



City Council Meeting Schedule March 2019

March 5, 2019
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

March 12, 2019
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Affordable Housing: 2060 & 2163 Funds Overview
(Palmer - 20 minutes)
2. Police Department Annual Update (Hohenberg - 30 minutes)
3. Fire Department Annual Update (Beasley - 30 minutes)

March 19, 2019
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

March 26, 2019
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Visit Tri-Cities Annual Update (Mosley - 15 minutes)
2. Committees Updates (Legard - 60 minutes)
3. AWC Elected Officials Essential Webinar Series
(Roles, Responsibilities and Legal Requirements -
60 minutes)

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

March 2019
Updated 3/14/19



CITY COUNCIL REGULAR MEETING AGENDA

March 19, 2019 at 6:30 p.m.

City Hall Council Chambers | 210 W. 6th Ave

1. CALL TO ORDER

Roll Call/Pledge of Allegiance/Welcome

HONORS & RECOGNITIONS

- Retiree Recognition – Amy Lynch

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 March 5, 2019.
- b. (1) Motion to approve Claims Roster for March 8, 2019.
(2) Motion to approve the Claims Rosters for the Toyota Center Operations and Box Office Accounts for January 2019.
- c. Motion to approve Payroll Roster for February 28, 2019.
- d. Motion to authorize the City Manager to sign the 2019 Amended and Restated Interlocal Agreement between Benton County and the City of Kennewick for District Court Services.
- e. Motion to accept the work of Senske Lawn and Tree Care, Inc. for Contract P1702-17, Three Rivers Entertainment District Landscape & Irrigation Maintenance, in the amount of \$78,952.09.
- f. Motion to authorize the Mayor to sign an easement agreement with the Columbia Mall Partnership.

4. VISITORS

5. ORDINANCES/RESOLUTIONS

- a. Ordinance 5802: Change of Zone 18-10, from Residential, Low (RL) to Commercial, Neighborhood (CN) at 1400 W. 10th Ave.
- b. Ordinance 5803: Change of Zone 18-13 from Residential, Manufactured Home (RMH) to Residential, High at 5927 W. Quinault Ave.

6. PUBLIC HEARINGS/MEETINGS

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CITY COUNCIL REGULAR MEETING AGENDA

March 19, 2019 at 6:30 p.m.

City Hall Council Chambers | 210 W. 6th Ave

7. NEW BUSINESS

- a. Authorize the Mayor to sign a Memorandum of Agreement with Tri Cities Development Co., LLC for the transfer of certain properties and the assignment of duties related to future development of the Apple Valley Subdivision, and Fire Station #6.
- b. Motion to award Contract P1817-19 (UGA Southridge Regional Stormwater Facility), to Mahaffey Enterprises, Inc. in the amount of \$396,450.48 plus a 10% contingency amount of \$39,645.05, for a total amount of \$436,095.53.

8. UNFINISHED BUSINESS

9. COUNCIL COMMENTS/DISCUSSION

10. ADJOURNMENT

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CITY OF KENNEWICK
CITY COUNCIL
Regular Meeting
March 5, 2019

1. CALL TO ORDER

Mayor Don Britain called the meeting to order at 6:30 p.m.

City Council and Staff Present:

Mayor Pro Tem Steve Lee	Marie Mosley	Vince Beasley
Paul Parish	Greg McCormick	Ken Hohenberg
Steve Young	Lisa Beaton	Evelyn Lusignan
John Trumbo	Cary Roe	Chris Guerrero
Bill McKay	Terri Wright	Bruce Mills
Chuck Torelli	Dan Legard	Mikal Barnett
Mayor Don Britain	Emily Estes-Cross	

Chief Ken Hohenberg led the Pledge of Allegiance.

2. APPROVAL OF AGENDA

Mayor Pro Tem Lee moved, seconded by Mr. Torelli to approve the Agenda as presented. The motion passed unanimously.

3. APPROVAL OF CONSENT AGENDA

- a. Minutes of Regular Meeting of February 19, 2019.
- b. (1) Motion to approve the Claims Roster for February 8, 2019.
(2) Motion to approve the Claims Roster for February 22, 2019.
(3) Motion to approve the Claims Roster for Columbia Park Golf Account for January 2019.
- c. Motion to approve Payroll Roster for February 15, 2019.
- d. Motion to authorize the City Manager to sign the FY 2019 application for the City of Kennewick to act as the Fiduciary for the Northwest HIDTA program.
- e. Motion to authorize Mayor to sign a revised license agreement allowing use of City right-of-way along Clearwater Avenue at Ridgeline Drive for landscaping, irrigation and a commercial business sign.
- f. Motion to award Contract P1706-19 (S. Sherman & Ridgeline Looping, Zone 4), to Big D's Construction, in the amount of \$308,010.23, plus a 10% contingency amount of \$30,801.02, for a total of \$338,811.25.
- g. Motion to award Contract P1914-19 (2019 Bituminous Surface Treatment Seal Coat), to Columbia Asphalt & Ready Mix, in the amount of \$569,036.00, plus a 10% contingency amount of \$56,903.60, for a total amount of \$625,939.60.
- h. Motion to approve amending the CIP budget and authorize the award of the Contract to provide and install Phase II of the POD project to Gametime in the amount of \$399,522.96.

Mayor Pro Tem Lee moved, seconded by Mr. Torelli to approve the Consent Agenda. The motion passed unanimously.

4. VISITORS

Mayor Britain stated there are multiple sign-up sheets with the subject of an item (*needle exchange program*) that has been in the news the last few days and requested a staff report be provided prior to taking comments.

Ms. Mosley stated that City Attorney Lisa Beaton would provide some information regarding the legal aspects and then Police Chief Ken Hohenberg would talk about the police and/or public safety aspects related to this item.

Ms. Beaton provided a frame of reference for City Council that a business known as Ideal Options, along with Blue Mountain Heart to Heart, are going to occupy a building in Kennewick. The building was purchased by Ideal Option and it is the city's understanding that the program they're going to conduct, starting Friday, is a combination of a needle exchange program on Friday afternoons from 11:00 a.m. to 3:00 p.m., paired with an actual drug treatment program provided by Ideal Options. The property is zoned Commercial, Community and this type of use is permitted in this zoning district. This is a permitted use out right meaning there is no site plan, or permitting process, no special use permit required by the business that they had to go through prior to occupying the building, since the previous use was also a clinic and consistent with the new business. In addition there are not any statutory restrictions, either at the State level or local level for this particular type of program. Ms. Beaton turned it over Chief Hohenberg to talk about the discussion they've had with the property owner and the things that can be done to mitigate this particular use.

Chief Hohenberg stated this came about very quickly. He spoke with the Sheriff Hatcher and Dr. Allgaier, who is one of the doctors with Ideal Option. He also met with the City Attorney and as she described, we are really not in any position to be able to regulate what they are doing at this location, since it is a permitted use and in compliance with our zoning regulations. Work has been done over the past couple of years to clean up the area and provide help to the homeless by referring them to other resources. He suggested to Dr. Allgaier if they were going to do a needle exchange program that he thought it would be great value to hire an extra duty police officer. He was told the program would only be open on Fridays from 11:00 a.m. to 3:00 p.m. Dr. Allgaier quickly committed to hiring an extra duty police officer every Friday from 10:00 a.m. to 4:00 p.m. Command staff put together some flyers and contacted 60 businesses about a community meeting. Chief Hohenberg acknowledged that it was very short notice and they were on a short timeline to hold a community meeting, which took place at the Police Department on Monday morning. Ideal Option also made contact with the businesses and some of them complained about needles in the area currently. He suggested they hire someone to police the area for any needles around the property. Dr. Allgaier committed to him that he would hire someone to police the area seven days a week. They will also be adding security cameras to the building that will help assist in solving any crimes in the area. He also suggested that they find a place in Franklin County to allow those that would not normally be in the area another place to go.

Before Mayor Britain opened it up to visitors he reminded Council and the audience that this is not an actionable item on the agenda.

The following are not in support the needle exchange program provided by Blue Mountain Heart to Heart at 2628 W. Bruneau Pl:

Mike J. Harmon, 3216 Rd 68, Pasco and Kennewick business owner at 321 W. 12th Pl, Kennewick
Roland Jankelson, 15 Pontes Deleon Terrace SW, Lakewood, WA
Vickie Roeder, 601 W. 10th Ave, Kennewick
Able Batista, Richland
George T. Penn, 3030 W. Clearwater Ave #270, Kennewick
Tobaski Snipes, 8220 W. Gage Blvd #760, Kennewick
Lisa Thomas, RN, 331 Westmoreland Dr, Richland
Tammy Olson, 6915 Noble Dr, Arlington, WA
Wendy Robbins, 187 Arroyo St, Richland

The following are in support of the needle exchange program provided by Blue Mountain Heart to Heart:

Kirk Williamson, 527 N. Reed St, Kennewick
Rebecca Shumake, 3418 S. Garfield St, Kennewick
Jon Martin, 1629 S. Palouse Pl, Kennewick
Brian, Dawson, MD, 11808 Shoreline Ct, Pasco
Cynthia Hanna, 4803 Braguetta Ct, Pasco
Geoff Godfrey, 2514 Firecrest Blvd, Anacortes, WA
Zachary Strankman, 214 Casey Ave, Richland
Wendy Manthei, 3205 Chicory Dr, West Richland
Allison Dabler, 1128 S. Tranquility PRSE, Kennewick
Wes Luckey, 8149 W. Clearwater Pl, Kennewick
Jordon Hickman, 74603 E. Grand Bluff Loop, Kennewick
James R. Dawson, 4508 N. 44th Pl, Pasco
Jesse Hoverson, 4301 W. 3rd Ave, Kennewick

Alexandra Mejia, 4214 Montgomery Ln, Pasco
Randall Kelly, PAC, 5601 Concord Dr, Pasco

Brian Ace, 6003 W. 17th Ave, Kennewick – (thanked City Council and staff for supporting the Boys and Girls Clubhouse)

Mayor Britain stated due to the length of the visitor's comment section, Council would take a ten minute break and then resume the visitor section. Break began at 8:02 p.m. and the meeting reconvened at 8:12 p.m.

4. VISITORS (Continued)

Lindy Verhei, 8631 W. Klamath Ave, Kennewick (commented about no handicap access to sidewalks due to snow)

Sarah Garth, 210 S. Yelm St, Kennewick (commented everyone needs to be more supportive of the cause)

Debbie Zakata, 2006 N. 38th, Pasco – business owner on Vista Way (commented she is not in support the location)

Jeff Allgaier, President and Chief Medical Officer of Ideal Option (he apologized for moving too fast and not doing a good job in the way they notified people and businesses. He also asked for help from the community to find better locations within the Tri-Cities for additional clinics.)

5. ORDINANCE/RESOLUTIONS - None

6. PUBLIC HEARINGS/MEETINGS - None

7. NEW BUSINESS - None

8. UNFINISHED BUSINESS - None

9. COUNCIL COMMENTS/DISCUSSION - None

10. AJOURNMENT

Meeting was adjourned at 8:39 p.m.

Terri L. Wright, CMC
City Clerk

Council Agenda Coversheet 	Agenda Item Number	3.b.(1)	Council Date	03/19/2019	Consent Agenda	☒	
	Agenda Item Type	General Business Item				Ordinance/Reso	☐
	Subject	Claims Roster				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐	
	Project #		Permit #		Quasi-Judicial	☐	
	Department	Finance					

Recommendation

That Council approve the Claims Roster.

Motion for Consideration

I move to approve the Claims Roster dated March 8, 2019, in the amount \$ 1,909,764.34, and comprised of check numbers 145778 through 146034 and wire transfer number 300360.

Summary

The payments on this Claims Roster are comprised of the following issued 02/23/2019 - 03/08/2019:

Check numbers 145778 through 146034	\$ 1,827,631.30
Wire transfer number 300360	82,133.04

Total	\$ 1,909,764.34

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

Alternatives

None.

Fiscal Impact

\$ 1,909,764.34.

Through	Lynne Brown Mar 11, 14:14:15 GMT-0700 2019	Attachments: 
Dept Head Approval	Dan Legard Mar 11, 14:27:24 GMT-0700 2019	
City Mgr Approval	Marie Mosley Mar 13, 22:10:36 GMT-0700 2019	
		☐ Recording Required?

City of Kennewick

Claims Roster

2/23/2019 - 3/8/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$	
001 GENERAL FUND						
010 CITY COUNCIL						
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	COUNCIL INTERVIEW COMMITTEE MEET	93.78 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	COUNCIL APPOINTMENT INTERVIEW SUP	65.16 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	COUNCIL INTERVIEW SUPPLIES.	256.32 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	RT AIRFARE TO OLYMPIA D. BRITAIN	286.60 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	COUNCIL INTERVIEW REFRESHMENTS.	23.59 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	BUSINESS CARDS FOR COUNCIL MEMBEI	28.11 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	8 PEOPLE - ATHENA AWARD LUNCHEON.	200.00 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	DIVERSITY & INCLUSION SUMMIT	65.00 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	NAMEPLATE - CHUCK TORELLI.	6.95 C
Total amount by Department					\$ 1,025.51	
020 CITY MANAGER						
	145989	03/08/2019	00030	VERIZON NORTHWEST in	CITY WIDE CELL PHONES	83.82
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	COUNCIL INTERVIEWS 1/12/19	72.86 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	SUPPLIES.	76.86 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	MEETING SUPPLIES.	90.59 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	SUPPLIES	23.62 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	SUPPLIES	51.78 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	WEBINAR	35.00 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	WEBINAR	35.00 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	PHOTOS - COUNCIL AND STAFF.	533.23 C
Total amount by Department					\$ 1,002.76	
032 SUPPORT SERVICES-FINANCE						
	145945	03/08/2019	01314	REHN & ASSOCIATES, INC. in	COBRA NOTIFICATION	25.00
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	PRIME MEMBERSHIP REFUND	-14.11 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	PRIME MEMBERSHIP	14.11 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	1099 ENVELOPES	63.09 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	WFOA ANNUAL MEMBERSHIP	75.00 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	2019-2021 CPA LICENSE RENEWAL	230.00 C
Total amount by Department					\$ 393.09	
033 SUPPORT SERVICES-PURCHASING						
	145989	03/08/2019	00030	VERIZON NORTHWEST in	CITY WIDE CELL PHONES	39.66
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	4X6 PACKING SLIP ENVELOPES FOR WAR	6.79 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	8 X 6 PACKING SLIP ENVELOPES FOR WAI	13.03 C

City of Kennewick

Claims Roster

2/23/2019 - 3/8/2019

Accounting Period

2020

	Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PACKING TAPE FOR WAREHOUSE	81.32	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ANNUAL MEMBERSHIP DUES INSTITUTE	160.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CAEC PREVAILING WAGE CONTRACTING	40.00	C
Total amount by Department							\$ 340.80	
034 SUPPORT SERVICES - INFO SYSTEMS								
	145841	03/08/2019	03344	CONSOLIDATED TECHNOLOGY SVCS	in	SCAN CHARGES	351.69	
	145846	03/08/2019	07619	DATABANK IMX LLC	in	ONBASE MAINTENANCE	56,515.26	
	145861	03/08/2019	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SVC	6,554.49	
	145916	03/08/2019	08210	MOBILEGUARD INC	in	NET GUARD	1,072.50	
	145935	03/08/2019	08878	PAGEFREEZER SOFTWARE, INC	in	SOFTWARE RENEWAL	3,744.00	
	145970	03/08/2019	00008	TELCO WIRING & REPAIR INC	in	BROADBAND SERVICE	3,350.00	
	145989	03/08/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	812.66	
	146001	03/08/2019	08399	WEBQA INC	in	ANNUAL RENEWAL - 2019	11,005.52	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	AIRFARE - TYLER CONNECT USER CONFE	222.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	EARLYBIRD BOARDING - AIRFARE - TYLE	25.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	EARLYBIRD BOARDING - AIRFARE - TYLE	25.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	NETIQ ADVANCED AUTHENTICATION CLI	806.55	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2 FUJITSU FI-7160 SCANNERS - PUBLIC RE	955.67	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	COLOR LASERJET M553DN - PUBLIC REC	434.39	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ACCIS MEMBERSHIP RENEWAL - JOHN B/	75.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	6 DELL 24" MONITORS - PUBLIC RECORDS	396.37	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	3 DELL WORKSTATIONS - PUBLIC RECORD	1,314.06	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DELL LAPTOP WIRELESS CARD - IT	33.49	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MONTHLY CREDIT CARD PROCESSING FE	410.55	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	USB LABEL PRINTER AND LABELS FOR IT	216.83	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	18 BOXES KLEENEX FOR IT	29.18	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DELL LAPTOP WIRELESS CARD MOUNTIN	11.88	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SOLARWINDS DAMEWARE REMOTE CON	178.20	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TYLER CONNECT 2019 USER CONFERENC	950.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DYMO LABELS FOR LABEL PRINTER - IT	14.11	C
Total amount by Department							\$ 89,504.40	
035 SUPPORT SERVICES-CUSTOMER SERVICE								
	145983	03/08/2019	01298	U S POSTAL SERVICE (NEOPOST POSTAGI	in	POSTAGE METER	4,000.00	
	146000	03/08/2019	04479	WEBCHECK INC	in	WEBCHECK - FEB 2019	917.67	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DIVIDERS.	9.74	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DIVERSITY & INCLUSION SUMMIT	65.00	C

City of Kennewick

Claims Roster

2/23/2019 - 3/8/2019

Accounting Period

2020

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T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DESKTOP ORGANIZERS	84.10	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2 RECEIPT PRINTERS FOR CUSTOMER SEI	1,557.32	C
Total amount by Department							\$ 6,633.83	
041 CITY CLERK								
	145972	03/08/2019	00172	THE TRI-CITY HERALD	in	PUBLICATION	51.91	
	145972	03/08/2019	00172	THE TRI-CITY HERALD	in	PUBLICATION	51.91	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WMCA SPRING ACADEMY & ANNUAL CO	525.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WAPRO MEMBERSHIP RENEWAL - T. WRIC	25.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE SUPPLIES - PDR UNIT	92.06	C
Total amount by Department							\$ 745.88	
042 LEGAL SERVICES								
	145807	03/08/2019	05425	BELL, BROWN & RIO	in	PROSECUTION SERVICES	8,000.00	
	145895	03/08/2019	00191	L E I R A	in	TRAINING	100.00	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CERTIFIED COPY OF J&S RE: K18Y058 JOH	7.21	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	THUNDERBOLT LAPTOP DOCK - MICHELI	252.08	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	JESSICA FOLTZ WSAMA DUES FOR 2019	30.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WSAMA MEMBERSHIP DUES	30.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WSAMA MEMBERSHIP DUES	30.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ONE-YEAR ELECTRONIC SUBSCRIPTION '	20.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PRA AND OPMA TRAINING FOR JESSICA F	35.00	C
Total amount by Department							\$ 8,504.29	
050 CIVIL SERVICE								
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE SUPPLIES - BANKERS BOXES, INT	27.48	C
Total amount by Department							\$ 27.48	
061 CODE ENFORCEMENT								
	145815	03/08/2019	09813	B-F JUVENILE JUSTICE CTR	in	GRAFFITI ABATEMENT PROGRAM	3,100.83	
	145989	03/08/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	110.18	
	145990	03/08/2019	00030	VERIZON NORTHWEST	in	VEHICLE TRACKING	65.16	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MAILING ADDRESS LABELS	13.03	C
Total amount by Department							\$ 3,289.20	
062 LONG RANGE PLANNING								
	145883	03/08/2019	05850	JAMES M DRISCOLL PS	in	HEARING EXAMINER	2,887.50	
	145972	03/08/2019	00172	THE TRI-CITY HERALD	in	PUBLICATION	116.17	
	145989	03/08/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	40.01	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE DEPOT: MISC BUILDING AND PLA	189.86	C

City of Kennewick

Claims Roster

2/23/2019 - 3/8/2019

Accounting Period

2020

	Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	OFFICE DEPOT: MISC BUILDING/PLANNIN	38.33	C
Total amount by Department							\$ 3,271.87	
063 ECONOMIC & BUSINESS DEVELOPMENT								
	145781	03/01/2019	00172	THE TRI-CITY HERALD	in	HOMETOWN HOLIDAY ADS	372.00	
	145782	03/01/2019	00172	THE TRI-CITY HERALD	in	HOMETOWN HOLIDAY ADS	628.00	
	145989	03/08/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	181.30	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	EMERGING LOCAL GOV LEADERS (ELGL)	30.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	ADOBE CREATIVE CLOUD ALL APPS - 3 M	250.44	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	FRAUD DISPUTE REBILL. CREDIT WAS DI	406.59	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	HOLIDAY PARADE THANK YOU CARDS	33.01	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	FLIGHT ICSC RECON IN LAS VEGAS FOR I	308.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	TRAVEL TO ICSC.	478.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	WOMEN IN BUSINESS CONFERENCE REG	129.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	FRAUD CREDIT.	-406.59	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	CONSTANT CONTACT SUBSCRIPTION FOI	103.18	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	FRAUD CREDIT	-406.59	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	REGISTRATION FOR 2019 AMERICAN PLA	180.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	SURVEY MONKEY	120.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	DEPOSIT ON HOTEL FOR 2019 NATIONAL	324.90	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	FLIGHT TO 2019 AMERICAN PLANNING A	357.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	FLIGHT 2019 MAIN STREET CONFERENCE	156.59	C
Total amount by Department							\$ 3,244.83	
071 POLICE DEPT. - ADMINISTRATION								
	145861	03/08/2019	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SVC	203.36	
	145967	03/08/2019	06496	SYSTEM SOLUTIONS NORTHWEST	in	REPAIRS - KPD	293.22	
	145985	03/08/2019	04764	UNITED PARCEL SERVICE	in	SHIPPING	32.56	
	145985	03/08/2019	04764	UNITED PARCEL SERVICE	in	SHIPPING	5.04	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	PERF--LESS LETHAL SYMPOSIUM	5.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	PERF--LESS LETHAL SYMPOSIUM	29.87	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	PERF NATIONAL SYMPOSIUM IN LA - CHI	424.60	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	BASIC CABLE SERVICE	227.98	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	WASPC LAW AND JUSTICE DAY	218.60	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	HIDTA BOARD MEETING	6.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	WATPA BOARD MEETING	13.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	EQUIPMENT.	119.43	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	HIDTA BOARD MEETING	13.00	C

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T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ANNUAL MEMBERSHIP - CMDR TREVOR '	110.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ANNUAL MEMBERSHIP - CHIEF HOHENBI	110.00	C
Total amount by Department							\$ 1,811.66	
072 POLICE DEPT.- CRIMINAL INVESTIGATION								
	145900	03/08/2019	06967	LYNN PEAVEY COMPANY	in	TESTING KITS	604.09	
	145909	03/08/2019	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	145909	03/08/2019	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	145909	03/08/2019	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	145909	03/08/2019	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	145909	03/08/2019	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	145909	03/08/2019	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	145909	03/08/2019	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	145919	03/08/2019	10071	MS FLOWER'S INTERPRETERS FLORIDAL	in	INTERPRETATION SERVICE	190.98	
	145969	03/08/2019	10069	TEAM HENRY DESIGNS TIMOTHY R HEN	in	ENGRAVING	20.00	
	145992	03/08/2019	00971	W A C J T C	in	TRAINING	1,450.00	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	VIDEO EXAMINATIONS FOR POLICE INVE	395.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	3 IPHONE CASES - KPD	65.45	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DET. LONG TRAINING CONFERENCE REG	-395.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CAT LITTER TO CLEAN UP AN OIL SPILL II	15.18	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SERGEANT KELLY - OIS TRAINING CLASS	100.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DET. WEATHERBEE TRAINING CONFEREN	128.82	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TRAINING-WSNIA- MOOS, KELLY, HANSO	2,370.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	INVESTIGATIVE REFERENCE GUIDE.	65.11	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PHONE CASE - INVESTIGATIONS	37.90	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DET. WEATHERBEE TRAINING CONFEREN	320.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TRAINING-WSNIA- DET AYALA	395.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	NARCOTICS SHIPPING BOXES	61.74	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DET LONG TRAINING CONFERENCE REGI	395.00	C
Total amount by Department							\$ 6,599.02	
073 POLICE DEPT. - PATROL								
	145796	03/08/2019	05557	APPLIED CONCEPTS INC	in	OPERATING SUPPLIES	3,069.04	
	145796	03/08/2019	05557	APPLIED CONCEPTS INC	in	OPERATING SUPPLIES	6,586.05	
	145909	03/08/2019	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25	
	145969	03/08/2019	10069	TEAM HENRY DESIGNS TIMOTHY R HEN	in	SERVICE AWARD	50.00	
	145989	03/08/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	6,588.08	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	COMPUTER EQUIPMENT	111.80	C

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T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	VIDEO EXAMINATIONS FOR POLICE INVE	395.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	COMMANDER NOTEBOOKS	21.12	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LODGING FOR K9 CONFERENCE	75.96	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TRAVEL FOR POLICE K9 CONFERENCE	75.96	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ANNUAL MEMBERSHIP - CMDR. CHRIS GI	110.00	C
Total amount by Department							\$ 17,137.26	
074 POLICE DEPT. - STAFF SERVICES								
	145791	03/08/2019	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	685.00	
	145814	03/08/2019	04965	BETTENDORF'S PRINTING & DESIGN	in	BUSINESS CARDS	54.30	
	145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	51.19	
	145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	300.33	
	145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	CREDIT	-96.83	
	145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	CREDIT	-96.83	
	145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	307.02	
	145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	11.72	
	145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	11.72	
	145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	396.11	
	145968	03/08/2019	08315	TALENTWISE SOLUTIONS LLC	in	PROFESSIONAL SERVICES	156.38	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE SUPPLIES	28.21	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE SUPPLIES	9.76	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	E15MINUTES MAKEUP	65.59	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IAPE ANNUAL MEMBERSHIP - MARY SELI	50.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MAIL STAMP	50.25	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ANNUAL MEMBERSHIP - BLATMAN	35.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	COMPUTER CHARGING CORDS.	271.45	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PSS DUES	350.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ANNUAL MEMBERSHIP - CMDR. SCOTT C	110.00	C
Total amount by Department							\$ 2,750.37	
075 POLICE DEPT. - INTERGOVERNMENTAL								
	145808	03/08/2019	03000	BENTON COUNTY SHERIFF	in	CUSTODY/WORK CREW/MEDICAL	239,578.54	
	145808	03/08/2019	03000	BENTON COUNTY SHERIFF	in	CUSTODY/WORK CREW/MEDICAL	140,494.56	
	145808	03/08/2019	03000	BENTON COUNTY SHERIFF	in	CUSTODY/WORK CREW/MEDICAL	9,905.83	
	145808	03/08/2019	03000	BENTON COUNTY SHERIFF	in	CUSTODY/WORK CREW/MEDICAL	9,641.88	
	145833	03/08/2019	08587	COLUMBIA BASIN DIVE RESCUE	in	ANNUAL AGENCY SUPPORT	6,500.00	
	145861	03/08/2019	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SVC	68.19	
	145947	03/08/2019	10000	ROUND 3 LLC MATTHEW LAWRENCE DU	in	HIDTA DEPUTY DIRECTOR SERVICES	5,980.00	

