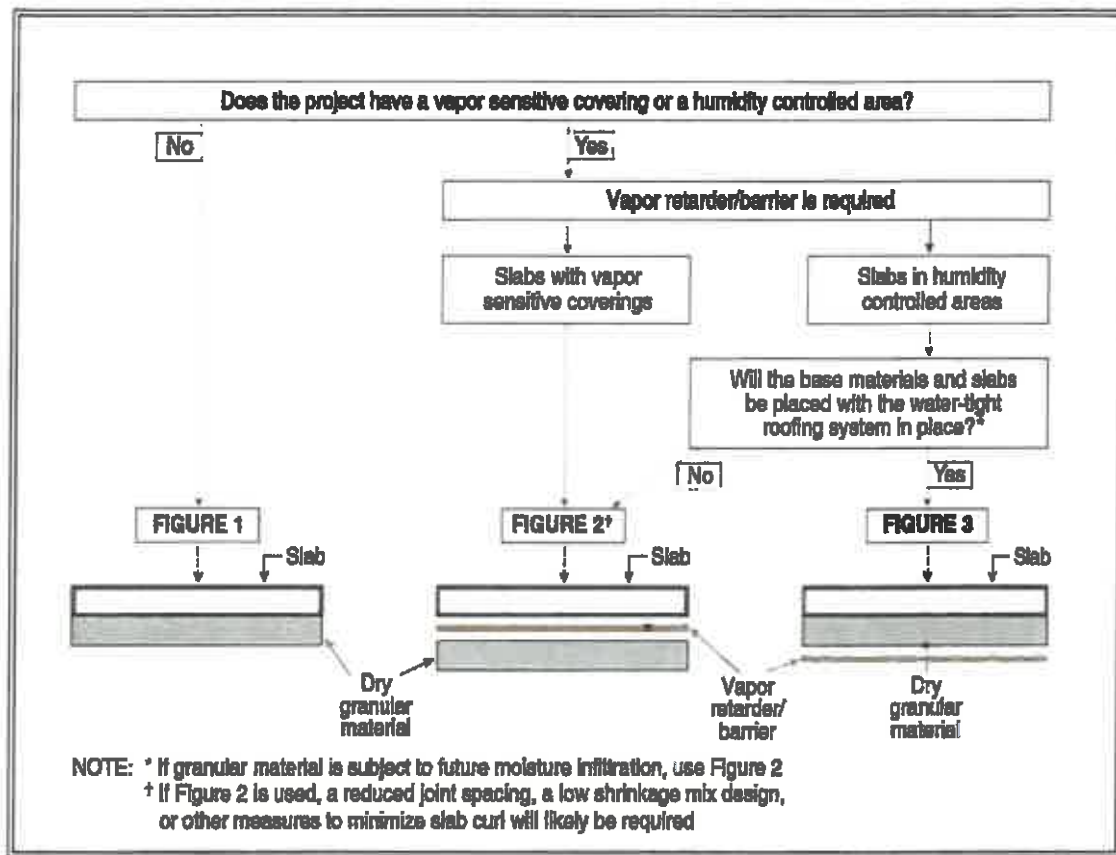
Vapor Retarder Considerations

Interior floor slabs may be susceptible to moisture migration caused by subsurface capillary action and vapor pressure. Moisture migration through floor slabs can break down a floor covering, its adhesive, or cause various other floor covering performance problems. Where adequate interior ventilation is not provided, slab moisture migration can lead to condensation and subsequent interior moisture problems. Specifically, STRATA has participated in numerous projects where inadequate vapor protection caused significant damage to moisture-susceptible flooring systems. Often, these moisture problems were associated with either no moisture protection below the slab or unsealed or inadequately sealed sub-slab penetrations that allowed vapor migration and damage the flooring system. Plumbing penetrations are notoriously problematic for under slab vapor protection.

If floor coverings or moisture sensitive equipment are planned in the proposed KID facility expansion buildings, we recommend a vapor retarder be placed beneath the interior floor slab. Vapor retarders must consist of thick, puncture-proof polyethylene sheeting placed immediately beneath the slab. Alternatively, the vapor barrier may be covered with an additional 2-inch-thick layer of clean, coarse sand placed between the aggregate base course and the concrete slab-on-grade floors, if the base material and slabs are placed with a waterproofing system in-place. Vapor barrier installation options are outlined in Figure 3 below.



Figure 3: Flow Chart to Evaluate How Vapor Retarder Should be Installed (Adapted from Figure 3-1 of ACI 302.1R-04)



Form stakes, piping, or other sub-slab penetrations must never penetrate the vapor retarder. Carefully design and construct any vapor retarder penetrations to reduce vapor transport through such penetrations. Even if these recommendations are used, water vapor migration through the concrete floor slab is still possible. Floor coverings should be selected accordingly. Manufacturer's recommendations should be strictly followed. Where vapor retarders are utilized, the flooring and concrete slab contractors, as well as the plastic sheeting manufacturer should be consulted regarding additional slab cure time requirements and/or the potential for slab curling.

The project area exists in a relatively dry climate. Therefore, KID or J-U-B may desire to reduce the project budget by omitting a vapor retarder system below the concrete slab-on-grade floors. However, buildings and associated utilities can act as conduits for moisture and water vapor that exists in the soil to migrate vertically. We recommend the project team strongly consider the risks of excluding a vapor barrier prior to omitting such a system. Where floor coverings or equipment must be protected from damage by moist floor conditions, we strongly suggest a vapor retarder be installed. Even if these recommendations are used, water vapor migration through the concrete floor slab is still possible.



Exterior Slab Construction

Exterior concrete slabs exposed to truck traffic, such as site entrances, trash enclosures or other such features must be constructed over an 18-inch-thick, granular support section below the slab for additional support beneath heavy loads and for frost protection. The granular support section should extend laterally at least 10 feet wherever heavy equipment may operate and then taper into adjoining asphalt or concrete sections.

Site Drainage

Stormwater Disposal Considerations

Any runoff from precipitation, snowmelt, seeps, or springs must not be allowed to infiltrate embankments, slopes, foundation, pavement, and/or slab subgrades. We do not recommend stormwater be infiltrated into embankments. Water must not be allowed to collect at the base of slopes, around building perimeters, or be allowed to infiltrate soil beneath the site. Implementing aggressive surface drainage to direct water away from site features will be critical to long-term performance for site improvements.

The ground surface outside structures must be sloped at least 5 percent away for a minimum of 10 feet laterally to rapidly convey surface water or roof runoff away from foundations. Slope remaining landscapes at least 2 percent away from structures. Where required at entrances or building access walkways, flatten surface grades as necessary to meet *Americans with Disabilities Act* (ADA) requirements. Provide roof gutters connected to downspouts, connect them to solid pipes placed away from the structure, and do not allow water to infiltrate into the soil underlying the structure. During and post-construction, route surface water away from the site and dispose it in the established stormwater collection system designed by J-U-B. This system should collect and direct water to existing City stormwater disposal system, or to disposal facilities downgradient and at least 50 horizontal feet from the planned embankment.

We do not recommend permanent irrigation be accomplished on or above the planned embankments. Temporary irrigation may be considered to help accelerate vegetative growth on slope surfaces. However, it must be understood that irrigation is a common factor leading to slope failure in both native and constructed slopes. We recommend landscaping improvements utilize low-water or xeriscape plantings to help reduce the potential for irrigation to impact embankment stability.

Foundation Drainage

Perimeter foundations must be constructed with adequate drainage systems to reduce the potential for water ponding at the foundation subgrade, and associated softening, instability, and seepage. Maintaining drained conditions beneath foundations is critical to their performance. A typical method for foundation drainage is illustrated on Plate 6. Wall drainage systems can be combined with footing drains if appropriately designed. Install foundation drains with a positive slope to dispose of



collected water via gravity into the stormwater collection system designed by J-U-B. Foundation drains must not be connected to roof drains or to other nearby facilities.

ADDITIONAL RECOMMENDED SERVICES

Geotechnical Design Continuity

It is critical STRATA provide geotechnical continuity through final planning and design for the project as individual aspects become available during design development phases of the project. If we are not provided such opportunities, we cannot be responsible for soil-related design or construction-related errors, omissions, delays or increased costs that are identified during construction.

Plan and Specification Review

We recommend STRATA review the project's final earthwork, grading, foundation and other relevant plans and specifications prior to issuing the construction documents for bidding. It has been our experience that having consultants from the design team review the construction documents prior to bidding helps reduce the potential for errors, and also reduces costly changes to the contract during construction.

Geotechnical Observation During Construction

We recommend STRATA be retained to provide construction monitoring and observation to document the site soil conditions and observe that report recommendations are incorporated into actual construction. Such observation is a critical part of the geotechnical design process and can help reduce the potential for soil engineering or construction-related errors or omissions. If, for some reason, STRATA is not retained or requested to provide the recommended construction monitoring services, we cannot be responsible for soil related construction errors or omissions. If another firm is selected to provide construction monitoring services, we recommend KID require that firm to issue a letter stating they understand this report's requirements and will implement them as the geotechnical engineer-of-record for the project.

EVALUATION LIMITATIONS

General

This report is prepared to assist the planning, design and construction for the proposed Kennewick Irrigation District (KID) facility expansion located at 2015 South Ely Street in Kennewick, Washington. Our services comprise professional opinions and recommendations made in accordance with generally accepted geotechnical engineering principles and practices, as they exist at the time and in the area of this report. This report was prepared for the exclusive use of the addressee and for the specific project referenced herein. STRATA cannot be held responsible for unauthorized duplication or reliance upon this report or its contents without written authorization.



The subsurface soil conditions encountered in our explorations were relatively consistent with respect to soil type. However, variations may exist between exploration locations. Exploration allows observing only a small portion of the site's subsurface conditions. Subsurface variations may not be apparent until construction. Where such variations exist, they may impact the opinions and recommendations presented in this report, as well as construction timing and costs.

The geotechnical recommendations provided herein are based on the premise that an adequate program of tests and observations will be conducted by STRATA during construction in order to verify compliance with our recommendations and to confirm conditions between exploration locations are similar to those assumed prior to excavation. Where variations occur, it is critical STRATA be afforded the opportunity to modify our report to reflect the site conditions exposed. This acknowledgment is in lieu of all warranties either express or implied.

The following plates accompany this report:

Plate 1:	Site Map
Plate 2:	1970 Aerial Photograph
Plate 3:	2008 Aerial Photograph
Plate 4:	Embankment Construction Schematic
Plate 5:	Typical Radi-Rock™ Wall Section
Plate 6:	Foundation Drain Schematic
Appendix A:	Unified Soil Classification System (USCS) and Exploration Logs
Appendix B:	Laboratory Test Results
Appendix C:	Slope Stability Analysis Results
Appendix D:	Wall Stability Analysis Results
Appendix E:	Specification for REDI-ROCK™ 41' Series Wall System





LEGEND

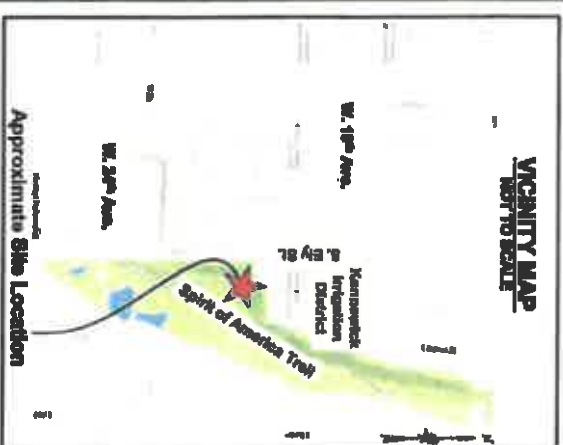
B-1



Approximate boring location observed by STRATA March 9th and 10th, 2016.

(1.5)

Depth undocumented FIB observed by STRATA on March 9, 2016.
(N.E. = Not Encountered)



APPROXIMATE SCALE:
1 inch = 80 feet



SITE MAP
KDD Facility Expansion
2015 South Ely Street
Kennewick, Washington



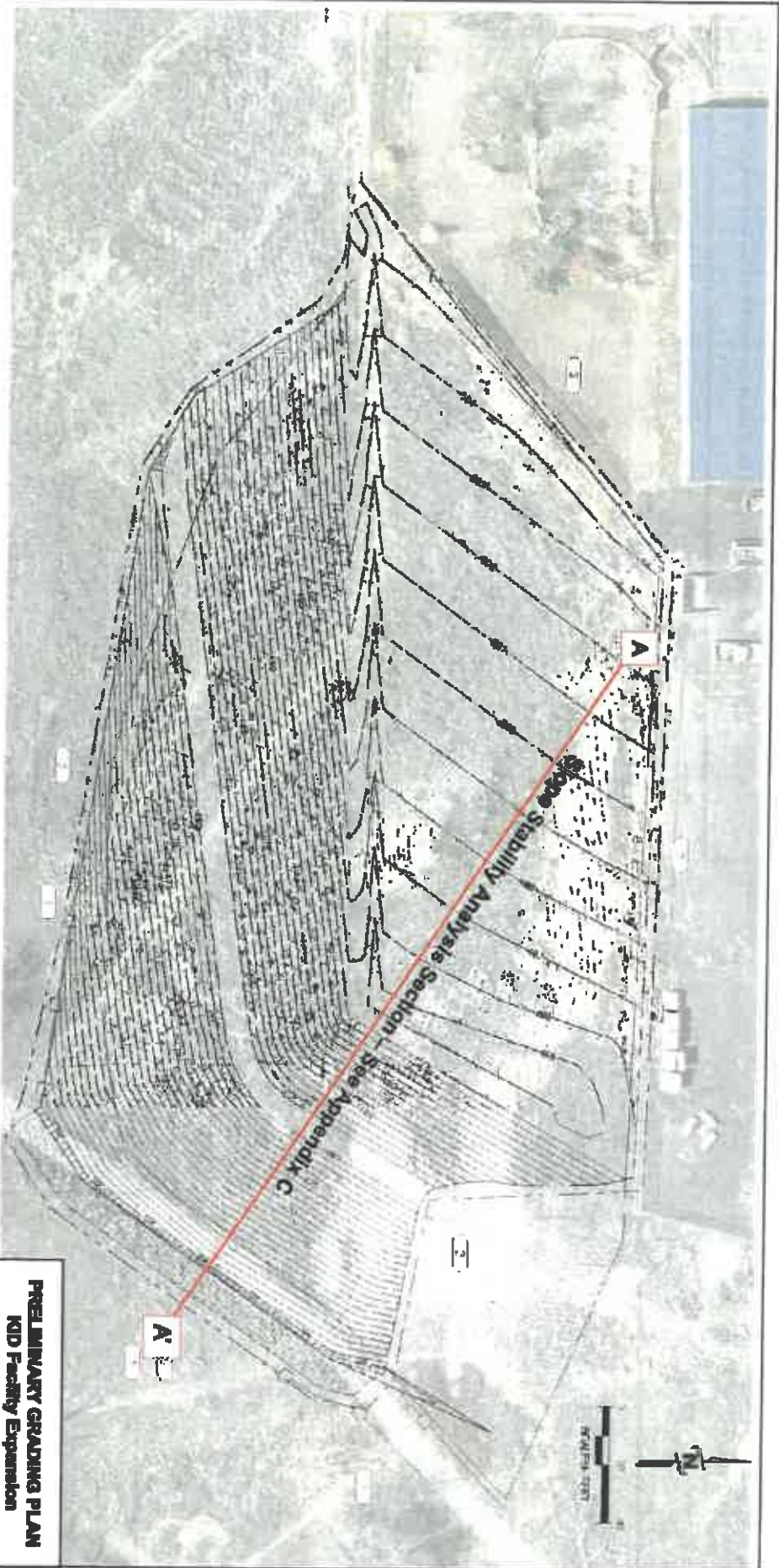
STRATA

Integrity from the Ground Up

PUI0247A

PLATE 1A

THIS PLAN CONTAINS A PORTION OF A PUBLIC RECORD, AS REQUIRED BY THE PUBLIC RECORD ACT, AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE PUBLIC RECORD ACT. THE PUBLIC RECORD ACT DOES NOT REQUIRE THE PUBLIC RECORD TO BE MADE AVAILABLE TO THE PUBLIC IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE PUBLIC RECORD ACT. THE PUBLIC RECORD ACT DOES NOT REQUIRE THE PUBLIC RECORD TO BE MADE AVAILABLE TO THE PUBLIC IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE PUBLIC RECORD ACT.



PRELIMINARY GRADING PLAN
KID Facility Expansion
 2015 Saint Street
 Kennewick, Washington



STRATA

Takeaway from the Ground Up

PUNIZGA

PLATE 118

Reference: Base drawing provided by J-U-B Engineers, Inc. Sheet C-101, dated May 12, 2016. Scale As Shown.



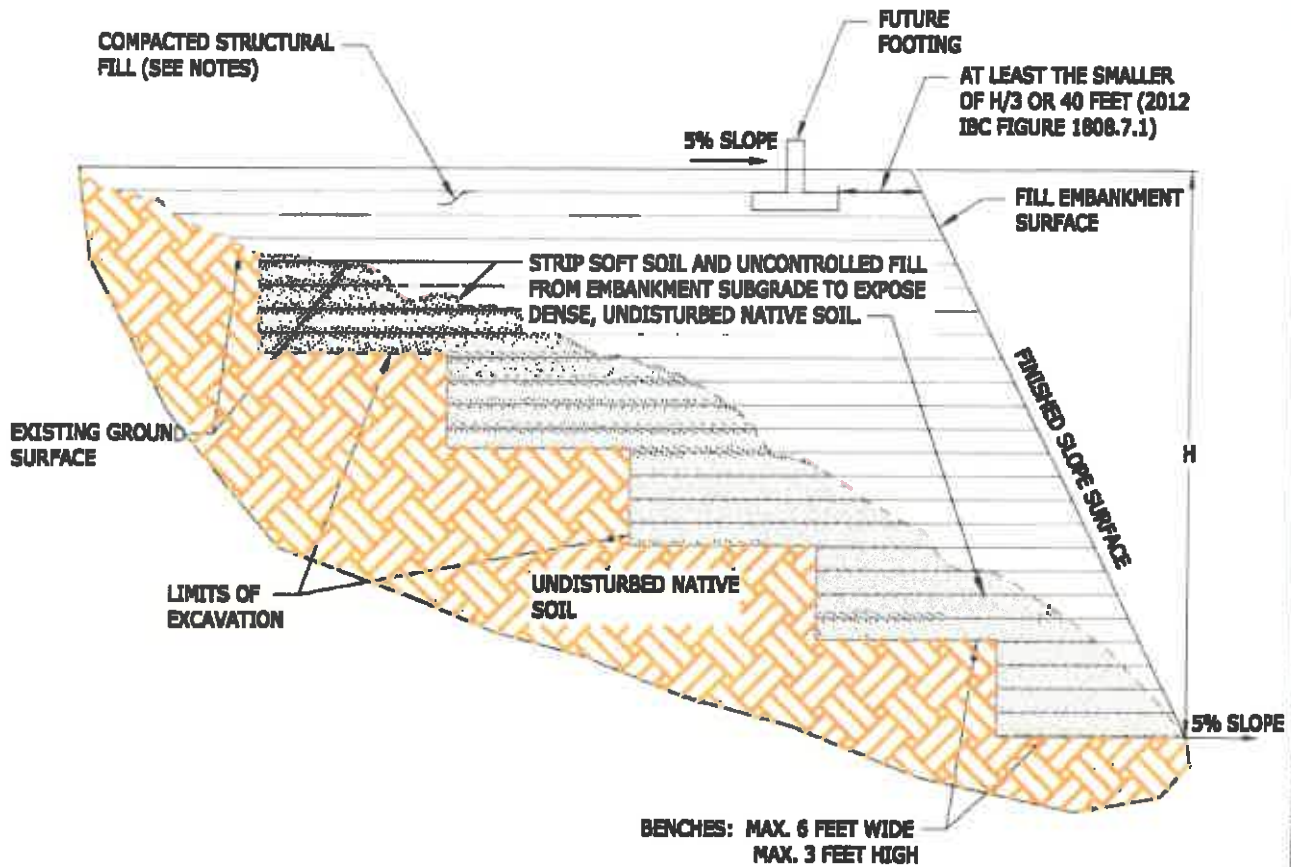
1970 Aerial Photograph KID Facility Expansion 2015 School Street Kennett, Washington	
 STRATA A PROFESSIONAL SERVICES Integrating from the Ground Up	
PURIZATA	PLATE 2

Reference: Base Image provided by Washington State Department of Natural Resources. Dated July 30, 1970. Not to Scale.