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145952	03/08/2019	10002	SEDAM PENNY	in	HIDTA FISCAL OFFICER SERVICES	3,891.00	
146002	03/08/2019	10001	WEINER JONATHAN M	in	HIDTA DIRECTOR SERVICES	6,990.00	
Total amount by Department						\$ 423,050.00	
076 POLICE DEPT - PROFESSIONAL STANDARDS							
145811	03/08/2019	00084	BENTON PUD NO. 1	in	ELECTRICITY	164.77	
145824	03/08/2019	07101	CELEBRITY ONE CLEANERS	in	QUARTERMASTERS SUPPLIES	130.32	
145863	03/08/2019	05823	GALLS, LLC	in	CREDIT	-238.38	
145863	03/08/2019	05823	GALLS, LLC	in	QUARTERMASTER SUPPLIES	241.09	
145863	03/08/2019	05823	GALLS, LLC	in	QUARTERMASTER SUPPLIES	450.40	
145863	03/08/2019	05823	GALLS, LLC	in	QUARTERMASTER SUPPLIES	116.75	
145863	03/08/2019	05823	GALLS, LLC	in	HONOR GUARD GEAR	120.07	
145863	03/08/2019	05823	GALLS, LLC	in	HONOR GUARD GEAR	306.16	
145949	03/08/2019	01549	SAN DIEGO POLICE EQUIPMENT CO INC	in	OPERATING SUPPLIES	8,605.03	
145966	03/08/2019	06187	SUN BADGE COMPANY	in	BADGES	587.00	
145982	03/08/2019	03883	U R M CASH & CARRY	in	VOLUNTEER DINNER	33.83	
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	UNIFORM ACCESSORIES.	129.35	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OPERATING TRAINING SUPPLIES	155.85	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DRESS UNIFORM PATCHES	18.99	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	UNIFORM TIES	158.85	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	UNIFORM BELTS	216.00	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DEPARTMENT TRAINING SOFTWARE REN	299.00	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	RECRUITING SEMINAR	100.57	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	RECRUITING SEMINAR HOTEL	100.57	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ADMIN PHONE CASES	292.93	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BASEBALL HATS	2,457.51	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	RECRUITING ADVERTISING	295.00	C
Total amount by Department						\$ 14,741.66	
081 FIRE DEPT. - ADMINISTRATION							
145794	03/08/2019	05681	AMERIGAS PROPANE LP	in	PROPANE - STATION #4	145.99	
145825	03/08/2019	02481	CI INFORMATION MANAGEMENT CI SUP	in	SHRED SERVICE	18.38	
145827	03/08/2019	00100	CITY OF RICHLAND	in	2018 NETMOTION LICENSE	47.07	
145849	03/08/2019	00480	DEPENDABLE APPLIANCE	in	DISHWASHER REPAIR	146.82	
145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OPERATING SUPPLIES	76.28	
145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OPERATING SUPPLIES	67.64	
145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OPERATING SUPPLIES	49.95	
145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OPERATING SUPPLIES	57.54	

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	145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OPERATING SUPPLIES	42.93	
	145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OPERATING SUPPLIES	46.05	
	145985	03/08/2019	04764	UNITED PARCEL SERVICE	in	SHIPPING	18.94	
	146016	03/08/2019	05681	AMERIGAS PROPANE LP	in	PROPANE - STATION #4	376.71	
	146016	03/08/2019	05681	AMERIGAS PROPANE LP	in	PROPANE - STATION #4	219.71	
	146017	03/08/2019	00044	BENTON COUNTY FIRE DISTRICT #1	in	TRI-COUNTY HAZMAT TEAM	8,647.00	
	146020	03/08/2019	01682	COLUMBIA FITNESS SYSTEMS	in	PREVENTATIVE MAINT.	152.04	
	146023	03/08/2019	00221	DISCOUNT VAC & SEW	in	VACUUM - REPAIR	10.00	
	146032	03/08/2019	00011	ROTARY CLUB OF COLUMBIA CENTER	in	ROTARY DUES	123.50	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: FINISH D	8.79	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TARPS; BOUNCE DRYER SHEETS; JET-DRY	19.53	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BUSINESS CARDS - BRIAN ELLIS; INVITA	21.67	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: CREDIT -	-28.23	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: EXPO DR	196.23	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: AJAX PO	288.48	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: JET-DRY	28.23	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: VACUUM	33.10	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CONTRACTED RX DISPOSAL SERVICES FI	16.15	C
Total amount by Department							\$ 10,830.50	
082 FIRE DEPT. - SUPPRESSION								
	145788	03/08/2019	00552	10TH AVENUE CLEANERS,LLC	in	SEW UNIFORM PATCHES	1.23	
	145788	03/08/2019	00552	10TH AVENUE CLEANERS,LLC	in	SEW UNIFORM PATCHES	3.67	
	145788	03/08/2019	00552	10TH AVENUE CLEANERS,LLC	in	SEW UNIFORM PATCHES	14.66	
	145788	03/08/2019	00552	10TH AVENUE CLEANERS,LLC	in	SEW UNIFORM PATCHES	6.35	
	145863	03/08/2019	05823	GALLS, LLC	in	UNIFORMS - NEW HIRES	57.98	
	145863	03/08/2019	05823	GALLS, LLC	in	UNIFORMS - NEW HIRES	31.88	
	145885	03/08/2019	03363	JIM'S PACIFIC GARAGES INC	in	PARTS & SUPPLIES	195.43	
	145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in	GREASE GUN	21.71	
	145951	03/08/2019	07872	SEA WESTERN INC	in	PROTECTIVE CLOTHING	1,545.49	
	145986	03/08/2019	05807	UPTOWN CLEANERS	in	LAUNDRY SERVICES	20.40	
	145986	03/08/2019	05807	UPTOWN CLEANERS	in	LAUNDRY SERVICES	15.68	
	145986	03/08/2019	05807	UPTOWN CLEANERS	in	LAUNDRY SERVICES	16.21	
	145986	03/08/2019	05807	UPTOWN CLEANERS	in	LAUNDRY SERVICES	19.10	
	145986	03/08/2019	05807	UPTOWN CLEANERS	in	LAUNDRY SERVICES	19.55	
	145986	03/08/2019	05807	UPTOWN CLEANERS	in	LAUNDRY SERVICES	21.22	
	145986	03/08/2019	05807	UPTOWN CLEANERS	in	LAUNDRY SERVICES	14.82	
	145986	03/08/2019	05807	UPTOWN CLEANERS	in	LAUNDRY SERVICES	21.30	

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	145989	03/08/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	1,535.58	
	146018	03/08/2019	03495	BOUND TREE MEDICAL LLC	in	MEDICAL SUPPLIES	2.69	
	146021	03/08/2019	00505	COLUMBIA GRAIN & FEED INC	in	CHAINSAW REPAIR	284.12	
	146022	03/08/2019	08940	DFND TECHNOLOGIES LLC	in	UNIFORMS - SHIRTS	297.00	
	146025	03/08/2019	05823	GALLS, LLC	in	UNIFORM SHIRT	16.77	
	146025	03/08/2019	05823	GALLS, LLC	in	UNIFORM PANTS	58.03	
	146025	03/08/2019	05823	GALLS, LLC	in	UNIFORM SHIRTS	95.74	
	146025	03/08/2019	05823	GALLS, LLC	in	UNIFORM PANTS	232.10	
	146025	03/08/2019	05823	GALLS, LLC	in	UNIFORMS	94.66	
	146025	03/08/2019	05823	GALLS, LLC	in	UNIFORM SHIRTS	33.55	
	146026	03/08/2019	01775	GRAINGER	in	BARRICADE TAPE	82.48	
	146027	03/08/2019	04244	L N CURTIS & SONS	in	SCBA SUPPLIES	157.47	
	146033	03/08/2019	07872	SEA WESTERN INC	in	SCBA SUPPLIES	343.46	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MONTHLY TRAINING LIBRARY SUBSCRIP	6.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TARPS; BOUNCE DRYER SHEETS; JET-DRY	227.95	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STREAMLIGHT SURVIVOR ALKALINE - LC	1,101.42	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SPECTRAL PH PAPER DISPENSERS & FLUO	100.22	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	1/16" CABLE FERRULE 200PCS, ALUMINUI	67.94	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ANNUAL MEMBERSHIP RENEWAL TO ONI	240.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MONTHLY WEBINAR SUBSCRIPTION FEE.	24.00	C
Total amount by Department							\$ 7,027.86	
083 FIRE PREVENTION & INVESTIGATION								
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BUSINESS CARDS - BRIAN ELLIS; INVITA	25.74	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ATOMIC WALL CLOCK (QTY.2)	86.77	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	INTERNATIONAL PURCHASE FEE FOR PU	0.71	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REPLACEMENT DIGITAL CAMERA BATTE	47.14	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BALLPOINT PENS, PURPLE (12PK); BALLP	669.20	C
Total amount by Department							\$ 829.56	
090 ENGINEERING								
	145791	03/08/2019	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	493.80	
	145881	03/08/2019	00529	INTERMOUNTAIN MATERIAL TESTING	in	TESTING SERVICES	471.50	
	145920	03/08/2019	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH REIMB	95.36	
	145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	44.73	
	145989	03/08/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	355.48	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CIPP RECERTIFICATION FEE - DAN JACOB	145.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ONE NIGHT HOTEL CHARGE. CONFEREN	176.85	C

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T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	APWA CONFERENCE - CITY OF REDMONE	550.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	LSAW 2019 ANNUAL CONFERENCE, TULA	385.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	ASPHALT WORKSHOP, MOSES LAKE, WA	320.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	REFUND FOR CANON PFI-1300 CYAN PIGM	-187.88	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	LSAW DUES - SCOTT SZENDRE	230.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	LSAW DUES - STEVEN GROSS	82.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	CANON PRINT HEAD	733.05	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	BLUEBEAM SOFTWARE SUPPORT RENEW	269.32	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	CESCL CLASS - BRANDON LOUCKS	250.00	C
Total amount by Department							\$ 4,414.21	
101 CORPORATE & COMMUNITY SERVICES								
	145922	03/08/2019	01030	NAVIA BENEFIT SOLUTIONS CLIENT PAY	in	FLEX PLAN SERVICES	415.00	
	145968	03/08/2019	08315	TALENTWISE SOLUTIONS LLC	in	PROFESSIONAL SERVICES	364.90	
	145989	03/08/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	15.67	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	WSBA LAWYER LICENSE, NON-REFUNDA	12.08	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	WSBA LAWYER LICENSE.COREY O.	483.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	APWA WORK ZONE - JOB ANNOUNCEMEN	325.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	SURVEY MONKEY	120.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	OFFICE SUPPLIES - BANKERS BOXES, INT	122.75	C
Total amount by Department							\$ 1,858.40	
113 PARKS DEPT.-RECREATION SERVICES								
	145780	03/01/2019	00172	THE TRI-CITY HERALD	in	ADVERTISING	1,428.00	
	145871	03/08/2019	10009	GROWING FORWARD SERVICES PAUL D C	in	GUEST SPEAKER	658.00	
	145977	03/08/2019	09631	TRI-CITIES WU YING TAO	in	MARTIAL ARTS INSTRUCTION	1,540.00	
	145989	03/08/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	85.54	
	146030	03/08/2019	09941	PLATINUM ENTERTAINMENT JESSE DOY	in	PHOTO BOOTH	800.00	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	SOUTHRIDGE OFFICE SUPPLIES	9.68	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	FITNESS PROGRAM SUPPLIES - RESISTAN	145.46	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	DELL 5060 MICRO TOWER FOR EMILY	1,154.11	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	PRINTER INK CARTRIDGE FOR EMILY ES	64.14	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	TRI CITIES HISPANIC CHAMBER NETWORK	20.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	DIGITAL SUMMIT CONFERENCE - B. LAN	495.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	PORTABLE RECHARGEABLE MINI VOICE	32.57	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	HOTEL WRPA CONFERENCE FOR NEW HII	552.48	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	HOTEL WRPA CONFERENCE SAMBRANO	368.32	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	WRPA TRADESHOW & CONFERENCE - GR	309.00	C

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T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BINGO DAUBERS FOR VALENTINE BINGO	43.49	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FACEBOOK BOOST POST	37.56	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in DUGOUT BANNERS AT SOUTHRIDGE SPO	1,943.94	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in AMAZON PRIME	14.11	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 1ST THURSDAY ART SUPPLIES - COOKIES	60.02	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CHRISTMAS TREE FOR SOUTHRIDGE LOE	54.03	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SWIFTER	10.23	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PANDORA MOOD MUSIC FOR PAVILION	29.27	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 3 DISPOSABLE CAMERAS FOR BUILDING	29.48	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SCHOOL FLYERS	425.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in WRPA MEMBERSHIP	307.50	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in INTERNATIONAL FESTIVALS & EVENTS A	235.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FOLDERS, COMMAND STRIPS, ELECT ST/	101.96	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in MEDIA BACKDROP	757.81	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in AIRFARE SOCIAL MEDIA SUMMIT - PENDI	375.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in AMAZON PRIME, REVERSE CHARGE	-14.11	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in TRIP INSURANCE - DELTA FLIGHT - BRAN	24.38	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in VINTAGE AT THE RIDGE POSTERS	209.87	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in RENTAL CAR - BRANDON LANGE, CONFE	265.07	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in POLO SHIRT FOR PARK & RECREATION C	36.90	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in METAL NAME TAG/NAME BADGE	29.92	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SOCIAL MEDIA STRATEGIES SUMMIT - BE	1,399.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SURVEY MONKEY	120.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in MEETING SUPPLIES FOR CTUIR JOINT ME	11.47	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STEP STOOL FOR WIGGLES AND GIGGLES	16.34	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in OPERATING SUPPLIES, TISSUE, MANILA E	178.43	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CANCELLED CONFERENCE SOCIAL MEDI	-1,399.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SUPPLIES FOR FAMILY EXPO - WOODEN I	15.04	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CANCELLATION OF AVIS CAR RENTAL - R	-215.07	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in RETURN OF DELL 5060 FROM EMILY - WR	-1,081.40	C
Total amount by Department						\$ 11,683.54	
114 PARKS DEPT.-FACILITIES MAINT.							
	145795	03/08/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in HVAC	120.55	
	145795	03/08/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in HVAC	80.36	
	145795	03/08/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in HVAC	374.93	
	145795	03/08/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in HVAC	565.46	
	145795	03/08/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in HVAC	80.36	

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145795	03/08/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in HVAC	548.86
145795	03/08/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in HVAC	120.55
145795	03/08/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in HVAC	160.73
145806	03/08/2019	08246	BEAVER BARK & ROCK PRODUCTS	in LANDSCAPING SUPPLIES	115.07
145811	03/08/2019	00084	BENTON PUD NO. 1	in COLUMBIA PARK	2,555.29
145811	03/08/2019	00084	BENTON PUD NO. 1	in COLUMBIA PARK	45.07
145811	03/08/2019	00084	BENTON PUD NO. 1	in CITY PARKS	4,803.21
145811	03/08/2019	00084	BENTON PUD NO. 1	in ELECTRICITY	939.44
145811	03/08/2019	00084	BENTON PUD NO. 1	in ELECTRICITY	130.53
145811	03/08/2019	00084	BENTON PUD NO. 1	in CITY PARKS	278.05
145811	03/08/2019	00084	BENTON PUD NO. 1	in CITY FACILITIES	16,045.24
145811	03/08/2019	00084	BENTON PUD NO. 1	in ELECTRICITY	18.59
145817	03/08/2019	09545	BROWN JR TERRY	in UNIFORM ALLOWANCE	107.48
145818	03/08/2019	09635	BRUNSON ROGER	in UNIFORM ALLOWANCE	58.22
145820	03/08/2019	00749	BUILDERS HARDWARE & SUPPLY CO	in SUPPLIES - PARKS	42.88
145843	03/08/2019	00481	CROWN PAPER & JANITORIAL SUPPLY	in OPERATING SUPPLIES	817.19
145850	03/08/2019	08439	DOCKEN HAYDEN	in UNIFORM ALLOWANCE	173.73
145858	03/08/2019	00086	FERGUSON ENTERPRISES INC	in SUPPLIES - PARKS	60.85
145860	03/08/2019	09237	FIKES NORTHWEST CORP	in AIR FRESHNER SVC	201.88
145862	03/08/2019	09431	G & R AG PRODUCTS INC	in SPRAY TANK REPAIR	90.19
145862	03/08/2019	09431	G & R AG PRODUCTS INC	in PARTS & SUPPLIES	8.25
145862	03/08/2019	09431	G & R AG PRODUCTS INC	in CREDIT	-167.19
145868	03/08/2019	01775	GRAINGER	in SUPPLIES - PARKS	183.54
145877	03/08/2019	08572	HIGH DESERT MAINTENANCE INC	in PARTS & SUPPLIES	103.17
145890	03/08/2019	06917	KELLER SUPPLY COMPANY	in WASH SINK	14,423.04
145890	03/08/2019	06917	KELLER SUPPLY COMPANY	in PARTS - WATER HEATER	39.45
145892	03/08/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in PLUMBING SUPPLIES	28.01
145892	03/08/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in LIGHT REPAIR	30.69
145892	03/08/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in PARTS & SUPPLIES	15.84
145892	03/08/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in PARTS & SUPPLIES	97.39
145892	03/08/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in PARTS & SUPPLIES	31.86
145892	03/08/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in PARTS & SUPPLIES	40.28
145892	03/08/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in LIGHT REPAIR	42.85
145892	03/08/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in SINK REPAIR	22.70
145892	03/08/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in SUMP PUMP REPAIR	17.92
145892	03/08/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in SINK INSTALL	13.36
145892	03/08/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in IRRIGATION REPAIR	19.50

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145892	03/08/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	2.39
145892	03/08/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS	6.78
145892	03/08/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	PLUMBING REPAIR	14.62
145892	03/08/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS	4.13
145901	03/08/2019	03154	M & M BOLT COMPANY, LLC	in	MAINT. SUPPLIES	49.20
145906	03/08/2019	02079	MCCLURE, KATHRYN	in	UNIFORM ALLOWANCE	86.86
145907	03/08/2019	08626	MCDONALD & ASSOCIATES DBA MCDON	in	BALLFIELD DIRT	390.96
145911	03/08/2019	06845	MERCADO RAMON	in	UNIFORM ALLOWANCE	172.60
145914	03/08/2019	09549	MEYER COLTON	in	UNIFORM ALLOWANCE	152.01
145915	03/08/2019	00484	MILNE NAIL,POWER TOOL & REPAIR	in	TOOLS	58.57
145917	03/08/2019	05112	MOON SECURITY SERVICES, INC	in	FROST - FIRE TESTING	319.28
145917	03/08/2019	05112	MOON SECURITY SERVICES, INC	in	FIRE ALARM INSPECTION	212.82
145917	03/08/2019	05112	MOON SECURITY SERVICES, INC	in	CITY HALL - 112317	41.00
145917	03/08/2019	05112	MOON SECURITY SERVICES, INC	in	KPD - 11305	73.50
145917	03/08/2019	05112	MOON SECURITY SERVICES, INC	in	FROST- 119529	35.00
145917	03/08/2019	05112	MOON SECURITY SERVICES, INC	in	SOUTHRIDGE SECURITY-17229	70.00
145917	03/08/2019	05112	MOON SECURITY SERVICES, INC	in	FIRE - 27578	38.00
145918	03/08/2019	06624	MOUNT'S LOCK, KEY & ENGRAVING INC	in	CABINET LOCKS	22.81
145924	03/08/2019	02087	NIEBUHR, ROBERT	in	UNIFORM ALLOWANCE	276.27
145930	03/08/2019	04520	OTIS ELEVATOR	in	ELEVATOR TESTING	2,389.18
145931	03/08/2019	05262	OVERHEAD DOOR COMPANY OF TRI-CIT	in	REPAIRS - FIRE STATION #1	145.47
145934	03/08/2019	08428	PACIFIC GOLF AND TURF INC	in	MAINT. SUPPLIES	973.54
145941	03/08/2019	09368	PRINGLES POWER VAC	in	MAINTENANCE	703.95
145942	03/08/2019	01817	RADIO SERVICE COMPANY INC	in	PARKS SUPPLIES	61.63
145943	03/08/2019	00957	RANCH & HOME INC	in	SUPPLIES - PARKS	5.42
145943	03/08/2019	00957	RANCH & HOME INC	in	SUPPLIES - PARKS	11.91
145953	03/08/2019	00817	SENSKE LAWN & TREE CARE INC	in	CONTRACT SERVICES	135.75
145953	03/08/2019	00817	SENSKE LAWN & TREE CARE INC	in	PARKS MAINTENANCE	6,450.84
145953	03/08/2019	00817	SENSKE LAWN & TREE CARE INC	in	PARKS MAINT.	834.86
145953	03/08/2019	00817	SENSKE LAWN & TREE CARE INC	in	PARKS MAINT.	8,579.40
145953	03/08/2019	00817	SENSKE LAWN & TREE CARE INC	in	CONTRACT SERVICES	738.48
145953	03/08/2019	00817	SENSKE LAWN & TREE CARE INC	in	PARKS MAINT.	9,760.43
145953	03/08/2019	00817	SENSKE LAWN & TREE CARE INC	in	PARKS MAINT.	11,970.44
145953	03/08/2019	00817	SENSKE LAWN & TREE CARE INC	in	CONTRACT SERVICES	738.48
145953	03/08/2019	00817	SENSKE LAWN & TREE CARE INC	in	CONTRACT 18-040	3,518.41
145953	03/08/2019	00817	SENSKE LAWN & TREE CARE INC	in	CONTRACT 18-040	1,830.15
145957	03/08/2019	07555	SHERWIN-WILLIAMS COMPANY	in	PARTS & SUPPLIES	119.75

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145957	03/08/2019	07555	SHERWIN-WILLIAMS COMPANY	in MAINT. SUPPLIES	491.82	
145957	03/08/2019	07555	SHERWIN-WILLIAMS COMPANY	in PAINT	11.49	
145958	03/08/2019	00680	SIERRA ELECTRIC, INC.	in KPD LIGHTING	254.70	
145958	03/08/2019	00680	SIERRA ELECTRIC, INC.	in PAVILLION LIGHTING	225.35	
145958	03/08/2019	00680	SIERRA ELECTRIC, INC.	in KPD LIGHTING	719.91	
145964	03/08/2019	08983	STENSLAND DYLAN	in UNIFORM ALLOWANCE	206.33	
145973	03/08/2019	05945	THYSSENKRUPP ELEVATOR CORP	in MAINTENANCE	48.84	
145973	03/08/2019	05945	THYSSENKRUPP ELEVATOR CORP	in MAINTENANCE	48.84	
145973	03/08/2019	05945	THYSSENKRUPP ELEVATOR CORP	in ELEVATOR MAINTENANCE	48.84	
145974	03/08/2019	09823	TOP TREE SERVICE LLC	in ASSESSMENT	3,665.25	
145981	03/08/2019	00017	TWIN CITY METALS INC	in PARTS & SUPPLIES	27.15	
145987	03/08/2019	03564	US LINEN AND UNIFORM	in LINEN SERVICE	286.14	
145989	03/08/2019	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	1,086.14	
145995	03/08/2019	00104	WA STATE LABOR & INDUSTRIES	in OPERATING CERTIFICATE	268.20	
146005	03/08/2019	01755	WILBUR-ELLIS COMPANY	in HERBICIDE	271.50	
146010	03/08/2019	02054	WOELBER, STEVE	in UNIFORM ALLOWANCE	108.58	
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PESTICIDE LICENSE RECERTIFICATIONS	1,020.00	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in WRPA TRADESHOW & CONFERENCE - GR	309.00	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CPSI COURSE/TEST -J. HUNTER	585.00	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in HOTEL WRPA CONFERENCE GREG DUFFY	552.48	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CPSI COURSE/TEST - IAN DEZEMBER	585.00	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in WRPA MEMBERSHIP	307.50	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in AQUATIC FACILITY OPERATOR TRAINING	300.00	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in LAND SURVEYOR ASSOC. OF WASHINGTON	430.00	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PESTICIDE TRAINING FOR TIM HAZEN	40.00	C
Total amount by Department					\$ 106,378.32	
120 NON-DEPARTMENTAL						
145810	03/08/2019	03095	BENTON FRANKLIN HUMAN SERVICES	in LIQUOR TAXES & PROFITS	5,349.25	
145811	03/08/2019	00084	BENTON PUD NO. 1	in CITY FACILITIES	2,421.41	
145826	03/08/2019	00435	CITY OF PASCO	in ANIMAL CONTROL SHELTER DESIGN	4,575.67	
145844	03/08/2019	07711	CULLIGAN WATER CONDITIONING	in WATER DELIVERY	437.65	
145844	03/08/2019	07711	CULLIGAN WATER CONDITIONING	in WATER DELIVERY 1/28/19	32.58	
145844	03/08/2019	07711	CULLIGAN WATER CONDITIONING	in WATER DELIVERY	34.75	
145858	03/08/2019	00086	FERGUSON ENTERPRISES INC	in PLUMBING REPAIR	25.35	
145892	03/08/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in PLUMBING REPAIRS	21.43	
145905	03/08/2019	08208	MCBRIDE PUBLIC AFFAIRS LLC THOMAS	in LOBBYIST EXPENSES	4,120.00	
145917	03/08/2019	05112	MOON SECURITY SERVICES, INC	in MCL - FIRE TESTING	486.56	

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	145917	03/08/2019	05112	MOON SECURITY SERVICES, INC	in	MCL - 113129	41.00	
	145939	03/08/2019	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in	PARKS SUPPLIES	242.26	
	145958	03/08/2019	00680	SIERRA ELECTRIC, INC.	in	LIBRARY LIGHTING	2,758.58	
	145984	03/08/2019	02900	U.S. ARMY CORPS OF ENGINEERS WALL	in	#276182 LEASE	20,300.00	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BBE BROCHURE PRINTING AND TRIMMIN	250.87	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ATHENA LUNCHEON.	325.00	C
Total amount by Department							\$ 41,422.36	
Total amount by Fund							\$ 768,518.66	
101 STREET FUND								
010 STREETS								
	145799	03/08/2019	02181	ARROW CONSTRUCTION SUPPLY INC	in	SUPPLIES - STREETS	2,226.13	
	145799	03/08/2019	02181	ARROW CONSTRUCTION SUPPLY INC	in	SUPPLIES - STREETS	191.09	
	145799	03/08/2019	02181	ARROW CONSTRUCTION SUPPLY INC	in	SUPPLIES - STREETS	1,935.99	
	145799	03/08/2019	02181	ARROW CONSTRUCTION SUPPLY INC	in	CREDIT INV#231690	-2,562.74	
	145805	03/08/2019	03707	BAXTER AUTO PARTS	in	SUPPLIES	39.10	
	145805	03/08/2019	03707	BAXTER AUTO PARTS	in	EQUIP. MAINT	44.23	
	145805	03/08/2019	03707	BAXTER AUTO PARTS	in	SUPPLIES - STREETS	42.12	
	145835	03/08/2019	00505	COLUMBIA GRAIN & FEED INC	in	PARTS & SUPPLIES	48.76	
	145853	03/08/2019	02160	ENVIROTECH SERVICES INC.	in	MAINTENANCE SUPPLIES	5,340.02	
	145853	03/08/2019	02160	ENVIROTECH SERVICES INC.	in	MAINT. SUPPLIES	5,389.70	
	145862	03/08/2019	09431	G & R AG PRODUCTS INC	in	SUPPLIES - STREETS	68.02	
	145862	03/08/2019	09431	G & R AG PRODUCTS INC	in	STREETS SUPPLIES	23.31	
	145868	03/08/2019	01775	GRAINGER	in	PARTS & SUPPLIES	99.90	
	145868	03/08/2019	01775	GRAINGER	in	CREDIT	-293.35	
	145885	03/08/2019	03363	JIM'S PACIFIC GARAGES INC	in	SMALL TOOLS - STREETS	200.91	
	145891	03/08/2019	05148	KELLEY'S TELE-COMMUNICATIONS	in	ANSWERING SERVICE	71.27	
	145936	03/08/2019	06603	PAPE MACHINERY INC	in	EQUIP RENTAL	1,292.34	
	145936	03/08/2019	06603	PAPE MACHINERY INC	in	EQUIP RENTAL	4,849.42	
	145937	03/08/2019	01040	PARAMOUNT SUPPLY COMPANY	in	SUPPLIES - STREETS	11.95	
	145942	03/08/2019	01817	RADIO SERVICE COMPANY INC	in	MAINT & REPAIRS	217.20	
	145943	03/08/2019	00957	RANCH & HOME INC	in	GLOVES	265.36	
	145943	03/08/2019	00957	RANCH & HOME INC	in	CREDIT	-0.01	
	145943	03/08/2019	00957	RANCH & HOME INC	in	SUPPLIES - STREETS	11.92	
	145943	03/08/2019	00957	RANCH & HOME INC	in	SUPPLIES - STREETS	26.04	
	145944	03/08/2019	03569	RAY POLAND AND SONS INC	in	SNOW REMOVAL	16,246.56	
	145955	03/08/2019	00111	SHARPE & PRESZLER CONSTRUCTION	in	SNOW REMOVAL	2,076.43	

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	145955	03/08/2019	00111	SHARPE & PRESZLER CONSTRUCTION	in	SNOW REMOVAL	3,357.91	
	145975	03/08/2019	06529	TOTEM PACIFIC CORPORATION	in	ROAD SALT	3,058.80	
	145975	03/08/2019	06529	TOTEM PACIFIC CORPORATION	in	ROAD SALT	2,952.45	
	145975	03/08/2019	06529	TOTEM PACIFIC CORPORATION	in	ROAD SALT	2,598.80	
	145975	03/08/2019	06529	TOTEM PACIFIC CORPORATION	in	ROAD SALT	2,989.58	
	145975	03/08/2019	06529	TOTEM PACIFIC CORPORATION	in	ROAD SALT	3,012.38	
	145975	03/08/2019	06529	TOTEM PACIFIC CORPORATION	in	ROAD SALT	3,023.35	
	145975	03/08/2019	06529	TOTEM PACIFIC CORPORATION	in	ROAD SALT	2,793.77	
	145975	03/08/2019	06529	TOTEM PACIFIC CORPORATION	in	ROAD SALT	3,012.38	
	145975	03/08/2019	06529	TOTEM PACIFIC CORPORATION	in	ROAD SALT	2,992.11	
	145975	03/08/2019	06529	TOTEM PACIFIC CORPORATION	in	ROAD SALT	3,003.93	
	145975	03/08/2019	06529	TOTEM PACIFIC CORPORATION	in	ROAD SALT	2,990.43	
	145975	03/08/2019	06529	TOTEM PACIFIC CORPORATION	in	ROAD SALT	2,956.67	
	145989	03/08/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	174.44	
	146031	03/08/2019	01817	RADIO SERVICE COMPANY INC	in	RADIO MAINTENANCE	167.24	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	2019 SUBSCRIPTION FEE TO ACCUWEATH	179.95	C
Total amount by Department							\$ 77,125.86	
020 TRAFFIC								
	145791	03/08/2019	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	275.00	
	145811	03/08/2019	00084	BENTON PUD NO. 1	in	ELECTRICITY	1,616.55	
	145811	03/08/2019	00084	BENTON PUD NO. 1	in	SIGNALS	4,105.10	
	145811	03/08/2019	00084	BENTON PUD NO. 1	in	CITY FACILITIES	43.18	
	145811	03/08/2019	00084	BENTON PUD NO. 1	in	FLASHERS	256.44	
	145811	03/08/2019	00084	BENTON PUD NO. 1	in	STREET LIGHTS	16,655.03	
	145842	03/08/2019	07868	CORWIN FORD - TRI CITIES	in	PARTS & LABOR	640.74	
	145868	03/08/2019	01775	GRAINGER	in	SUPPLIES - TRAFFIC	72.33	
	145891	03/08/2019	05148	KELLEY'S TELE-COMMUNICATIONS	in	ANSWERING SERVICE	71.27	
	145920	03/08/2019	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH REIMB	12.32	
	145939	03/08/2019	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in	TRAFFIC SUPPLIES	72.52	
	145942	03/08/2019	01817	RADIO SERVICE COMPANY INC	in	MAINTENANCE CHARGES	55.19	
	145943	03/08/2019	00957	RANCH & HOME INC	in	PARTS & SUPPLIES	173.71	
	145958	03/08/2019	00680	SIERRA ELECTRIC, INC.	in	TRAFFIC LIGHT REPAIR	605.65	
	145978	03/08/2019	06270	TRI-CITY SIGN & BARRICADE CONSTRU	in	TRAFFIC - FLAGS	32.58	
	145978	03/08/2019	06270	TRI-CITY SIGN & BARRICADE CONSTRU	in	SUPPLIES - TRAFFIC	30.30	
	145989	03/08/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	402.19	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	ENGINEERING WASHINGTON STAMP FOR	25.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	PINKING SHEARS FOR USE IN THE SIGN S	42.33	C

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T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2 YEAR SUBSCRIPTION TO THE NOTARY I	22.50	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REPAIR KIT - STREET DEPT.	136.01	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SHUTTLE FEES FOR ALISHA PIPER FROM.	16.00	C
Total amount by Department							\$ 25,361.94	
Total amount by Fund							\$ 102,487.80	
102 ARTERIAL STREET FUND								
010 ARTERIAL STREET FUND								
	145972	03/08/2019	00172	THE TRI-CITY HERALD	in	PUBLICATION	22.25	
Total amount by Department							\$ 22.25	
Total amount by Fund							\$ 22.25	
103 URBAN ARTERIAL STREET FUND								
010 URBAN ARTERIAL DEPARTMENT								
	145793	03/08/2019	09403	ALLSTAR CONSTRUCTION GROUP,INC	in	CONTRACT P1719-18	532.40	
	145933	03/08/2019	01174	P B S ENGINEERING & ENVIRONMENTAL	in	CONSULTANT SERVICES	6,300.00	
	145940	03/08/2019	04920	PREMIER EXCAVATION INC	in	CONTRACT P1309-18	17,116.27	
	145994	03/08/2019	07477	WA STATE DEPT TRANSPORTATION	in	GCB AGREEMENT	4,441.19	
Total amount by Department							\$ 28,389.86	
Total amount by Fund							\$ 28,389.86	
106 BI-PIN OPERATIONS FUND								
010 BI-PIN OPERATIONS FUND								
	145970	03/08/2019	00008	TELCO WIRING & REPAIR INC	in	BROADBAND SERVICE	270.00	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	AIRFARE - TYLER CONNECT USER CONFE	645.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	AIRFARE - TYLER CONNECT USER CONFE	645.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TRAVEL AGENT FEE - TYLER CONNECT U	35.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TRAVEL AGENT FEE - TYLER CONNECT U	35.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TYLER CONNECT 2019 USER CONFERENC	950.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TYLER CONNECT 2019 USER CONFERENC	950.00	C
Total amount by Department							\$ 3,530.00	
Total amount by Fund							\$ 3,530.00	
107 COMMUNITY DEVELOPMENT FUND								
030 CURRENT PROGRAM YEAR								
	145897	03/08/2019	10090	LEGAL BOOKS AND FORMS DEPOT	in	2018 24 CFR	80.80	

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Total amount by Department						\$ 80.80	
040 HOME							
145812	03/08/2019	04125	BENTON-FRANKLIN TITLE CO.	in	R23917-MILLS	180.00	
Total amount by Department						\$ 180.00	
330 INTERGOVERNMENTAL REVENUE							
145827	03/08/2019	00100	CITY OF RICHLAND	in	PARTIAL HOME PAYOFF	100.00	
Total amount by Department						\$ 100.00	
Total amount by Fund						\$ 360.80	
111 ASSET FORFEITURE FUND							
010 ASSET FORFEITURE FUND							
145899	03/08/2019	03914	LITTRELL, CHRISTOPHER	in	CAT REIMBURSEMENT	50.00	
145899	03/08/2019	03914	LITTRELL, CHRISTOPHER	in	CAT REIMBURSEMENT	50.00	
145899	03/08/2019	03914	LITTRELL, CHRISTOPHER	in	CAT REIMBURSEMENT	100.00	
145899	03/08/2019	03914	LITTRELL, CHRISTOPHER	in	CAT REIMBURSEMENT	50.00	
145899	03/08/2019	03914	LITTRELL, CHRISTOPHER	in	CAT REIMBURSEMENT	75.00	
145899	03/08/2019	03914	LITTRELL, CHRISTOPHER	in	CAT REIMBURSEMENT	150.00	
Total amount by Department						\$ 475.00	
Total amount by Fund						\$ 475.00	
116 LODGING TAX FUND							
010 LODGING TAX FUND							
145976	03/08/2019	00176	TRI-CITIES VISITOR & CONVENTION BUF	in	CONTRACT DUES 2019	22,092.00	
Total amount by Department						\$ 22,092.00	
Total amount by Fund						\$ 22,092.00	
117 CRIMINAL JUSTICE SALES TAX FUND							
010 CRIMINAL JUSTICE SALES TAX FUND							
145874	03/08/2019	03604	HAWORTH C/O BRUTZMAN'S INC.	in	OFFICE EQUIPMENT	5,608.55	
145875	03/08/2019	03604	HAWORTH C/O BRUTZMAN'S INC.	in	OFFICE EQUIPMENT	474.89	
145989	03/08/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	1,093.29	
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2 FUJITSU FI-7160 SCANNERS - PUBLIC RE	955.67	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	COLOR LASERJET M553DN - PUBLIC REC	434.40	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WAPRO MEMBERSHIP - J. SALDUA	25.00	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	6 DELL 24" MONITORS - PUBLIC RECORDS	792.80	C

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T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE SUPPLIES - PDR UNIT - SALDUA	63.53	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	3 DELL WORKSTATIONS - PUBLIC RECORDS	2,628.12	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REDUNDANT INTERNET CHARGES	580.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STAPLE REMOVER - SALDUA	5.96	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE SUPPLIES - PDR UNIT	92.06	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PUBLIC RECORDS ACT TRAINING - SALDI	125.00	C
Total amount by Department							\$ 12,879.27	
Total amount by Fund							\$ 12,879.27	
300 CAPITAL IMPROVEMENTS FUND								
010 STREET IMPROVEMENTS								
	145864	03/08/2019	02696	GAMETIME C/O SITELINES PARK & PLAY	in	PLAYGROUND OF DREAMS	15,377.76	
	145944	03/08/2019	03569	RAY POLAND AND SONS INC	in	CONTRACT P1805-18	13,992.50	
	145972	03/08/2019	00172	THE TRI-CITY HERALD	in	PUBLICATION	22.25	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REFUND FOR CHANNEL SECURITY DVR '18	-1,292.24	C
Total amount by Department							\$ 28,100.27	
020 LAND AND FACILITIES								
	145795	03/08/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in	RETAINAGE	774.31	
	145953	03/08/2019	00817	SENSKE LAWN & TREE CARE INC	in	CONTRACT 18-040	2,903.20	
Total amount by Department							\$ 3,677.51	
040 PARK RESERVE								
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SR SHADE STRUCTURE PERMIT	245.37	C
Total amount by Department							\$ 245.37	
Total amount by Fund							\$ 32,023.15	
401 WATER AND SEWER FUND								
	145858	03/08/2019	00086	FERGUSON ENTERPRISES INC	in	INVENTORY	19,183.10	
	145858	03/08/2019	00086	FERGUSON ENTERPRISES INC	in	INVENTORY	1,657.01	
	145872	03/08/2019	00865	H D FOWLER COMPANY INC	in	CREDIT	-16.58	
	145872	03/08/2019	00865	H D FOWLER COMPANY INC	in	INVENTORY	38,067.34	
	145872	03/08/2019	00865	H D FOWLER COMPANY INC	in	INVENTORY	3,967.65	
Total amount by Department							\$ 62,858.52	
010 WATER/SEWER OPERATIONS								
	145792	03/08/2019	04327	ADVANCED ANALYTICAL SOLUTIONS LI	in	LAB SERVICES	61.00	

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145792	03/08/2019	04327	ADVANCED ANALYTICAL SOLUTIONS LI	in	WWTP SAMPLES	63.00
145795	03/08/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in	HVAC	303.92
145795	03/08/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in	HVAC	171.05
145795	03/08/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in	HVAC	160.73
145795	03/08/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in	HVAC	864.29
145798	03/08/2019	06306	ARNTZ CHARLES	in	UNIFORM ALLOWANCE	384.69
145803	03/08/2019	00214	BASIN DEPARTMENT STORE	in	SUPPLIES	47.76
145805	03/08/2019	03707	BAXTER AUTO PARTS	in	PARTS - MULE	14.39
145805	03/08/2019	03707	BAXTER AUTO PARTS	in	SUPPLIES	37.86
145805	03/08/2019	03707	BAXTER AUTO PARTS	in	PARTS & SUPPLIES	46.99
145809	03/08/2019	00093	BENTON FRANKLIN DISTRICT HEALTH	in	LAB SERVICES	150.00
145811	03/08/2019	00084	BENTON PUD NO. 1	in	ELECTRICITY	35,875.13
145811	03/08/2019	00084	BENTON PUD NO. 1	in	SEWER LIFT STATIONS	6,124.86
145811	03/08/2019	00084	BENTON PUD NO. 1	in	ELECTRICITY	22,353.95
145811	03/08/2019	00084	BENTON PUD NO. 1	in	ELECTRICITY	2,382.71
145811	03/08/2019	00084	BENTON PUD NO. 1	in	CITY PARKS	13,459.12
145811	03/08/2019	00084	BENTON PUD NO. 1	in	ELECTRICITY	334.33
145811	03/08/2019	00084	BENTON PUD NO. 1	in	WATER FILTRATION	5,935.04
145821	03/08/2019	07832	C&E TRENCHING LLC	in	CONTRACT P1707-18	4,479.97
145840	03/08/2019	04907	CONSOLIDATED SUPPLY CO	in	TOOL - VEH. 5108	73.73
145845	03/08/2019	08116	D&D TELECOMMUNICATIONS PROPERTI	in	INSPIRATION POINT	752.24
145857	03/08/2019	04147	FEDEX	in	SHIPPING	103.60
145859	03/08/2019	02312	FIELD INSTRUMENTS & CONTROLS INC	in	WWTP SUPPLIES	1,706.23
145860	03/08/2019	09237	FIKES NORTHWEST CORP	in	AIR FRESHNER SVC	19.17
145861	03/08/2019	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SVC	393.67
145865	03/08/2019	00499	GERLACH, DUSTIN	in	UNIFORM ALLOWANCE	141.13
145868	03/08/2019	01775	GRAINGER	in	SAFETY SUPPLIES	172.33
145868	03/08/2019	01775	GRAINGER	in	FIELD UTILITY SUPPLIES	291.86
145868	03/08/2019	01775	GRAINGER	in	PARTS & SUPPLIES	262.20
145868	03/08/2019	01775	GRAINGER	in	PARTS & SUPPLIES - WWTP	341.90
145868	03/08/2019	01775	GRAINGER	in	SUPPLIES - WATER DIST	805.05
145868	03/08/2019	01775	GRAINGER	in	LAB SUPPLIES	27.01
145870	03/08/2019	07234	GROUNDWATER SOLUTIONS INC DBA GS	in	CONSULTANT AGREEMENT	17,935.72
145872	03/08/2019	00865	H D FOWLER COMPANY INC	in	CREDIT	-16.23
145872	03/08/2019	00865	H D FOWLER COMPANY INC	in	PARTS & SUPPLIES	6,988.42
145873	03/08/2019	01338	HANSFORD, BILL	in	UNIFORM ALLOWANCE	121.00
145876	03/08/2019	06569	HDR INC	in	CONSULTANT SERVICES	4,651.30

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	145876	03/08/2019	06569	HDR INC	in	CONSULTANT AGREEMENT	42,562.49	
	145876	03/08/2019	06569	HDR INC	in	CONSULTANT AGREEMENT	2,643.89	
	145886	03/08/2019	00304	JOHNSTONE SUPPLY	in	WWTP PARTS	37.20	
	145887	03/08/2019	04713	J-U-B ENGINEERS INC	in	CONSULTANT AGREEMENT	4,941.95	
	145891	03/08/2019	05148	KELLEY'S TELE-COMMUNICATIONS	in	ANSWERING SERVICE	71.06	
	145893	03/08/2019	08448	KING CRIS	in	UNIFORM ALLOWANCE	152.03	
	145904	03/08/2019	06305	MARAZZO WILLIAM	in	UNIFORM ALLOWANCE	152.03	
	145910	03/08/2019	01343	MELVILLE ED	in	UNIFORM ALLOWANCE	206.33	
	145913	03/08/2019	07361	MESSENGER GEORGE	in	UNIFORM ALLOWANCE	96.91	
	145917	03/08/2019	05112	MOON SECURITY SERVICES, INC	in	WFP - 10128	38.00	
	145917	03/08/2019	05112	MOON SECURITY SERVICES, INC	in	SCADA - DAK0001	29.00	
	145920	03/08/2019	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH REIMB	132.25	
	145923	03/08/2019	08876	NIDA LEVI	in	UNIFORM ALLOWANCE	219.90	
	145931	03/08/2019	05262	OVERHEAD DOOR COMPANY OF TRI-CIT	in	REPAIRS - WWTP	137.92	
	145932	03/08/2019	00917	OXARC, INC.	in	SUPPLIES - WATER DIST.	43.36	
	145932	03/08/2019	00917	OXARC, INC.	in	EQUIP RENTAL - WWTP	60.79	
	145942	03/08/2019	01817	RADIO SERVICE COMPANY INC	in	MAINTENANCE CHARGES	56.86	
	145954	03/08/2019	08114	SERV-A-PURE COMPANY	in	LAB SUPPLIES	203.00	
	145958	03/08/2019	00680	SIERRA ELECTRIC, INC.	in	CONTRACT SERVICES	868.80	
	145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	44.73	
	145972	03/08/2019	00172	THE TRI-CITY HERALD	in	PUBLICATION	22.25	
	145985	03/08/2019	04764	UNITED PARCEL SERVICE	in	SHIPPING	11.91	
	145987	03/08/2019	03564	US LINEN AND UNIFORM	in	LINEN SERVICE	133.06	
	145988	03/08/2019	03881	UTILITIES UNDERGROUND LOCATION CI	in	UTILITY LOCATES	77.40	
	145989	03/08/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	2,545.81	
	145990	03/08/2019	00030	VERIZON NORTHWEST	in	VEHICLE TRACKING	477.19	
	145993	03/08/2019	00164	WA STATE DEPARTMENT OF ECOLOGY	in	WWTP PERMIT	3,337.33	
	145993	03/08/2019	00164	WA STATE DEPARTMENT OF ECOLOGY	in	WWTP - PERMIT	18,059.76	
	145999	03/08/2019	01346	WEBB, KEVIN	in	UNIFORM ALLOWANCE	130.26	
	146003	03/08/2019	05380	WESTERN SYSTEMS FABRICATION INC	in	CAMERA REPAIR	471.91	
	146004	03/08/2019	00355	WHITNEY EQUIPMENT CO INC	in	VAPEX GENERATOR	36,381.00	
	146013	03/08/2019	08020	WORKMAN THOMAS	in	UNIFORM ALLOWANCE	150.92	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE SUPPLIES - USB FLASH DRIVES FC	32.56	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2 YEAR SUBSCRIPTION TO THE NOTARY I	22.50	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CREDIT FOR SHIPPING COST.	-3.99	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE CHAIR FOR GINA MORGAN	132.48	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE CHAIR FOR NEW ACT SPECIALIST	158.55	C

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T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2 DELL 24" TOUCHSCREEN MONITORS - W	640.74	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	26TH ANNUAL SRC4 SEMINAR REGISTRAR	200.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	EPOXY FOR CLEARWELL REPAIRS	649.99	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CONTRACTOR ORIENTATION FOR THE RA	25.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CEILING TILES FOR WATER TREATMENT I	191.83	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE CHAIR FOR GINA MORGAN	162.88	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CREDIT FOR RETURNED OFFICE CHAIR F	-132.48	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FLAGGER CLASS FOR ROBERT KOZAK	60.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PESTICIDE EDUCATION FOR WILLIAM M.	360.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DELL XPS 15 LAPTOP - WWTP	2,143.75	C
Total amount by Department							\$ 247,162.23	
030 SEWER AREA CHARGE								
	145887	03/08/2019	04713	J-U-B ENGINEERS INC	in	ENGINEERING SERVICES	1,661.98	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CAR TOLLS WHILE TRAVELING IN FLORID	9.09	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOTEL	347.20	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOTEL	347.20	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOTEL	347.20	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOTEL	347.20	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOTEL	347.20	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CAR RENTAL FEE	445.33	C
Total amount by Department							\$ 3,852.40	
Total amount by Fund							\$ 313,873.15	
402 MEDICAL SERVICES FUND								
010 MEDICAL SERVICES								
	145788	03/08/2019	00552	10TH AVENUE CLEANERS,LLC	in	SEW UNIFORM PATCHES	6.92	
	145788	03/08/2019	00552	10TH AVENUE CLEANERS,LLC	in	SEW UNIFORM PATCHES	20.77	
	145788	03/08/2019	00552	10TH AVENUE CLEANERS,LLC	in	SEW UNIFORM PATCHES	83.08	
	145788	03/08/2019	00552	10TH AVENUE CLEANERS,LLC	in	SEW UNIFORM PATCHES	36.00	
	145794	03/08/2019	05681	AMERIGAS PROPANE LP	in	PROPANE - STATION #4	145.97	
	145800	03/08/2019	07618	ARROW INTERNATIONAL	in	IV SUPPLIES	1,774.18	
	145816	03/08/2019	03495	BOUND TREE MEDICAL LLC	in	MEDICAL SUPPLIES	366.66	
	145823	03/08/2019	07715	CARDINAL HEALTH 411, INC	in	MEDICATION	161.11	
	145825	03/08/2019	02481	CI INFORMATION MANAGEMENT CI SUP.	in	SHRED SERVICE	18.37	
	145827	03/08/2019	00100	CITY OF RICHLAND	in	2018 NETMOTION LICENSE	194.21	
	145832	03/08/2019	00695	COLUMBIA BASIN COLLEGE	in	ALS/OTEP CLASSES	201.60	