Reference: Base Image provided by Washington State Department of Natural Resources. Dated 2006. Not to Scale.

2008 Aerial Photograph KID Facility Expansion 2015 Salt Street Kennewick, Washington	
 STRATA <i>Imagery from the Ground Up</i>	
PUB27A	PLATE 3



NOTES:

1. PLACE STRUCTURAL FILL IN MAX. 12-INCH-THICK LOOSE LIFTS.
2. COMPACT EMBANKMENT TO STRUCTURAL FILL REQUIREMENTS OUTLINED IN GEOTECHNICAL REPORT.
3. BENCH STRUCTURAL FILL INTO NATIVE SUBGRADE SOIL AS SHOWN ABOVE.
4. STRUCTURAL FILL SHALL MEET THE GEOTECHNICAL REPORT REQUIREMENTS.

INFORMATION ONLY (NOT TO SCALE)

EMBANKMENT CONSTRUCTION SCHEMATIC
KID Facility Expansion
2015 South Ely Street
Kennewick, Washington

NOT TO SCALE



PU15247A

DRAWN BY: AJR

PLATE: 4

CHECKED BY: AJA

THIS DRAWING IS THE PROPERTY OF STRATA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF STRATA. THE REPORT CONTAINS ESSENTIAL INFORMATION. TO HELP ENSURE THE INFORMATION PROVIDED BY OTHERS AND NO CHECK OF ACCURACY, COMPLETENESS, ETC., OF INFORMATION PROVIDED BY OTHERS WAS PERFORMED, SINCE SUCH CHECKS WERE NOT PART OF STRATA'S SCOPE OF SERVICE.

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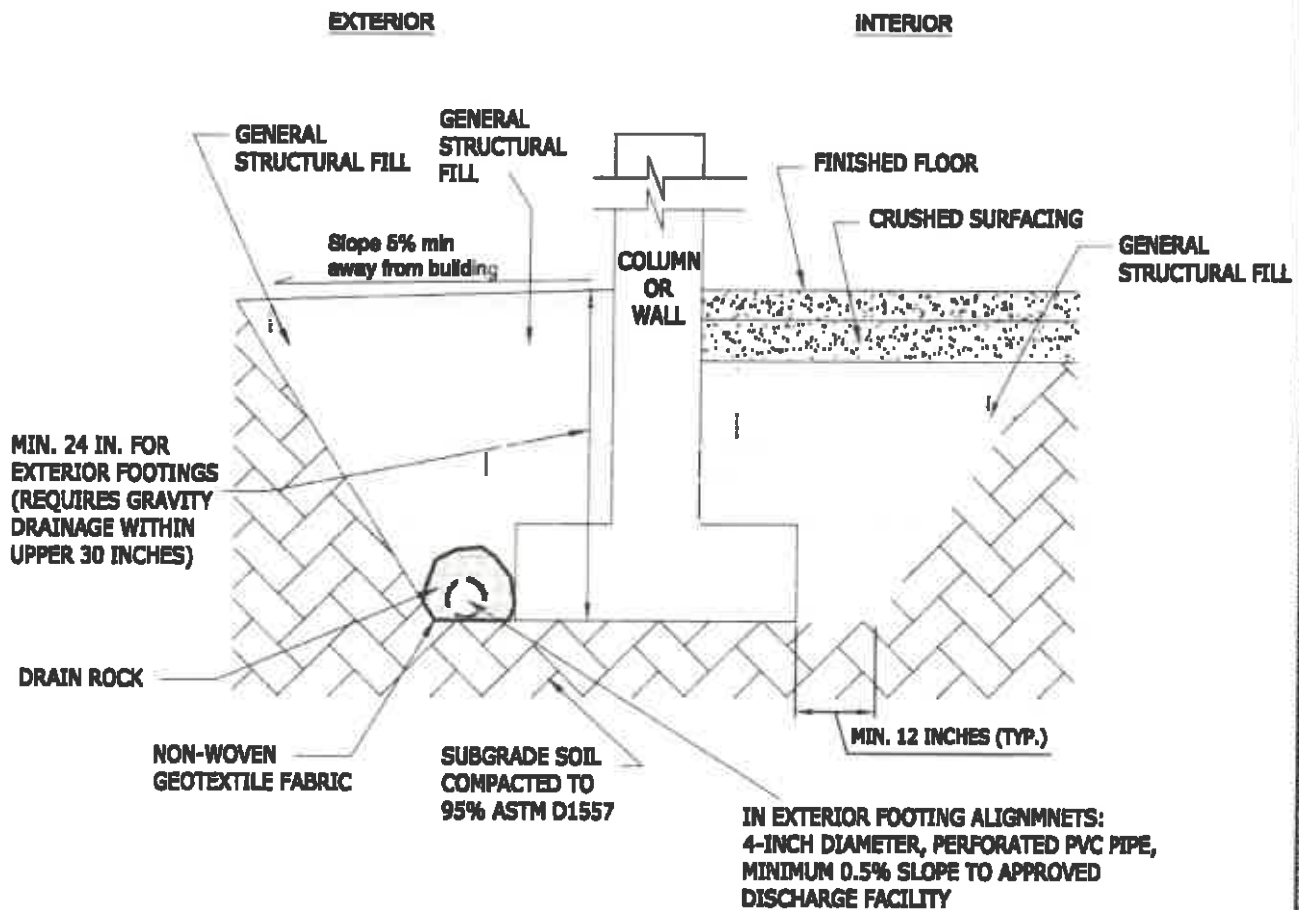
STRATA
A PROFESSIONAL SERVICES CORPORATION
Integrity From the Ground Up

PU15247A	PLATE: 5
DRAWN BY: AJR	CHECKED BY: AJA

Foundation Drain Construction

- Excavate the subgrade to the planned foundation bearing elevation to expose previously placed fill.
- Compact the exposed subgrade referencing the Earthwork report requirements. Geotechnical engineer to verify subgrades.
- In exterior (perimeter) foundation alignments, place 4-inch diameter, perforated PVC pipe at lowest possible elevation to maintain gravity drainage, with positive slope towards daylight or approved discharge facility. Cover pipe with drainrock and wrap with geosynthetic fabric.
- Backfill over-excavations with general structural fill, placed and compacted referencing the Structural Fill report section.

This drawing is intended for shallow foundations supporting isolated columns or walls. Foundation stemwall height will vary. This is not a structural detail.



FOUNDATION DRAIN SCHEMATIC KID Facility Expansion 2015 South Ely Street Kennewick, Washington

NOT TO SCALE

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Integrity from the Ground Up

PU15247A

PLATE: 6

DRAWN BY: AJR

CHECKED BY: AJA

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APPENDIX A

Unified Soil Classification System (USCS) Exploration Logs

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GRAPH SYMBOL	LETTER SYMBOL	TYPICAL NAMES
COARSE GRAINED SOIL	GRAVEL	CLEAN GRAVEL		GW	WELL-GRADED GRAVEL, GRAVEL-SAND MIXTURES.
				GP	POORLY-GRADED GRAVEL, GRAVEL-SAND MIXTURES.
		GRAVEL WITH FINES		GM	SILTY GRAVEL, GRAVEL-SAND-SILT MIXTURES.
				GC	CLAYEY GRAVEL, GRAVEL-SAND-CLAY MIXTURES.
	SAND	CLEAN SAND		SW	WELL-GRADED SAND, GRAVELLY SAND.
				SP	POORLY-GRADED SAND, GRAVELLY SAND.
		SAND WITH FINES		SM	SILTY SAND, SAND-SILT MIXTURES.
				SC	CLAYEY SAND, SAND-CLAY MIXTURES.
FINE GRAINED SOIL	SILT AND CLAY LIQUID LIMIT LESS THAN 50%			ML	INORGANIC SILT, SANDY OR CLAYEY SILT.
				CL	INORGANIC CLAY OF LOW TO MEDIUM PLASTICITY, SANDY OR SILTY CLAY.
				CL-ML	INORGANIC MIXED CLAY AND SILT.
				OL	ORGANIC SILT AND CLAY OF LOW PLASTICITY.
	SILT AND CLAY LIQUID LIMIT GREATER THAN 50%			MH	INORGANIC SILT, MICA-CEOUS SILT, PLASTIC SILT.
				CH	INORGANIC CLAY OF HIGH PLASTICITY, FAT CLAY.
				OH	ORGANIC CLAY OF MEDIUM TO HIGH PLASTICITY.
				PT	PEAT, MUCK AND OTHER HIGHLY ORGANIC SOILS.

BORING LOG SYMBOLS

	STANDARD 2 INCH OD SPLIT SPOON SAMPLE
	CALIFORNIA MODIFIED 3 INCH OD SPLIT SPOON SAMPLE
	ROCK CORE
	SHELBY TUBE 3 INCH OD UNDISTURBED SAMPLE

GROUNDWATER SYMBOLS

	GROUND WATER AFTER 24 HOURS
	GROUND WATER AT TIME OF DRILLING
	GROUND WATER AT THE END OF DRILLING

TEST PIT LOG SYMBOLS

	BAGGIE SAMPLE
	BULK SAMPLE
	RING SAMPLE

SHORT HAND NOTATION:

BGS = BELOW EXISTING GROUND SURFACE
N.E. = NONE ENCOUNTERED

STRATA BOREHOLE - STRATA.GDT - 3/11/16 14:51 - C:\ENGINEERING\SOFTWARE\PROJECTS\B-1 TO B-3 KENNEDY IRRIGATION DISTRICT (KID).GDT

USCS Description	Depth (ft)	Symbol	Sample Type	SPT Blows Per 6 inches	SPT N	Dry Density (pcf)	TEST RESULTS			Remarks	
							Pocket Penetrometer, TSF ▲				
							0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5				
							SPT, N-Value ⊕				
							% Passing No. 200 Sieve *			Note: BGS = Below Ground Surface	
							PL	MC	LL		
							20	40	60		80
(SM) Silty SAND with Gravel (Undocumented Fill). Brown to grey, loose, moist.	0	SM								Moderate vegetation and organics observed to 2.0 inches BGS.	
(GM) Silty GRAVEL with Sand (Native). Grey to dark brown, very dense, moist.	2.5			14 25 25	53					No sample recovery at 5.0 feet BGS. Drilling difficulty increased at 5.0 feet BGS to termination depth.	
	3.5			24 28 28	54						
	4.5			27 32 31	63						Suspected cobble or boulder from 12.0 to 14.0 feet BGS.
	5.5			19 38 46	84						
	12.5		GM		30 60/5.5"	+50					Observed color change from grey to dark brown at 13.0 feet BGS.
	13.5				20 29 25	54					
	26.5				18 30 29	59					Observed fractured rock in sampler tip at 26.5 feet BGS.

Borehole Terminated at 26.5 Feet.

Borehole Terminated at 26.5 Feet.

Client: JUB Engineers, Inc.

Project: PU15247A

Drill Rig: CS1000

Depth to Groundwater: N.E.

Boring Number: B-1

Date Drilled: 03-08-2016

Borehole Diameter: 8 inches (OD)

Logged By: HRK



**EXPLORATORY
BORING LOG**

Sheet 1 Of 1

STRATA BOREHOLE - STRATA.GDT - 3/1/16 14:51 - V:\ENR\GIS\SOFTWARE\GINT\PROJECTS\B-1 TO B-3 KENNEDY IRRIGATION DISTRICT (KID).GPJ

USCS Description	Depth (ft)	Symbol	Sample Type	SPT Blows Per 6 inches	SPT N	Dry Density (pcf)	TEST RESULTS			Remarks	
							Pocket Penetrometer, TSF ▲				
							SPT, N-Value ●				
							% Passing No. 200 Sieve ★				
							PL	MC	LL		
							20	40	60	80	
(SM) Silty SAND with Gravel (Topsoil, 6-inches). Brown, loose, moist.	0	SM									Significant vegetation and organics observed to 4.0 inches BGS. Observed surficial subangular cobbles up to 6.0 inches in diameter.
(SM) Silty SAND with Gravel (Undocumented Fill). Brown to grey, loose, moist.	0-4	SM									
(GM) Silty GRAVEL with Sand (Native). Grey, very dense, moist.	4-6										
	6			17 25 38	61						Drilling difficulty increased at 7.0 feet BGS to termination depth.
	6-8			22 17 28	46						
	8-10			50/5.0	+50						
	10			28 50	+50						Suspected cobble or boulder from 12.0 to 14.0 feet BGS.
	10-12										
	12-14										
	14	GM		32 60	+50						Observed fractured rock in sampler tip at 18.0 feet BGS.
	14-16										
	16-18										
	18			10 25 17	42						Observed significant drilling chatter at 24.0 feet BGS.
	18-20										
	20-22										
	22			21 37 48	86						Observed fractured rock in sampler tip at 31.5 feet BGS.
(SM) Silty SAND with Gravel. Dark brown, very dense, moist.	22-24	SM									
(GM) Silty GRAVEL with Sand. Dark brown, very dense, moist.	24-26	GM									
	26			28 40	+50						
	26-28										
	28-30										
	30			50/5.0							

Boreshole Terminated at 31.5 Feet

TEST RESULTS

Pocket Penetrometer, TSF ▲

SPT, N-Value ●

% Passing No. 200 Sieve ★

PL MC LL

20 40 60 80

Remarks

Note: BGS = Below Ground Surface

Significant vegetation and organics observed to 4.0 inches BGS. Observed surficial subangular cobbles up to 6.0 inches in diameter.

Drilling difficulty increased at 7.0 feet BGS to termination depth.

Suspected cobble or boulder from 12.0 to 14.0 feet BGS.

Observed fractured rock in sampler tip at 18.0 feet BGS.

Observed significant drilling chatter at 24.0 feet BGS.

Observed fractured rock in sampler tip at 31.5 feet BGS.

Borehole Terminated at 31.5 Feet.

Client: JUB Engineers, Inc.	Boring Number: B-2
Project: PU15247A	Date Drilled: 03-09-2016
Drill Rig: CS1000	Borehole Diameter: 8 inches (OD)
Depth to Groundwater: N.E.	Logged By: HRK



STRATA BOREHOLE - BTRATA.GDT - 3/11/16 14:26 - C:\ENGINEERING\SOFTWARE\GINT\PROJECTS\BTRATA B-1 TO B-3 KEMENICK IRRIGATION DISTRICT (MID.GPJ)

USCS Description	Depth (ft)	Symbol	Sample Type	SPT Blows per 6 inches	SPT N	Dry Density (pcf)	TEST RESULTS			Remarks
							Pocket Penetrometer, TSF ▲			
							0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5			
							SPT, N-Value ●			
							% Passing No. 200 Sieve ★			
							PL	MC	LL	
							20	40	60	80
(SM) Silty SAND with Gravel (Topsoil, 6-inches). Brown, loose, moist.	0	SM								Significant vegetation and organics observed to 4.0 inches BGS. Observed surficial subangular cobbles up to 6.0 inches in diameter.
(GM) Silty GRAVEL with Sand (Native). Grey to dark brown, very dense, moist.										
	2			13						
	4			24						
	6			33	57					
	8									
	10			50/3.0*	+50					No sample recovery at 6.0 feet BGS.
	12									
	14			47						
	16			37	55					
	18			18						
	20									
	22			20						
	24			32	71					
	26			39						
	28									
	30			28						
	32			50/4.0*	+50					
	34									
	36			33						
	38			33	67					
	40			34						

Borehole Terminated at 21.5 Feet.

Client: JUB Engineers, Inc.

Project: PU15247A

Drill Rig: CS1000

Depth to Groundwater: N.E.

Boring Number: B-3

Date Drilled: 03-09-2016

Borehole Diameter: 8 inches (OD)

Logged By: HRK



**EXPLORATORY
BORING LOG**

Sheet 1 Of 1

APPENDIX B

Laboratory Test Results

GRADATION ANALYSIS

ASTM D6913

Project: Kennewick Irrigation District

Zintel Canyon Development

Client: J-U-B Engineers, Inc.

File: PU15247A

Sample No: PUL16-0111

Sample Location: B-1 at 2.5 - 4.0 feet BGS

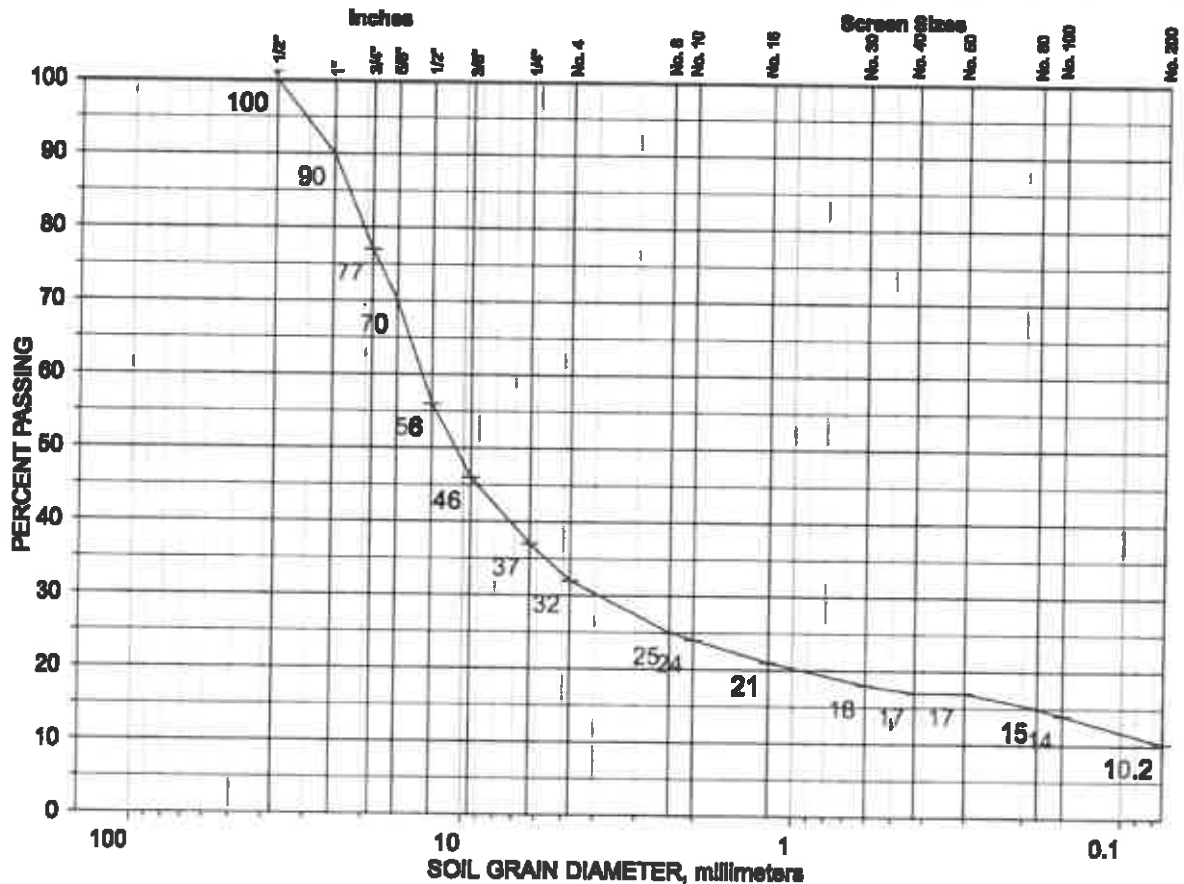
Description: Poorly Graded Gravel with Silt and Sand (GP-GM)

Date tested: 4/8/16 By: T.Nielson

Moisture Content: 2.6

Plastic Index: Non-Plastic

Cobbles	Gravel		Sand		
	Coarse	Fine	Coarse	Medium	Fine



Reviewed by: _____

Andy Abong


STRATA
 A CORPORATION
Integrity from the Ground Up

GRADATION ANALYSIS

ASTM D6913

Project: Kennewick Irrigation District

Zintel Canyon Development

Client: J-U-B Engineers, Inc.