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145849	03/08/2019	00480	DEPENDABLE APPLIANCE	in	DISHWASHER REPAIR	146.81
145863	03/08/2019	05823	GALLS, LLC	in	UNIFORMS - NEW HIRES	328.85
145863	03/08/2019	05823	GALLS, LLC	in	UNIFORMS - NEW HIRES	180.87
145898	03/08/2019	08868	LIFE-ASSIST	in	MEDICAL SUPPLIES	697.52
145898	03/08/2019	08868	LIFE-ASSIST	in	MEDICAL SUPPLIES	1,133.78
145932	03/08/2019	00917	OXARC, INC.	in	OXYGEN	75.35
145932	03/08/2019	00917	OXARC, INC.	in	CYLINDER RENTAL	180.28
145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OPERATING SUPPLIES	76.28
145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OPERATING SUPPLIES	67.63
145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OPERATING SUPPLIES	49.94
145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OPERATING SUPPLIES	57.53
145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OPERATING SUPPLIES	42.93
145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OPERATING SUPPLIES	46.03
145986	03/08/2019	05807	UPTOWN CLEANERS	in	LAUNDRY SERVICES	115.62
145986	03/08/2019	05807	UPTOWN CLEANERS	in	LAUNDRY SERVICES	88.85
145986	03/08/2019	05807	UPTOWN CLEANERS	in	LAUNDRY SERVICES	91.85
145986	03/08/2019	05807	UPTOWN CLEANERS	in	LAUNDRY SERVICES	108.23
145986	03/08/2019	05807	UPTOWN CLEANERS	in	LAUNDRY SERVICES	110.77
145986	03/08/2019	05807	UPTOWN CLEANERS	in	LAUNDRY SERVICES	120.23
145986	03/08/2019	05807	UPTOWN CLEANERS	in	LAUNDRY SERVICES	84.01
145986	03/08/2019	05807	UPTOWN CLEANERS	in	LAUNDRY SERVICES	120.69
145989	03/08/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	1,134.98
146015	03/08/2019	06869	ZOLL MEDICAL CORPORATION	in	MEDICAL SUPPLIES	48.87
146015	03/08/2019	06869	ZOLL MEDICAL CORPORATION	in	MEDICAL SUPPLIES	193.87
146015	03/08/2019	06869	ZOLL MEDICAL CORPORATION	in	MEDICAL SUPPLIES	806.36
146016	03/08/2019	05681	AMERIGAS PROPANE LP	in	PROPANE - STATION #4	376.69
146016	03/08/2019	05681	AMERIGAS PROPANE LP	in	PROPANE - STATION #4	219.69
146018	03/08/2019	03495	BOUND TREE MEDICAL LLC	in	MEDICAL SUPPLIES	15.21
146019	03/08/2019	07715	CARDINAL HEALTH 411, INC	in	MEDICATION	91.34
146019	03/08/2019	07715	CARDINAL HEALTH 411, INC	in	MEDICATION	231.27
146019	03/08/2019	07715	CARDINAL HEALTH 411, INC	in	MEDICATION	76.92
146022	03/08/2019	08940	DFND TECHNOLOGIES LLC	in	UNIFORMS - SHIRTS	1,683.00
146023	03/08/2019	00221	DISCOUNT VAC & SEW	in	VACUUM - REPAIR	10.00
146024	03/08/2019	02931	ENCOMPASS TEXTILES & INTERIORS	in	AMBULANCE SUPPLIES	1,602.75
146025	03/08/2019	05823	GALLS, LLC	in	UNIFORM SHIRT	95.03
146025	03/08/2019	05823	GALLS, LLC	in	UNIFORM PANTS	328.80
146025	03/08/2019	05823	GALLS, LLC	in	UNIFORM SHIRTS	542.49

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146025	03/08/2019	05823	GALLS, LLC	in UNIFORM PANTS	1,315.23	
146025	03/08/2019	05823	GALLS, LLC	in UNIFORMS	536.36	
146025	03/08/2019	05823	GALLS, LLC	in UNIFORM SHIRTS	190.06	
146028	03/08/2019	08868	LIFE-ASSIST	in MEDICAL SUPPLIES	339.13	
146028	03/08/2019	08868	LIFE-ASSIST	in IV SUPPLIES	298.48	
146028	03/08/2019	08868	LIFE-ASSIST	in MEDICAL SUPPLIES	47.57	
146028	03/08/2019	08868	LIFE-ASSIST	in MEDICATION	257.60	
146028	03/08/2019	08868	LIFE-ASSIST	in MEDICAL SUPPLIES	1,479.13	
146029	03/08/2019	00917	OXARC, INC.	in OXYGEN	93.25	
146029	03/08/2019	00917	OXARC, INC.	in OXYGEN	53.70	
146029	03/08/2019	00917	OXARC, INC.	in OXYGEN	41.38	
146029	03/08/2019	00917	OXARC, INC.	in OXYGEN	63.85	
146032	03/08/2019	00011	ROTARY CLUB OF COLUMBIA CENTER	in ROTARY DUES	123.50	
146034	03/08/2019	06869	ZOLL MEDICAL CORPORATION	in MEDICAL SUPPLIES	415.12	
146034	03/08/2019	06869	ZOLL MEDICAL CORPORATION	in MEDICAL SUPPLIES	240.29	
146034	03/08/2019	06869	ZOLL MEDICAL CORPORATION	in MEDICAL SUPPLIES	912.24	
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STATION OPERATING SUPPLIES: FINISH D	8.78	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in TARPS; BOUNCE DRYER SHEETS; JET-DRY	19.52	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STATION OPERATING SUPPLIES: CREDIT -	-28.23	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STATION OPERATING SUPPLIES: EXPO DR	196.22	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 10 WIRELESS BLUETOOTH KEYBOARDS -	217.10	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STATION OPERATING SUPPLIES: AJAX PO	288.48	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STATION OPERATING SUPPLIES: JET-DRY	28.23	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STATION OPERATING SUPPLIES: VACUUM	33.09	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CONTRACTED RX DISPOSAL SERVICES FI	16.15	C
Total amount by Department					\$ 21,576.42	
Total amount by Fund					\$ 21,576.42	

403 BUILDING SAFETY FUND

010 BUILDING SAFETY

145801	03/08/2019	10073	AUVIL BOBBY	in MILEAGE	39.44	
145880	03/08/2019	07727	I A P M O	in 2019 ANNUAL MEMBERSHIPS	120.00	
145971	03/08/2019	06977	THE BUILDING DEPARTMENT INC	in BUILDING INSPECTIONS	150.00	
145989	03/08/2019	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	374.49	
146012	03/08/2019	08242	WOOLSEY DAN	in REIMB - MILEAGE	64.38	
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in ICC SALES TAX ERROR	0.01	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in TONY OSTOJA - 2015 IBC WITH WASHINGT	117.29	C

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T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ICC ERROR - SALES TAX	0.01	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ICC ERROR - SALES TAX	0.01	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LUIS MEDINA - ICC RESIDENTIAL BUILDI	209.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ICC ERROR - SALES TAX	0.01	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ICC ERROR - SALES TAX	0.01	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE DEPOT: MISC BUILDING AND PLA	189.86	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE DEPOT: MISC BUILDING/PLANNIN	38.32	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TONY OSTOJA: ICC 2015 INTERNATIONAL	47.24	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ICC ERROR - SALES TAX CREDIT	-0.01	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ICC ERROR - SALES TAX CREDIT	-0.01	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ICC ERROR - SALES TAX CREDIT	-0.01	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ICC ERROR - SALES TAX CREDIT	-0.01	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ICC ERROR - SALES TAX CREDIT	-0.01	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	THOMAS WOODS: WABO SEMINAR LYNN	250.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DAN WOOLSEY: WABO LYNNWOOD SEMI	250.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WINSTON MCCULLEY: WABO LYNNWOODI	125.00	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	YOLANDA REYNA: WABO LYNNWOOD SE	125.00	C
Total amount by Department							\$ 2,100.02	
Total amount by Fund							\$ 2,100.02	
404 COLISEUM FUND								
010 COLISEUM								
	145889	03/08/2019	09627	KDA ARCHITECTURE INC	in	CONTRACT 18-025	11,941.83	
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PERMIT FEES FOR TOYOTA CENTER MECI	11,777.46	C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PERMIT FEES FOR TOYOTA CENTER MECI	5,260.00	C
Total amount by Department							\$ 28,979.29	
Total amount by Fund							\$ 28,979.29	
405 STORMWATER UTILITY FUND								
010 STORMWATER								
	145799	03/08/2019	02181	ARROW CONSTRUCTION SUPPLY INC	in	BROOMS	124.98	
	145811	03/08/2019	00084	BENTON PUD NO. 1	in	STREET LIGHT MASTS	644.95	
	145829	03/08/2019	05777	CLEARWATER NAPA	in	PARTS & SUPPLIES	161.92	
	145839	03/08/2019	00035	CONSOLIDATED ELECTRICAL DISTRIBUTION	in	PARTS & SUPPLIES	3,366.60	
	145861	03/08/2019	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SVC	60.68	
	145868	03/08/2019	01775	GRAINGER	in	PARTS & SUPPLIES	379.40	
	145868	03/08/2019	01775	GRAINGER	in	PARTS & SUPPLIES	543.35	

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145881	03/08/2019	00529	INTERMOUNTAIN MATERIAL TESTING	in TESTING SERVICES	312.50	
145920	03/08/2019	03962	MUNICIPAL SVCS PETTY CASH	in PETTY CASH REIMB	11.00	
145933	03/08/2019	01174	P B S ENGINEERING & ENVIRONMENTAL	in CONSULTANT SERVICES	24,763.98	
145940	03/08/2019	04920	PREMIER EXCAVATION INC	in CONTRACT P1607-18	33,969.05	
145942	03/08/2019	01817	RADIO SERVICE COMPANY INC	in MAINTENANCE CHARGES	55.19	
145989	03/08/2019	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	165.43	
145990	03/08/2019	00030	VERIZON NORTHWEST	in VEHICLE TRACKING	130.32	
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PRE LICENSE EXAM REVIEW - PESTICIDE	240.00	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PESTICIDE CLASS - JOSH, ROD, KEITH	300.00	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STUDY MATERIALS FOR PESTICIDE CLAS	64.62	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in COK PERMIT FOR THE UGA SOUTHRIDGE	266.00	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STORM WATER CONFERENCE, SEATTLE, W	100.00	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 3 WATERPROOF IPAD CASES FOR DPW NE	423.51	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 3 IPADS FOR STORMWATER - JOSH SOGGI	912.21	C
Total amount by Department					\$ 66,995.69	
Total amount by Fund					\$ 66,995.69	
406 COLUMBIA PARK GOLF COURSE FUND						
010 COLUMBIA PARK GOLF COURSE						
145828	03/08/2019	05296	CKJT ARCHITECTS PLLC	in CONSULTING SVCS-CPGC	1,455.00	
145837	03/08/2019	06375	COMPUNET INC	in PROFESSIONAL SERVICES	4,469.00	
145927	03/08/2019	04341	O'BRIEN CONSTRUCTION	in CONTRACT 18-035	100,721.05	
145965	03/08/2019	07670	STRATEGIC CONSTRUCTION MANAGEM	in CONSULTING SERVICES	4,822.00	
146007	03/08/2019	05761	WILLIAMS SCOTSMAN INC	in CPGC ADA RAMP	281.27	
Total amount by Department					\$ 111,748.32	
Total amount by Fund					\$ 111,748.32	
501 EQUIPMENT RENTAL FUND						
145836	03/08/2019	08852	COMMERCIAL TIRE	in INVENTORY - TIRES	275.86	
145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in INVENTORY	154.89	
145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in OIL FILTERS	7.69	
145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in INVENTORY	446.05	
145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in INVENTORY	162.07	
145959	03/08/2019	09797	SIGNS BY SUE	in PARTS & SUPPLIES	390.96	
145980	03/08/2019	09405	TRUCK PRO LLC SIX STATES	in PARTS & SUPPLIES	57.81	

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Total amount by Department					\$ 1,495.33
010 EQUIPMENT RENTAL					
145797	03/08/2019	02091	ARI PHOENIX INC AUTOMOTIVE RESOU	in PREVENTATIVE MAINTENANCE	2,167.66
145804	03/08/2019	04236	BASIN EXPRESS LLC	in LEAF SPRING - VEH. 0154	87.50
145813	03/08/2019	02995	BENZ AIR ENGINEERING	in ANCHOR PLATE - VEH. 0228	231.32
145822	03/08/2019	09942	CAMPING WORLD RV SALES FOLEY RV C	in MATERIALS & LABOR - VEH. 2802	690.26
145831	03/08/2019	01310	COLEMAN OIL COMPANY	in FLEETWIDE FUEL ACCT #0870469	17,270.78
145834	03/08/2019	02579	COLUMBIA FORD	in 2019 FORD EXPLORER	43,001.20
145836	03/08/2019	08852	COMMERCIAL TIRE	in PARTS - VEH. 0095	2,255.93
145836	03/08/2019	08852	COMMERCIAL TIRE	in TIRES - VEH. 2801	1,988.94
145836	03/08/2019	08852	COMMERCIAL TIRE	in AIR CHECKS	343.72
145836	03/08/2019	08852	COMMERCIAL TIRE	in TIRE REPAIR - VEH. 0095	436.57
145836	03/08/2019	08852	COMMERCIAL TIRE	in TIRE REPAIR - VEH. 2105	279.11
145842	03/08/2019	07868	CORWIN FORD - TRI CITIES	in PARTS & SERVICE - VEH. 7364	50.00
145847	03/08/2019	09827	DAY WIRELESS SYSTEMS	in EQUIPMENT	1,234.73
145854	03/08/2019	00166	FARMERS EXCHANGE	in HARDWARE - VEH. C002	54.32
145854	03/08/2019	00166	FARMERS EXCHANGE	in HARDWARE - VEHICLE P075	51.12
145854	03/08/2019	00166	FARMERS EXCHANGE	in FILTERS - VEH C056	22.84
145877	03/08/2019	08572	HIGH DESERT MAINTENANCE INC	in MATERIALS & LABOR - VEH. 2802	844.46
145877	03/08/2019	08572	HIGH DESERT MAINTENANCE INC	in PARTS AND LABOR - VEH. 0073	1,017.58
145879	03/08/2019	08711	HUGHES FIRE EQUIPMENT INC	in PARTS - VEHICLE 0229	7,382.81
145879	03/08/2019	08711	HUGHES FIRE EQUIPMENT INC	in MATERIALS & LABOR - VEH. 0229	1,642.50
145879	03/08/2019	08711	HUGHES FIRE EQUIPMENT INC	in MATERIALS & LABOR - VEH. 2307	141.63
145879	03/08/2019	08711	HUGHES FIRE EQUIPMENT INC	in PARTS - VEH. 2802	379.50
145879	03/08/2019	08711	HUGHES FIRE EQUIPMENT INC	in CREDIT	-309.21
145882	03/08/2019	03313	J & L HYDRAULICS	in HYD ADP - VEH. 0388	3.21
145884	03/08/2019	02285	JIIFY CAR WASH, INC.	in FLEET CAR WASHES	651.60
145885	03/08/2019	03363	JIM'S PACIFIC GARAGES INC	in SERVICE - VEH. 0156	585.65
145885	03/08/2019	03363	JIM'S PACIFIC GARAGES INC	in REPAIR - VEH. 4100	398.88
145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in WIPERS - VEH. 2802	35.95
145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in PARTS - VEH. 0254	47.23
145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in PARTS - VEH. 2716	56.52
145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in BRAKE KIT - VEH. 0254	396.88
145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in OIL FILTER - VEH. 4510	27.54
145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in LED LIGHT - VEH. 4510	25.20
145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in PARTS - VEH. 3316	140.51
145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in SPARK PLUG - VEH C056	2.47

City of Kennewick

Claims Roster

2/23/2019 - 3/8/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$	
145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in PARTS - VEH. 0007	97.19	
145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in FUEL PUMP - VEH. 0200	228.20	
145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in PARTS & SUPPLIES	100.74	
145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in FILTER - VEHICLE 7339	25.44	
145921	03/08/2019	08875	NAPA PASCO AUTO PARTS	in PARTS - VEH 2003	21.11	
145926	03/08/2019	01677	NORTHSTAR CLEAN CONCEPTS HOTSY C	in FILTER - WASTE OIL HEATER	134.12	
145929	03/08/2019	04217	O'REILLY AUTO PARTS	in BATTERY - VEH. 5519	169.12	
145929	03/08/2019	04217	O'REILLY AUTO PARTS	in CREDIT	-19.55	
145929	03/08/2019	04217	O'REILLY AUTO PARTS	in BATTERY - VEH. W091	152.09	
145929	03/08/2019	04217	O'REILLY AUTO PARTS	in BATTERY - VEH. 7363	151.20	
145929	03/08/2019	04217	O'REILLY AUTO PARTS	in BATTERY - VEH. 7340	151.20	
145936	03/08/2019	06603	PAPE MACHINERY INC	in EQUIPMENT - LOADER	109,948.90	
145987	03/08/2019	03564	US LINEN AND UNIFORM	in LINEN SERVICE	106.30	
145989	03/08/2019	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	39.68	
146011	03/08/2019	01241	WOODPECKER TRUCK	in PARTS -VEH. 0156	389.33	
146011	03/08/2019	01241	WOODPECKER TRUCK	in CREDIT	-93.67	
146011	03/08/2019	01241	WOODPECKER TRUCK	in SERVICE - VEH. 0156	536.25	
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SCALE WEIGHING OF VEHICLE 0228	11.50	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in NEW/REPLACEMENT PLATES FEE FOR VE	2.00	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in NEW/REPLACEMENT STOLEN PLATES FEI	14.75	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in OIL DRAIN VALVES FOR VEHICLES 2512, 2	81.06	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in REAR CAMERA FOR VEHICLE 2512 HANSI	136.50	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SCALE WEIGHING OF VEHICLE 2717	11.50	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SCALE WEIGHING OF VEHICLE 2715	11.50	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SCALE WEIGHING OF VEHICLE 2004	11.50	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in REPORT OF SALE FOR VEHICLE 7359 2013	8.75	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in REPORT OF SALE FOR VEHICLE 7361, 2013	8.75	C
Total amount by Department					\$ 196,072.37	
Total amount by Fund					\$ 197,567.70	
502 CENTRAL STORES FUND						
145843	03/08/2019	00481	CROWN PAPER & JANITORIAL SUPPLY	in INVENTORY	125.35	
145868	03/08/2019	01775	GRAINGER	in INVENTORY	128.71	
145925	03/08/2019	02904	NORTHERN SAFETY CO., INC.	in INVENTORY	241.45	
145963	03/08/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in SAFETY GLASSES	70.89	
Total amount by Department					\$ 566.40	

City of Kennewick

Claims Roster

2/23/2019 - 3/8/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$	
010 CENTRAL STORES							
145789	03/08/2019	01526	ABADAN	in	COPIER MAINTENANCE	382.40	
145789	03/08/2019	01526	ABADAN	in	COPIER MAINTENANCE	83.07	
145896	03/08/2019	06743	LEAF CAPITAL FUNDING LLC	in	COPIER RENTALS (12-COPIER RENTAL	1,214.72	
146014	03/08/2019	06353	XEROX CORPORATION	in	POLICE PATROL COPIER	237.26	
146014	03/08/2019	06353	XEROX CORPORATION	in	POLICE ADMIN COPIER	342.17	
146014	03/08/2019	06353	XEROX CORPORATION	in	POLICE DETECTIVES COPIER	319.80	
Total amount by Department						\$ 2,579.42	
Total amount by Fund						\$ 3,145.82	
503 RISK MANAGEMENT FUND							
010 RISK MANAGEMENT							
145802	03/08/2019	04211	AWC-RISK MANAGEMENT SERVICE AGE	in	AWC PROGRAM MEMBERSHIPS	53,885.39	
145839	03/08/2019	00035	CONSOLIDATED ELECTRICAL DISTRIBUTION	in	PARTS & SUPPLIES	3,855.30	
145877	03/08/2019	08572	HIGH DESERT MAINTENANCE INC	in	REPAIRS - PLOW #4510	1,919.08	
145877	03/08/2019	08572	HIGH DESERT MAINTENANCE INC	in	REPAIRS	1,944.65	
145877	03/08/2019	08572	HIGH DESERT MAINTENANCE INC	in	REPAIR - SALT SPINNER	1,065.45	
145879	03/08/2019	08711	HUGHES FIRE EQUIPMENT INC	in	REPAIRS - FIRE ENGINE	213.46	
145908	03/08/2019	00195	MCLOUGHLIN & EARDLEY, INC SIRENNE	in	REPAIRS - ENGINE E1811	23.89	
145958	03/08/2019	00680	SIERRA ELECTRIC, INC.	in	LIGHT POLE REPAIR	718.93	
145958	03/08/2019	00680	SIERRA ELECTRIC, INC.	in	LIGHT POLE REPAIR	914.41	
145989	03/08/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	36.91	
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE SUPPLIES CLIPBOARDS FOR DAN	65.06	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ROTARY HAMMER WITH DUST EXTRACTOR	705.88	C
T 300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2/14/19 RT AIRFARE WCIA TRAINING FOR	278.60	C
Total amount by Department						\$ 65,627.01	
370 GAINS/LOSSES AND OTHER INCOME							
145962	03/08/2019	04478	ST PAUL FIRE & MARINE	in	CLAIM V2Z4198	100.00	
Total amount by Department						\$ 100.00	
Total amount by Fund						\$ 65,727.01	
612 OPEB TRUST FUND							
010 OPEB TRUST FUND							
145790	03/08/2019	00024	ADKINS WILLIAM	in	RETIREE MEDICAL	135.50	
145819	03/08/2019	00185	BUCK, GARY E	in	RETIREE MEDICAL	135.50	
145830	03/08/2019	00127	CLEAVENGER, BUDDY L	in	RETIREE MEDICAL	135.50	

City of Kennewick

Claims Roster

2/23/2019 - 3/8/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
145838	03/08/2019	00128	COMSTOCK, WILLIAM J	in RETIREE MEDICAL	5,223.00
145848	03/08/2019	00121	DEINES, JAMES I	in RETIREE MEDICAL	365.90
145851	03/08/2019	00324	DUNCAN LARRY	in RETIREE MEDICAL	135.50
145852	03/08/2019	01894	EASLING, CONNIE	in RETIREE MEDICAL	134.00
145855	03/08/2019	00041	FARNKOFF, ROBERT C	in RETIREE MEDICAL	135.50
145856	03/08/2019	00058	FEARING, DOUG	in RETIREE MEDICAL	185.50
145866	03/08/2019	00181	GIER, CHARLES W.	in RETIREE MEDICAL	135.50
145867	03/08/2019	00134	GONDERMAN, DAVID A	in RETIREE MEDICAL	135.50
145869	03/08/2019	00062	GROSS ROBERT	in RETIREE MEDICAL	135.50
145878	03/08/2019	06744	HIRSCHEL ARTHUR D	in RETIREE MEDICAL	104.90
145888	03/08/2019	00065	JUERGENS, CURT	in RETIREE MEDICAL	135.50
145894	03/08/2019	00060	KRAFT, JAMES	in RETIREE MEDICAL	629.90
145902	03/08/2019	00050	MACE, BILL	in RETIREE MEDICAL	135.50
145903	03/08/2019	00052	MAPLETHORPE, JOHN G., JR	in RETIREE MEDICAL	135.50
145912	03/08/2019	00055	MERCER, BILL	in RETIREE MEDICAL	162.60
145928	03/08/2019	00142	O'HAIR, RONALD L	in RETIREE MEDICAL	135.50
145938	03/08/2019	05554	PENNEY MICHAEL	in RETIREE MEDICAL	134.00
145946	03/08/2019	00145	REMUS, LARRY J	in RETIREE MEDICAL	126.50
145948	03/08/2019	00147	RUMLEY, LARRY M	in RETIREE MEDICAL	112.50
145950	03/08/2019	01821	SCHARNHORST, DEAN	in RETIREE MEDICAL	135.50
145956	03/08/2019	00148	SHAW, LEONARD	in RETIREE MEDICAL	135.50
145960	03/08/2019	00150	SLEATER, LARRY L	in RETIREE MEDICAL	135.50
145961	03/08/2019	00066	SOUTHWICK, JOHN J., JR.	in RETIREE MEDICAL	135.50
145979	03/08/2019	01318	TRIPP, GREG	in RETIREE MEDICAL	134.00
145991	03/08/2019	00152	VICKERMAN THOMAS	in RETIREE MEDICAL	135.50
145997	03/08/2019	08584	WAGNER BRIAN	in RETIREE MEDICAL	133.50
145998	03/08/2019	09944	WATERS DENNIS	in RETIREE MEDICAL	134.75
146006	03/08/2019	00154	WILLEBY, DONALD R	in RETIREE MEDICAL	8,834.50
146008	03/08/2019	02997	WILLIAMS GARY	in RETIREE MEDICAL	137.00
146009	03/08/2019	01415	WILLIAMS, KEN	in RETIREE MEDICAL	210.41
Total amount by Department					\$ 19,066.46
Total amount by Fund					\$ 19,066.46
634 BI-COUNTY POLICE INFO NETWORK					
010 BI-COUNTY POLICE INFO NETWORK					
145837	03/08/2019	06375	COMPUNET INC	in BIPIN PROJECT	101,379.65
Total amount by Department					\$ 101,379.65

City of Kennewick

Claims Roster

2/23/2019 - 3/8/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$	
					Total amount by Fund	\$ 101,379.65
642 METRO DRUG FORFEITURE FUND						
010 NONE						
	145861	03/08/2019	05471	FRONTIER COMMUNICATIONS NW INC in	TELEPHONE SVC	158.93
	145996	03/08/2019	01189	WA STATE TREASURER in	FORFEITURE PROCEEDS	6,625.10
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	MONTHLY SERVICE FEE FOR STAMPS.COI	15.99 C
T	300360	02/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	1 MONTH RENEWAL OF POST OFFICE BOY	26.00 C
					Total amount by Department	\$ 6,826.02
					Total amount by Fund	\$ 6,826.02

City of Kennewick

Claims Roster

2/23/2019 - 3/8/2019

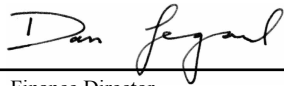
Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
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Grand Total: \$ 1,909,764.34

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 145778 through 146034	\$ 1,827,631.30
Wire transfer number 300360	82,133.04

Total	<u><u>\$ 1,909,764.34</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	03/19/2019
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 January 2019.

Motion for Consideration

I move to approve the Claims Rosters for the Toyota Center Operations and Box Office Accounts for January 2019 in the amount of \$411,445.74, comprised of check numbers 20282-20383 in the amount of \$301,203.44 and electronic transfers in the amount of \$110,242.30.

Summary

None.

Alternatives

None.

Fiscal Impact

Total \$411,445.74.

Through

Denise Winters
Mar 04, 13:58:56 GMT-0800 2019

Dept Head Approval

Dan Legard
Mar 06, 15:56:26 GMT-0800 2019

City Mgr Approval

Marie Mosley
Mar 13, 22:59:55 GMT-0700 2019

Attachments: Roster

☐ Recording
Required?