File: PU15247A

Sample No: PUL16-0112

Sample Location: B-2 at 20.0 - 21.5 feet BGS

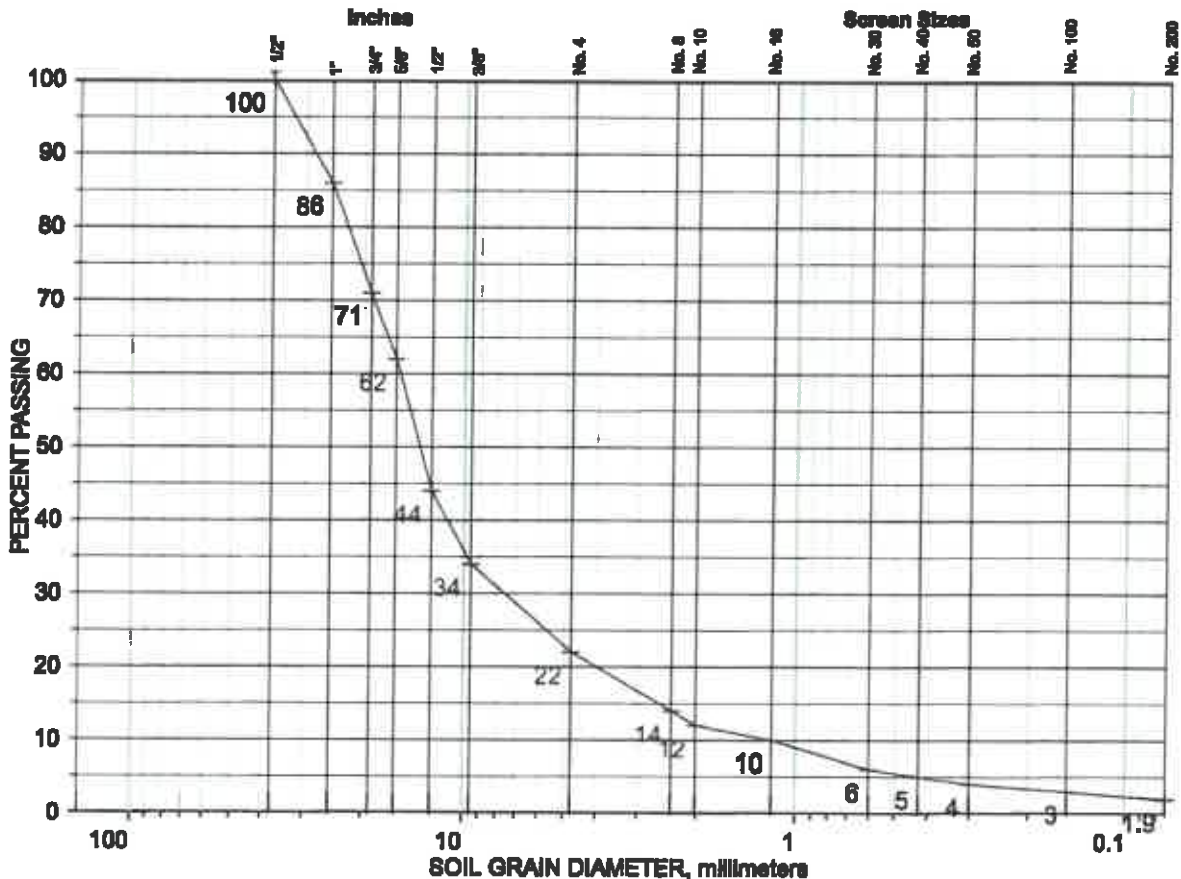
Description: Well Graded Gravel with Sand (GW)

Date tested: 4/8/16 By: T.Nielson

Moisture Content: 4.9

Plastic Index: Non-Plastic

Cobbles	Gravel		Sand		
	Coarse	Fine	Coarse	Medium	Fine



Reviewed by: _____

Andy Abreg



GRADATION ANALYSIS

ASTM D6913

Project: Kennewick Irrigation District

Zintel Canyon Development

Client: J-U-B Engineers, Inc.

File: PU15247A

Sample No: PUL16-0113

Sample Location: B-3 at 10.0 - 11.5 feet BGS

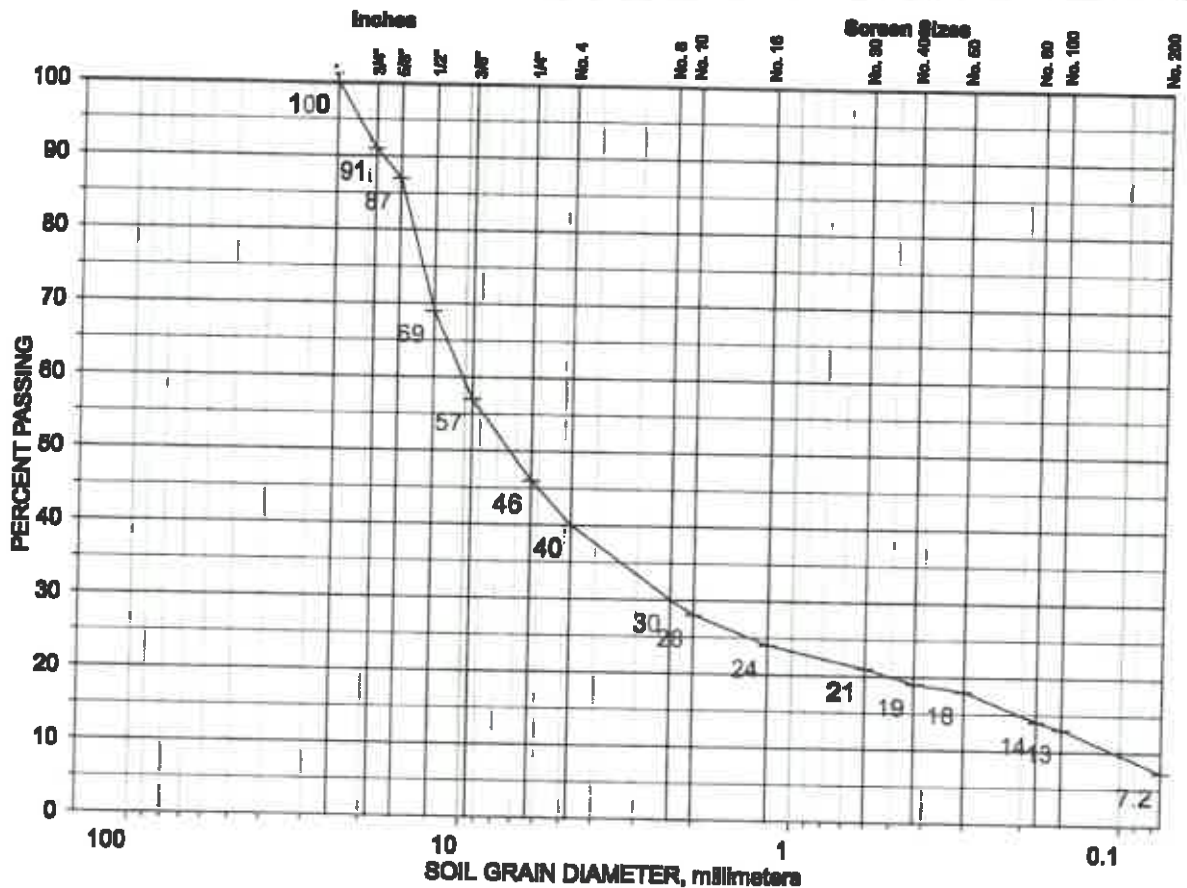
Description: Poorly Graded Gravel with Silt and Sand (GP-GM)

Date tested: 4/8/16 By: T.Nielson

Moisture Content: 3.3

Plastic Index: Non-Plastic

Cobbles	Gravel		Sand		
	Coarse	Fine	Coarse	Medium	Fine



Reviewed by: _____

Andy Abner

STRATA

A PROFESSIONAL SERVICES CORPORATION

Integrity From the Ground Up

APPENDIX C

Slope Stability Analysis Results

Section A-A'

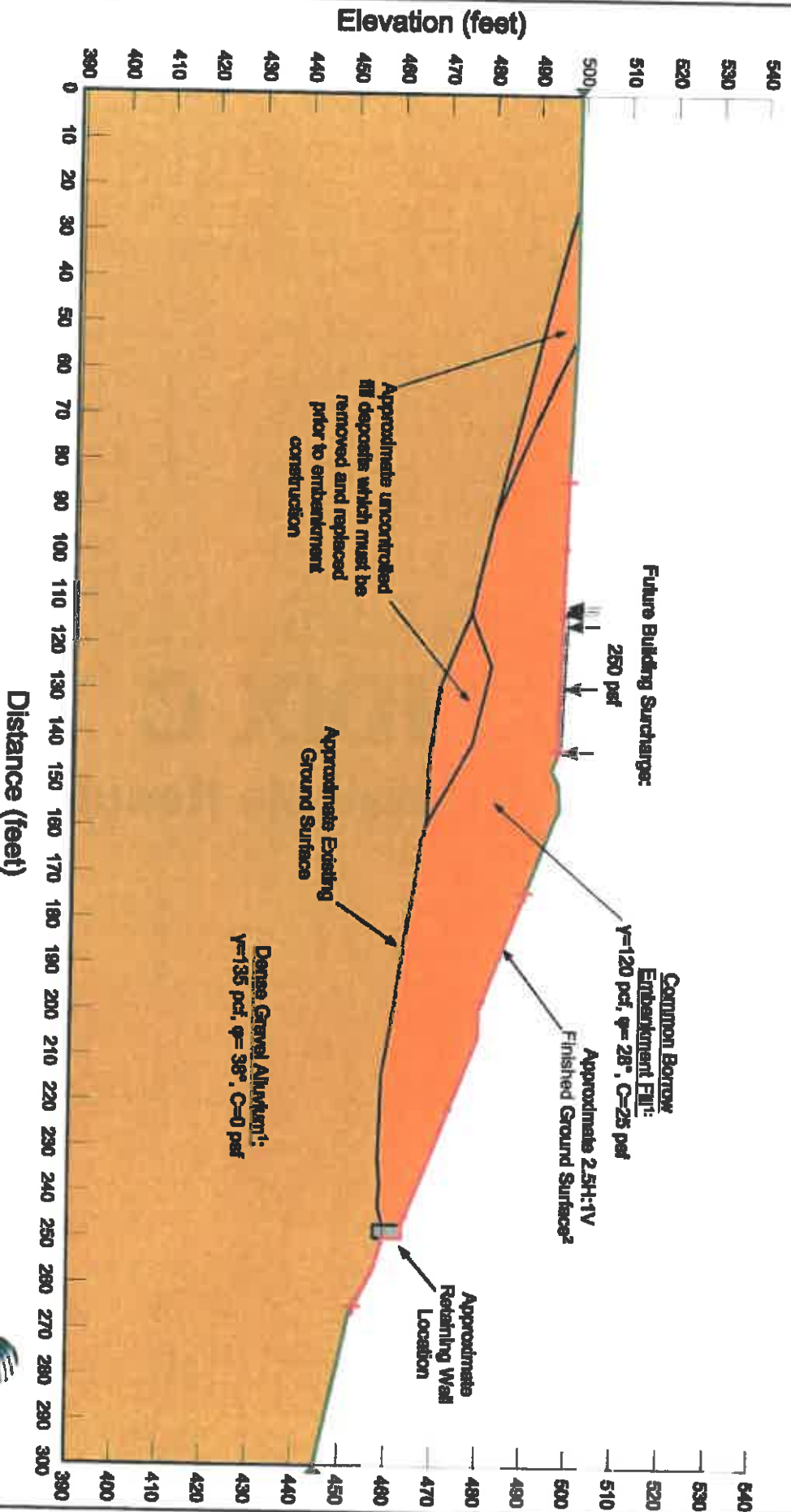
Slope Geometry

2.5H:1.0V Embankment

Slope

Notes:

1. Values from laboratory test data and correlated from field test data.
2. Finished slope surface approximated by STRATA for illustration purposes.



STRATA



Integrating Science into Engineering

Section A-A'

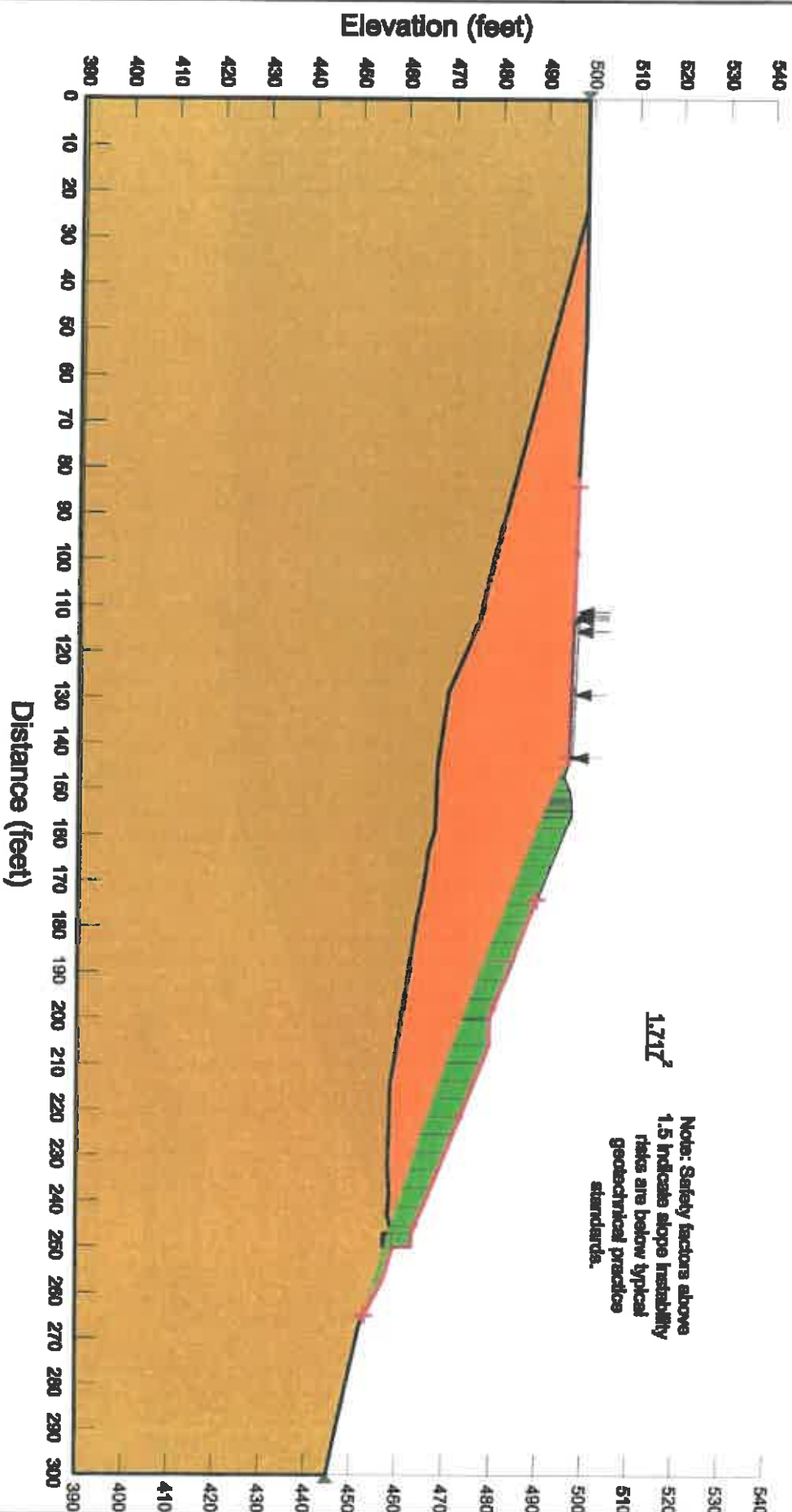
Slope Geometry

2.5H:1.0V Embankment Slope

- Notes:
1. Values from laboratory test data and correlated from field test data
 2. Underlined number indicates minimum safety factor of the circular failure shown in green.

1.717²

Note: Safety factors above 1.5 indicate slope instability risks are below typical geotechnical practice standards.



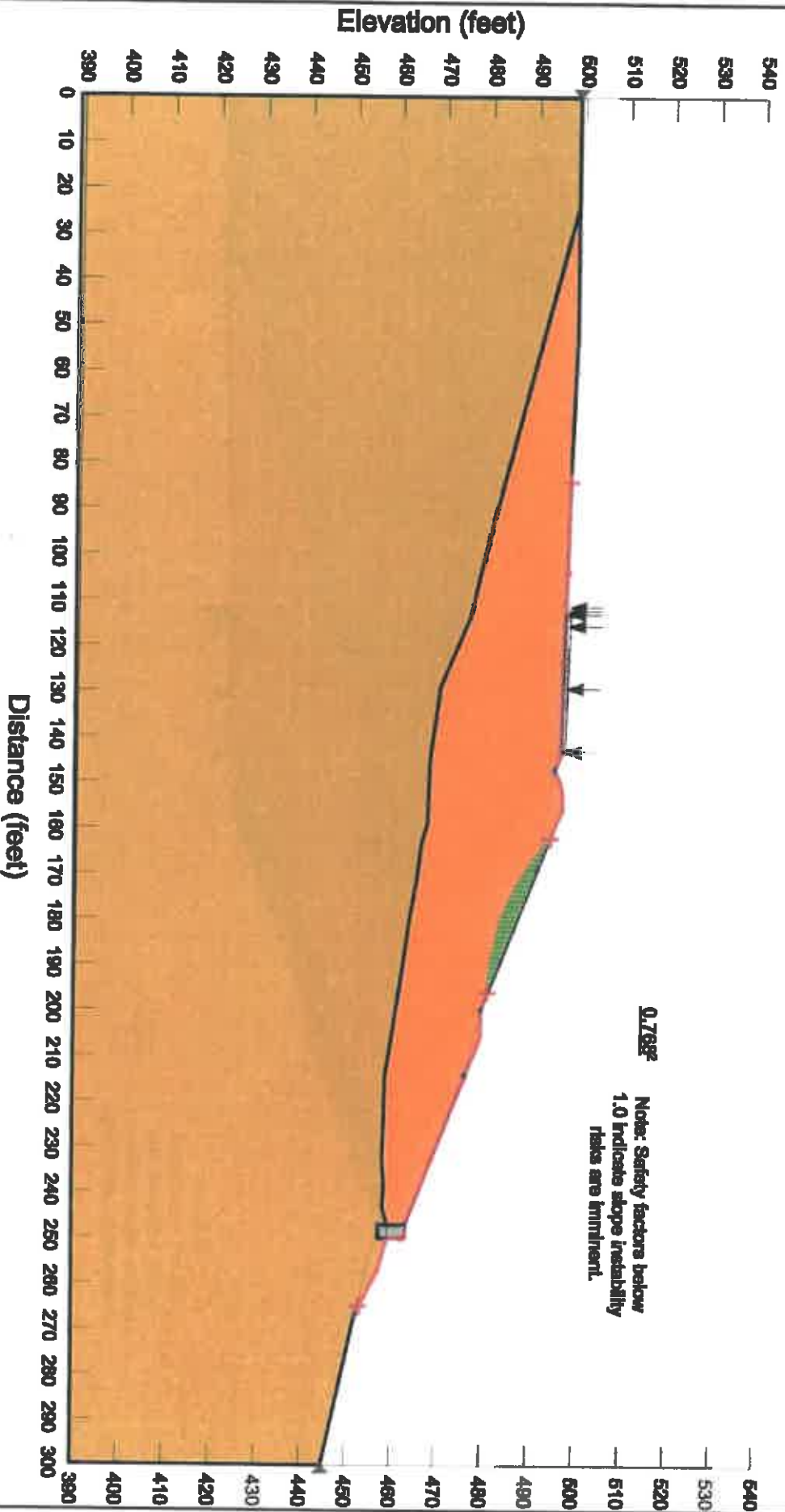
Section A-A'

Slope Geometry – Saturated Surface Conditions

2.5H:1.0V Embankment Slope

Notes:

1. Values from laboratory test data and correlated from field test data
2. Underlined number indicates minimum safety factor of the circular failure shown in green.