Toyota Center and Toyota Arena
Operations Claims Roster
January 2019

Num	Date	Name	Memo	Account	Paid Amount
20282	01/11/2019	Rink Product	VOID: PO2690 Zamboni Board Brush - Stop payment 1/29/19	1006.1 · Sterling Operating Account	0.00
20283	01/11/2019	Adamson, Janine	Learn to skate coaching December 2018	1006.1 · Sterling Operating Account	
LTSDec2018	12/31/2018		Learn to skate coaching December 2018	8065 · Contracted Labor	-60.00
					-60.00
20284	01/11/2019	Apollo Inc		1006.1 · Sterling Operating Account	
940019022	12/18/2018		PO2684 Refrigerant for walk in	8041FB · Repr & Maint Bldg, Food & Bev	-156.31
940019023	12/18/2018		PO2684 Repair fryer for Poutinerie	8042FB · Repr & Maint Equip, Food & Bev	-120.55
940019040	12/18/2018		PO2684 Repair fryer for Poutinerie	8042FB · Repr & Maint Equip, Food & Bev	-200.91
940019332	12/31/2018		PO2626 Replace Fan Motor and Eco switch	8042 · Repairs & Maintenance-Equipment	-1,847.20
					-2,324.97
20285	01/11/2019	Baskin Robbins		1006.1 · Sterling Operating Account	
AmsVsSpokane	12/31/2018		Third Party Sales AmsVsSpokane 12/31/18	5300.7 · Sales-Third Party	-870.28
AmsVsEverett	01/04/2019		Third Party Sales AmsVsEverett 1/4/19	5300.7 · Sales-Third Party	-720.77
					-1,591.05
20286	01/11/2019	Batteries Plus	PO2672 C-Batteries	1006.1 · Sterling Operating Account	
P8986438	12/05/2018		PO2672 C-Batteries	8098 · Supplies & Equipment	-54.73
					-54.73
20287	01/11/2019	Berry, Timothy	Learn to skate coaching December 2018	1006.1 · Sterling Operating Account	
LTSDec2018	12/31/2018		Learn to skate coaching December 2018	8065 · Contracted Labor	-120.00
					-120.00
20288	01/11/2019	Bond, Craig	Learn to skate coaching December 2018	1006.1 · Sterling Operating Account	
LTSDec2018	12/31/2018		Learn to skate coaching December 2018	8065 · Contracted Labor	-390.00
					-390.00
20289	01/11/2019	Bond, Jennifer		1006.1 · Sterling Operating Account	
LTSDec2018	12/31/2018		Learn to skate coaching December 2018	8065 · Contracted Labor	-530.00
LTSA-Dec2018	12/31/2018		Learn to skate administration December 2018	8065 · Contracted Labor	-1,000.00
					-1,530.00
20290	01/11/2019	Builders' Hardware & Supply Co.	PO2683 Pull Plate with handle	1006.1 · Sterling Operating Account	
S3677409.001	12/14/2018		PO2683 Pull Plate with handle	8042 · Repairs & Maintenance-Equipment	-58.45
					-58.45
20291	01/11/2019	Chapala Express Stand		1006.1 · Sterling Operating Account	
AmsVsSpokane	12/31/2018		Third Party Sales AmsVsSpokane 12/31/18	5300.7 · Sales-Third Party	-1,201.74
AmsVsEverett	01/04/2019		Third Party Sales AmsVsEverett 1/4/19	5300.7 · Sales-Third Party	-925.77
					-2,127.51
20292	01/11/2019	Cinnabon	Cinnabon Order 12/31/18	1006.1 · Sterling Operating Account	
34929	12/31/2018		Cinnabon Order 12/31/18	1400.1 · Inventory-Food	-72.00
					-72.00
20293	01/11/2019	City of Kennewick-Grounds Maintenance	Grounds Maintenance 4th Qtr 2018	1006.1 · Sterling Operating Account	
013765	01/04/2019		Grounds Maintenance 4th Qtr 2018	8044 · Repairs & Maintenance-Grounds	-1,153.05
					-1,153.05
20294	01/11/2019	City of Kennewick-MISC	KPD Off Duty Security December 2018	1006.1 · Sterling Operating Account	
013761	01/04/2019		KPD Off Duty Security December 2018	8065 · Contracted Labor	-1,540.00
					-1,540.00
20295	01/11/2019	City of Kennewick-Water	Water Service 10/25/2018-12/24/2018	1006.1 · Sterling Operating Account	
Srv10/25-12/24/18	12/21/2018		Water Service 10/25/2018-12/24/2018	8036.4 · Water	-2,975.95
					-2,975.95

**Toyota Center and Toyota Arena
Operations Claims Roster
January 2019**

Num	Date	Name	Memo	Account	Paid Amount
20296	01/11/2019	Coca-Cola	Soda Order 1/3/19	1006.1 · Sterling Operating Account	
52583	01/03/2019		Soda Order 1/3/19	1400.1 · Inventory-Food	-3,376.50
					-3,376.50
20297	01/11/2019	Columbia Safety LLC		1006.1 · Sterling Operating Account	
JM2019-001	01/02/2019		Emt Service Finding Neverland 11/4/18	5073 · Reimbursed Outside Services	-187.00
			Emt Service Jay Owenhouse 11/10/18	5073 · Reimbursed Outside Services	-143.00
			Emt Service Ron White 11/16/18	5073 · Reimbursed Outside Services	-187.00
			Emt Service Harlem Globetrotters 11/28/18	5073 · Reimbursed Outside Services	-154.00
			EMT Service for November 2018 Hockey games	8065 · Contracted Labor	-704.00
JM019-002	01/02/2019		Emt Service for Oak Ridge Boys 12/6/18	5073 · Reimbursed Outside Services	-165.00
			Emt Service for WSU Basketball 12/9/18	5073 · Reimbursed Outside Services	-154.00
			Emt Service for Jo Koy 12/14/18	5073 · Reimbursed Outside Services	-165.00
			Emt Service for Appalaichan Christmas 12/16/18	5073 · Reimbursed Outside Services	-176.00
			Emt Service December 2018 Hockey Games	8065 · Contracted Labor	-935.00
					-2,970.00
20298	01/11/2019	Culligan	230326	1006.1 · Sterling Operating Account	
92321	12/18/2018		Cold Cooler Service Late invoice 10/22/18	8098 · Supplies & Equipment	-50.94
92893	12/18/2018		Cold Cooler Service	8098 · Supplies & Equipment	-73.84
					-124.78
20299	01/11/2019	Denise McNaughton	Reim for supplies for coffee stand	1006.1 · Sterling Operating Account	
Reim/Supplies	01/08/2019		Reim for supplies for coffee stand	1400.1 · Inventory-Food	-23.74
					-23.74
20300	01/11/2019	Devfuzion	Website Hosting Fee	1006.1 · Sterling Operating Account	
W-9640	12/31/2018		Website Hosting Fee	8094 · Outside Services	-30.00
					-30.00
20301	01/11/2019	Dunkaroos		1006.1 · Sterling Operating Account	
AmsVsSpokane	12/31/2018		Third Party Sales AmsVsSpokane 12/31/18	5300.7 · Sales-Third Party	-1,058.16
AmsVsEverett	01/04/2019		Third Party Sales AmsVsEverett 1/4/19	5300.7 · Sales-Third Party	-522.54
					-1,580.70
20302	01/11/2019	Fastsigns		1006.1 · Sterling Operating Account	
139-58217	12/31/2018		10 Suite signs (rcvd late 11/21/18)	8097 · Signage	-689.61
139-58329	12/31/2018		Laminated Cut for O'Brien (rcvd late 11/19/18)	8097 · Signage	-27.15
139-58387	12/31/2018		Logo for Ams Office (rcvd late 11/28/18)	8097 · Signage	-138.12
					-854.88
20303	01/11/2019	Food Services of America		1006.1 · Sterling Operating Account	
9340712	12/27/2018		Food Order 12/27/18	1400.1 · Inventory-Food	-42.30
9341291	12/28/2018		Food Order 12/28/18	1400.1 · Inventory-Food	-2,741.00
9345459	01/03/2019		Food Order 1/3/19	1400.1 · Inventory-Food	-4,393.14
					-7,176.44
20304	01/11/2019	Grace McNally	Learn to skate coaching December 2018	1006.1 · Sterling Operating Account	
LTSDec2018	12/31/2018		Learn to skate coaching December 2018	8065 · Contracted Labor	-140.00
					-140.00
20305	01/11/2019	Houtz, Katelyn	Learn to skate coaching December 2018	1006.1 · Sterling Operating Account	
LTSDec2018	12/31/2018		Learn to skate coaching December 2018	8065 · Contracted Labor	-50.00
					-50.00
20306	01/11/2019	KC Brand		1006.1 · Sterling Operating Account	
AmsVsSpokane	12/31/2018		Third Party Sales AmsVsSpokane 12/31/18	5300.7 · Sales-Third Party	-839.27
AmsVsEverett	01/04/2019		Third Party Sales AmsVsEverett 1/4/19	5300.7 · Sales-Third Party	-811.56
					-1,650.83

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Num	Date	Name	Memo	Account	Paid Amount
20307	01/11/2019	KIMA-TV - KEPR-TV	PO2648 Tv Ads Marco Antonio 2019	1006.1 · Sterling Operating Account	
1063259-1	12/31/2018		PO2648 Tv Ads Marco Antonio 2019	1633.24 · Marco Antonio Solis	-722.50
					-722.50
20308	01/11/2019	Mantanona, Hanna	Learn to skate coaching December 2018	1006.1 · Sterling Operating Account	
LTSDec2018	12/31/2018		Learn to skate coaching December 2018	8065 · Contracted Labor	-75.00
					-75.00
20309	01/11/2019	MD Draft Team	Beer tap cleaning	1006.1 · Sterling Operating Account	
7758-28	01/03/2019		Beer tap cleaning	8042FB · Repr & Maint Equip, Food & Bev	-310.96
			Due from TRCC Beer tap cleaning	2215 · Due To (From) Convention Center	-80.00
					-390.96
20310	01/11/2019	Moon Security Services, Inc.		1006.1 · Sterling Operating Account	
958505	01/01/2019		Kitchen & Vault monitoring 1/1/19-1/31/19	8039 · Security & Fire Alarm System	-27.48
			Kitchen & Vault monitoring 1/1/19-1/31/19	8039FB · Sec & Fire Alarm, Food & Bev	-54.95
			Due from TRCC Kitchen & Vault monitoring 1/1/19-1/31/19	2215 · Due To (From) Convention Center	-27.47
956352	01/01/2019		Fire Monitoring Service 1/1/19-1/31/19	8039 · Security & Fire Alarm System	-44.00
956668	01/01/2019		Fire Monitoring Service 1/1/19-1/31/19	8039 · Security & Fire Alarm System	-76.95
958107	01/01/2019		Basic commercial monitoring - Ammonia TA 1/1/19-1/31/19	8039 · Security & Fire Alarm System	-39.00
					-269.85
20311	01/11/2019	Paul Wicklander	Reim for Valve parts	1006.1 · Sterling Operating Account	
Reim/Parts	01/09/2019		Reim for Valve parts	8042 · Repairs & Maintenance-Equipment	-36.58
					-36.58
20312	01/11/2019	Pavement Surface Control	Traffic revision for marquee work (late invoice 10/31/18)	1006.1 · Sterling Operating Account	
18947-01	12/01/2018		Traffic revision for marquee work (late invoice 10/31/18)	8041 · Repairs & Maintenance-Building	-491.25
					-491.25
20313	01/11/2019	RFP Mfg.	PO2689 Plexi glass for hockey rink	1006.1 · Sterling Operating Account	
10127	12/31/2018		PO2689 Plexi glass for hockey rink	8104 · Ice-Related	-526.71
					-526.71
20314	01/11/2019	See, Andy	Mileage/Reim for Wildhorse Casino Christmas Basket	1006.1 · Sterling Operating Account	
Mileage/Reim	12/21/2018		Mileage/Reim for Wildhorse Casino Christmas Basket	8052 · Travel-Mileage	-84.78
					-84.78
20315	01/11/2019	Sparkling Clean Windows, LLC	Window Cleaning Services	1006.1 · Sterling Operating Account	
1378121918	12/19/2018		Window Cleaning Services	8094 · Outside Services	-1,200.00
					-1,200.00
20316	01/11/2019	Spectrum Business	Phone and Internet Service 12/26/18-1/25/19	1006.1 · Sterling Operating Account	
0883924122018	12/20/2018		Internet Service 12/26/19-1/25/19	8034.3 · Internet	-1,714.98
			Phone Service 12/26/19-1/25/19	8034.1 · Telephone	-887.90
					-2,602.88
20317	01/11/2019	Stephens Media Group		1006.1 · Sterling Operating Account	
6982	12/31/2018		PO2642 Radio Ads Oak Ridge Boys 2018	1633.69 · Oak Ridge Boys	-253.30
12688	12/31/2018		PO2642 Radio Ads Oak Ridge Boys 2018	1633.69 · Oak Ridge Boys	-428.40
4018	12/31/2018		PO2643 Radio Ads Oak Ridge Boys 2018	1633.69 · Oak Ridge Boys	-510.00
					-1,191.70
20318	01/11/2019	Terminello, Rachel	Learn to skate coaching December 2018	1006.1 · Sterling Operating Account	
LTSDec2018	12/31/2018		Learn to skate coaching December 2018	8065 · Contracted Labor	-45.00
					-45.00
20319	01/11/2019	Thomas Hammer	Coffee Order 12/26/18	1006.1 · Sterling Operating Account	
IN021210	12/26/2018		Coffee Order 12/26/18	1400.1 · Inventory-Food	-173.00
					-173.00

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20320	01/11/2019	Tour Design Creative	PO2137 Re-Cut Radio Spot	1006.1 · Sterling Operating Account	
INV100102191	12/01/2018		PO2137 Re-Cut Radio Spot	1633.70 · Ron White	-175.00
					-175.00
20321	01/11/2019	Townsquare Media-Tri Cities		1006.1 · Sterling Operating Account	
796300-1	12/31/2018		PO2420 Radio Ads Oak Ridge Boys 2018	1633.69 · Oak Ridge Boys	-629.00
806188-1	12/31/2018		PO2645 Radio Ads Breaking Benjamin	1633.31 · Breaking Benjamin	-397.80
					-1,026.80
20322	01/11/2019	Tri-City Herald		1006.1 · Sterling Operating Account	
OakRidge2018	12/31/2018		PO2641 Ads Oak Ridge Boys2018 (rcvd late invoice 11/26/18)	1633.69 · Oak Ridge Boys	-563.12
RonWhite2018	12/31/2018		PO2596 Digital Ad Ron White 2018 (rcvd late 11/16/18)	1633.70 · Ron White	-400.00
Nvrlnd2018Ads	01/03/2019		PO2525 Nvrlnd2018Ads (rcvd late Sept2018)	1633.12 · Finding Neverland - BWay	-406.00
Nvrlnd18Ads	01/03/2019		PO2525 Nvrlnd2018Ads (rcvd late Sept2018)	1633.12 · Finding Neverland - BWay	-400.00
					-1,769.12
20323	01/11/2019	Tri City Americans		1006.1 · Sterling Operating Account	
12/15 Ams v Portland	12/15/2018	! :AMS - Tri-City Americans Games	Ams vs Portland 12/15/18	3601 · Unearned Revenue-Ticket Sales	-8,745.47
		! :AMS - Tri-City Americans Games	Suite Share, Ams vs Portland 12/15/18	5004.10 · Team Share-Suite Revenue	-1,108.42
		! :AMS - Tri-City Americans Games	Conc Share, Ams vs Portland 12/15/18	8069.1 · Concessions Share - Team	-1,643.97
12/31 Ams vs Spokane	12/31/2018	! :AMS - Tri-City Americans Games	Ams vs Spokane 12/31/18	3601 · Unearned Revenue-Ticket Sales	-31,032.04
		! :AMS - Tri-City Americans Games	Suite Share, Ams vs Spokane 12/31/18	5004.10 · Team Share-Suite Revenue	-1,505.74
		! :AMS - Tri-City Americans Games	Conc Share, Ams vs Spokane 12/31/18	8069.1 · Concessions Share - Team	-4,856.31
111010119	01/01/2019		Toyota Naming Rights Sponsorship Agreement	5012.10 · Naming Rights-Team Share	-8,333.33
					-57,225.28
20324	01/11/2019	VenuWorks, Inc.		1006.1 · Sterling Operating Account	
15408	10/01/2018		October 2018 Management Fee	8124 · VenuWorks Management Fee	-9,135.92
Oak Ridge 12/6/18	12/06/2018		Ticket sales, Oak Ridge Boys 12/6/18	3601 · Unearned Revenue-Ticket Sales	-6,486.44
			Settlement costs, Oak Ridge Boys 12/6/18	5001.9 · Settlement Costs	-645.41
					-16,267.77
20325	01/11/2019	WCP Solutions		1006.1 · Sterling Operating Account	
11006747	01/02/2019		PO2688 Janitorial Supplies	8095 · Janitorial Supplies	-17.81
11006746	01/02/2019		PO2688 Janitorial Supplies	8095 · Janitorial Supplies	-245.57
11006748	01/02/2019		PO2688 Janitorial Supplies	8095 · Janitorial Supplies	-44.31
11006745	01/02/2019		PO2688 Janitorial Supplies	8095 · Janitorial Supplies	-1,935.58
11010206	01/02/2019		PO2688 Janitorial Supplies	8095 · Janitorial Supplies	-340.57
					-2,583.84
20326	01/11/2019	White Bluffs Brewing, LLC	Beer Order 12/28/18	1006.1 · Sterling Operating Account	
2761	12/28/2018		Beer Order 12/28/18	1400.2 · Inventory-Beer	-155.00
					-155.00
20327	01/11/2019	Yesco		1006.1 · Sterling Operating Account	
INY-0130524	01/02/2019		Diagnostic/Repair to Marquee Sign	8041 · Repairs & Maintenance-Building	-474.12
INY-0130527	01/02/2019		Diagnostic/Repair to Board in Arena	8041 · Repairs & Maintenance-Building	-801.47
					-1,275.59
20328	01/17/2019	Overholt, Ryan	Runner for Rodney Carrington 1/17/19	1006.1 · Sterling Operating Account	
18-0219	01/17/2019		Runner for Rodney Carrington 1/17/19	5073 · Reimbursed Outside Services	-250.00
					-250.00
20329	01/17/2019	Outback Presents LLC	Settlement Rodney Carrington 1/17/19	1006.1 · Sterling Operating Account	
Carrington 1/17/19	01/17/2019		Ticket sales, Rodney Carrington 1/17/19	3601 · Unearned Revenue-Ticket Sales	-46,332.52
			Promoter bump, Rodney Carrington 1/17/19	5026 · Ticketing Commission	-921.68
					-47,254.20
20330	01/18/2019	Amerigas	0910002962	1006.1 · Sterling Operating Account	
3087014412	01/05/2019		Propane 119.6 gallons 1/2/19	8033 · Propane	-381.73
			Due from TRCC Propane 119.6 gallons 1/2/19	2215 · Due To (From) Convention Center	-95.43
					-477.16

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Num	Date	Name	Memo	Account	Paid Amount
20331	01/18/2019	Baskin Robbins	Third Party Sales AmsVsPrinceGeorge 1/8/19	1006.1 · Sterling Operating Account	
AmsVsPrinceGeorge	01/08/2019		Third Party Sales AmsVsPrinceGeorge 1/8/19	5300.7 · Sales-Third Party	-414.48
					-414.48
20332	01/18/2019	Benton PUD		1006.1 · Sterling Operating Account	
LgGenSrv12/6-1/7/19	01/11/2019		Large General Service 12/6/18-1/7/19	8036.3 · Electricity	-21,074.15
SmGenSrvSign	01/11/2019		Small General Service Sign-12/7/18-17/19	8036.3 · Electricity	-273.35
SmGenSrvLights	01/11/2019		Small General Service-Lights 12/7/18-1/7/19	8036.3 · Electricity	-73.33
			Due from TRCC Small General Service-Lights 12/7/18-1/7/19	2215 · Due To (From) Convention Center	-73.33
					-21,494.16
20333	01/18/2019	Brashear Electric, Inc.	Stage Hook up for Jo-Koy 12/12/18	1006.1 · Sterling Operating Account	
	12/31/2018		Stage Hook up for Jo-Koy 12/12/18	5073 · Reimbursed Outside Services	-673.32
					-673.32
20334	01/18/2019	Cascade Natural Gas - COL	Service from 12/8/18-1/9/19	1006.1 · Sterling Operating Account	
Srv12/8-1/9/19	01/11/2019		Service from 12/8/18-1/9/19	8036.2 · Natural Gas	-4,358.06
					-4,358.06
20335	01/18/2019	Cascade Natural Gas - ICE	Service from 12/11/18-1/10/19	1006.1 · Sterling Operating Account	
Srv12/11-1/10/19	01/11/2019		Service from 12/11/18-1/10/19	8036.2 · Natural Gas	-2,612.78
					-2,612.78
20336	01/18/2019	Chapala Express Stand	Third Party Sales AmsVsPrinceGeorge 1/8/19	1006.1 · Sterling Operating Account	
AmsVsPrinceGeorge	01/08/2019		Third Party Sales AmsVsPrinceGeorge 1/8/19	5300.7 · Sales-Third Party	-755.00
					-755.00
20337	01/18/2019	CI/Shred Columbia Industries	0935	1006.1 · Sterling Operating Account	
0076370	12/31/2018		Shred Service December 2018	8094 · Outside Services	-71.02
					-71.02
20338	01/18/2019	Cinnabon	Cinnabon Order 1/8/19	1006.1 · Sterling Operating Account	
34930	01/08/2019		Cinnabon Order 1/8/19	1400.1 · Inventory-Food	-24.00
					-24.00
20339	01/18/2019	Coca-Cola	Soda Order 1/10/19	1006.1 · Sterling Operating Account	
52892	01/10/2019		Soda Order 1/10/19	1400.1 · Inventory-Food	-1,100.80
					-1,100.80
20340	01/18/2019	Consolidated Supply Co.	Food order 1/8/19	1006.1 · Sterling Operating Account	
79597	01/08/2019		Food Order 1/8/19	8041 · Repairs & Maintenance-Building	-186.32
					-186.32
20341	01/18/2019	Dunkaroos	Third Party Sales AmsVsPrince George 1/8/19	1006.1 · Sterling Operating Account	
AmsVsPrinceGeorge	01/08/2019		Third Party Sales AmsVsPrince George 1/8/19	5300.7 · Sales-Third Party	-255.98
					-255.98
20342	01/18/2019	Filta	PO2713 Fryer Cleaning Service	1006.1 · Sterling Operating Account	
448-003326	01/09/2019		PO2713 Fryer Cleaning Service	8094FB · Outside Services - Food & Bev	-358.38
					-358.38
20343	01/18/2019	Food Services of America		1006.1 · Sterling Operating Account	
9262749	12/31/2018		Drop Ship Food Order (rcvd late 10/10/18)	1400.1 · Inventory-Food	-21.15
9304727DropShip	12/31/2018		Missed delivery: Drop Ship Item	1400.1 · Inventory-Food	-23.29
9352683	01/10/2019		Food Order 1/10/19	1400.1 · Inventory-Food	-3,914.25
9357151	01/15/2019		PO2716 Kitchen Supplies	8098.1 · Supplies & Equipment-F&B	-476.21
9357149	01/15/2019		Food Order 1/15/19	1400.1 · Inventory-Food	-4,633.46
					-9,068.36

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20344	01/18/2019	KC Brand	Third Party Sales AmsVsPrinceGeorge 1/8/19	1006.1 · Sterling Operating Account	
AmsVsPrinceGeorge	01/08/2019		Third Party Sales AmsVsPrinceGeorge 1/8/19	5300.7 · Sales-Third Party	-318.37
					-318.37
20345	01/18/2019	KTIX Elkhorn Media Group	PO2646 Radio Ads Breaking Benjamin	1006.1 · Sterling Operating Account	
IN-1181217940	12/31/2018		PO2646 Radio Ads Breaking Benjamin	1633.31 · Breaking Benjamin	-132.60
					-132.60
20346	01/18/2019	Lowe's Commercial Services		1006.1 · Sterling Operating Account	
916686	12/31/2018		PO2556 Drills for Hockey Net (rcvd late 10/9/18)	8098 · Supplies & Equipment	-215.80
16815	12/31/2018		PO2485 Hardware for Ni-Li (rcvd late 9/20/18)	8098 · Supplies & Equipment	-74.18
					-289.98
20347	01/18/2019	Mid Columbia Hockey Officials Association	Adult hockey officials December 2018	1006.1 · Sterling Operating Account	
18-026	12/31/2018		Adult hockey officials December 2018	8094 · Outside Services	-1,842.00
					-1,842.00
20348	01/18/2019	Pacific Fire Inspection Services	Fire sprinkler inspection	1006.1 · Sterling Operating Account	
1901110900	01/11/2019		Fire sprinkler inspection	8041 · Repairs & Maintenance-Building	-750.00
					-750.00
20349	01/18/2019	Stageright Corp.	PO2622 EZ Lift Stair Gripper Assembly	1006.1 · Sterling Operating Account	
255171	12/31/2018		PO2622 EZ Lift Stair Gripper Assembly	8098 · Supplies & Equipment	-613.59
					-613.59
20350	01/18/2019	Thomas Hammer	Coffee Order 1/10/19	1006.1 · Sterling Operating Account	
IN021832	01/10/2019		Coffee Order 1/10/19	1400.1 · Inventory-Food	-173.00
					-173.00
20351	01/18/2019	Tri-City Herald		1006.1 · Sterling Operating Account	
11232018	12/31/2018		PO2641 OakRidgeBoys2018 (Color Change B3) Acct#448370	1633.69 · Oak Ridge Boys	-135.94
11302018	12/31/2018		PO2641 OakRidgeBoys2018 (Color Change B2) Acct#448370	1633.69 · Oak Ridge Boys	-135.94
					-271.88
20352	01/18/2019	Victory Way Sports	Hockey helmet bowls - F&B food supplies	1006.1 · Sterling Operating Account	
4802	01/10/2019		Hockey helmet bowls - F&B food supplies	1400.1 · Inventory-Food	-1,546.52
					-1,546.52
20353	01/18/2019	Vistar Corporation	Food Order 1/9/19	1006.1 · Sterling Operating Account	
53907432	01/09/2019		Food Order 1/9/19	1400.1 · Inventory-Food	-1,140.20
					-1,140.20
20354	01/18/2019	Weaver Exterminating Service, Inc.		1006.1 · Sterling Operating Account	
574713	01/01/2019		Extermination Services-January 2019 TA	8094 · Outside Services	-127.06
574718	01/01/2019		Extermination Services-January 2019	8094 · Outside Services	-255.21
					-382.27
20355	01/18/2019	White Bluffs Brewing, LLC	Beer Order 1/7/19	1006.1 · Sterling Operating Account	
2870	01/07/2019		Beer Order 1/7/19	1400.2 · Inventory-Beer	-480.00
					-480.00
20356	01/22/2019	Backstage Electric, Inc.	Electric hookups/permit for Potato Conf 1/22/19-1/24/19	1006.1 · Sterling Operating Account	
1891	01/21/2019		Electric hookups/permit for Potato Conf 1/22/19-1/24/19	5073 · Reimbursed Outside Services	-2,367.41
					-2,367.41
20357	01/22/2019	Trade Show Supply House	Booths, Carpet, Chairs for Potato Conference 1/22/19-1/24/19	1006.1 · Sterling Operating Account	
3010	01/08/2019		Booths, Carpet, Chairs for Potato Conference 1/22/19-1/24/19	5073 · Reimbursed Outside Services	-13,444.68
					-13,444.68

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20358	01/25/2019	Baskin Robbins		1006.1 · Sterling Operating Account	
AmsVsVancouver	01/16/2019		Third Party Sales AmsVsVancouver 1/16/19	5300.7 · Sales-Third Party	-522.65
AmsVsSeattle	01/18/2019		Third Party Sales AmsVsSeattle 1/18/19	5300.7 · Sales-Third Party	-922.85
					<u>-1,445.50</u>
20359	01/25/2019	Brandon Mitchell	Refund for adult hockey league 2018/2019 season	1006.1 · Sterling Operating Account	
Refund	01/23/2019		Refund for adult hockey league 2018/2019 season	5148 · Adult Hockey League	-225.00
					<u>-225.00</u>
20360	01/25/2019	Cash and Carry	Food Order 1/21/19	1006.1 · Sterling Operating Account	
038684	01/21/2019		Food Order 1/21/19	1400.1 · Inventory-Food	-32.71
					<u>-32.71</u>
20361	01/25/2019	Chapala Express Stand		1006.1 · Sterling Operating Account	
AmsVsVancouver	01/16/2019		Third Party Sales AmsVsVancouver 1/16/19	5300.7 · Sales-Third Party	-761.45
AmsVsSeattle	01/18/2019		Third Party Sales AmsVsSeattle 1/18/19	5300.7 · Sales-Third Party	-1,324.52
					<u>-2,085.97</u>
20362	01/25/2019	Chisholm's Saw & Supply, Inc.	Blade Sharpening	1006.1 · Sterling Operating Account	
69331	12/01/2018		Blade Sharpening (late invoice rcvd from 8/27/18)	8042 · Repairs & Maintenance-Equipment	-301.04
					<u>-301.04</u>
20363	01/25/2019	Culligan	230326	1006.1 · Sterling Operating Account	
93448	01/18/2019		Cold Cooler Service	8098 · Supplies & Equipment	-89.05
					<u>-89.05</u>
20364	01/25/2019	Dunkaroos		1006.1 · Sterling Operating Account	
AmsVsVancouver	01/16/2019		Third Party Sales AmsVsVancouver 1/16/19	5300.7 · Sales-Third Party	-243.61
AmsVsSeattle	01/18/2019		Third Party Sales AmsVsSeattle 1/18/19	5300.7 · Sales-Third Party	-671.97
					<u>-915.58</u>
20365	01/25/2019	Grainger Industrial Supply	PO2719 Hard hats and safety vests	1006.1 · Sterling Operating Account	
9062221008	01/18/2019		PO2719 Hard Hats and safety vests	8098 · Supplies & Equipment	-199.44
					<u>-199.44</u>
20366	01/25/2019	KC Brand		1006.1 · Sterling Operating Account	
AmsVsVancouver	01/16/2019		Third Party Sales AmsVsVancouver 1/16/19	5300.7 · Sales-Third Party	-364.00
AmsVsSeattle	01/18/2019		Third Party Sales AmsVsSeattle 1/18/19	5300.7 · Sales-Third Party	-982.23
					<u>-1,346.23</u>
20367	01/25/2019	KIMA-TV - KEPR-TV		1006.1 · Sterling Operating Account	
R1038828-1	12/31/2018		PO2644 Tv Ads for Globetrotters	1633.20 · Globetrotters	-2,609.07
R1038140-2	12/31/2018		PO2534 Tv Ads Jay Owenhouse	1633.34 · Jay Owenhouse	-1,215.50
					<u>-3,824.57</u>
20368	01/25/2019	Marissa Makeef	Refund for adult hockey league 2018/2019 season	1006.1 · Sterling Operating Account	
Refund	01/01/2019		Refund for adult hockey league 2018/2019 season	5148 · Adult Hockey League	-225.00
					<u>-225.00</u>
20369	01/25/2019	Mitchell Griffin	Refund for adult hockey league 2018/2019 season	1006.1 · Sterling Operating Account	
Refund	01/23/2019		Refund for adult hockey league 2018/2019 season	5148 · Adult Hockey League	-225.00
					<u>-225.00</u>
20370	01/25/2019	Pacific Backflow Services LLC	Backflow testing services 1/22/19	1006.1 · Sterling Operating Account	
1901221724	01/22/2019		Backflow testing services 1/22/19	8041 · Repairs & Maintenance-Building	-1,425.25
			Due from TRCC Backflow testing services 1/22/19	2215 · Due To (From) Convention Center	-790.09
					<u>-2,215.34</u>

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20371	01/25/2019	Plateau Press	PO2628 Wine Labels Jay Owenhouse	1006.1 · Sterling Operating Account	
8385	12/31/2018		PO2628 Wine Labels Jay Owenhouse	1633.34 · Jay Owenhouse	-71.68
					-71.68
20372	01/25/2019	Spectrum Reach	PO2644 Tv Ads for Globetrotters	1006.1 · Sterling Operating Account	
11240241	12/31/2018		PO2644 Tv Ads for Globetrotters	1633.20 · Globetrotters	-1,164.50
					-1,164.50
20373	01/25/2019	Staples/Corp Express, Inc.	PO2700 Office Supplies	1006.1 · Sterling Operating Account	
3401403735	01/08/2019		PO2700 Office Supplies	8005 · Office Supplies	-387.79
			Due from TRCC PO2700 Office Supplies	2215 · Due To (From) Convention Center	-191.96
					-579.75
20374	01/25/2019	Stephens Media Group		1006.1 · Sterling Operating Account	
6464	12/31/2018		PO2647 Radio Ads Breaking Benjamin	1633.69 · Oak Ridge Boys	-149.60
12122	12/31/2018		PO2322 Ads for WWE (rcvd late 8/31/18)	1633.19 · WWE 2018	-233.75
12071	12/31/2018		PO2322 Ads for WWE (rcvd late 8/31/18)	1633.19 · WWE 2018	-233.75
13172	12/31/2018		PO2322 Ads for WWE (rcvd late 8/31/18)	1633.19 · WWE 2018	-382.50
					-999.60
20375	01/25/2019	Ticketmaster.		1006.1 · Sterling Operating Account	
10052714	12/31/2018		PO2584 Digital Ads Ron White	1633.70 · Ron White	-1,321.19
10052713	12/31/2018		PO2535 Ads Jay Owenhouse rcvd late	1633.34 · Jay Owenhouse	-419.55
					-1,740.74
20376	01/25/2019	Townsquare Media-Tri Cities	PO2645 Radio Ads Breaking Benjamin	1006.1 · Sterling Operating Account	
806175-1	12/31/2018		PO2645 Radio Ads Breaking Benjamin	1633.31 · Breaking Benjamin	-452.20
					-452.20
20377	01/25/2019	VenuWorks, Inc.	Advertising Commissions June, July, Aug 2018	1006.1 · Sterling Operating Account	
15391	09/30/2018		Advertising Commissions June, July, Aug 2018	3020 · Accrued Accounts Payable	-25,301.25
					-25,301.25
20378	01/25/2019	WCP Solutions		1006.1 · Sterling Operating Account	
11041170	01/24/2019		PO2723 Janitorial Supplies	8095 · Janitorial Supplies	-124.40
11041172	01/24/2019		PO2723 Janitorial Supplies	8095 · Janitorial Supplies	-79.42
11041171	01/24/2019		PO2723 Janitorial Supplies	8095 · Janitorial Supplies	-224.07
					-427.89
20379	01/29/2019	Rocky Mountain Rigging	Rigging for Stomp 1/30/19	1006.1 · Sterling Operating Account	
	01/29/2019		Rigging for Stomp 1/30/19	5073 · Reimbursed Outside Services	-5,670.00
					-5,670.00
20380	01/28/2019	Washington State University		1006.1 · Sterling Operating Account	
4794	12/09/2018		Ticket Sales for events WSU Basketball 12/9/18	3601 · Unearned Revenue-Ticket Sales	-7,901.11
					-7,901.11
20381	01/28/2019	VenuWorks	Cinderella - Refund co pro payment error	1006.1 · Sterling Operating Account	
4795	05/31/2018		Return VenuWorks overpayment on Cinderella	1300 · Accrued Accounts Receivable	-3,204.63
					-3,204.63
20382	01/28/2019	VenuWorks	Wizard of Oz Co-Pro balance due	1006.1 · Sterling Operating Account	
4587	12/17/2017		Co-Promotion event revenue - Wizard of Oz 12/7/17	5001 · Co-Promotion Revenue	-6,896.12
					-6,896.12
20383	01/28/2019	VenuWorks	Cinderella Co-Pro balance due (Corrected)	1006.1 · Sterling Operating Account	
4583	11/07/2017		Co-Promotion event revenue - Cinderella 11/7/17	5001 · Co-Promotion Revenue	-292.83
					-292.83

Toyota Center and Toyota Arena
Operations Claims Roster
January 2019

Num	Date	Name	Memo	Account	Paid Amount
EFT	01/03/2019	The Odom Corporation	Beer Order 1/3/19 invoice 11343434	1006.1 · Sterling Operating Account	
			Beer Order 1/3/19 invoice 11343434	1400.2 · Inventory-Beer	-1,376.06
					-1,376.06
EFT	01/03/2019	King Beverage Inc.	Beer Order 1/3/2019 invoice 2002757	1006.1 · Sterling Operating Account	
			Beer Order 1/3/2019 invoice 2002757	1400.2 · Inventory-Beer	-2,643.42
					-2,643.42
EFT	01/03/2019	Columbia Distributing	Beer Order 1/3/19 invoice 4277780	1006.1 · Sterling Operating Account	
			Beer Order 1/3/19 invoice 4277780	1400.2 · Inventory-Beer	-321.84
					-321.84
EFT	01/04/2019	King Beverage Inc.	Beer Order 1/4/19 invoice 2003404	1006.1 · Sterling Operating Account	
			Beer Order 1/4/19 invoice 2003404	1400.2 · Inventory-Beer	-211.00
					-211.00
EFT	01/04/2019	King Beverage Inc.	Beer Order 1/4/19 invoice 2003405	1006.1 · Sterling Operating Account	
			Beer Order 1/4/19 invoice 2003405	1400.2 · Inventory-Beer	-298.20
					-298.20
WIRE	01/07/2019	ICON Entertainment	Settlement Jo Koy 12/14/18	1006.1 · Sterling Operating Account	
Jo Koy 12/14/18	12/14/2018		Jo Koy 12/14/18	3601 · Unearned Revenue-Ticket Sales	-40,111.54
			Settlement Costs, Jo Koy 12/14/18	5001.9 · Settlement Costs	-8,488.87
					-48,600.41
ONLINE	01/08/2019	Sterling Savings Change	Change Order for Vault 12/18/18	1006.1 · Sterling Operating Account	
			Change Order for Vault 1/8/19	1121 · Vault Cash-F&B	-15,500.00
					-15,500.00
EFT	01/09/2019	Southern Wine & Spirits of Washington	Liquor Order 1/9/19	1006.1 · Sterling Operating Account	
			Liquor Order 1/9/19	1400.3 · Inventory-Liquor	-1,463.78
					-1,463.78
EFT	01/10/2019	The Odom Corporation	Beer Order 1/10/19	1006.1 · Sterling Operating Account	
			Beer Order 1/10/19	1400.2 · Inventory-Beer	-1,126.00
					-1,126.00
EFT	01/15/2019	Columbia Distributing	Beer Order 1/15/19 Invoice 4318196	1006.1 · Sterling Operating Account	
			Beer Order 1/15/19 Invoice 4318196	1400.2 · Inventory-Beer	-540.48
					-540.48
EFT	01/15/2019	King Beverage Inc.	Beer Order 1/15/19 invoice 2006874	1006.1 · Sterling Operating Account	
			Beer Order 1/15/19 invoice 2006874	1400.2 · Inventory-Beer	-3,949.97
					-3,949.97
EFT	01/17/2019	King Beverage Inc.	Beer Order 1/17/19 invoice 2008314	1006.1 · Sterling Operating Account	
			Beer Order 1/17/19 Invoice 2008314	1400.2 · Inventory-Beer	-243.50
					-243.50
EFT	01/17/2019	Columbia Distributing	Beer Order 1/17/19 invoice 4330438	1006.1 · Sterling Operating Account	
			Beer Order 1/17/19 invoice 4330438	1400.2 · Inventory-Beer	-1,635.00
					-1,635.00
EFT	01/18/2019	King Beverage Inc.	Beer Order 1/18/19 invoice 2009683	1006.1 · Sterling Operating Account	
			Beer Order 1/18/19 invoice 2009683	1400.2 · Inventory-Beer	-28.50
					-28.50

**Toyota Center and Toyota Arena
Operations Claims Roster
January 2019**

Num	Date	Name	Memo	Account	Paid Amount
EFT	01/18/2019	Columbia Distributing	Beer Order 1/18/19 invoice 4335865	1006.1 · Sterling Operating Account	
			Beer Order 1/18/19 invoice 4335865	1400.2 · Inventory-Beer	-375.48
					-375.48
ONLINE	01/25/2019	Department of Revenue	Excise Tax Return Dec 2018	1006.1 · Sterling Operating Account	
			B&O Tax Payable Dec 2018	2206 · B&O Tax Payable	-1,914.53
		Department of Revenue	Sales Tax Payable Dec 2018	2201 · *Sales Tax Payable	-14,649.46
			B&O Tax Expense Dec 2018	8241 · Sales, B&O & Use Taxes	-6,197.49
					-22,761.48
EFT	01/25/2019	King Beverage Inc.	Beer Order 1/25/19 invoice 2011346	1006.1 · Sterling Operating Account	
			Beer Order 1/25/19 invoice 2011346	1400.2 · Inventory-Beer	-1,228.73
					-1,228.73
EFT	01/25/2019	The Odom Corporation	Beer Order 1/25/19 invoice 11400833	1006.1 · Sterling Operating Account	
			Beer Order 1/25/19 invoice 11400833	1400.2 · Inventory-Beer	-489.00
					-489.00
EFT	01/25/2019	Southern Wine & Spirits of Washington	Liquor Order 1/25/19 invoice 3059342	1006.1 · Sterling Operating Account	
			Liquor Order 1/25/19 invoice 3059342	1400.3 · Inventory-Liquor	-337.46
					-337.46
EFT	01/25/2019	Columbia Distributing	Beer Order 1/25/19 invoice 4362245	1006.1 · Sterling Operating Account	
			Beer Order 1/25/19 invoice 4362245	1400.2 · Inventory-Beer	-169.56
					-169.56
AUTO	01/31/2019	American Payment Solutions	Credit card processing Jan 2019	1006.1 · Sterling Operating Account	
			Credit card processing Jan 2019	8109 · Credit Card Fees	-1,709.81
					-1,709.81
AUTO	01/31/2019	Ignite Payment Systems	Card processing fees - TOYO Jan 2019	1006.1 · Sterling Operating Account	
			Card processing fees - TOYO Jan 2019	8109 · Credit Card Fees	-3,380.51
					-3,380.51
AUTO	01/31/2019	USAePay	CC processing setup for TOYO - Jan 2019	1006.1 · Sterling Operating Account	
			CC processing setup for Center - Jan 2019	8109 · Credit Card Fees	-22.50
			CC processing setup for Arena - Jan 2019	8109 · Credit Card Fees	-12.50
					-35.00
EFT	01/31/2019	Fintech.net	Transactionals 1/1/19 - 1/31/19	1006.1 · Sterling Operating Account	
			Transactionals 1/1/19 - 1/31/19	8111FB · Banking Fees - Food & Bev	-20.20
					-20.20
Total Paid				\$409,648.83	

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 20282-20383	\$ 301,203.44
Electronic transfers	108,445.39
Total	<u>\$ 409,648.83</u>

Exceptions:

Toyota Center and Toyota Arena
Box Office Claims Roster
January 2019

Num	Date	Name	Memo	Account	Paid Amount
ONLINE	01/29/2019	Sterling Savings Change	Change Order for Box Office 1/29/19	1006.3 · Sterling Box Office Account	
			Change Order for Box Office 1/29/19	1130 · Vault Cash-Box Office	-1,700.00
					-1,700.00
AUTO	01/31/2019	American Express	AMEX fees	1006.3 · Sterling Box Office Account	
			Express Collection	8109 · Credit Card Fees	-7.95
			AMEX discount	8109 · Credit Card Fees	-88.96
					-96.91
			Total Paid		

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:

Electronic transfers	\$ 1,796.91
Total	<u>\$ 1,796.91</u>

Exceptions:

Council Agenda Coversheet



Agenda Item Number	3.c.	Council Date	03/19/2019
Agenda Item Type	General Business Item		
Subject	Payroll Roster (PPE 2/28/2019)		
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 \$1,861,881.83, for the period ended 2/28/2019, comprised of check numbers 73355 through 73418 and direct deposit numbers 167889 through 168296.

Summary

None.

Alternatives

None.

Fiscal Impact

Total \$1,861,881.83.

Through

Phil Bleazard
Mar 05, 10:14:52 GMT-0800 2019

Dept Head Approval

Dan Legard
Mar 05, 11:13:42 GMT-0800 2019

City Mgr Approval

Marie Mosley
Mar 13, 22:57:35 GMT-0700 2019

Attachments: Roster

☐ Recording
Required?

March 19, 2018

All Departments:

February 28, 2019

ADMINISTRATIVE TEAM	971.64	
CITY COUNCIL	4,088.00	
CITY MANAGER	12,429.47	
CIVIL SERVICE	1,073.00	
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT	43,263.31	
EMPLOYEE & COMMUNITY RELATIONS	50,156.00	
ENGINEERING	51,444.05	
FACILITIES & GROUNDS	63,987.38	
FINANCE	47,247.00	
FIRE	97,618.00	
LEGAL SERVICES	22,967.19	
MANAGEMENT SERVICES	78,619.26	
POLICE	477,734.45	
Subtotal General Fund	951,598.75	
STREETS	58,185.89	
TRAFFIC	22,919.35	
Subtotal Street Fund	81,105.24	
BI-PIN	10,724.06	
BUILDING SAFETY	41,103.85	
COMMUNITY DEVELOPMENT	4,023.08	
CRIMINAL JUSTICE	63,994.49	
EQUIPMENT RENTAL	8,868.79	
MEDICAL SERVICES	317,039.67	
RISK MANAGEMENT	3,437.70	
STORMWATER UTILITY	11,188.43	
WATER & SEWER	111,393.12	
Subtotal Other Funds	571,773.19	
Total Salaries and Wages	1,604,477.18	
 <u>Benefits:</u>		
Industrial Insurance	25,023.13	
Medical Retirement Account	3,000.00	
Retirement	136,311.53	
Social Security (FICA)	91,620.22	
WA Family Leave	1,449.77	
Total Benefits	257,404.65	
Grand Total	\$1,861,881.83	

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 \$1,861,881.83 comprised of check numbers 73355 through 73418 and direct deposit numbers 167889 through 168296.

Approved for payment:



Dan Legard, Finance Director

Council Agenda Coversheet 	Agenda Item Number	3.d.	Council Date	03/19/2019	Consent Agenda	☒	
	Agenda Item Type	Contract/Agreement/Lease				Ordinance/Reso	☐
	Subject	District Court Services Interlocal Agreement				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐	
	Project #		Permit #		Quasi-Judicial	☐	
	Department	City Attorney					

Recommendation

Authorize the City Manager to sign the 2019 Amended and Restated Interlocal Agreement between Benton County and the City of Kennewick for District Court Services.

Motion for Consideration

I move to authorize the City Manager to sign the 2019 Amended and Restated Interlocal Agreement between Benton County and the City of Kennewick for District Court Services.

Summary

The proposed Amended and Restated Interlocal Agreement with Benton County for District Court Services is intended to remedy the Benton County Probation Department shortfall. The City contracts with Benton County to handle its criminal cases in Benton County District Court. Historically, Benton County has also provided probation services for City of Kennewick cases at no additional cost to the City. Up until this past year the probation program was paid for by probation assessments imposed upon defendants at sentencing. The probation assessments paid by defendants are no longer sufficient to fully pay the costs of probation services. After meeting with County staff, as well as representatives from the other cities, the parties drafted several revisions to the existing Agreement to factor in the cost of probation, as well as provide the City a credit for the probation assessments received by the County on City of Kennewick cases. The remainder of the provisions in the Interlocal Agreement will remain the same. This Amended and Restated Interlocal Agreement will be in effect through the end of 2022.

Alternatives

None recommended.

Fiscal Impact

As a result of adding probation costs to the Amended and Restated Interlocal Agreement for District Court Services, it is estimated that the City's annual costs for these services will increase by approximately \$46,000. This amount reflects the City's proportionate share of estimated probation program costs, net of the projected probation assessments paid by defendants on Kennewick cases.

Through	Bonnie Lanning Mar 12, 13:16:40 GMT-0700 2019	Attachments: 
Dept Head Approval	Lisa Beaton Mar 12, 13:18:01 GMT-0700 2019	
City Mgr Approval	Marie Mosley Mar 13, 21:59:46 GMT-0700 2019	
		☐ Recording Required?

RESOLUTION 2019 191

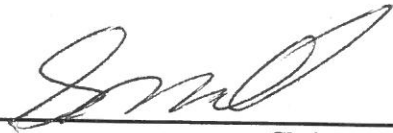
BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF RESOLUTION 2015-444, AMENDING AND RESTATING
THE INTERLOCAL AGREEMENT BETWEEN BENTON COUNTY AND THE
CITY OF KENNEWICK FOR DISTRICT COURT SERVICES

WHEREAS, Resolution 2015-444 needs to be amended and restated to account for the fact that probation assessments paid by criminal defendants are no longer sufficient to fully pay for the costs of probation services that historically have been reflected as expenditures from the Probation Assessment Fund; **NOW, THEREFORE,**

BE IT RESOLVED, the Board of Benton County Commissioners hereby agrees to execute the attached 2019 Amended and Restated Interlocal Agreement with the City of Kennewick for District Court Services.

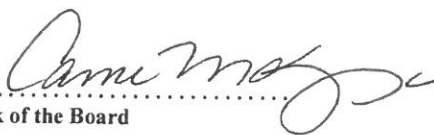
Dated this 5 day of March, 2019.



JEROME DELVIN - ~~Chairman of the Board~~ **ABSENT**

Chairman Pro-Tem


Member

Attest: 
Clerk of the Board

Constituting the Board of County
Commissioners of Benton County,
Washington

Please return recorded document to:

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

2019 AMENDED AND RESTATED
INTERLOCAL AGREEMENT
BETWEEN
BENTON COUNTY
AND
THE CITY OF KENNEWICK
FOR DISTRICT COURT SERVICES

THIS AGREEMENT is made this 1 day of January, 2019, by and between the CITY OF KENNEWICK, a municipal corporation, hereinafter called "City" and BENTON COUNTY, a political subdivision of the State of Washington, hereinafter called "County" shall be effective January 1, 2019.

WHEREAS, the County has an established District Court System; and

WHEREAS, a municipal department of the Benton County District Court for the City was established by the Benton County Commissioners pursuant to the adoption of the Benton County District Court Districting Plan on June 8, 1973, under Chapters 3.38 and 3.46, Revised Code of Washington; and

WHEREAS, in 2009 the City and the County agreed to terminate the City's municipal department and that the County would provide the services of its District Court System to the City pursuant to an Interlocal Agreement authorized by RCW 39.34.180 and executed in July and August of 2009 by the City and the County, respectively; and

WHEREAS, the District Court Districting Plan was amended on August 31, 2009, and is consistent with this Interlocal Agreement; and

WHEREAS, the City currently pays its pro rata share of the Judges' salaries and benefits, the salaries and benefits of the District Court personnel, and all other costs of District Court, except for the costs of probation services and certain other costs expressly identified, based on the City's share of usage of District Court; and

WHEREAS, in 2015 the County created a Mental Health Court, as authorized by RCW 2.28.180, and an Amended and Restated Interlocal Agreement was executed to exclude the costs of a Mental Health Court from those to be allocated to the City and to set forth the terms of usage of District Court by the City pursuant to RCW 39.34.180;

WHEREAS, the 2015 agreement needs to be amended and restated to account for the fact that probation assessments paid by criminal defendants are no longer sufficient to fully pay for the costs of probation services that historically have been reflected as expenditures from the Probation Assessment Fund; NOW THEREFORE,

BE IT AGREED by and between the parties as follows:

- (1) **District Court Services.** The County and its District Court shall furnish to the City the facilities and services of the Benton County District Court for all cases filed by the City in the District Court, over which District Court has jurisdiction, for purposes of enforcing violation of state statutes or city ordinances committed by persons within the City's jurisdiction that constitute gross misdemeanors, misdemeanors, or civil infractions. Nothing in this Agreement shall permit the City to regulate the administration of the court. District Court services shall include the use of the County's Mental Health Court, if any, for City defendants that meet the participation requirements.
- (2) **Compensation.**
 - (a) Calculation of Percentage of Usage. The parties have determined, and do hereby agree, that in return for the facility usage and services of District Court, the City shall pay to the County, the City's pro rata share of the total costs of and overhead of the District Court, including the salaries and benefits of the District Court Judges. This pro rata share shall be an amount equal to the ratio of the total number of violations filed by the City, whether infractions or criminal violations, to the total number of: (1) violations filed by all jurisdictions in the District Court, plus (2) felony complaints filed in District Court, plus (3) small claims cases filed, plus (4) civil cases filed, plus (5) petitions for anti-harassment orders. The payment of such pro rata share of costs by the City constitutes a fair reimbursement to the County for the facility usage and services of District Court, and the parties agree that no separate filing fee shall be required from the City for the cases it files in District Court under this Agreement.
 - (b) Costs to be Allocated by Percentage. The total costs allocated by paragraph 2(a) above shall include, but are not limited to, the salaries and benefits of the District Court Judges, salaries and benefits of the District Court personnel and all other costs of and overhead for the District Court, excluding: (i) the costs of public defense for criminal defendants in District Court, which shall be reimbursed by the City pursuant to a separate agreement between the parties; and (ii) the costs of a Mental Health Court established under RCW 2.28.180 that are reflected in a budget separate from the County's General Fund Budget for expenses payable

from the additional sales tax adopted in 2014 for public safety purposes (the "Public Safety Tax Budget").