STRATA
CORPORATION

41
Integrity from the Ground Up

APPENDIX D

Wall Stability Analysis Results

KID Slope-Toe Gravity Wall: Red-Rock™ with 41-in. base unit
Standard block units; 3.5 ft Fin. Ht. (3 rows with 1' bury), 2.5h:1v backslope

PU15247A

Wall batter angle:	$\beta := 4.0$	Soil friction angle:	$\phi_s := 28$
Backslope angle:	$b := 21.8$	Gravel friction angle:	$\phi_g := 38$
Vert. wall face ht.:	$h := 4.5$ ft	Total unit wt. of soil:	$\gamma := 120$ pcf
Wall block thickness/depth:	$t := 3.38$ ft	Total unit wt. of gravel:	$\gamma_g := 138$ pcf
Thickness of gravel-drain zone:	$T := 1.0$ ft	Wall blk. facing unit wt.:	$\gamma_f := 143$ pcf
Ht. of along. wall-base block:	$t_b := 1.5$ ft	Permanent surcharge:	$q := 0$ psf
Thickness/depth of along. wall-base blk.:	$t_b := 3.38$ ft	Temp.(traffic) surcharge:	$Q := 0$ psf

Foundation base friction angle $\phi_b := 0.67 \cdot \phi_g = 25.5$
 Soil/wall interface friction angle $\phi_i := .67 \cdot \phi_g = 25.5$ $\phi_w := \text{if}(\phi_i < \phi_s, \phi_i, \phi_s) = 25.5$
 Effective height (no reinf. zone): $H := h + 0.5 \cdot t \cdot \tan(b \cdot ^\circ) = 5.18$

Select initial value for overall ϕ and iteratively solve: $\phi := 29.48$

Rupture angle: $\alpha = 45.1$ Solution will match this to the above ϕ : $\phi_n = 29.48$

Active Earth Pressure Coef.

$$K_a := \frac{[\cos[(\phi + \beta) \cdot ^\circ]]^2}{(\cos(\beta \cdot ^\circ))^2 \cdot \cos b \cdot \left[1 + \frac{\sin[(\phi + \phi_w) \cdot ^\circ] \cdot \sin[(\phi - b) \cdot ^\circ]}{\cos b \cdot \cos[(\beta + b) \cdot ^\circ]} \right]^2} \quad K_a = 0.4053$$

Earth Pressure Force $F_a := 0.5 H^2 \cdot \gamma \cdot K_a$ $F_a = 651.55$ lb/ft

Forces	F_a Horiz. Component:	$F_{ah} := F_a \cdot \cos[(\phi_w - \beta) \cdot ^\circ]$	$F_{ah} = 606.38$	lb/ft
	F_a Vert. Component:	$F_{av} := F_a \cdot \sin[(\phi_w - \beta) \cdot ^\circ]$	$F_{av} = 238.37$	lb/ft
	F_q Horiz. Component:	$F_{qh} := F_q \cdot \cos[(\phi_w - \beta) \cdot ^\circ]$	$F_{qh} = 0.00$	lb/ft
	F_q Vert. Component:	$F_{qv} := F_q \cdot \sin[(\phi_w - \beta) \cdot ^\circ]$	$F_{qv} = 0.00$	lb/ft
	F_Q Horiz. Component:	$F_{Qh} := F_Q \cdot \cos[(\phi_w - \beta) \cdot ^\circ]$	$F_{Qh} = 0.00$	lb/ft
	F_Q Vert. Component:	$F_{Qv} := F_Q \cdot \sin[(\phi_w - \beta) \cdot ^\circ]$	$F_{Qv} = 0.00$	lb/ft

FOS design criteria: Sliding > 1.5 Overturning > 2.0

$FS_s = 1.895$

$FS_o = 4.643$

APPENDIX E

Specification for REDI-ROCK™ 41” Series Wall System



866-222-8400
231-237-9500
231-237-9521 fax

www.redi-rock.com
info@redi-rock.com

05481 South US 31
Charlevoix, Michigan 49720

The Essence of Natural Rock

SPECIFICATION FOR REDI-ROCK® 41" SERIES WALL SYSTEM

PART 1: GENERAL

1.1 Scope

Work includes furnishing and installing concrete retaining wall units to the lines and grades designated on the construction drawings and as specified herein.

1.2 Reference Standards

ASTM C94 Ready-Mixed Concrete

ASTM C1372 Segmental Retaining Wall Units

1.3 Delivery, Storage, and Handling

- Contractor shall check the materials upon delivery to assure proper material has been received.
- Contractor shall prevent excessive mud, wet cement and like materials from coming in contact with the SRW units.
- Contractor shall protect the materials from damage. Damaged material shall not be incorporated in the project.

PART 2: MATERIALS

2.1 Wall Units

- Wall units shall be Redi-Rock® as produced by a licensed manufacturer.
- Wall units shall be made with Ready-Mixed concrete in accordance with ASTM C94, latest revision, and per the following chart:

Climate	Air Content	28 Day Compressive Strength, psi	Slump*
Negligible	1½%-4½%	4000	5" ± 1 ½"
Moderate	3%-6%	4000	5" ± 1 ½"
Severe	4½%-7½%	4000	5" ± 1 ½"

*Higher slumps are allowed if achieved by use of appropriate admixtures.

Notwithstanding anything stated above, all material used in the wall units must meet applicable ASTM and local requirements for exterior concrete.



- Exterior block dimensions shall be uniform and consistent. Maximum dimensional deviations shall be 1% excluding the architectural surface. Maximum width (face to back) deviation including the architectural surface shall be 1.0 inch.
- Exposed face shall be finished as specified. Other surfaces to be smooth form type. Dime-size bug holes on the block face may be patched and/or shake-on color stain can be used to blend into the remainder of the block face.

2.2 Leveling Pad and Free Draining Backfill

- Leveling pad shall be crushed stone. See detail sheet defining Leveling Pad options for drain placement in the bottom of the foundation leveling pad.
- Free Draining Backfill material shall be washed stone and shall be placed to a minimum of 1' width behind the back of the wall and shall extend vertically from the Leveling Pad to an elevation 4" below the top of wall.
- Backfill material shall be approved by the geotechnical engineer. Site excavated soils may be used if approved unless otherwise specified in the drawings. Unsuitable soils with a $PI > 6$, organic soils and frost susceptible soils shall not be used within a 1 to 1 influence area.

SPECIFICATION FOR REDI-ROCK® 41" SERIES WALL SYSTEM

- D. Non-woven geotextile cloth shall be placed between the Free Draining Backfill and retained soil if required.
- E. Where additional fill is needed, Contractor shall submit sample and specifications to the Engineer for approval.

2.3 Drainage

- A. Internal and external drainage shall be evaluated by the Professional Engineer who is responsible for the final wall design.

2.4 Geogrid Connection

- A. Fiberglass rod used in the Type 1AT Geo-Grid connection shall be 7/16" diameter. Only fiberglass rod obtained from an authorized Redi-Rock® dealer shall be used.

PART 3: CONSTRUCTION OF WALL SYSTEM

3.1 Excavation

- A. Contractor shall excavate to the lines and grades shown on the construction drawings.

3.2 Foundation Soil Preparation

- A. Native foundation soil shall be compacted to 95% of standard proctor or 90% of modified proctor prior to placement of the Leveling Pad material.
- B. In-situ foundation soil shall be examined by the Engineer to ensure that the actual foundation soil strength meets or exceeds assumed design strength. Soil not meeting the required strength shall be removed and replaced with acceptable, compacted material.

3.3 Leveling Pad Placement

- A. Leveling Pad shall be placed as shown on the construction drawings.
- B. Leveling Pad shall be placed on undisturbed native soils or suitable replacements fills.
- C. Leveling Pad shall be compacted to 95% of standard proctor or 90% of modified proctor to ensure a level, hard surface on which to place the first course blocks. Pad shall be constructed to the proper elevation to ensure the final elevation shown on the plans.
- D. Leveling Pad shall have a 6 inch minimum depth for walls under 8 feet in height and a 12 inch minimum depth for walls over 8 feet. Pad dimensions shall extend beyond the blocks in all directions to a distance at least equal to the depth of the pad or as designed by Engineer.
- E. For steps and pavers, a minimum of 1" - 1 ½" of free draining sand shall be screeded smooth to act as a placement bed for the steps or pavers.

3.4 Unit Installation

- A. The first course of wall units shall be placed on the prepared Leveling Pad with the aesthetic surface facing out and the front edges tight together. All units shall be checked for level and alignment as they are placed.
- B. Ensure that units are in full contact with Leveling Pad. Proper care shall be taken to develop straight lines and smooth curves on base course as per wall layout.
- C. The backfill in front and back of entire base row shall be placed and compacted to firmly lock them in place. Check all units again for level and alignment. All excess material shall be swept from top of units.
- D. Install next course of wall units on top of base row. Position blocks to be offset from seams of blocks below. Blocks shall be placed fully forward so knob and groove are engaged. Check each block for proper alignment and level. Backfill to 12 inch width behind block with Free Draining Backfill. Spread backfill in uniform lifts not exceeding 9 inches. Employ methods using lightweight compaction equipment that will not disrupt the stability or batter of the wall. Hand-operated plate compaction equipment shall be used around the block and within 3 feet of the wall to achieve consolidation. Compact backfill to 95% of standard proctor (ASTM D 698, AASHTO T-99) density within 2% of its optimum moisture content.
- E. Install each subsequent course in like manner. Repeat procedure to the extent of wall height.
- F. Allowable construction tolerance at the wall face is 2 degrees vertically and 1 inch in 10 feet horizontally.
- G. All walls shall be installed in accordance with local building codes and requirements.

3.5 Geogrid Installation

- A. See Wall Installation instructions.

PART 4: AVAILABILITY

Redi-Rock® International
05481 South US-31,
Charlevoix, MI 49720
1-866-222-8400
www.redi-rock.com
info@redi-rock.com

Kennewick City Clerk
P. O. Box 6108
Kennewick, WA 99336

THE GRANTOR, CITY OF KENNEWICK, a municipal corporation of the State of Washington, for valuable consideration , conveys to the GRANTEE, KENNEWICK IRRIGATION DISTRICT, the following described slope easement to enable the Grantee to grade and fill its property adjacent thereto, situated in the County of Benton, State of Washington:

AN AREA OF LAND APPROXIMATELY 34,275 SQUARE FEET LYING WITHIN THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON;

Subject to existing taxes, liens, encumbrances, covenants, conditions and restrictions of record.

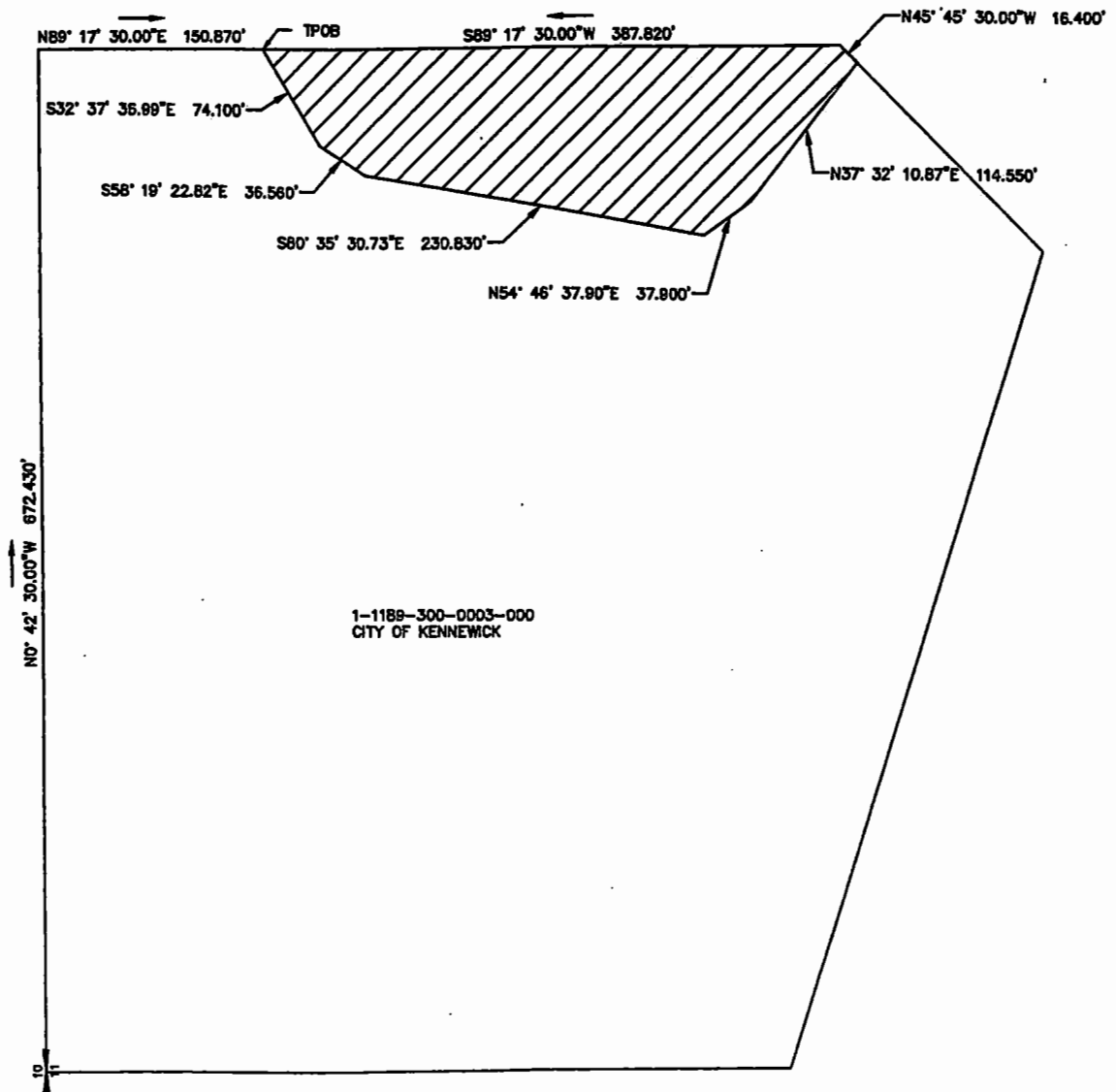
_____, Mayor

TERRI L. WRIGHT, City Clerk

On the ____ day of January, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and TERRI L. WRIGHT, to me known to be the Mayor and City Clerk, respectively, of the City of Kennewick, Washington, the corporation that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

Notary Public in and for the State of Washington,
residing at _____.
My Commission Expires: _____.

EXHIBIT A
KID SLOPE EASEMENT



Council Agenda Coversheet	Agenda Item Number	5.a.(1)	Council Date	01/02/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	Amendment to Section 4.12.110			Public Mtg / Hrg	☐
	Ordinance/Reso #	5740	Contract #		Other	☐
	Project #	ZOA 17-06	Permit #	AMD-2017-02648	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council concur with the findings and conclusions contained in the staff report and approve zoning code amendment ZOA 17-06 to Section 4.12.110 by adopting Ordinance 5740.

Motion for Consideration

I move to adopt Ordinance 5740.

Summary

The City of Kennewick has proposed to amend Section 4.12.110(7) which will establish criteria for what constitutes an area-wide rezone.

At this time, the KMC does not have criteria that defines an area-wide rezone. The difference between an area wide rezone as opposed to a site specific rezone is that the area-wide rezoning action is considered a legislative action and goes to the Planning Commission for the required public hearing. The site specific rezone is considered quasi-judicial and is also heard by the Planning Commission.

No members of the general public testified on the above amendment at the Planning Commission Public Hearing

Alternatives

None Recommended.

Fiscal Impact

None.

Through	Steve Donovan Dec 15, 13:31:08 GMT-0800 2017	Attachments: 
Dept Head Approval	Gregory McCormick Dec 19, 11:35:38 GMT-0800 2017	
City Mgr Approval	Marie Mosley Dec 28, 14:21:50 GMT-0800 2017	
		☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5740

AN ORDINANCE RELATING TO ADMINISTRATIVE APPEALS AND
AMENDING SECTION 4.12.110 OF THE KENNEWICK MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS
FOLLOWS:

Section 1. Section 4.12.110 of the Kennewick Municipal Code, be, and the same hereby is,
amended to read as follows:

4.12.110: Comprehensive Plan Amendment and Area-Wide Rezone Procedures:

- (1) Initiation. Comprehensive Plan Amendments and area-wide rezones may be initiated by any of the following:
 - (a) Property owner(s) or their representatives;
 - (b) Any citizen, agency, neighborhood association, or other party; or
 - (c) City Council or city staff.
- (2) Applications. Applications shall be made on forms provided by the City.
- (3) Application Submittal.
 - (a) Applicant Initiated. Comprehensive Plan Amendments and area-wide rezones shall be subject to a fully complete determination pursuant to KMC 4.12.060. The date upon fully complete determination shall be the date of registration with the department.
 - (b) Applicants are encouraged to utilize the City's Pre-Application Meeting process prior to submitting a Comprehensive Plan Amendment application.
 - (c) Non-Applicant Initiated. After submittal of a non-applicant-initiated application, the application shall be placed on the docket.
- (4) Docket of Comprehensive Plan Amendments and Area-Wide Rezones. The department shall establish and maintain a docket of all applications.
- (5) Annual Review of Docket.
 - (a) Sixty (60) days prior to May 1st in each calendar year, the City shall notify the public that the amendment process has begun. If May 1st falls on a non-business day for the City, the due date shall be the first business day after May 1st. Notice shall be distributed as follow:
 - i. Notice published in appropriate regional or neighborhood newspaper or trade journal;
 - ii. Notice posted on all of the City's official public notice boards;
 - iii. Notice posted on the City's website; and
 - iv. Notice sent to all agencies, organizations and adjacent jurisdictions with a known interest.
 - (b) All docketed applications shall be reviewed concurrently, on an annual basis and in a manner consistent with RCW 36.70A.130(2). Applications docketed after May 1st of the previous calendar year and before May 1st of the current calendar year shall be included in the annual review. Those docketed after May 1st of the calendar year shall be placed on the docket for review at the following annual review.

- (c) City Council Review of Docketed Requests. After the May 1st deadline, city staff will present the docketed requests to the Planning Commission (Commission) for review and a recommendation. The Commission's recommendation shall be forwarded to the City Council (Council) as soon as practical for Council review. The Council shall determine which specific docketed requests are processed based on the following criteria:
 - i. Timing of the requested amendment is appropriate and Council will have sufficient information to make an informed decision;
 - ii. The City will be able to conduct sufficient analysis, develop policy and related development regulations;
 - iii. The requested amendment has not been recently rejected by Council;
 - iv. The amendment will further implement the intent of the City's adopted Comprehensive Plan; and
 - v. The amendment is not better addressed through another planning process such as a sub-area plan update.
- (d) Statutorily Mandated Periodic Review. Amendment requests will not be docketed for review the year of, and the year prior to the deadline for completion of the periodic review. The deadline for completion of this review is specified in RCW 36.70A.130.
- (e) Emergency Amendments. The City may review and amend the Comprehensive Plan when the Council determines that an emergency exists or in other circumstances as provided for by RCW 36.70A.130(2)(a).
- (6) Notice of Open Record Hearing. Comprehensive Plan Amendments and area-wide rezones require an open record hearing before the Commission.
 - (a) Contents of Notice. A notice of open record hearing shall include the following:
 - i. The citation, if any, of the provision that would be changed by the proposal along with a brief description of that provision;
 - ii. A statement of how the proposal would change the affected provision;
 - iii. A statement of what areas, Comprehensive Plan designations, zones, or locations will be directly affected or changed by the proposal;
 - iv. The date, time, and location of the open record hearing;
 - v. A statement of the availability of the official file; and
 - vi. A statement of the right of any person to submit written comments to the Commission and/or appear at the open record hearing of the Commission to give oral testimony on the proposal.
 - (b) Distribution of Notice. The department shall distribute the notice pursuant to KMC 4.12.090.
- (7) Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that:
 - (a) The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
 - (b) The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted Comprehensive Plan not affected by the amendment;
 - (c) The proposed amendment corrects an obvious mapping error; or
 - (d) The proposed amendment addresses an identified deficiency in the Comprehensive Plan.

- (e) A rezone shall be treated as an area-wide map amendment when:
- (i) It is initiated by the City and a significant class of property is similarly affected by the proposed rezone; and
 - (ii) It is either:
 - (A) Based upon an adopted or ongoing comprehensive planning process or undertaken to ensure compliance with or to implement the provisions of the Growth Management Act; or
 - (B) Part of the process that includes amending text for this title where such amendments will have a significant impact on a large area of the City.

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(8) Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

- (a) The effect upon the physical environment;
- (b) The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
- (c) The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
- (d) The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
- (e) The quantity and location of land planned for the proposed land use type and density and the demand for such land;
- (f) The current and projected project density in the area; and
- (g) The effect, if any upon other aspects of the Comprehensive Plan.

(9) Planning Commission Recommendation – Procedure. Following the open record hearing, the Commission shall consider the applications concurrently, and shall prepare and forward a recommendation of proposed action for all applications to the Council. The Commission shall take one of the following actions on each application:

- (a) If the Commission determines that the proposal should be adopted, it may, by a majority vote, recommend that the Council adopt the proposal. The Commission may make modifications to any proposal prior to recommending the proposal to Council for adoption. If the modification is substantial, the Commission must conduct an open record hearing on the modified proposal;
- (b) If the Commission determines that the proposal should not be adopted, it may, by a majority vote, recommend that the Council not adopt the proposal; or
- (c) If the Commission is unable to take either of the actions specified in subsection (9)(a) or (b) of this section, the proposal will be sent to Council with the notation that the Commission makes no recommendation.

(10) City Council Action. Within 60 days of receipt of the Commission's findings and recommendations, the Council shall consider the findings and recommendations of the Commission concerning the applications. The Council may hold additional public hearings as necessary to make a decision. The City shall distribute notice of a Council public hearing pursuant to KMC 4.12.090. All annual amendments to the Comprehensive Plan shall be considered concurrently. By a majority vote of its membership, the Council shall take one of the following actions on each application:

- (a) Approve the application;
- (b) Deny the application;

(c) Modify the application. If the modification is substantial, the Council must either conduct a public hearing on the modified proposal; or

(d) Refer the proposal back to the Commission for further consideration.

(11) Transmittal to the State of Washington. At least 60 days prior to final action being taken by the Council, the Washington State Department of Commerce (DOC) shall be provided with a copy of the proposed amendments in order to initiate the 60-day comment period. No later than 10 days after adoption of the proposal, a copy of the final decision shall be forwarded to DOC. (Ord. 5740 Sec. 1, 2017; Ord. 5644 Sec. 2, 2016; Ord. 5421 Sec. 2, 2012; Ord. 5338 Sec. 1, 2011)

Section 2. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 2nd day of January, 2018, and signed in authentication of its passage this 2nd day of January, 2018.

Attest:

_____, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5740 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 3rd day of
January, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION _____

CITY COUNCIL

ZONING ORDINANCE AMENDMENT ZOA 17-06

January 2, 2018

Application Summary

- ▣ Applicant: City of Kennewick
- ▣ Proposal: To amend the following Kennewick Municipal Code Sections:
 - 4.12.110(7): Define area wide and site specific rezones;
 - 15.52.020(5): Assigning Numbers, Addressing Conditions;
 - 18.09.940: Establishes a new definition of building height. Currently building height is established by taking the average between the eaves and roof ridge. The proposal is to measure from the grade to the highest point of the roof. Staff is of the opinion that the proposed amendment will provide clarity to how building height is measured.

Application Summary

- 18.12.010A.2, 18.12.010B.2: Due to the fact that the method of establishing height of a building is to be amended, staff is proposing height limits in the RS, RL, RM and HMU zones to be raised from 30' to 35'. Future buildings should be of similar height to the existing buildings due to how height will be measured.
- 18.27.030: Staff is proposing to amend accessory building heights maximums for 16' to 20'. The maximum height of accessory buildings is being amended as a result of how building height is measured.

Application Summary

- 18.12.250: The proposed amendments will impact both vehicle base food businesses and cart businesses.

Staff has proposed the following amendments for vehicle businesses:

- The business shall not be at the same location for more than 90 calendar days and shall not return the same location for 30 calendar days.
- Tow-ables shall not be used for the vehicle business.

Staff has proposed the following amendment for cart businesses:

- The business is allowed to be upon any public way for no more than eight hours.

Staff Discussion/Proposal

- ▣ Staff has reviewed the proposed amendments and is of the opinion that all of the proposed amendments will provide clarification and flexibility of the code to the general public.

Recommendation

The Planning Commission recommends the City Council approve ZOA 17-06.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION

FILE No: ZOA 17-06/AMD-2017-02648

Public Hearing Date: December 4, 2017

Proposal: Proposes to amend the following Kennewick Municipal Code Sections: 4.12.110(7): Define area wide and site specific rezones; 15.52.020(5): Assigning Numbers, Addressing Conditions; 18.09.940, 18.12.010A.2, 18.12.010B.2, 18.27.030: Height of Buildings; 18.12.250: Temporary and Parking Lot Businesses.

Applicant: City of Kennewick – Community Planning Department

Staff Contact: Steve Donovan, Planner

Background:

Staff has maintained a list of code revisions either as directed by City Council or areas of the code staff has identified during the course of administering the code that are either outdated, inconsistent or are incorrect. Additionally, in some cases changes to Washington State law require changes to local zoning laws. The list of code revisions have been “batched” together in a series of code amendments that may or may not share some relationship(s) in order to make the code revision process more efficient.

The City of Kennewick has proposed the below amendments to various sections of the Kennewick Municipal Code (KMC) which will affect the following:

- Area Wide Rezone Criteria
- Addressing Conditions
- Height Definition and Limits
- Vehicle Based Food Businesses and Cart Businesses

The City was granted Expedited Review for the proposed amendments by the Department of Commerce on October 23rd.

Discussion and Analysis:

KMC Section 4.12.110(7)

The amendment proposes subsection (e), which will establish the criteria for an area-wide rezone; currently the code does not define the difference between an area-wide and site specific rezone.

As proposed, rezones will be treated as area-wide rezones when:

- It is initiated by the City and a significant amount of property is affected by the rezone; and
- It is either:
 - Based on a comprehensive plan process or to implement provisions of the Growth Management Act, or

- When text amendments have a significant impact on a large area of the City.

KMC Section 15.52.020(5)

The amendment is specifically in subsection (b) and (c) which establishes the numbering and lettering system to address building(s) on one parcel with multiple units.

KMC Section 18.09.940

The proposed amendment removes the requirement to average the height between the eaves and ridge to determine height of buildings.

KMC Section 18.12.010 A.2 and 18.12.010 B.2

Maximum height in the Residential, Suburban; Residential, Low Density; Residential, Medium Density and the Historic Mixed Use district is proposed to be increased from 30 feet to 35 feet.

KMC Section 18.27.030

Detached accessory buildings are proposed to be no higher than 20 feet, as opposed to currently being restricted to 16 feet.

KMC Sections 18.12.250(5) and 18.12.250(6)

The proposed amendments will not allow Vehicle Based Food Businesses to be at one location for more than 90 calendar days. The businesses will not be allowed to return to the same location for 30 days and towables will not be allowed to be used.

Additionally, Cart Businesses would be allowed upon any public way for up to eight hours in any one place.

Regulatory Controls and Policies

- Kennewick Municipal Code Chapters 4.12, 15.52, 18.09, 18.12 and 18.27
- Kennewick Comprehensive Plan

Findings of Fact:

1. The applicant is City of Kennewick, Community Planning Department, 210 W 6th Avenue, Kennewick, WA 99336.
2. The processing of the proposed amendments was started on October 4, 2017.
3. The City fulfilled the State Environmental Policy Act requirements by issuing a Determination of Non-significance (DNS) on November 8, 2017.
4. Notice of the proposed code revision (expedited review request) was sent to the Washington State Department of Commerce on October 5, 2017 consistent with the requirements of RCW 36.70A.106.
5. The City received confirmation of expedited review and notice that the City has met the Growth Management Act notice to state agency requirements from the Washington State Department of Commerce on October 23, 2017.

Conclusions of Law:

1. The proposed amendments will promote the public health, safety, and general welfare by allowing additional access options.
2. The proposed amendments do not conflict with the goals and policies of the Comprehensive Plan.

Staff Recommendation:

Based on the above analysis of this request, staff recommends the Planning Commission forward a recommendation of APPROVAL to City Council for the following motion.

Motion:

I move that the Planning Commission concur with the findings and conclusions in the staff report ZOA 17-06 and recommend to City Council approval of the request to changes to KMC Sections 4.12.110(7), 15.52.020(5), 18.09.940, 18.12.010A.2, 18.12.010B.2, 18.27.030, 18.12.250(5) and (6).

Exhibits:

1. Staff Report
2. Proposed Amendments
3. Environmental Determination of Non-significance for ZOA 17-06.

**KENNEWICK PLANNING COMMISSION
DECEMBER 4, 2017
MEETING MINUTES**

CALL TO ORDER

Chairman Pacheco called the meeting to order at 6:30 p.m.

Commissioner Moore led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Anthony Moore, Clark Stolle, Charles Torelli, Vice Chairman Victor Morris, and Chairman Ed Pacheco.

Excused:

Unexcused: Commissioner Fraser Hawley

Staff Present: Greg McCormick, AICP Planning Director; Steve Donovan, Planner; Melinda Didier, Administrative Assistant/Recorder

CONSENT AGENDA

- a. Approval of Minutes dated November 20, 2017
- b. Approval of Agenda
- c. Motion to enter Staff Reports into the Record

Commissioner Moore moved to accept the consent agenda. Commissioner Rettig seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Chairman Pacheco opened the public hearing at 6:34 p.m. for Zoning Ordinance Amendment (ZOA) #17-06; proposing amendments to Sections 4.12.110: Define area wide and site specific rezones; 15.52.020: Assigning numbers, Addressing Conditions; 18.09.940, 18.12.010A.2, 18.12.010B.2, 18.27.030: Heights of buildings; 18.12.250: Temporary and Parking Lot Businesses.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report ZOA #17-06 and recommend to City Council approval of the request.

Questions from Planning Commissioners of staff included: where building heights are measured for lots with sloping grades; has the tow-able portion of the amendment for temporary and parking lot businesses been reviewed by the City Attorney's office; does the addressing conditions apply to residences as well as commercial; are there any current buildings exceeding

the height limit within the city; are the existing food trucks that are there longer than 90 days legal; how does the city monitor existing and new food trucks; does a contractor need a new permit to raise height of structure already under construction.

Testimony in favor:

Jose Chavallo
5927 W. Quinault Ave
Kennewick

Mr. Chavallo is In favor of temporary and parking lot businesses; had concerns about the food trucks having to be off-site for 30 days before they can return to the same site.

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for ZOA #17-06 closed at 6:54 p.m.

Chairman Pacheco asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report ZOA #17-06 and forward a recommendation to City Council of APPROVAL of the request.

Vice Chairman Morris seconded the motion.

Planning Commission discussion: How 30 day time limit was selected for temporary and parking lot businesses; is there way to monitor the new time limit moving forward.

The motion passed unanimously on a roll call vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Mr. McCormick relayed the upcoming meeting schedule: December 18, 2017 – cancelled, no agenda items; January 1, 2018 – Cancelled, City Hall is closed for the New Year Holiday; January 15, 2018 – Cancelled, City Hall is closed for the Martin Luther King, Jr. Holiday; February 5, 2018 – zoning ordinance amendments, most likely for Residential Manufactured Home zone; February 19, 2018 – Cancelled, City Hall is closed for the Presidents' Day Holiday.

Chairman Pacheco asked for an update on planning short course training; Mr. McCormick is seeking surrounding jurisdiction participation and training to be scheduled for March or April of 2018.

ADJOURNMENT:

The meeting was adjourned at 7:04 p.m.

Planning Commission Action Summary
ZOA 17-06 – City of Kennewick

The Kennewick Planning Commission conducted a public hearing on December 4, 2017 at Kennewick City Hall. All interested parties were invited to come before the Commission and be heard. After reviewing the staff report and all oral and written facts and opinions, the Commission passed a motion on the proposed amendments concurring with the findings and conclusions in the staff report ZOA 17-06 and recommend to City Council approval of the proposed zoning ordinance amendment contained in the staff report.

Findings of Fact

1. The applicant is City of Kennewick, Community Planning Department, 210 W 6th Avenue, Kennewick, WA 99336.
2. The processing of the proposed amendments was started on October 4, 2017.
3. The City fulfilled the State Environmental Policy Act requirements by issuing a Determination of Non-significance (DNS) on November 8, 2017.
4. Notice of the proposed code revision (expedited review request) was sent to the Washington State Department of Commerce on October 5, 2017 consistent with the requirements of RCW 36.70A.106.
5. The City received confirmation of expedited review and notice that the City has met the Growth Management Act notice to state agency requirements from the Washington State Department of Commerce on October 23, 2017.

Conclusions of Law

1. The proposed amendments will promote the public health, safety, and general welfare by allowing additional access options.
2. The proposed amendments do not conflict with the goals and policies of the Comprehensive Plan.

The motion to recommend approval to City Council passed with a vote of 6 to 0.

Council Agenda Coversheet



Agenda Item Number	5.a.(2)	Council Date	01/02/2018
Agenda Item Type	Ordinance		
Subject	Amendment to Section 15.52.020		
Ordinance/Reso #	5741	Contract #	
Project #	ZOA 17-06	Permit #	AMD-2017-02648
Department	Planning		

Consent Agenda	☐
Ordinance/Reso	☒
Public Mtg / Hrg	☐
Other	☐
Quasi-Judicial	☐

Recommendation

The Planning Commission recommends that the City Council concur with the findings and conclusions contained in the staff report and approve Zoning Code Amendment ZOA 17-06 to Section 15.52.020 by adopting Ordinance 5741.

Motion for Consideration

I move to adopt Ordinance 5741.

Summary

The City of Kennewick has proposed an amendment to Section 15.52.020(5) which establishes conditions to address one building with multiple units and multiple buildings with multiple units.

The current code allows for the use of letters to distinguish suites in a single building, it is now proposed to use numbers instead of letters. Additionally, multiple buildings with multiple units will no longer be numbered as 101, 102, instead they will be numbered as 110, 120, etc.

No members of the general public testified on the above amendment at the Planning Commission public hearing.

Alternatives

None Recommended

Fiscal Impact

None

Through	Steve Donovan Dec 15, 13:30:33 GMT-0800 2017
Dept Head Approval	Gregory McCormick Dec 19, 11:38:30 GMT-0800 2017
City Mgr Approval	Marie Mosley Dec 28, 14:22:53 GMT-0800 2017

Attachments: Ordinance 5741

☐ Recording
Required?

CITY OF KENNEWICK
ORDINANCE NO. 5741

AN ORDINANCE RELATING TO BUILDING AND STRUCTURES
NUMBERING SYSTEM AND AMENDING SECTION 15.52.020 OF THE
KENNEWICK MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS
FOLLOWS:

Section 1. Section 15.52.020 of the Kennewick Municipal Code, be, and the same hereby is,
amended to read as follows:

15.52.020: Assigning Numbers:

- (1) All building numbers will be assigned by the Addressing Agent for each new residence or commercial building constructed within the City. Assigned numbers may be changed with the approval of the Addressing Agent for cause.
- (2) Only the principal building of each ownership or leasehold shall be numbered.
- (3) Because of curving streets, irregular streets, irregular shaped lots, etc., the Addressing Agent will adjust numbers to keep the numbering as uniform as possible.
- (4) When it becomes necessary to adjust numbers in order to assure uniformity from block to block, the Addressing Agent will notify the owners or residents of each property affected, the operating utilities, Police and Fire Departments, and the U.S. Post Office.
- (5) Numbers will be assigned in the following conditions:
 - (a) One building on one parcel, with one unit only will be given address numbers only (i.e., 3537).
 - (b) One building on one parcel, with multi-units will be given one address number with separate unit ~~numbers~~ letters (i.e., 3537 ~~110A~~ or ~~120B~~).
 - (c) Multi-buildings on one parcel with multi-units will be given one address number, separate building letters, with separate unit numbers (i.e., 3537 Building B unit ~~110101~~). (Ord. 5741 Sec. 1, 2018; Ord. 5378 Sec. 2, 2011; Ord. 3664 Sec. 28, 1995; Ord. 1709 Sec. 1, 1973)

Section 2. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this
2nd day of January, 2018, and signed in authentication of its passage this 2nd day of January,
2018.

Attest:

TERRI L. WRIGHT, City Clerk

_____, Mayor

ORDINANCE NO. 5741 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 3rd day of
January, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____

Council Agenda Coversheet



Agenda Item Number	5.a.(3)	Council Date	01/02/2018
Agenda Item Type	Ordinance		
Subject	Amendments to 18.09.940		
Ordinance/Reso #	5742	Contract #	
Project #	ZOA 17-06	Permit #	AMD-2017-02648
Department	Planning		

Consent Agenda	☐
Ordinance/Reso	☒
Public Mtg / Hrg	☐
Other	☐
Quasi-Judicial	☐

Recommendation

The Planning Commission recommends that the City Council concur with the findings and conclusions contained in the staff report and approve Zoning Code Amendment ZOA 17-06 to Section 18.09.940 by adopting Ordinance 5742.

Motion for Consideration

I move to adopt Ordinance 5742.

Summary

The City of Kennewick has proposed an amendment to Section 18.09.940 which will define the "Height of Building" as the vertical distance from the grade to the highest point of the roof.