- (c) Time Period for Determining Percentage. The ratio described above in paragraph 2(a) shall for each year be based on the figures for the twelve-month time period consisting of the preceding August through July, unless the Presiding District Court Judge notifies the County and the City that a different 12-month period will be used for such calculations.
 - (d) Credit for Probation Assessments. The County will give the City a credit each month in the billing set forth in paragraph (3) below equal to the amount of revenue received in the prior month in the form of probation assessment payments in criminal cases prosecuted by the City.
- (3) **Billings.** The County will invoice the City monthly for the City's pro rata share of the expenses incurred by District Court in the preceding month. All sums due to the County from the City shall be paid within thirty (30) days of mailing of such invoice, via regular mail or electronic mail.
 - (4) **Distribution of Revenues to the City.** All money received by the District Court pursuant to court action in a case filed by the City, including penalties, fines, bail forfeitures, fees and costs, except as otherwise provided herein, shall be paid by District Court to the City; provided, that the County may retain all money received as payments of assessments for probation costs ordered in the City's cases. The City shall not be entitled to any revenue received by District Court other than revenues received pursuant to court action in a case filed by the City.
 - (5) **City Obligations with Respect to Revenues.** The District Court shall provide the City a Remittance Summary prepared by the Washington State Administration of the Courts (AOC) for the appropriate time period at the same time it makes a payment to the City under paragraph (4) above. It shall be the City's obligation to pay from the revenues, including interest revenues, that it receives pursuant to paragraph (4) above, all amounts due and owing to the State of Washington and to deposit that portion of the revenues that it retains in accordance with law. The City agrees to hold the County harmless with respect to any claims or allegations that the City has not remitted the required amounts to the State of Washington.
 - (6) **Term.** This Agreement shall be effective upon execution by the parties and recording with the Benton County Auditor and shall remain in effect through December 31, 2022, unless earlier terminated pursuant to the terms of this Agreement or extended by written amendment.
 - (7) **Termination and Notice of Termination.** This Agreement is terminable by either party without cause if such party provides written notice of intent to terminate in accordance with RCW 3.50.810 and 35.20.010. Any such notice from the City must be received by

the Chairperson of the Benton Board of County Commissioners by the statutorily required date, and any such notice from the County must be received by the Mayor of the City by the statutorily required date.

- (8) **Ownership of Property.** All real and personal property used in the operation of District Court has been and shall continue to be acquired by the County, owned by the County and may be disposed of in the discretion of the County.
- (9) **Waiver of Binding Arbitration.** Provided that this Agreement is not earlier terminated pursuant to the terms stated above, this Agreement will expire on December 31, 2022, unless a written renewal Agreement is executed prior to such date. The City and the County waive and release any right to invoke binding arbitration under RCW 3.62.070, 35.20.010, 39.34.180 or other applicable law as related to this Agreement, any extension or amendment of this Agreement, or any discussions or negotiations relating thereto.
- (10) **Advisory Committee.** The appropriate costs and overhead of the District Court shall be determined by the County legislative authority. An advisory committee composed of the Chairperson of the Board of Benton County Commissioners or his or her designee, the Presiding Judge of the District Court, the District Court Administrator, and a designee from each city within the County that pursuant to agreement pays a pro rata share of the cost of District Court will meet prior to the adoption of each General Fund Budget by the County to review that portion of the General Fund Budget pertaining to District Court and may make a recommendation on such budget to the County legislative authority. Such committee may also make a recommendation to the Presiding Judge regarding any requested change in the twelve-month period used to allocate costs for the following year.
- (11) **Indemnification Regarding City Ordinances.** The City agrees that the County does not assume any liability or responsibility for or release the City from any liability or responsibility which arises in whole or in part from the existence or effect of City ordinances, rules or regulations, policies or procedures. If any cause, claim, suit, action or administrative proceeding is commenced in which the enforceability and/or validity of any City ordinance, rule, regulation, policy or procedure is at issue, the City shall defend the same at its sole expense and if judgment is entered or damages are awarded against the City, the County, or both, the City shall satisfy the same, including all chargeable costs and attorney fees. This provision shall survive the termination of this Agreement.
- (12) **General Indemnification.** The City and the County each agree to defend and indemnify the other and its elected and appointed officials, officers, employees and agents against all claims, losses, damages, suits, and expenses, including reasonable attorneys' fees and costs, to the extent they arise out of, or result from, the negligence or willful misconduct of the indemnitor or its elected or appointed officials, officers, employees and agents in the performance of this Agreement. The indemnitor's duty to defend and indemnify extends to claims by the elected or appointed officials, officers, employees or agents of the indemnitor or of any contractor or subcontractor or indemnitor. The indemnitor waives its immunity under Title 51 of the Revised Code of Washington solely for the

purpose of this provision and acknowledges that this waiver was mutually negotiated. This provision shall survive the termination of this Agreement.

- (13) **Captions.** The paragraph and subsection captions used in this Agreement are for convenience only and shall not control or affect the meaning or construction of any provisions of this Agreement.
- (14) **Entire Agreement.** This Agreement contains the entire Agreement and understanding of the parties with respect to the subject matter hereof, and supersedes all prior oral or written understandings, agreements, promises or other undertakings between the parties, including but not limited to the interlocal agreement executed by the parties in 2015 for District Court Services.
- (15) **Governing Law.** This Agreement shall be interpreted in accordance with the laws and court rules of the State of Washington in effect on the date of execution of this Agreement. In the event any party deems it necessary to institute legal action or proceedings to ensure any right or obligation under this Agreement, the parties agree that such action shall be brought in a court of competent jurisdiction situated in Benton County, Washington.
- (16) **No Third Party Rights.** Except as expressly provided herein, nothing in this Agreement shall be construed to permit anyone other than the parties hereto to rely upon the covenants and agreements herein contained nor to give any such third party a cause of action (as a third party beneficiary or otherwise) on account of any nonperformance hereunder.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

- (17) **Amendment or Waiver.** This Agreement may not be modified or amended except by written instrument approved by resolution or ordinance duly adopted by the City and the County. No course of dealing between the parties or any delay in exercising any rights hereunder shall operate as a waiver of any rights of any party.

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

Date: _____

Date: 3/5/2019

CITY OF KENNEWICK

BOARD OF COUNTY COMMISSIONERS
OF BENTON COUNTY

MARIE MOSLEY, City Manager

SHON SMALL, Chairman

Attest:

JEROME DELVIN - ABSENT

TERRI WRIGHT, City Clerk

JEROME DELVIN, Commissioner

Approved as to Form:

JAMES BEAVER, Commissioner

LISA BEATON, City Attorney

Constituting the Board of County Commissioners
of Benton County, Washington.

Attest:

CAMI MCKENZIE, Clerk of the Board

Approved as to Form:

RYAN BROWN, Deputy Prosecuting Attorney

Council Agenda Coversheet 	Agenda Item Number	3.e.	Council Date	03/19/2019	Consent Agenda	☒	
	Agenda Item Type	Contract/Agreement/Lease				Ordinance/Reso	☐
	Subject	3 Rivers Ent. Dist. Landscape & Irrigation Maint.				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐	
	Project #	P1702-17	Permit #		Quasi-Judicial	☐	
	Department	Public Works					

Recommendation

Staff recommends that council accept the work of Senske Lawn & Tree Care, Inc. for Contract P1702-17, Three Rivers Entertainment District Landscape & Irrigation Maintenance.

Motion for Consideration

I move to accept the work of Senske Lawn & Tree Care, Inc. for Contract P1702-17, Three Rivers Entertainment District Landscape & Irrigation Maintenance, in the amount of \$78,952.09.

Summary

Original Contract	\$ 64,700.62
Change Orders	\$ 14,251.47
Quantity Changes	\$ 0.00
Total	\$ 78,952.09

This project was for the maintenance of all trees, landscaping and irrigation in the following areas for 2017/2018:

1. Three Rivers Entertainment District - Young Street between Grandridge Blvd & Quinault Street, Common area parking between the Toyota Center & Three Rivers Convention Center, Okanogan Place from Young Street to Grandridge Blvd. roundabout at the Okanogan intersection with Grandridge and roundabouts at Young, Quinault and Okanogan.
2. Central Plaza Greenbelts - lying south of Hobby Lobby between W. Okanogan Ave & Hobby Lobby and lying south of The Garden in the triangle development between W. Grandridge Blvd., W. Okanogan Place & W. Rio Grande Avenue.

This project had (16) change orders which included start up repairs, miscellaneous tree repairs, removals and stump removals; replacement of valves and unions; main line break repairs; wiring issue repairs; conversion of (2) valves at the front of the Toyota Center to battery operated; shrub removal; stump grindings and broken irrigation head repairs.

There were no quantity changes on this project. Bid items were paid per contract.

Alternatives

None recommended.

Fiscal Impact

Capital Improvement Fund - Vista Field Common Area O&M
300.020.518.20.48.03 \$78,952.09

Through	Heath Mellotte Mar 05, 09:14:30 GMT-0800 2019	Attachments:  ☐ Recording Required?
Dept Head Approval	Cary Roe Mar 05, 19:04:13 GMT-0800 2019	
City Mgr Approval	Marie Mosley Mar 13, 23:01:33 GMT-0700 2019	

Council Agenda Coversheet 	Agenda Item Number	3.f.	Council Date	03/19/2019	Consent Agenda	☒	
	Agenda Item Type	Contract/Agreement/Lease				Ordinance/Reso	☐
	Subject	Easement Agreement w/Columbia Mall Partnership				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐	
	Project #	SPA 18-21	Permit #	DPW-2018-03580	Quasi-Judicial	☐	
	Department	Public Works					

Recommendation

To authorize the Mayor to sign the Easement Agreement received March 6, 2019 from the Columbia Mall Partnership allowing the City to access a waterline and hydrant facility relocated at the Columbia Center Mall.

Motion for Consideration

I move to authorize the Mayor to sign the Easement Agreement received March 6, 2019 from the Columbia Mall Partnership allowing the City access to a waterline and hydrant facility relocated at the Columbia Center Mall.

Summary

This Easement Agreement was initiated by the Columbia Mall Partnership (CMP) in an effort to provide the City with a waterline utility easement whereby the City might access a waterline and hydrant facility recently relocated at the Columbia Center Mall to accommodate the new construction of the Dicks Sporting Goods Store.

This Easement Agreement benefits the City by allowing access to perform construction, maintenance, and routine operation of a waterline and hydrant facility owned by the City. In addition to the Easement Deed there are conditions whereby the CMP has recommended as part of the agreement.

The Easement Agreement terms are summarized as follows: (1) Grants the City a 15-foot wide non-exclusive access and utility easement for a waterline and hydrant. (2) Grants the CMP the right to utilize the "Easement Area" and adjoining land in a manner consistent with their rights as a landowner in compliance with City code and ordinance. (3) Limits the City from constructing or installing a building or above ground structure within the Easement Area. (4) Limits the performance of City work or maintenance on the waterline and hydrant facility between the dates of November 15th to January 15th, unless it is an emergency. (5) Holds harmless the CMP for any "losses" that may arise from the City's construction and/or operation of the waterline and hydrant facility unless arising from an intentional act, or gross negligent act of the CMP.

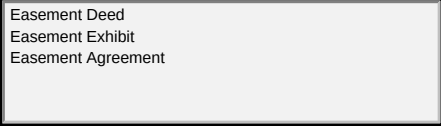
Public Works staff recommends approval of the Easement Agreement as signed by CMP and received on March 6, 2019.

Alternatives

None recommended

Fiscal Impact

None

Through	Bruce Mills Mar 12, 14:35:49 GMT-0700 2019	Attachments: 
Dept Head Approval	Cary Roe Mar 12, 14:53:53 GMT-0700 2019	
City Mgr Approval	Marie Mosley Mar 13, 22:06:42 GMT-0700 2019	
		☒ Recording Required?

Return to:

City Clerk's Office
City of Kennewick
P. O. Box 6108
Kennewick, WA 99336

**EASEMENT AGREEMENT
BETWEEN
CITY OF KENNEWICK
AND
COLUMBIA MALL PARTNERSHIP**

This Agreement is made by and between the CITY OF KENNEWICK, a Washington municipal corporation (hereinafter "Grantee"), and COLUMBIA MALL PARTNERSHIP, a Delaware general partnership, organized under the laws of the State of Delaware, (hereinafter "Grantor");

WHEREAS, the Grantee installed a fire hydrant assembly, hydrant valve and water main; and

WHEREAS, the Grantor is the owner of property upon which the Grantee will/has installed a fire hydrant assembly, hydrant valve and water main; and

WHEREAS, the Grantee is seeking an easement for the above-described infrastructure and the Grantor is requesting the conditions described below in exchange for granting said easement;
NOW THEREFORE,

THE PARTIES AGREE HERETOFOR AS FOLLOWS:

I. EASEMENT AGREEMENT TERMS

1. Grantor agrees to execute an Easement Deed for Parcel #1-3199-100-0003-000 which dedicates a perpetual 15-foot wide non-exclusive access and utility easement to the Grantee for the purposes of construction, operation and maintenance of a waterline facility within the easement area which is more particularly described in the Easement Deed.
2. Grantor shall have the right to use the Easement Area and the adjoining land of Grantor's Property in any manner consistent with its rights as landowner and shall comply with all

applicable codes and ordinances when making use of the land on and near the Easement Area.

3. Without prior written consent, Grantee shall not construct or install or permit the construction or installation of any building or above ground structure other than the approved Waterline Facilities. Grantee hereby consents to the installation of pavement by Grantor upon and adjacent to the Easement Area on Grantor's Property so long as it does not interfere with the Facilities located in and upon the Easement Area.
4. Excluding an emergency situation, Grantee shall make a reasonable effort in the exercise of its rights herein, to minimize any material interference with the business operations of Grantor and its lessees upon Grantor's Property, but nothing herein contained shall prevent or prohibit Grantee from exercising any of its rights during normal and customary daylight business hours; provided, no work other than emergency work, shall be performed by Grantee upon Grantor's Property between each November 15 through January 15 time period.
5. Grantee agrees to indemnify, defend and hold harmless Grantor from and against any and all losses, costs, damages, expenses, liabilities, demands, actions, causes of actions, liens, claims, indebtedness or encumbrances (collectively, referred to as "Losses"), including, without limitation, mechanic's and materialmen's liens, arising out of (a) the construction and installation of the Facilities by Grantee and/or its agents, employees and contractors and (b) the operation, maintenance, inspection, repair and replacement or relocation of the facilities by Grantee, its agents, employees and contractors; excepting, however, any such Losses caused by or arising out of the intentional act or gross negligence of Grantor.

II. GENERAL TERMS

1. Grantor agrees the above-described easement agreement terms provide Grantor adequate consideration for the conveyance of the easement to the Grantee by Deed.
2. The Grantee agrees to record the Easement Deed at the Grantee's expense.
3. The term of this Agreement shall begin on the date signed by both parties and shall remain in effect for so long as the Grantee continues to use the Easement Area for its Waterline Facilities.
4. 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.
5. 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 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 other recovery or award provided by law.

6. All communications regarding this Agreement shall be sent to the parties at the addresses noted below. Any written notice hereunder shall become effective three business days after the date of mailing by regular, registered or certified mail, and shall be deemed sufficiently given if sent to the addressee stated in this Agreement or such other address as may be hereafter specified in writing.

Grantors:	Columbia Mall Partnership c/o Simon Property Group 225 West Washington St. Indianapolis, IN 46204 ATTN: Legal Development
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	Columbia Mall Partnership c/o Simon Property Group 225 West Washington St. Indianapolis, IN 46204 ATTN: Engineering
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Grantee City of Kennewick:	Cary M. Roe, P.E. Public Works Director City of Kennewick 210 W. 6 th Ave. Kennewick, WA 99336
----------------------------	---

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

DATED this _____ day of _____, 2019.

CITY OF KENNEWICK

DON BRITAIN, Mayor

Attest:

Approved as to Form:

TERRI L. WRIGHT, City Clerk

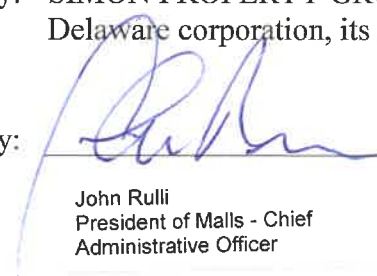
LISA BEATON, City Attorney

COLUMBIA MALL PARTNERSHIP, a
Delaware general partnership

By: SIMON PROPERTY GROUP, L.P., a
Delaware limited partnership, its managing
general partner

By: SIMON PROPERTY GROUP, INC., a
Delaware corporation, its general partner

By: _____


John Rulli
President of Malls - Chief
Administrative Officer

Return to:
City of Kennewick
City Clerk's Office
PO Box 6108
Kennewick, WA 99336

WATERLINE EASEMENT

Parcel ID #: 1-3199-100-0003-000

THE GRANTOR, COLUMBIA MALL PARTNERSHIP, a Delaware general partnership, for value received, hereby grants and conveys to **THE GRANTEE, The City of Kennewick**, its successors and assigns, a permanent 15-foot wide easement over, under and across the following described land (the Easement Area, as defined below, and the surrounding land is owned by Grantor and is hereinafter referred to as "Grantor's Property"), located in a portion of the Southwest quarter of the Northeast quarter of the Northeast quarter of Section 31, Township 9 North, Range 29 East, Willamette Meridian, City of Kennewick, Benton County, Washington.

BEGINNING at a Brass cap marking the Northeast corner of the Northeast quarter of said Section 31 (from which a Brass cap marking the Northwest corner of the Northeast quarter of said Section 31 bears North 89°48'07" West, 2607.23 feet);

Thence North 89°48'07" West along the North line of the Northeast quarter of said Section 31 for a distance of 1303.62 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 31;

Thence leaving the North line of the Northeast quarter of said Section 31, South 00°31'42" East along the West line of the Northeast quarter of the Northeast quarter of said Section 31 for a distance of 873.32 feet;

Thence leaving the West line of the Northeast quarter of the Northeast quarter of said Section 31, North 89°28'36" East, 48.55 feet to the **TRUE POINT OF BEGINNING** of the water line easement to be described;

Thence South 87°38'33" East, 68.14 feet;

Thence North 02°21'27" East, 15.00 feet;

Thence North 87°38'33" West, 68.14 feet;

Thence South 02°21'27" West, 15.00 feet to the **TRUE POINT OF BEGINNING** and the end of this water line easement description.

Said "Easement Area" Contains 1,022 square feet more or less.

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

Said easement is for the following purposes:

The installation, operation, maintenance, renewal and replacement of Waterlines and approved structures, the "Facilities".

The covenants herein contained shall run with the land and are binding upon all subsequent owners thereof.

The terms of this Waterline Easement are also subject to the Easement Agreement attached hereto and incorporated herein by reference.

Dated:

3/6/2019

GRANTOR

COLUMBIA MALL PARTNERSHIP, a Delaware general partnership

By: SIMON PROPERTY GROUP, L.P., a Delaware limited partnership, its managing general partner

By: SIMON PROPERTY GROUP, INC., a Delaware corporation, its general partner

By:


John Rulli
President of Malls - Chief
Administrative Officer

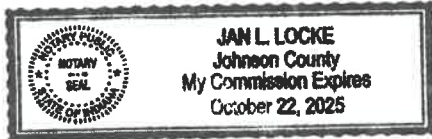
STATE OF INDIANA)

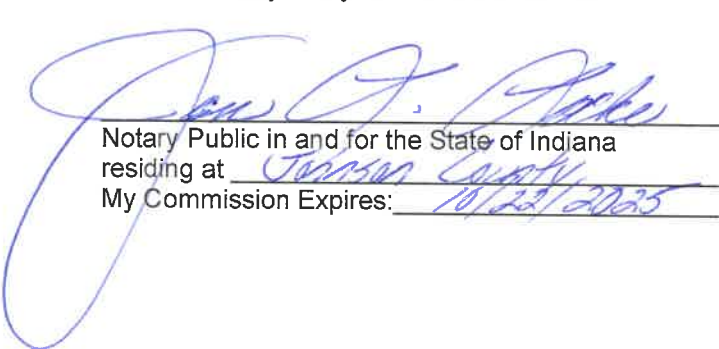
)ss.

COUNTY OF MARION)

I certify that on this 6th day of March, 2019, before me, the undersigned Notary Public in and for the State of Indiana, duly commissioned and sworn, personally appeared John Rulli, Pres of Malls - SPO, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his voluntary act and deed, for the uses and purposes therein mentioned

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




Notary Public in and for the State of Indiana
residing at Johnson County

My Commission Expires: 10/22/2025



46.225 -119.227 Degre

Council Agenda Coversheet 	Agenda Item Number	5.a.	Council Date	03/19/2019	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	Change from RL to CN at 1400 W 10th Ave			Public Mtg / Hrg	☐
	Ordinance/Reso #	5802	Contract #		Other	☐
	Project #	COZ 18-10	Permit #	PLN-2018-03442	Quasi-Judicial	☒
	Department	Planning				

Recommendation

The Planning Commission recommends approval of COZ 18-10.

Motion for Consideration

I move adoption of Ordinance 5802.

Summary

COZ 18-10 is a request to change 0.7 acres from Residential, Low (RL) to Commercial, Neighborhood (CN) located at the northwest corner of W. 10th Ave. and S. Olympia St. The address of the site is 1400 W. 10th Ave. This proposal is a follow up rezone to CPA 18-03 which changed the land use designation from Low Density Residential to Commercial. City Council approved CPA 18-03 in October of 2018 by adopting Ordinance 5773. Approval of this rezone will bring the zoning of this property into conformance with the Comprehensive Plan by implementing the Commercial land use designation as well as promote the goals and policies of the comprehensive plan, specifically Commercial Goal 3 and its associated Policies 1, 2 and 3.

Commercial Goal 3: Create a balanced system of commercial facilities reflecting neighborhood, community and regional needs

Commercial Policy 1: Provide commercial areas sized and scaled appropriately for the neighborhood or community.

Commercial Policy 2: Enhance compatibility with adjacent residential neighborhoods with landscaping, screening, and superior building design.

Commercial Policy 3: Provide for Neighborhood Commercial centers in strategic locations to serve surrounding neighborhoods, while minimizing impacts to the surrounding residential uses.

Alternatives

None recommended

Fiscal Impact

None at this time.

Through	Anthony Muai Mar 11, 16:41:59 GMT-0700 2019	Attachments: Planning Commission Minutes_030419 Planning Commission Minutes_010719 Presentation Ordinance Staff Report with Exhibits
Dept Head Approval	Gregory McCormick Mar 12, 07:12:34 GMT-0700 2019	
City Mgr Approval	Marie Mosley Mar 14, 12:45:59 GMT-0700 2019	

☐ **Recording Required?**



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: COZ 18-10/PLN-2018-03442

Report Date:	December 19, 2018
Hearing Date & Location:	January 7, 2019, Kennewick City Hall
Report Prepared By:	Anthony Muai, AICP Senior Planner
Report Reviewed By:	Gregory McCormick, AICP Planning Director
Summary Recommendation:	The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 18-10 be APPROVED.
Summary of Proposal:	A Change of Zone from Residential, Low (RL) to Commercial, Neighborhood (CN) for one parcel of land 0.7022 acres in size.
Proposal Location:	1400 W. 10 th Ave.
Legal Description:	That portion of the southeast quarter of the southeast quarter of section 02, township 08 north, range 29 east, W.M., records of Benton County, Washington, described as follows: Lot 7, block 1, Blue Ridge Addition to Kennewick, according to the plat thereof recorded in volume 4 of plats, page 52, records of Benton County, Washington, except that portion described as follows: Beginning at the southeast corner of said lot 7; thence south 89°55'00" east, along the south lot line, a distance of 212.00 feet; thence north 00°23'00" east, along the east lot line, a distance of 170.00 feet; thence north 89°55'00" west, along the north lot line, a distance of 18.00 feet; thence south 00°23'00" west a distance of 130.00 feet; thence south 45°10'24" west a distance of 42.47 feet; thence north 89°55'00" west a distance of 164.02 feet to the west lot line' thence south 00°23'00" west a distance of 10.00 feet to the point of beginning. Subject to a utility easement over, under and across the north 5.00 feet thereof, the west 10.00 feet thereof, and the south

5.00 feet thereof lying parallel with W. 10th Avenue right of way.