The current code established the "Height of Building" as the vertical distance from the average contact ground level to the highest point of the coping of a flat roof, or the average height between the eaves and ridge of gable, hip or gambrel roofs. The current code provision can sometimes be confusing and is unnecessary - most zoning codes simply define building height as the vertical distance from average grade to the highest point of the structure.

No members of the general public testified on the above amendment at the Planning Commission public hearing.

Alternatives

None Recommended

Fiscal Impact

None

Through	Steve Donovan Dec 15, 13:30:16 GMT-0800 2017
Dept Head Approval	Gregory McCormick Dec 19, 11:40:30 GMT-0800 2017
City Mgr Approval	Marie Mosley Dec 28, 14:24:40 GMT-0800 2017

Attachments: Ordinance 5742

☐ Recording
Required?

CITY OF KENNEWICK
ORDINANCE NO. 5742

AN ORDINANCE RELATING TO ZONING AND AMENDING SECTION
18.09.940 OF THE KENNEWICK MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS
FOLLOWS:

Section 1. Section 18.09.940 of the Kennewick Municipal Code, be, and the same hereby is,
amended to read as follows:

18.09.940: Height of Building: “Height of Building” means the vertical distance from the grade
~~average contact ground level~~ to the highest point of the roof, coping of a flat roof, or the average
~~height between the eaves and ridge of gable, hip or gambrel roofs.~~ (Ord. 5742 Sec. 1, 2018: Ord.
5180 Sec. 1, 2007)

Section 2. This ordinance shall be in full force and effect five days from and after its passage,
approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this
2nd day of January, 2018, and signed in authentication of its passage this 2nd day of January,
2018.

Attest:

_____, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5742 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 3rd day of
January, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION _____

Council Agenda Coversheet	Agenda Item Number	5.a.(4)	Council Date	01/02/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	Amendments to 18.12.010 A.2 & B.2 and 18.12.250			Public Mtg / Hrg	☐
	Ordinance/Reso #	5743	Contract #		Other	☐
	Project #	ZOA 17-06	Permit #	AMD-2017-02648	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council concur with the findings and conclusions contained in the staff report and approve Zoning Code Amend ZOA 17-06 to sections 18.12.010 A.2, 18.12.010 B.2 and 18.12.250.

Motion for Consideration

I move to adopt Ordinance 5743.

Summary

The City of Kennewick has proposed amendment to the following sections:

Section 18.12.010 A.2: Increase the maximum heights in the Residential, Suburban, Residential, Low Density and Residential, Medium Density zoning districts from 30 feet to 35 feet.

Section 18.12.010 B.2: Increase the maximum height in the Historic Mixed Use zoning district from 30 feet to 35 feet.

Section 18.12.250(5): Amend the maximum number of days that a vehicle base food business can stay at the same location from 30 days to 90 calendar days and not allow the business to return to the same location for 30 calendar days. Additionally, towables are proposed not allowed to be used for vehicle based food businesses.

Section 18.12.250(6): To establish that cart-based business are not allowed to be within any public way more than eight hours in any one place. The current requirement is no more than two hours.

One member of the general public did submit testimony at the Planning Commission public hearing. It was the opinion of the the testifier that allowing vehicle based food businesses to stay at one location for 90 calendar days would be beneficial, but that not allowing the business to return to same location for 30 calendar days could be a hindrance to a business.

Alternatives

None Recommended

Fiscal Impact

None

Through	Steve Donovan Dec 15, 13:31:31 GMT-0800 2017	Attachments: 
Dept Head Approval	Gregory McCormick Dec 19, 11:32:44 GMT-0800 2017	
City Mgr Approval	Marie Mosley Dec 28, 14:27:18 GMT-0800 2017	
		☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5743

AN ORDINANCE RELATING TO ZONE DISTRICTS AND STANDARDS
AND AMENDING SECTIONS 18.12.010 A.2, 18.12.010 B.2 AND 18.12.250
OF THE KENNEWICK MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Section 18.12.010 A.2 of the Kennewick Municipal Code, be, and the same hereby is, amended to read as follows:

18.12.010 A.2: Table of Residential Site Development Standards: Minimum and maximum residential standards are identified in the following table.

	RS ⁵	RL ⁵	RM ^{3, 4, 5, 6}	RH ^{3, 4, 5, 6}	RTP ^{3, 4, 5}	RMH ⁶	UMU ^{3,7}
Max. Density ¹	N/A	N/A	13	27	13	4	N/A
Min. Lot Size	10,500	7,500	4,000	4,000	1 acre	7,500	N/A
Min. Lot Size (Rowhouse/ Townhouse)	N/A	N/A	1,800	1,600	N/A	N/A	N/A
Min. Lot Width ²	60'	60'	50'	N/A	N/A	60'	N/A
Min. Lot Width ² (Rowhouse/ Townhouse)	N/A	N/A	24'	24'	N/A	N/A	N/A
Min. Front Yard/ Street Setback ²	15'	15'	15'	15'	15'	20'	See KMC 18.80
Min. Garage Setback ²	20'	20'	20'	20'	20'	20'	N/A
Min. Side Yard Setback ²	5'	5'	5'	5'	5'	5'	0'
Min. Rear Yard Setback ²	15'	15'	15'	15'	15'	15'	5'
Max. Height	35 30'	35 30'	35 30'	45'	N/A	30'	N/A
Min. Lot Frontage ²	30'	30'	30'	30'	30'	30'	20'
Min. Lot Frontage ² (Rowhouse/ Townhouse)	N/A	N/A	20'	20'	N/A	N/A	N/A

FOOTNOTES for Table 18.12.010 A.2 Residential Standards Table:

(1) Maximum Density – The maximum permitted number of lots/units is determined by dividing the gross area of the parcel in square feet by 43,560 square feet, multiplied by the allowed maximum density under table 18.12.010. The closest whole number is the permitted maximum number of lots/units.

(2) Yards:

(a) Street: Building setback lines will be measured from the back of the sidewalk. Where no sidewalk exists and in the UMU district, building setback lines will be measured from the right-of-way line. (See fig.1a-b)

(i) For garages that face a no-street abutting property line (side-entry garages,) the garage setback may be reduced to 15' from the back of the sidewalk. The street facing façade of the garage shall be treated with windows, modulations and/or architectural design elements and features that mimic the remainder of the house. Landscaping shall also be required along the street-facing façade. (See fig. 2a-b)

(ii) In no instance shall a vehicle or any other object be allowed to obstruct a pedestrian walkway/sidewalk.

(b) Rear: As measured from an existing lot line or alleyway.

(c) Side: Shall be five (5) feet from the nearest side yard property line.

(i) Single-family attached and zero-lot line housing shall have no setback on the side where the property line follows a common or zero-lot line wall.

(ii) End units shall have a five (5) foot setback from the nearest side yard property line and no setback on the common wall side.

(d) Lot Frontage: Lot frontage lines will be measured from the right-of-way line.

(e) Where no street frontage exists, building setback and lot frontage lines will be addressed during the site plan or plat review process and must be approved by the Planning Director.

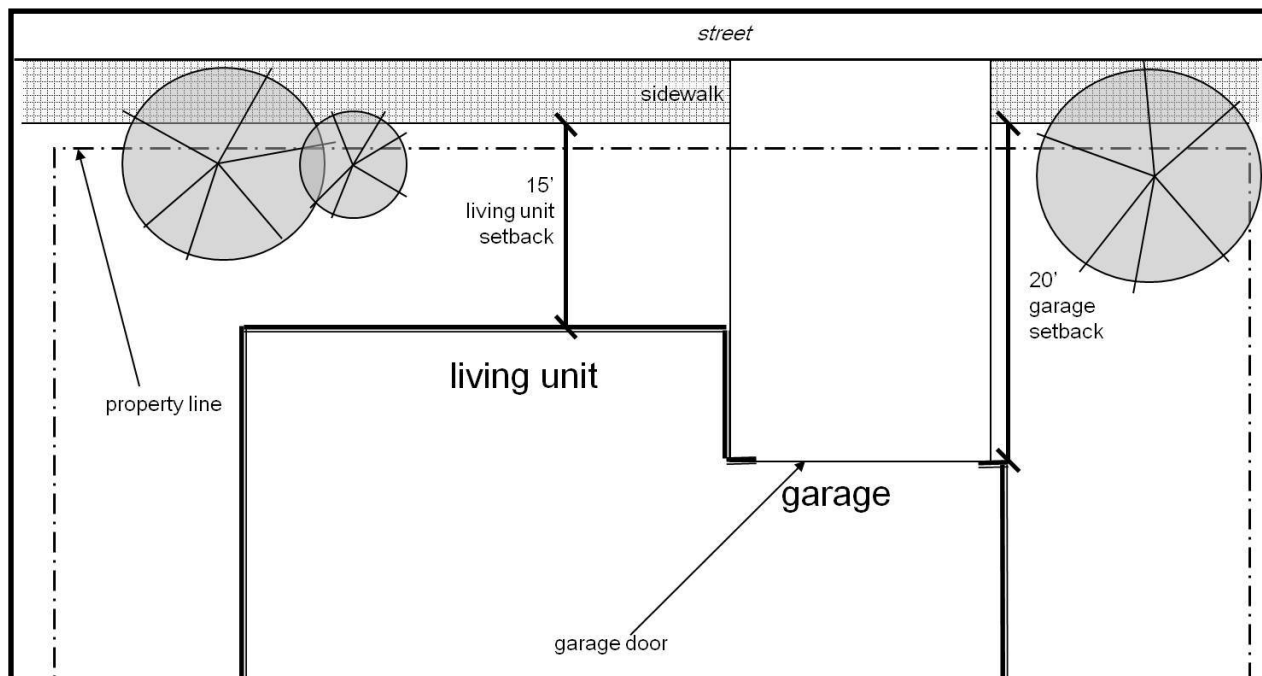


Fig. 1.a

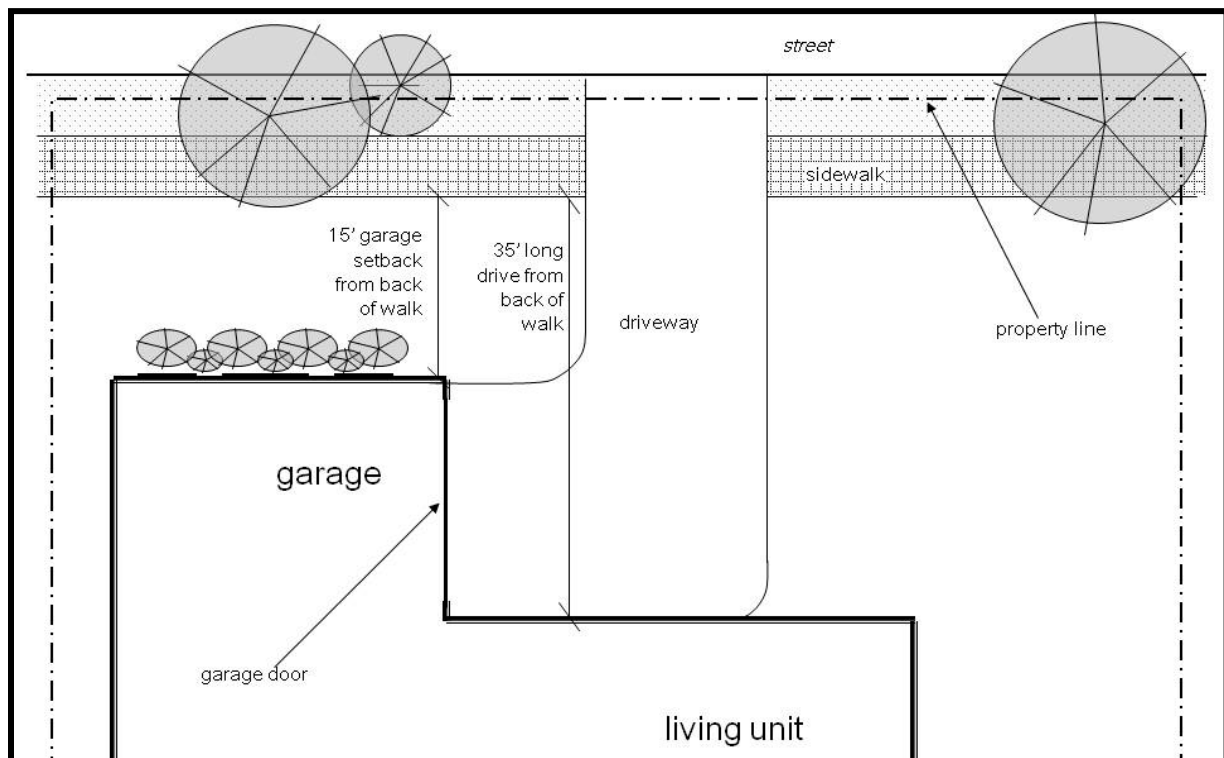


Fig. 2.a.

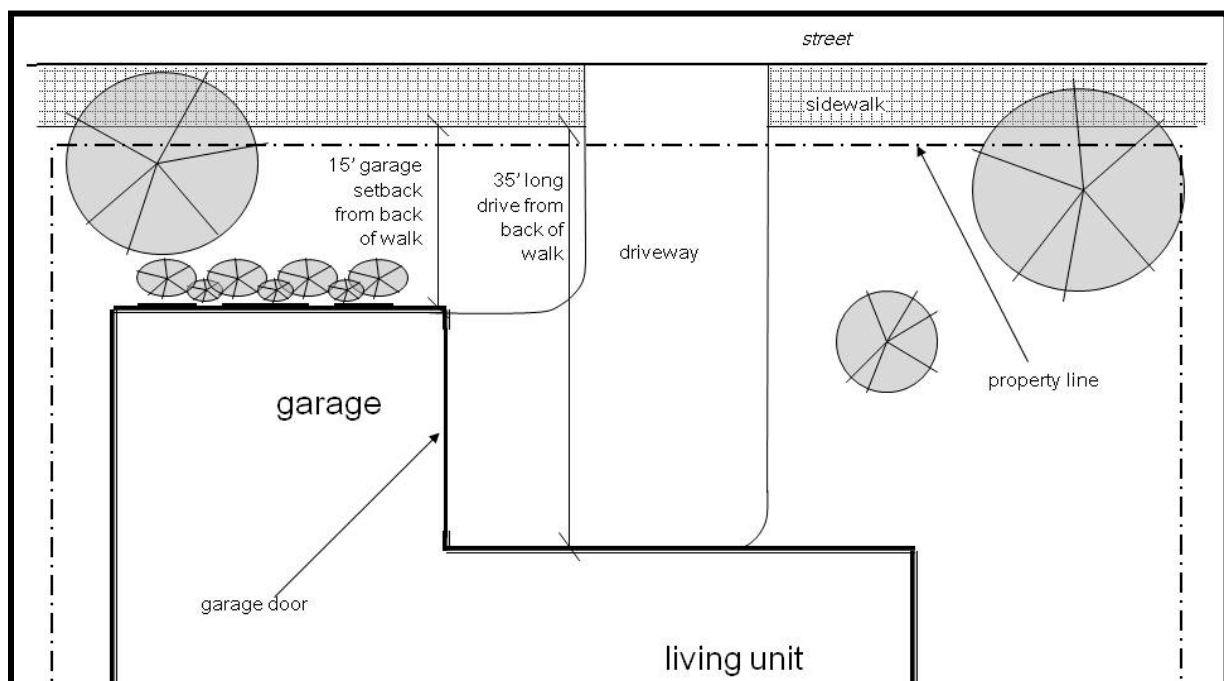


Fig. 2.b.

- (3) Open space calculations.
- (a) In multi-family developments, where the density exceeds seven (7) units per acre, the amount of required common open space shall equal or be greater than the minimum aggregate area of provided bedrooms based on the following formula: 300 square feet for the first bedroom and 200 square feet for each additional bedroom; exclusive of required street frontage setbacks and required parking areas. "Open area" is an area with average dimensions of not less than 15 feet by not less than 500 square feet. More than one open area may be provided in a given development. Any interpretation of this Section will be made by the Director.
 - (i) If a proposed project may have a significant adverse impact on the environment because of inadequate public park facilities in the area, and additional park land is required or indicated by an environmental impact statement, as a mitigating measure in lieu of an environmental impact statement, or by the Comprehensive Park and Recreation Plan, the developer must provide for parks in accord with Sections 17.100.010 to 17.100.040 inclusive. If the property is too small to accommodate adequate recreational facilities for the residents and the area has inadequate park facilities, the proposed development will, in most cases, be disapproved unless other measures, which will reasonably protect the public's needs for adequate recreational areas, can be agreed upon between the developer and the City. Such agreement may be cash in lieu of on-site facilities placed in a mitigation account established by the Parks Department for use toward a park or parks within walking distance (1/4 mile straight line) from said development. Under normal circumstances the City will not accept the dedication of a park site of less than five (5) acres.
 - (b) Within the UMU district, new developments with a lot area of more than 20,000 square feet shall provide a pedestrian-oriented space (plaza, courtyard or similar space) of at least 1% of the site area as described below. Buildings that front on a public sidewalk and have a pedestrian-oriented commercial use facing that sidewalk are exempt from this open space requirement.
 - (i) Pedestrian-oriented space must include:
 - (A) Visual and pedestrian access including barrier-free access to the abutting structures from the public right-of-way or a non-vehicular courtyard.
 - (B) Paved walking surfaces of either concrete or approved unit paving in areas intended for foot traffic.
 - (C) On-site or building mounted lighting providing at least 0.6 foot-candles (average) on the ground.
 - (D) At least 3 feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
 - (E) Landscaping to enhance the area.
 - (F) At least 25% of the plaza or courtyard must be shaded by structure or tree canopy (at least 10 years after planting)
 - (ii) Outdoor pedestrian-oriented space shall not include:

- (A) Asphalt or gravel pavement (Exception: decomposed granite & other architectural surface treatments).
 - (B) Adjacent unscreened parking lots
 - (C) Adjacent chain link fences
 - (D) Adjacent “blank walls”
 - (E) Adjacent dumpsters or service areas
 - (F) Outdoor storage or retail sales (shopping carts, potting soil bags, firewood, etc.) that do not contribute to the pedestrian environment.
- (iii) In-Lieu Provisions – Pedestrian-Oriented Space Requirement in Urban Mixed Use (UMU) District: Provided all of the following requirements are met, required publicly-accessible open space in the Urban Mixed Use (UMU) District will be provided on the site containing the permitted land use.
 - (A) The proposing owner or developer shall improve and may, at their and the city’s discretion, dedicate land to provide the pedestrian-oriented space requirement in accordance with the approval of the planning official, or shall pay a fee in lieu of such improvement and dedication if the planning official determines that the dedication and improvement of land is not feasible or desirable due to the physical characteristics of the site.
 - (B) The property owner or developer shall either:
 - 1. Provide and construct (and optionally dedicate) the on-site pedestrian-oriented space requirement to city design and construction standards subject to city approval or:
 - 2. Enter a voluntary agreement with the city to pay an amount equal to the city’s cost of acquiring and constructing the pedestrian-oriented space requirement in another location within the same UMU District as identified and approved by the planning official.
- (4) Mobile Home Park Requirements:
 - (a) New Mobile Home Parks: For Residential Trailer Parks developed after January 1, 1998, the following spacing standards may be utilized:
 - (i) When each primary structure has a 20-foot front and rear yard (18.09.1950) or open space, the following spacing standards apply: side-by-side, end-to-end and parallel - 10 feet between each primary structure; accessory structures that meet provisions of the International Building Code must have a minimum four-foot setback between the primary structure unless attached to the primary structure, and must have a minimum six-foot setback between adjacent primary and accessory structures.
 - (b) 10 feet setback from all property lines; 20 feet from an existing right-of-way line or proposed right-of-way line whichever is greater.
 - (c) Spacing: 20 feet between mobile homes located side-by-side, end-to-end and parallel. End-to-end, 10 feet if the extended outside edge does not project beyond the extended centerline of the adjacent unit. There must be 20 feet between any mobile home and any permanent structure; 10 feet between any mobile home and

any accessory structure unless attached to the mobile home in accord with the State of Washington and the International Building Code; 10 feet between any occupied travel trailer and any mobile home, accessory structure or permanent building. The average distance between adjacent, angular mobile homes must not be less than 20 feet with the closest point no less than 10 feet.

- (d) Mobile Home Roadways: Each manufactured home must be served by at least one 30-foot wide roadway for two (2) moving lanes of traffic and a three (3) foot delineated, pedestrian walkway. If on-roadway parking is allowed, the roadway width must be increased accordingly. All roadways must be improved with asphalt, bituminous surface treatment or an equivalent.
- (5) Single-Family Homes (attached and detached); Manufactured Homes:
 - (a) Intent: It is the intent of the section to set forth the terms and conditions under which single-family homes may be sited, and to ensure that manufactured homes as defined herein may be sited in any zone where single-family homes are permitted. These regulations apply to all zones where single-family homes are permitted.
 - (b) Minimum siting standards: The following standards apply to the siting of all single-family homes, whether site-built homes or manufactured homes. Where any conflict arises between these regulations and the adopted building code, the stricter standard shall apply.
 - (i) Foundation: all dwellings shall be placed on permanent foundations;
 - (ii) Minimum width: a dwelling shall not be less than 14 feet in width at the narrowest point of its first story;
 - (iii) Age of dwelling (for manufactured homes only): no manufactured home more than three years old on the date of installation or previously lived in shall be permitted on any lot;
 - (iv) Roof: minimum pitch for a roof on a dwelling shall either be flat or have a minimum four-inch vertical rise for each twelve inches of horizontal run (4:12 pitch);
 - (v) All units with a common wall must be constructed concurrently and be under the same ownership at the time of initial construction;
 - (vi) Common walls must follow property lines and have no openings.
- (6) Townhouse/Rowhouse Development:
 - (a) All townhouse or rowhouse development shall comply with the Residential Design Standards-Multi-Family;
 - (b) There must be at least 10 feet on end between groups. This space may either be end unit lots or common open space, and, if so, there may be openings in the end units;
 - (c) The number of connected units may not exceed eight;
 - (d) The Planning Director may approve up to a 10% deviation from all standards related to townhouse or rowhouse development.
- (7) Urban Mixed Use District:
 - (a) Legal lots of record existing as of June 1, 2017 shall be deemed to be in compliance with the lot size restrictions, however after June 1, 2017 no lot intended for single family use shall be created in excess of 5,000 square feet.
 - (b) Setbacks for all residential uses shall be measured from property lines.

- (c) Building setback from front and side property lines are not required, except as mandated by the applicable local, state and federal codes. (Ord. 5743 Sec. 2, 2018: Ord. 5712 Sec. 2, 2017: Ord. 5647 Sec. 1, 2016: Ord. 5542 Sec. 1, 2014: Ord. 5504 Sec. 1, 2013: Ord. 5407 Sec. 4, 2012: Ord. 5365 Sec. 3, 2011: Ord. 5309 Sec. 9, 2010: Ord. 5204 Sec. 6, 2007; Ord. 5180 Sec. 1, 2007)

Section 2. Section 18.12.010 B.2 of the Kennewick Municipal Code be, and the same hereby is, amended to read as follows:

18.12.010 B.2: Table of Non-Residential Site Development Standards: Minimum and maximum non-residential use standards are identified in the following table. Additional site design standards are included under 18.12.340, below and in the *Site Design Guidelines for Commercial, Office and Industrial Uses*:

Table of Commercial/Industrial Standards	Maximum District Size	Minimum District Size	Yards	Maximum Building Height	Maximum Lot Coverage	Outdoor Storage
UMU – Urban Mixed Use District	None	40 acres	See KMC 18.80	None	None	None
CN- Commercial – Neighborhood District	5 Acres	None	See (1) Below	45'	None	See (2) Below
CO-Commercial – Office District	None	None	See (3) Below	None	None	See (4) Below
CBD-Commercial-Central Business District	None	None	See (16) Below	None	None	None
CC- Commercial – Community District	None	None	See (3) Below	None	None	See (4) Below
CR-Commercial – Regional District	None	None	See (3), (15) Below	None	None	See (4) Below
CAR-Commercial, Auto Row District	See (17) Below	20 acres	See (17) Below	None	None	See (18) Below
CG-Commercial – General District	None	None	See (3) Below	None	None	See (4) Below
CM-Commercial – Marina District	None	None	See (3) Below	See (14) Below	None	None
HMU- Historic, Mixed Use District (See Title 18.12.335 & 18.12.010(5))			See (6) Below	30' 35'	45%	
BP-Business Park District	5 Acres	None	See 18.12.340	35'	50%	

Table of Commercial/Industrial Standards	Maximum District Size	Minimum District Size	Yards	Maximum Building Height	Maximum Lot Coverage	Outdoor Storage
IP-Industrial Park District	20 Acres	None	See (7) Below	None	None	See (8) Below
IL-Industrial, Light District	None	None	See (9) Below	None	None	See (10) Below
IH-Industrial, Heavy District	None	None	See (9) Below	None	None	See (10) Below
JF-Justice Facilities	None	None	See (11) Below	85'	None	None
PF-Public Facilities District	None	None	See (12) Below	None	None	See (13) Below
OS-Open Space District	None	None	See (12) Below	None	None	See (13) Below
NOTE: *Additional site design and building standards may be included in the <i>City of Kennewick Commercial Design Standards manual</i>						

FOOTNOTES for Table 18.12.010 B-2 Non-Residential Standards Table:

(1) Street frontage: 20 feet, except for fuel island canopies, which may encroach up to five feet from the street property line with the outer edge of the canopies, provided that the canopy support pillars are at least 15 feet from the nearest street property line.

(a) Non-street frontage: None; unless the use abuts an R or HMU district, in which case 20 feet.

(2) All activity, other than off-street parking, loading, or gasoline sales must be kept within a completely enclosed building. However, live plant material may be stored outside if parking is not affected.

(3) Street Frontage: Only that necessary to comply with Chapters 13.12, 18.21, and 18.27. The right-of-way is determined in accord with Section 5.56.51.

(a) View obstruction setbacks must be improved with asphalt, concrete, or some other comparable dust-free and weed free material, or landscaped to prevent dust and weeds with adequate irrigation or otherwise maintained to prevent weeds, dust and rubbish.

(b) Side and Rear: None; but 20 feet on sides abutting R or HMU districts.

(4) All service, processing and storage areas abutting any R district at ground floor level or within 20 feet and visible from a street, must be within a completely enclosed building or screened from view by a permanently maintained, sight-obscuring fence at least six feet high. Except for vehicles, no storage shall extend above the fence.

(5) HMU-Historic, Mixed Use District Development Standards:

(a) Floor area ratio (the amount of building surface expressed as a ratio to lot surface) is a maximum of .45;

(b) New construction of dwellings, business buildings, and exterior remodeling of existing structures (including re-roofing, re-siding, additions and similar exterior changes) require conformance with the following criteria:

(i) Maximum building height - 30 feet;

(ii) Roof pitch - not less than 4:12;

(iii) Orientation - main entranceways oriented directly or as near directly to the street as possible;

(iv) Openings - blank walls must be avoided. A combination of windows, doors, balconies, alcoves, bay windows, porches or similar architectural features must comprise a minimum of 25% of the total street wall area and a minimum of 20% of the total area of each of the remaining walls, with the exception of the rear wall;

(v) Windows - mirror or mirror-like composition or exterior finishes are prohibited;

(vi) Siding and roofing - metal, vinyl or plastic siding or roofing is allowed, provided the finish is not reflective, and in the case of metal, is anodized;

(c) The structure shall be similar in character to the surrounding residential structures.

(d) Yards:

(i) Street frontage - (see 18.12.335);

(ii) Side yards - (see 18.12.335);

(iii) Rear yards - None, provided that the Floor Area Ratio ("F.A.R.") and other setbacks are observed;

(e) Accessory structures must conform to 18.27.030;

- (f) Signage shall conform with Section 18.24 with the following changes:
 - (i) A maximum height limit of 15 feet for freestanding signs;
 - (ii) The maximum sign area for all signs is 24 square feet. Included in this total is an eight square foot maximum for signage that is attached, drawn, or installed on the structure or any portion of the structure;
 - (iii) Internally lit signage and signage utilizing flashing lights is prohibited. Lighting shall be by indirect methods;
 - (iv) Non-conforming signs having a replacement value of less than \$2,500 shall be made conforming by June 30, 2000;
 - (v) Multi-tenant businesses are permitted 24 square feet of signage for the initial business and eight (8) square feet per additional business to a maximum of 48 square feet;
- (g) Parking requirements in this district shall conform with Section 18.36, with the following exceptions:
 - (i) Parking requirements for unlisted uses is one space per 250 square feet of building space devoted to business activities. This formula takes into account space used for retail activity, record storage, office and clerical space, or other areas normally and primarily used for business purposes;
 - (ii) Total number of off-street parking stalls required may be reduced one space for each 20 feet of linear frontage along a public street that is legal for parking purposes;
- (h) Landscaping requirements in this district shall conform with Section 18.21, with the following exceptions:
 - (i) Landscaping must incorporate street frontage setback landscaping per the design requirements of Section 18.21.060(1)(a); this requirement does not use side and rear yard ratios in its calculation;
- (i) Public hours of operation for commercial uses must begin at or after 7:00 a.m. and end at or before 8:30 p.m., with the exception of Bed & Breakfasts, which by nature require 24-hour service.
- (j) Retail sales incident to the uses listed in 18.12.010 B-1: Table of Non-Residential Uses are permitted, provided that such incidental sales do not occupy more than 25% of the gross street floor area of the primary structure. For purposes of this calculation, retail activity is that portion of the gross street floor located in one designated area of such street floor used for goods transactions. It does not include storage or record keeping space.
- (6) Yard requirements: (see Section 18.12.330 for City location-related standards).
 - (a) Front: 15 feet;
 - (b) Corner/flanking street: 10 feet;
 - (c) Side: 0 feet for the interior non-perimeter lot lines of a parent parcel. Once a parent parcel is platted or subdivided, only the internal lot lines shall be allowed to have zero foot side yards. All perimeter lot lines of the parent parcel have a ten-foot side yard setback requirement. Buildings constructed with side yards less than 10 feet shall not be longer than 300 feet. A property owner's association must be formed and a maintenance agreement executed, as approved by the Planning Director, providing for perpetual maintenance common of landscaped areas for developments with buildings with side yards of less than 10 feet. The

maintenance agreement shall be recorded and run with land and shall provide for the City of Kennewick to arrange for maintenance of landscaped or common areas in the event the property owners fail to maintain these areas or their association dissolves. The agreement must be recorded prior to the land division;

- (d) Side yards abutting R or HMU zones must be a minimum of 20 feet;
- (e) Rear: 10 feet, unless abutting an R zone, in which case the minimum setback is 25 feet;
- (f) Minimum street frontage: 30 feet.
- (7) Yards: (see Section 18.12.330 for City location-related standards).
- (a) Street frontage yards: 15 feet. View obstruction setbacks must be improved with asphalt, concrete, or some other comparable dust-free and weed-free material, or landscaped to prevent dust and weeds with adequate irrigation or otherwise maintained to prevent weeds, dust and rubbish.
- (b) Side and rear yards: 25 feet.
- (8) All service, processing and storage areas abutting any R district at ground floor level or within 20 feet and visible from a street, must be within a completely enclosed building or screened from view by a permanently maintained, sight-obscuring fence at least six feet high. Except for vehicles, no storage shall extend above the fence.
- (9) Street Frontage: Only that necessary to comply with Chapter 13.12 and Section 18.12.010 A-2 and B-1. The right-of-way is determined in accord with Section 5.56.51.
- (a) View obstruction setbacks must be improved with asphalt, concrete, or some other comparable dust-free and weed-free material, or landscaped to prevent dust and weeds with adequate irrigation or otherwise maintained to prevent weeds, dust, and rubbish.
- (b) Side and Rear: None; but 25 feet on sides abutting R or HMU districts.
- (10) All service, processing, and storage areas abutting any R or HMU districts at ground floor level must be within a completely enclosed building or screened by a permanently maintained sight-obscuring fence at least six feet high.
- (11) All yards must be a minimum of 20 feet, unobstructed by structures or accessory uses.
- (12) Street frontage: 20 feet if adjacent to an R District; Non-street frontage: none unless the use abuts an R or HMU district or use, in which case, 20 feet.
- (13) All storage areas visible from any street abutting a site or from any abutting R district at ground floor level, must be within a completely enclosed building or screened from view by a permanently maintained sight-obscuring fence at least six feet high. Except for vehicles and rolling equipment, no storage shall extend above the fence.
- (14) Building heights in the CM district shall be 35 feet except for the height limits provided in Chapter 18.68, Appendix A-6-3, Clover Island – Height Limitation Exhibit.
- (15) Aviation uses shall be no closer than seventy-five (75) feet from the curbline of West Rio Grande Avenue or West Grandridge Boulevard.
- (16) Development in the Central Business District (CBD) zoning district is subject to the following development standards:
 - (a) A single architectural style is not required for new or remodeled buildings, but a building's style shall be consistent throughout; details from different eras shall not be mixed on a single building. Traditional detailing is required.

- (b) A building's elevation and mass must be modulated to match or replicate the narrow commercial façades typical of original development, and give a sense of human scale. Reuse original façades where possible and economically feasible.
- (c) New construction shall be consistent with the height, scale, setbacks or massing of nearby historic buildings.
- (d) Appropriate building facing materials include: brick, wood, stucco, stone, and cast iron storefronts. Building materials for new buildings shall support the existing character of older buildings, by having a projected physical life cycle of 100+ years.
- (e) The following street front siding materials are prohibited:
 - (i) Plain concrete masonry unit;
 - (ii) Unfinished tilt-up concrete slab;
 - (iii) Corrugated metal; or
 - (iv) Vinyl or plastic siding.
- (f) Unpainted brick may not be painted, except for clear graffiti preventing finishes.
- (g) Building entries shall be located on the street side of the building. If the building does not front on a public street then the entry must be visible from a public street.
- (h) Buildings located on street corners shall have additional architectural detailing to emphasize the street corner, which may include, for example: corner entry, balcony, integrated signage, public art, and pedestrian amenities. Buildings or public amenities located on corners shall abut the property line on each side of the corner.
- (i) Blank façades shall not be visible to public spaces or rights-of-way. Treatments to alleviate blank façades may include windows, architectural detail, or materials with texture (e.g. brick, siding, etc.) or artwork such as sculpture.
- (j) Vestibules, entries, windows, and other architectural features shall provide further visual definition and reduce the visual mass of larger buildings. Façades shall reflect the scale and massing of historic structures and achieve proportions that give a sense of human scale.
- (k) First floor ceiling heights shall be taller than upper stories to reflect the historical pattern of construction. (First floor ceiling heights are a minimum of 10 feet to accommodate transom windows.)
- (l) Awnings create visual interest and protect pedestrians from sun and rain and are encouraged in the CBD district subject to the following:
 - (i) Awnings may be provided along the entire frontage of commercial buildings. They shall be of a size, scale and shape appropriate to the specific building, window and door trim. The underside of all awnings shall be enclosed to prevent birds from roosting or nesting.
 - (ii) Awnings or canopies shall be supported solely by the building and be hung above the display window space at least eight (8) feet above the public walkway.
 - (iii) Awnings may extend four (4) feet over the walkway from the building's face provided there is no obstruction of street trees and/or street lights as approved by the City.

- (m) Windows provide a visual entry into a business and the goods and services offered while providing security. Windows shall meet the following standards:
 - (i) Display windows on the ground floor of retail and commercial buildings shall be the predominant surface on the first story, typical of original downtown Kennewick commercial buildings.
 - (ii) New commercial construction shall provide a minimum of fifty percent (50%) of the first floor wall surface in windows that face the street based upon a minimum of ten (10) feet of first floor height.
 - (iii) No more than twenty-five percent (25%) of the gross square footage of display windows may be used for temporary or permanent signage for advertizing, promotion or community service announcements.
 - (iv) Windows shall not be permanently darkened by use of applied films at street level. First story windows shall not be covered but shall provide visual access from street and sidewalks. Windows located above the street level may be covered by curtains, shades, or other temporary coverings that do not distract from the historic relevance of the area.
- (17) Commercial, Auto Row District
 - (a) Yards
 - (i) Front: 25 feet;
 - (ii) Side: None, unless abutting an R district, then 10 feet;
 - (iii) Rear: None, unless abutting an R district, then 10 feet.
 - (b) All service, processing and storage areas abutting any R district at ground floor level or within 20 feet or visible from a street, must be within a completely enclosed building or screened from view by a permanently maintained, sight-obscuring fence at least six feet high. Except for vehicles, no storage shall extend above the fence. (Ord. 5743 Sec. 2, 2018: Ord. 5712 Sec. 4, 2017: Ord. 5542 Sec. 3, 2014: Ord. 5434 Sec. 6, 2012: Ord. 5366 Sec. 2, 2011: Ord. 5309 Sec. 11, 2010: Ord. 5212 Sec. 3, 2008: Ord. 5180 Sec. 1, 2007)

Section 3. Section 18.12.250 of the Kennewick Municipal Code, be, and the same hereby is, amended to read as follows:

18.12.250: Temporary and Parking Lot Businesses:

- (1) General requirements:
 - (a) A City of Kennewick business license is required;
 - (b) The use of City property requires approval of a lease, background check, a hold harmless agreement and an insurance policy naming the City of Kennewick as an additional insured in the amount of one million dollars; or
 - (c) The use of City property requires approval of a lease, background check, a hold harmless agreement, and an insurance policy naming the City of Kennewick as an additional insured in an amount approved by the City Attorney;
 - (d) Operation in a city park also requires approval of a concessionaires permit;
 - (e) Any business-related discharge into the sanitary or storm sewer systems requires the written approval of the Public Works Director;
 - (f) Written approval from the Benton-Franklin County Health District is required if food is served or if restrooms are required;

- (g) Buildings must be on a permanent perimeter foundation or otherwise fastened and designed to secure the structure for a minimum of a 70-mile per hour wind load;
- (h) The Fire Marshall must review and approve the use of a tent for applicable requirements of the Uniform Fire Code;
- (i) No structure or temporary use may be within five feet of any right-of-way. Sight distance triangles must be observed;
- (j) There must be adequate off-street parking provided in accord with KMC 18.36. The site must be paved or graveled;
- (k) If on the same parcel as an existing business the minimum off-street parking for the primary business must be maintained;
- (l) The temporary business must submit an accurate site plan drawn to scale depicting the following:
 - (i) The parcel lines and right-of-way lines;
 - (ii) The boundaries of the portion of the property to be used by the temporary business;
 - (iii) The parking area, which is to be used by the temporary business and the driveways to be used for access;
 - (iv) Drive areas must remain open and all pedestrian walkways must remain passable;
 - (v) The location and dimension of existing structures as well as the location and dimension of all structures, vehicles, and signs to be used by the temporary business;
 - (vi) How any temporary on-site residency and sanitation is to be accommodated;
 - (vii) Proposed operating hours.
- (m) The business license must list the Washington state tax number including the City's location code number;
- (n) All signs, circulars, and other advertising material must be removed within three days of the termination of the business;
- (o) There must be adequate provisions made for dust and litter control;
- (p) The applicant must submit the property owner's written consent for the use of premises;
- (q) All electrical facilities must be inspected and approved by the Washington State Department of Labor and Industries;
- (r) Temporary businesses must conform to the noise standards set forth in KMC 9.52;
- (s) The applicant must show evidence of any required State licenses with the application for a business license;
- (t) No business shall be located in the parking area immediately adjacent to the entrance to another business without the written permission of the affected business owner;
- (u) All temporary and parking lot businesses that cannot demonstrate legal non-conforming status must be in compliance with the requirements of the section within one year from the date of adoption;
- (v) No vision obstructions within the vision clearance triangle are permitted.

- (2) Permanent small building businesses:
 - (a) Must meet all applicable regulations including but not limited to: parking, landscaping, and signage;
 - (b) Businesses with drive through windows must have a minimum of six (6) stacking stalls per KMC 18.36.060;
 - (c) Businesses with outdoor (or under-tent) seating must meet the applicable requirements of the International Building Code for employee and customer restrooms;
 - (d) The business must be connected to public water and sewerage systems.
- (3) Long term temporary stands:
 - (a) Shall locate in Kennewick for a maximum of 180 consecutive days annually;
 - (b) The structure used must be removed within 10 days of the business closing for the year;
 - (c) The business must operate from a structure;
 - (d) Shall locate only in the CC, CAR, CG, CR, UMU and IL zoning districts.
- (4) Short term temporary stands:
 - (a) The business must operate from a structure;
 - (b) The structure used must be removed within three days of the business closing for the year;
 - (c) The business shall locate for no more than two non-consecutive 30-day periods within one calendar year at any one location;
 - (d) All short term temporary businesses must be on the same parcel and secondary to a principle permitted use, locate within a zone that allows public and quasi-public uses and must comply with all regulations, including permitted use, appertaining to that district except as modified by this section.
- (5) Vehicle based food businesses:
 - (a) Allowed in CO, CBD, CC, CAR, CG, CM, CR, UMU, BP, IL, IH, OS, and PF zoning districts;
 - (b) Standing. No vehicle based business operator shall stand or allow their vehicle to stand upon any public way for more than one hour in any one place, except as otherwise permitted;
 - (c) Outdoor seating is not permitted, except as stated in subsection (f) below;
 - (d) Except as stated in subsection (f) below, a vehicle based business shall operate in the same location for a maximum of ~~90~~30 calendar days and shall not return to the same location for 30 calendar days in addition to the requirements of subsection (b) above;
 - (e) The business shall not function as a drive-through.
 - (f) The following standards apply to operation within the Bridge to Bridge River to Rail subarea.
 - (i) Vehicle based food businesses may operate without a maximum time limit and have outdoor seating;
 - (ii) In determining whether or not the proposed location would be permitted, the following criteria shall be considered:
 - (A) The type and intensity of the proposed use and the type and intensity of existing uses;
 - (B) The width of the sidewalk, pedestrian plaza or parking lot in which

- it is to be located;
- (C) The proximity and location of existing street furniture, including but not limited to signposts, lampposts, bus shelters, benches, phone booths, trees, newsstands, as well as the presence of bus stops and truck loading areas;
- (D) Established or proposed pedestrian and vehicular traffic patterns;
- (E) The number of vehicle based food businesses in a given area;
- (F) Other factors deemed relevant by the approving authority, consistent with the purpose of this chapter and intent of the subarea zone proposed for the use.
- (G) The vehicle based food business shall be placed in a parking area that must be surfaced with asphalt or Portland cement binder pavement to provide a durable and dustless surface.
- (iii) In addition to the requirements to establish compliance with KMC “Temporary and Parking Lot Business” General Requirement 18.12.250(1) and other codes as applicable, the following items specific to Vehicle Based Food Businesses are required:
 - (A) Site plan including outdoor seating layout.
 - (B) Restroom agreement.
 - (C) Discharge plan for used oils and graywater.
- (iv) Vehicles must be currently licensed, operable, and able to leave a site at any time under their own power, towables are not permitted.
- (v) No vehicle based food vendor shall locate his or her vehicle or other conveyance in such a manner as to cause a traffic hazard.
- (vi) No vehicle based food vendor shall obstruct or cause to be obstructed the passage of a sidewalk, street, avenue, alley or any other public place by causing people to congregate at or near the place where food is being sold or offered for sale.
- (vii) The vending site shall be kept clean and orderly at all times, and the vendor must provide a refuse container and is encouraged to provide containers for recycling. Refuse, debris, and liquid spills by any person using the business location shall be cleaned up daily, and refuse containers emptied on a regular basis.
- (viii) Support equipment and accessories shall generally be self-contained within the vendor unit and site. Support equipment and accessories, including accessory seating and tables, must not be placed so as to impede pedestrian or vehicular traffic or distract from the pedestrian experience.
- (ix) Outdoor equipment shall be low maintenance and cleanable, durable, and preferably painted or of noncorrosive metal.
- (x) No portion of a vendor’s inventory, sales equipment, or any other structure or equipment used in the sales or solicitation process shall be left overnight upon any unenclosed portion of any lot or site within the City, nor upon any public street or right-of-way.
- (xi) The City reserves the right to limit the number of vehicle based food vendors in any given area of the Bridge to Bridge River to Rail Subarea. City review may consider the needs of the public, diversity of products

offered for sale, the smooth flow of pedestrian and vehicular traffic, number of complaints, and locations where vendors are located.

- (xii) At the conclusion of business activities at a given location, the vehicle, ancillary equipment, and debris generated by the vendor's business activities shall be removed and the site and public area surrounding it cleaned.

(6) Cart businesses:

- (a) The cart must be stored indoors or off-site when not open for business;
- (b) Allowed in CN, CO, CBD, CC, CAR, CG, CM, CR, UMU, BP, IL, IH, OS, and PF zoning districts;
- (c) Operation in a city park also requires approval of a concessionaires permit;
- (d) Standing. No cart-based business operator shall stand or allow their vehicle to stand upon any public way for more than ~~eight~~^{two} hours in any one place;
- (e) The business shall not function as a drive through.

(7) Trade shows, circuses, carnivals, outdoor concerts, bazaars, festivals, or similar temporary uses including religious meetings, rallies, and revival tents must obtain a permit in accord with Chapter 6.47. The use must comply with the following:

- (a) The use will be allowed for no more than two non-consecutive ten (10) day periods annually;
- (b) No structure or activity shall be within 300 feet of a residential district. The activity must not seriously interfere with traffic, emergency services, or other normal City operations. Adequate off-street parking as well as access must be provided;
- (c) Residential districts must be shielded from disruptive sounds and noises;
- (d) Provisions must be made for the control of dust and litter;
- (e) Parking Facilities. The applicant shall submit a plan showing adequate parking facilities on or adjacent to the location where the event is to be held. At least one (1) parking space for every four (4) persons expected to attend shall be provided. All parking facilities shall be off the public right-of-ways and adequate ingress and egress shall be provided to and from the area to facilitate the movement of vehicles. If non-adjacent parking facilities are approved, the permittee shall provide shuttle bus service on a no-charge basis;
- (f) Traffic Control. The License Officer shall ensure that adequate traffic and crowd control has been provided.
- (g) Traffic and crowd control personnel shall be approved by the License Officer. One (1) traffic control officer and one (1) crowd control officer may be required if more than two hundred (200) people can reasonably be expected to attend the event, and more may be required if conditions warrant. The cost of crowd and traffic control must be borne by the permittee. If at any time the size of the crowd exceeds by twenty percent (20%) the number of people represented by the permittee to be in attendance, the License Officer may require the permittee to limit further attendance;
- (h) Temporary Accommodations. If temporary campsites, trailer parks, or other accommodations are provided, adequate sanitary facilities must be provided and minimum fire safety standards must be met. Adequate access and parking must be

established, and provisions made for the maintenance of order and security at all times; and

- (i) No outdoor musical assembly or similar activity shall be conducted between the hours of 12:00 A.M. and 9:00 A.M., nor circus or carnival between 2:00 A.M. and 9:00 A.M., and permittee shall clear the licensed area no later than 1:00 A.M. or 3:00 A.M. respectively.
- (8) Seasonal and non-seasonal merchandise in conjunction with an existing business:
 - (a) Outdoor display and sales of general merchandise are allowed for no more than three non-consecutive ten (10) day periods annually when conducted in the parking area;
 - (b) Outdoor display and sales of automobiles, recreational vehicles, boats, and similar vehicles are allowed for no more than twelve (12) non-consecutive five (5) day periods annually when conducted in the parking area;
 - (c) Where vehicles are displayed for sale the transaction must occur within the City of Kennewick;
 - (d) Outdoor display and sales of seasonal merchandise is allowed for a maximum of 90 consecutive days annually; and
- (e) Merchandise display areas must meet minimum required setbacks in conformance with the Uniform Fire Code. (Ord. 5743 Sec. 3, 2018: Ord. 5712 Sec. 7, 2017: Ord. 5671 Sec. 1, 2016: Ord. 5663 Sec. 1, 2016: Ord. 5434 Sec. 7, 2012: Ord. 5431 Sec. 1, 2012: Ord. 5180 Sec. 1, 2007)

Section 4. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 2nd day of January, 2018, and signed in authentication of its passage this 2nd day of January, 2018.

Attest:

_____, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5743 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 3rd day of
January, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____

Council Agenda Coversheet 	Agenda Item Number	5.a.(5)	Council Date	01/02/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	Amendment to 18.27.030			Public Mtg / Hrg	☐
	Ordinance/Reso #	5744	Contract #		Other	☐
	Project #	ZOA 17-06	Permit #	AMD-2017-02648	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council concur with the findings and conclusions contained in the staff report and approve Zoning Code Amendment ZOA 17-06 to Section 18.27.030 by adopting Ordinance 5744.

Motion for Consideration

I move to adopt Ordinance 5744.

Summary

The City of Kennewick has proposed an amendment to Section 18.27.030 which will increase the maximum height for accessory buildings from 16 feet to 20 feet. This increase in height is a result of redefining how building height is measured. Currently the code calculates building height as an average of the height of the eave line and the peak of the roof. The revised height is simply the highest point of the structure. The change in maximum height is not anticipated to result in any significant change to the building heights overall.

No members of the general public testified on the above amendment at the Planning Commission public hearing.

Alternatives

None Recommended

Fiscal Impact

None

Through	Steve Donovan Dec 15, 13:30:50 GMT-0800 2017	Attachments: 
Dept Head Approval	Gregory McCormick Dec 19, 11:38:01 GMT-0800 2017	
City Mgr Approval	Marie Mosley Dec 28, 14:28:37 GMT-0800 2017	

☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5744

AN ORDINANCE RELATING TO ZONING AND AMENDING SECTION
18.27.030 OF THE KENNEWICK MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS
FOLLOWS:

Section 1. Section 18.27.030 of the Kennewick Municipal Code, be, and the same hereby is,
amended to read as follows:

18.27.030: Accessory Building - Setback - Dimensions: Accessory buildings must comply with applicable setbacks. Except in C, I, PF, UMU, and OS districts, detached accessory buildings may not be over ~~20~~16 feet high. In all R and HMU districts, no accessory building may be closer than 10 feet from any building on the same lot unless the accessory structure is constructed in accord with the International Building Code, in which case the separation can be reduced to four feet. In addition, no accessory structure may be within a radius of 10 feet from the vertical centerline of a window in a dwelling on the same or an adjacent lot. It may not be within five feet of a side or rear property line but it may abut a rear property line adjacent to an alley, canal right-of-way or railroad right-of-way. (Ord. 5744 Sec. 1, 2018; Ord. 5715 Sec. 1, 2017; Ord. 5180 Sec. 1, 2007)

Section 2. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this
2nd day of January, 2018, and signed in authentication of its passage this 2nd day of January,
2018.

Attest:

_____, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5744 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 3rd day of
January, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION _____

Council Agenda Coversheet 	Agenda Item Number	5.b.	Council Date	01/02/2018	Consent Agenda	☐
	Agenda Item Type	Resolution			Ordinance/Reso	☒
	Subject	Public Art W. 4th Ave/Columbia Center Blvd			Public Mtg / Hrg	☐
	Ordinance/Reso #	18-01	Contract #		Other	☐
	Project #		Permit #		Quasi-Judicial	☐
	Department	Employee & Community Relations				

Recommendation

That Council approve the purchase and installation of public art titled "Jackrabbits" at the corner of W. 4th Ave and Columbia Center Blvd and adopt Resolution No. 18-01.

Motion for Consideration

I move to adopt Resolution 18-01.

Summary

In mid-2016, the Arts Commission volunteered to identify a solution for the vacant corner at W 4th Ave and Columbia Center Blvd, which was conveyed by a disbanded Homeowners Association to the city. The development entrance sign had been removed, and landscape fabric and rock ground cover has since been installed by the City.

The search for appropriate art for the long, thin shape of the property, visible from both cars driving by at 40 mph and pedestrians on the adjacent sidewalk, yielded the proposed "Jackrabbit" installation. The 5' tall sheet metal jackrabbits are designed by Arts Commission Chair Jason Watson, can be fabricated locally, and their protective coating will require minimal future maintenance. Each of the eight jackrabbits is unique, as their position and sequence makes them appear to be running along the side of the road, reflective of the native species found in the sagebrush, weed, tall-grass patches and orchards of our region. Rabbits commonly feed and travel along human paths and roadsides.

If approved, the Arts Commission will fund fabrication of the rabbits and their installation posts for \$3,505. Parks Department volunteers and staff will position a "river" of river rock (already purchased) in the existing basalt rock ground cover, visible from the sidewalk and road, and embed the posts of the jackrabbits in concrete.

The cost of this project and future maintenance would be funded from the Arts Commission budget. The Arts Commission completed the Review Criteria Form at its November 2017 meeting, and voted to authorize Commissioner Watson to sign it.

Alternatives

None recommended.

Fiscal Impact

\$3,505 from Arts Commission current approved budget.

Through	Emily Estes-Cross Dec 22, 13:12:17 GMT-0800 2017	Attachments: 
Dept Head Approval	Terry Walsh Dec 27, 15:48:46 GMT-0800 2017	
City Mgr Approval	Marie Mosley Dec 28, 14:16:29 GMT-0800 2017	

☐ **Recording Required?**

CITY OF KENNEWICK
RESOLUTION NO. 18-01

A RESOLUTION APPROVING ART RECOMMENDATION “JACKRABBITS”

WHEREAS, the City of Kennewick is desirous of placing public art on a vacant corner lot at West 4th Avenue and Columbia Center Boulevard; and

WHEREAS, the City’s Arts Commission is recommending local fabrication and placement of an art piece constructed of sheet metal glazed with a protective covering titled "Jackrabbits," conceptualized by the Kennewick Arts Commission and designed by Chair Jason Watkins; and

WHEREAS, the City's Arts Commission conducted a series of meetings in 2016 and 2017, at which various art concepts were discussed and versions of this concept refined to meet Council requirements and budget; and

WHEREAS, upon City Council approval of the recommendation, the City of Kennewick, will proceed with fabrication and installation as detailed; and

WHEREAS, the following findings are made:

1. Proposed location: Corner lot at West 4th Avenue and Columbia Center Boulevard conveyed by disbanded homeowners association to the City.
2. The art piece includes eight jackrabbits, constructed of 10G MS sheet metal, each 5’ tall with two 48’ long posts for installation.
3. The City of Kennewick will be the owner of the art piece and responsible for maintenance and repair.
4. The art piece was selected because it is reflective of the native species theme of the region, and appropriate in scale for the property.

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON that the Arts Commission has reviewed the art and has concluded the following: The proposed art piece is in keeping and compatible with the “Two Canyon Expansion” Arts Zone and meets the eight review criteria items as listed in KAC 9-11-040, and that the public interest and convenience will be served by the approval thereof; and

BE IT HEREBY FURTHER RESOLVED that the foregoing recommendation be, and the same hereby is, approved.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 2nd day of January, 2018, and signed in authentication of its passage this 2nd day of January, 2018.

_____, Mayor

Attest:

TERRI L. WRIGHT, City Clerk

RESOLUTION NO. 18-01 filed and recorded in the
office of the City Clerk of the City of Kennewick,
Washington, this 3rd day of January, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk



W 4th Ave

W 4th Ave

S Columbia Center Blvd

S Columbia Center Blvd



3D

ART COMMISSION REVIEW CRITERIA



Title of artwork being considered: Jackrabbits

Name of artist: Jason Watson

Sponsoring or gifting entity: Kennewick Arts Commission

Criteria to Consider	YES	NO
1. Safety to the public. Does this artwork: present any sharp corners, angles or protrusions that may cause injury to a person?		X
have a surface that is rough, irregular or that may change over time and become a potential hazard?		X
have a coating that may rub or flake off that is potentially harmful to skin or if inhaled, consumed, or touched?		X
2. Vandalism. Does this artwork: appear fragile in any area that may be potentially damaged through vandalism?		X
properly affix to a base, wall or other mount to avoid it being easily removed?	X	
reside in a protective area, visibly lit and viewable by the public both by street and pedestrian traffic?	X	
appear to be repairable if damaged, would it be feasible?	X	
3. Maintenance, preservation and specifications. Does this artwork: appear to be mounted correctly and permanently to its mount and/or base?	X	
have artist specifications provided as to its continued care?	X	
have the specifications for creation and materials used been provided?	X	
have upkeep problems?		X
have dedicated maintenance and preservation funding?	X	
4. Site appropriateness. Is this artwork: placed in the best area for its best presentation, its protection and the safety of the public?	X	
presented on the appropriate base? (whether that be flat wall, pedestal mount or free-standing)	X	
in the best location as it relates to other elements such as buildings, walls, windows, doors, paintings, etc.?	X	
5. Relationship to the collection as a whole. Does this artwork: compliment other artwork pieces in the City of Kennewick art collection or on loan in terms of designs, materials, themes, or styles?	X	
offer a different artist's work to the public? (Are there already other works in the City by a particular artist? Are more needed/wanted?)	X	

ART COMMISSION REVIEW CRITERIA

Criteria to Consider	YES	NO
6. Subject matter: Does this artwork: present a subject matter that is not pornographic, lewd, or otherwise socially objectionable or offensive?	X	
offer a style, design or theme that is complimentary to this area's landscape and/or style of architecture?	X	
appeal to all ages?	X	
represent an historical figure or an interpretation of a person or event?	X	
exemplify community values?	X	
7. Artistic merit: Does this artwork: meet the criteria of professional artistic standards in terms of basic art skills, i.e., composition, technical excellence, use of materials?	X	
8. Aesthetic Quality: Aesthetic quality of a piece of art is a total of all of the above criteria. It is appropriate both in content as well as meeting all the above criteria in a positive way?	X	
Pleasing to the eye?	X	
Do you like this piece?	X	
Are there any unacceptable, overriding or restrictive requests from the donor that would affect future decisions regarding the art work? (Can it be moved to another location, sold, or otherwise be changed?)		X

Recommended by the Arts Commission for Council Approval: November 8, 2017

Date

Jason Watson

Arts Commission Chair (Print and Sign)

Not recommended by the Arts Commission for Council Approval: _____

Date

Arts Commission Chair (Print and Sign)



City Council Meeting Schedule February 2018

February 6, 2018
Tuesday, 6:30 p.m. REGULAR COUNCIL MEETING

February 13, 2018
Tuesday, 6:30 p.m. WORKSHOP MEETING
1. Boys & Girls Club

February 20, 2018
Tuesday, 6:30 p.m. REGULAR COUNCIL MEETING

February 27, 2018
Tuesday, 6:30 p.m. WORKSHOP MEETING
1.

To assure disabled persons the opportunity to participate in or benefit from City services, please provide twenty-four (24) hour advance notice for additional arrangements to reasonably accommodate special needs.

Please be advised that all Kennewick City Council Meetings are Audio Taped

February 2018
Updated 11/17/17