Containing 0.7022 acres
Parcel No. 1-0289-417-0001-007

Property Owner: Jaspinder K. Dhillon
3212 S. Rainier St.
Kennewick, WA 99337

Applicant: N2K Design (Bruce Baker)
1806 Terminal Dr.
Richland, WA 99354

Regulatory Controls:

Comprehensive Plan – Land Use
KMC Title 4 – Administrative Procedures
KMC Title 18 – Zoning
Washington State Environmental Policy Act

COZ Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	November 1, 2018
Determination of Completeness Issued	November 1, 2018
Notice of Application Posted	November 15, 2018
Date of Mailed Notice of Public Hearing	November 28, 2018
Property Posting Sign for Public Hearing	November 29, 2018
Date of Published Notice of Public Hearing	December 2, 2018
Date of Mailed Notice of Public Hearing Cancellation	December 10, 2018
Date of 2 nd Mailed Notice of Public Hearing	December 18, 2018
Date of 2 nd Published Notice of Public Hearing	December 23, 2018

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Vicinity & Zoning Map
4. Adoption of existing environmental document
5. Affidavit of Mailing/Mailing List dated November 28, 2018
6. Affidavit of Mailing/Mailing List dated December 10, 2018
7. Affidavit of Mailing/Mailing List dated December 18, 2018

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 18-10) is a request to change the zone of one parcel of land, approximately 0.7022 acres in size located at 1400 W. 10th Ave., from Residential, Low (RL) to Commercial, Neighborhood (CN). The applicant has requested the change of zone in order to implement

a recently approved Comprehensive Plan Amendment (CPA 18-03) that changed the land use designation from Low Density Residential to Commercial.

The CN zone permits a limited number of commercial uses. Below is a list of uses which are permitted in the CN zone:

- Academies

The Comprehensive Plan Land Use Designation for the subject property is Commercial. Pursuant to Table 1 of the Comprehensive Plan, the CN zone is an implementing zoning district of the Comprehensive Plan Commercial Land Use Designation.

Per KMC 18.03.040(7), “The purpose of the CN district is to establish areas for day-to-day convenience shopping and services. Such facilities must harmonize with the surrounding residential area and provide only those services, which are intended for it. Generally, one of each use is adequate to serve a given neighborhood.”

The site is adjacent to the following zoning districts:

North:	Residential, Low (RL)
East:	Residential, High (RH)
South:	Residential, Low (RL), Residential, Medium (RM)
West:	Residential, Low (RL)

Applicable Goals and Policies of the Comprehensive Plan:

Commercial Goal 3:	Create a balanced system of commercial facilities reflecting neighborhood, community and regional needs
Commercial Policy 1:	Provide commercial areas sized and scaled appropriately for the neighborhood or community.
Commercial Policy 2:	Enhance compatibility with adjacent residential neighborhoods with landscaping, screening, and superior building design.
Commercial Policy 3:	Provide for Neighborhood Commercial centers in strategic locations to serve surrounding neighborhoods, while minimizing impacts to the surrounding residential uses.

Staff Response

The proposal is a follow up rezone request to Comprehensive Plan Amendment (CPA) 18-03 which was approved in October 2018. CPA 18-03 amended Kennewick’s comprehensive plan, specifically the land use map, changing this parcel from Low Density Residential to Commercial. This proposal will implement the existing Commercial land use designation as well as promote the goals and policies of the comprehensive plan, specifically Commercial Goal 3 and its associated Policies 1, 2 and 3.

Kennewick Municipal Code Findings:

The following findings are required to be met in order to approve a change of zone:

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

1. *The proposed amendment conforms with the comprehensive plan; and*

Staff Response: This site is designated Commercial and in the City's comprehensive plan. The Commercial, Neighborhood (CN) zone is an implementing zone of the Commercial land use designation. In addition, the proposal is supported by Commercial Goal 3 and its associated Policies 1, 2 and 3.

2. *Promotes the public necessity, convenience and general welfare; and*

Staff Response: The proposal promotes the public necessity, convenience and general welfare by creating a smaller commercial property to serve the higher density residential development that is located in the vicinity. The proposal will also provide commercial opportunities within walking distance of existing higher density residential development.

3. *The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and*

Staff Response: The proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.

4. *The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and*

Staff Response: The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The CN zone implements the Comprehensive Plan's Commercial land use designation.

5. *Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.*

Staff Response: Not applicable to the proposed change of zone.

Findings:

1. The applicant is N2K Design (Bruce Baker), 1806 Terminal Dr., Richland, WA 99354).
2. The property owner is Jaspinder K. Dhillon (3212 S. Rainier St., Kennewick, WA 99337).
3. The proposed change of zone is for parcel number 1-0289-417-0001-007 (1400 W. 10th Ave.).
4. The request is to change the zoning from Residential, Low (RL) to Commercial, Neighborhood (CN).
5. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.
6. The Commercial, Neighborhood (CN) zoning district is an implementing zone of the Commercial Comprehensive Plan Land Use Map designation.

7. The application was submitted on November 1, 2018 and declared complete for processing on November 1, 2018.
8. The application was routed for review to City Departments and outside agencies for comment on November 14, 2018.
9. Access to the site is currently provided from W. 10th Ave.
10. The City of Kennewick Critical Area maps indicate that there are slopes that exceed 15% on site and that the site is located in an Aquifer Recharge zone.
11. A Determination of Non-Significance issued for CPA 18-03/PLN-2018-00720 was adopted for this proposal on November 14, 2018.
12. The Property Posting sign for the public hearing was posted on site November 20, 2018.
13. An initial notice of the public hearing for this application was published in the Tri-City Herald on December 2, 2018. Notices were also mailed to property owners within 300 feet of the site on November 28, 2018. Staff discovered that the mailing was not sent to all property owners within 300 feet of the site. A notice of hearing cancellation was mailed on December 10, 2018 to all property owners who received the initial notice. Another notice of public hearing was published in the Tri-City Herald on December 23, 2018 for the new hearing date. A new notice of public hearing was mailed to all property owners within 300 feet of the site on December 18, 2018.
14. The proposed amendment conforms with the comprehensive plan.
15. The proposed amendment promotes the public necessity, convenience and general welfare.
16. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
17. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval with implement Commercial Goal 3 and its associated Policies 1, 2 and 3 and the Commercial land use designation of the City of Kennewick Comprehensive Plan.
2. Approval promotes the public necessity, convenience and general welfare by creating a smaller commercial property to serve the higher density residential development that is located in the vicinity. The proposal will also provide commercial opportunities within walking distance of existing higher density residential development.
3. Approval proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.
4. The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The CN zone is implements the Comprehensive Plan's Commercial land use designation.

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-10 and recommend APPROVAL to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 18-10 and recommend APPROVAL to City Council approval of the request.

CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

Exhibit 2

PROJECT # COZ.18-10 PLN- 2018 - 03442 FEE \$

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
Short Plat ☐ Conditional Use ☐ Other Zone Change

Environmental Determination PLN- - Pre Application Meeting PLN- -

Applicant: Bruce Baker - N2K Design

Address: 1806 Terminal Drive, Richland, WA 99354

Telephone: 509.420.2012 Cell Phone: 509.551.7425 Fax: E-mail

Property Owner (if other than applicant): Inderjit (Tony) Singh & Jaspinder K Dillon

Address: 23 Ivy Lane, Pasco, WA 99301

Telephone: Cell Phone: 509.528.5952 E-mail inpreet@yahoo.com

SITE INFORMATION

Parcel No. 102894170001007 Acres .7022 Zoning: RL

Address of property: 1400 W 10Th Ave, Kennewick, WA 99336

Number of Existing Parking Spaces 0 Number of Proposed (New) Parking Spaces TBD

Present use of property Vacant

Size of existing structure: 0 sq. ft. Size of Proposed addition/New structure: TBD sq. ft.

Height of building: 0 Cubic feet of excavation: 0 Cost of new construction TBD

Benton County Assessor Market Improvement Value:

Description of Project: Land use change from low density residential to commercial neighborhood and build a new neighborhood convenience store with 4 gas pumps.

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Signature of owner or owner's authorized representative

Date: 10-26-2018

Change-of-Zone Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:

Yes, providing a neighborhood store within a safe walking distance to the adjacent multi-family housing complexes for the elderly, children and tenants is needed in the area and consistent with the City of Kennewick Commercial Property Goals.

2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:

There are no vacant sites available for new construction within 1 mile of the proposed location.

3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain

The current land use in the area is residential, proposed zone change is commercial neighborhood.

4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:

Yes

5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.

Yes, commercial zone within a neighborhood, it will create more pedestrian and vehicular traffic to the specific site but the vehicular traffic is already busy on the adjacent streets.

6. Does the existing zoning prohibit reasonable use of the property? Please explain.

Yes, not desirable for a new residence, been vacant for years.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:

No

8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:

No

9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:

Precedent has already been set previously by similar commercial zones within residential zones.

All the neighboring properties have been developed leaving this property an undeveloped island, developing the property will provide an amenity to the neighborhood within walking distance.

10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:

Yes, property has been vacant for 30 years, before that a radio tower was on it, the zone change will allow the property to be developed consistent with the city's comprehensive plan and provide a needed amenity.

11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.

Yes, it will provide an option for the citizens of Kennewick.

12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:

No, land uses will be consistent with transportation patterns.

Summary of City forms required:

Application – General Form
Change of Zone Supplemental Information
Environmental and Salmonids Checklist (SEPA)



COZ 18-10/PLN-2018-03442

- Residential, High (RH)
- Residential, Low (RL)
- Residential, Medium-4 (RM-4)





Exhibit 4
Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT

Adoption for ☒ DNS ☐ EIS ☐ Other

Description of proposal: Rezone 0.7 acres from Residential, Low (RL) to Commercial, Neighborhood (CN)

Proponent: City of Kennewick

Location of current proposal: 1400 W 10th Ave., Kennewick, WA.

Title of document being adopted: DNS for CPA 18-03/PLN-2018-00720

Agency that prepared document being adopted: City of Kennewick

Date adopted document was prepared: July 20, 2018

Description of document (or portion) being adopted: Determination of Non-Significance for an amendment to the comprehensive plan land use map for 0.7 acres from Low Density Residential to Commercial

If the document being adopted has been challenged (WAC 197-11-630) please describe: This document has not been challenged.

The document is available to be read at (place/time): City of Kennewick Development Services Department
210 W 6th Ave, Kennewick, WA between the hours of 8:30 a.m. and 4:30 p.m. Monday through Friday

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

Name of agency: City of Kennewick

Phone: 509-585-4463

Contact person, if other than responsible official: Anthony Muai

Phone: 509-585-4386

Responsible Official: Greg McCormick

Position/Title: Planning Director

Phone: 509-585-4463

Address: 210 W 6th Ave, Kennewick, WA 99336

Date: November 14, 2018

Signature: _____

Gregory J. McCormick



NOTIFICATION OF MAILING

I, Bianca Orozco, on 11/28, 2018

Mailed 14 copies of Notice of Public Hearing

for Change of Zone (COZ) 18-10 N2K Design located at 1400 W 10th
Ave from Residential, Low (RL) to Commercial, Neighborhood (NC)

to Surrounding property owners within 300'

as shown on the attached list.


Signature

COZ 18-10 / PLN-2018-03442
1400 W 10TH AVE
RL TO CN (FOLLOW-UP TO CPA 18-03)
N2K DESIGN

37
KENNEWICK CEMETERY ASSOCIATION
1200 S Olympia
Kennewick WA 99337

37
Walter I & Connie L Mcelrath
1420 W 10TH Ave
Kennewick WA 99336

37
Loren & Jenna Yates
103604 Manuel DR
Kennewick WA 99336

37
Dolores Glesner
1518 W 10TH Ave
Kennewick WA 99336

37
Greg Rankich
9015 NE Juanita LN
Kirkand WA 98304

37
Lucia Salgado
1509 W 9TH Ave
Kennewick WA 99336

37
John Sokol
1503 W 9TH Ave
Kennewick WA 99336

37
Jeffery Curry
1423 W 9TH Ave
Kennewick WA 99336

37
Scott Andrews
1415 W 9TH Ave
Kennewick WA 99336

37
Edward & Lois Lewis
4405 W 12TH Ave
Kennewick WA 99338

37
Gail & Mitch Brownsworth
2805 S Dayton ST
Kennewick WA 99337

37
Olga Herrera
1516 W 9Th Ave
Kennewick WA 99336

37
JASPINDER K DHILLON
1015 W LEWIS ST
PASCO WA 99301

37
N2K DESIGN
1806 TERMINAL DR
RICHLAND WA 99354

COZ 18-10 / PLN-2018-03442
1400 W 10TH AVE
RL TO CN (FOLLOW-UP TO CPA 18-03)
N2K DESIGN

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KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

December 17, 2018 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, December 17, 2018, at City Hall Council Chambers, 210 West 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed change of zoning. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

Project# COZ 18-10 – N2K Design has proposed to change the zoning district for 0.7 acres located at 1400 West 10th Avenue from Residential, Low (RL) to Commercial, Neighborhood (NC). The property has a comprehensive plan land use designation of Commercial. Review the vicinity map on back of this notice. For questions about this project, please call Anthony Muai (509) 585-4386.

Written comments may be addressed to Anthony Muai and submitted to anthony.muai@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336 no later than 4:30 p.m., December 14, 2018. All other comments should be submitted at the meeting.

The City of Kennewick welcomes full participation in public meeting by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Anthony Muai at (509) 585-4386 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.



COZ 18-10/PLN-2018-03442

- Residential, High (RH)
- Residential, Low (RL)
- Residential, Medium-4 (RM-4)



AFFIDAVIT NOTICE OF MAILING

I, Anthony Muai, on December 10, 2019

mailed 14 copies of Notice of Meeting Cancellation

for Change of Zone 18-10 N2K Design located at 1400 W. 10th Ave. from Residential, Low (RL) to Commercial, Neighborhood (CN)

to Surrounding property owners as shown on the attached list.


Signature

COZ 18-10 / PLN-2018-03442
1400 W 10TH AVE
RL TO CN (FOLLOW-UP TO CPA 18-03)
N2K DESIGN

37
KENNEWICK CEMETERY ASSOCIATION
1200 S Olympia
Kennewick WA 99337

37
Walter I & Connie L Mcelrath
1420 W 10TH Ave
Kennewick WA 99336

37
Loren & Jenna Yates
103604 Manuel DR
Kennewick WA 99336

37
Dolores Glesner
1518 W 10TH Ave
Kennewick WA 99336

37
Greg Rankich
9015 NE Juanita LN
Kirkand WA 98304

37
Lucia Salgado
1509 W 9TH Ave
Kennewick WA 99336

37
John Sokol
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4405 W 12TH Ave
Kennewick WA 99338

37
Gail & Mitch Brownsworth
2805 S Dayton ST
Kennewick WA 99337

37
Olga Herrera
1516 W 9Th Ave
Kennewick WA 99336

37
JASPINDER K DHILLON
1015 W LEWIS ST
PASCO WA 99301

37
N2K DESIGN
1806 TERMINAL DR
RICHLAND WA 99354

COZ 18-10 / PLN-2018-03442
1400 W 10TH AVE
RL TO CN (FOLLOW-UP TO CPA 18-03)
N2K DESIGN

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Exhibit 6
Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

December 10, 2018

RE: COZ 18-10/PLN-2018-03442 (Rezone 1400 W. 10th Ave. from RL to CN)

Dear Sir or Madam,

You should have recently received a notice of a public hearing to be held on December 17, 2018 at 6:30 p.m. regarding an application to rezone 1400 W. 10th Ave from Residential, Low (RL) to Commercial, Neighborhood (CN). This hearing has been cancelled until further notice. It is anticipated that the hearing will occur in the near future. You will receive a new notification of this hearing once the date is established.

I apologize for any inconvenience this may cause you. If you have any questions concerning this matter, please do not hesitate to contact me at (509) 585-4386, anthony.muai@ci.kennewick.wa.us or in person at City Hall – 210 W. 6th Ave.

Warm regards,

Anthony Muai, AICP
Senior Planner



AFFIDAVIT NOTICE OF MAILING

I, Anthony Muai, on December 18, 2018

mailed 19 copies of Notice of Public Hearing

for Change of Zone (COZ) 18-10 N2K Design located at 1400 W. 10th Ave.
from Residential, Low (RL) to Commercial, Neighborhood (CN)

to Surrounding Property Owners within 300 feet of the boundary of the
site

as shown on the attached list.

COZ 18-10 / PLN-2018-03442
1400 W 10TH AVE
RL TO CN (FOLLOW-UP TO CPA 18-03)
N2K DESIGN


Signature

37
KENNEWICK CEMETERY ASSOCIATION
1200 S OLYMPIA
KENNEWICK WA 99337

37
WALTER I & CONNIE L MCEL RATH
1420 W 10TH AVE
KENNEWICK WA 99336

37
LOREN & JENNA YATES
103604 MANUEL DR
KENNEWICK WA 99336

37
DOLORES GLESNER
1518 W 10TH AVE
KENNEWICK WA 99336

37
GREG RANKICH
9015 NE JUANITA LN
KIRKAND WA 98304

37
LUCIA SALGADO
1509 W 9TH AVE
KENNEWICK WA 99336

37
JOHN SOKOL
1503 W 9TH AVE
KENNEWICK WA 99336

37
JEFFERY CURRY
1423 W 9TH AVE
KENNEWICK WA 99336

37
SCOTT ANDREWS
1415 W 9TH AVE
KENNEWICK WA 99336

37
EDWARD & LOIS LEWIS
4405 W 12TH AVE
KENNEWICK WA 99338

37
GAIL & MITCH BROWNSWORTH
2805 S DAYTON ST
KENNEWICK WA 99337

37
OLGA HERRERA
1516 W 9TH AVE
KENNEWICK WA 99336

37
JASPINDER K DHILLON
1015 W LEWIS ST
PASCO WA 99301

37
N2K DESIGN
1806 TERMINAL DR
RICHLAND WA 99354

COZ 18-10 / PLN-2018-03442
1400 W 10TH AVE
RL TO CN (FOLLOW-UP TO CPA 18-03)
N2K DESIGN

37
ASPEN HILLS APARTMENTS LLC
PO BOX 17196
PORTLAND, OR 97217

37
ORION MIRACLE LLC
719 JADWIN AVE, SUITE 19
RICHLAND, WA 99352

37
PELICAN LANDING PROPERTIES LLC
10312 ARGENT RD
PASCO, WA 99301

37
CRATHIE PROPERTIES LLC
10312 ARGENT RD
PASCO, WA 99301

37
CAROL YEAROUT
1363 THOMPSON RD
SEQUIM, WA 98382

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KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

January 7, 2019 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, January 7, 2019, at City Hall Council Chambers, 210 West 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed change of zoning. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

Project# COZ 18-10 – N2K Design has proposed to change the zoning district for 0.7 acres located at 1400 West 10th Avenue from Residential, Low (RL) to Commercial, Neighborhood (NC). The property has a comprehensive plan land use designation of Commercial. For questions about this project, please call Anthony Muai (509) 585-4386.

Written comments may be addressed to Anthony Muai and submitted to anthony.muai@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336 no later than 4:30 p.m., January 4, 2019. All other comments should be submitted at the meeting.

The City of Kennewick welcomes full participation in public meeting by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Anthony Muai at (509) 585-4386 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.



COZ 18-10/PLN-2018-03442

- Residential, High (RH)
- Residential, Low (RL)
- Residential, Medium-4 (RM-4)



WRITTEN COMMENTS ON COZ #18-10

1. On page 3 of Exhibit 1, the staff report provides that the only use is academies. Academies are not an allowed use in the CN zone, but Gas Stations and Taverns are.

SEE ALLOWED USES FROM YOUR CODE ATTACHED.

2. The purpose of the CN zone provides that one of each type of use is sufficient to serve the neighborhood. There is a gas station/convenience store located at the corner of 4th and Olympia approximately 1/3 of a mile from this site (easy walking distance from my house). In addition there is a full-service grocery store at that intersection. Yokes, Red Apple, and Fred Meyer are all approximately 1 mile from the site.

3. Regarding Commercial Goal 3 from your comprehensive plan, it is difficult to understand why an additional gas station or convenience store in the area is needed and therefore “well balanced.” See above.

4. Regarding the municipal code finding that the area promotes the “public necessity, convenience and general welfare,” spot zoning is a constitutional tort (a taking) and is illegal. If there is a spot zone, then the public welfare is not being promoted. I have attached a scholarly article from the Washington Practice series published by West Publishing for your consideration. One of the cases cited in that article is *Pierce v. King County*, 62 Wn.2d 324 (1963). The West publishing synopsis of *Pierce v. King County (King)* provides as follows:

Synopsis

Owners of residences brought a certiorari proceeding against county to have zoning provisions of resolution zoning two lots for a gasoline service station declared invalid. Improvement company, which owned the two lots, intervened in the certiorari proceeding and independently brought a separate action against the county engineer in mandamus to compel the county engineer to issue a building permit. The Superior Court, King County, Solie Ringold, J., entered judgments adverse to the improvement company, and the improvement company appealed. The Supreme Court, Hale, J., held that where zoning authority by official legislative action designated two lots for gasoline service station in heart of neighborhood of single-family residences already served by commercial and business facilities or subject to be so served in accordance with comprehensive plan, and there was no basis for such zoning in furtherance of public health, safety, or morals, or contribution either to general welfare of people in area or at large, zoning was ‘spot zoning’ and was void.

The situation here is virtually identical to the situation in *King County*. Like King County, the city of Kennewick will be sued if it approves this change of zone and like King County, the city will likely lose. The full case is attached to this memo.

5. There is no factual basis to adopt the proposed findings numbered 15, 16, and 17 and conclusions 1, 2, 3, and 4. Staff has attached the property owner's intended use of the property as a convenience store/gas station. It is beyond common sense that that use will not adversely affect the residential property owners in the area by decreasing the values of adjacent properties and destroying the residential nature of the area.

Staff states that this lot has stood vacant for years and will not develop as a residential property. I have attached the Benton County Summary sheet showing that the current property owner has owned this property since 2006. The property owner has always intended to use this property as a "gas station" because he owns or controls a number of others in the area.

The property owner purchased his property as a residential property subject to restrictive covenants allowing for only residential uses. If the current property owner can change his property to commercial, then the value of his property will increase while decreasing the value of all of the surrounding single-family dwellings. The properties West of Olympia currently are mainly single-family dwellings, a small number of duplexes, and a Church and a cemetery.

The Lots sitting kitty-corner from the site in question also sat vacant for many years. I have attached a map of those lots (from Benton County). When vacant, those lots were virtually identical to the site in question here. In 2013 multi-family dwelling were erected on those kitty-corner lots. Had the current property owner here purchased the kitty-corner property, I am sure he would argue that residential uses were unlikely to be built. I have attached the Benton County summary sheets for those two properties showing when the residential structures were built.

This is at least the second attempt to have the zone changed on this property (previous in 1985). If simply holding on to vacate property and wearing the city down is sufficient for a zone change, then the City needs to think about that and what the courts will say as that being the basis for the change.

I would also point out, that there has been no traffic study showing that the change of zone with its intended use will not cause the Olympia/10th intersection to fall below established levels of service. It is also unclear how this lot can safely accommodate the entrance and exit of numerous vehicles, due to the slope on Olympia and the left turn lane on 10th.

6. Regarding the "Change-of-Zone Supplemental Information" Exhibit 2, I offer the following response:

#1 A spot zone cannot promote the general welfare because it is illegal.

#2 There are dozens of other empty lots in the area that are also not zoned commercial uses. There are also locations on 4th Avenue within 1 mile that could be used for this use.

#3 The current plan is inconsistent with the existing land use pattern in the area.

#4 Those of us who live in the area have complied with our land use designation and zoning as residential and purchased our properties with the expectation that all of our neighbors would also comply with that designation. We also have restrictive covenants in place that require the property to be used as residential.

#5 Staff admits in its answer to question 5 that it is spot zoning this property.

#6. There is another reasonable use of the property as can be seen from what happened to the parcel kitty-corner on the same intersection (see above). The property owner has owned the property since 2006 and has set up the situation to meet his own needs.

#7 It defies common sense how staff can say that the residential character of the adjacent properties will not be adversely affected. There will be increased traffic, increase light, glare, increased noise (gas stations never close for the dispensing of gasoline), litter, and trespassing on my driveway which goes from 9th Avenue all the way to 10th.

#8 How does the city know whether property values will or will not be decreased? Has there been an appraisal? It makes sense that a house will at least be more difficult to sell if it is next to a gas station. It also make sense that if a house is more difficult to sell, then it will sell for less money.

#9 Just because the city has gotten away with spot zoning in the past, does not mean that a court will not overturn a decision to change the zone in this matter—see above.

#10 The area is not deteriorated. The current property owner has owned the property for 13 years and simply does not want to develop the property with a residence. There is another gas station/convenience store at the intersection of 4th and Olympia and full grocery store at that intersection as well.

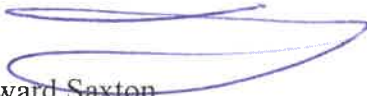
#11 There is no economic segregation being combatted here.

#12 Left turns southbound at Olympia and 10th Avenue are already dangerous.

7. The city is apparently adopting an existing SEPA determination. I have never gotten notice or been mailed a copy of a SEPA checklist. Given that failure to mail notice of a SEPA checklist, adoption of an existing document is improper.

Dated: January 7, 2019

Respectfully submitted,


 Howard Saxton
 1415 West 9th Avenue
 Kennewick, Washington 99336

18.12.010 B.1: - Table of Non-Residential Uses.

The following table list uses allowed by zone and the applicable City review process as follows: Review Process I = Staff review, Review Process II = Conditional Use Permit. If a use is listed with a blank, it shall be prohibited in that zone. For certain categories of uses, additional requirements are also noted.

Nonresidential Uses	RS	RL	RM	RH	RMH	RTP	UMU	CN	CO	CBD	CC	CR	CAR	CG	CM	HMU	BP	IP
Academy							I		I		I	I		I			I	
Adult Entertainment (1) (See Title 18.12.030)																		
Adult Retail (1) (See Title 18.12.030).											II	II		II				
Agricultural Processing, heavy																		
Agricultural Processing, light																		
Airports and airfields																		
Alcoholic beverage sale (packaged)							I	I	I	I	I	I		I	I	I	I	
Accessory uses	I	I	I	I	I	I	I	I	I	I	I	I		I	I	I	I	I
Art Gallery							I	I	I	I	I	I		I	I	I	I	
Automobile-Oriented Uses (See Title 18.12.050)							I(6)	I			I	I	I	I	I			
Auto-Wrecking Yard																		
Aviation Storage and Service												I						
Bakeries, retail							I	I	I	I	I	I		I				
Bakeries, wholesale										II				I				I
Banks and financial institutions							I		I	I	I	I	I	I	I		I	
Barbers, beauty shops, and tanning salons							I	I	I	I	I	I		I	I	I		
Bars and taverns							I			II	I	I		I	I			

Battery Charging Station	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I
Battery Exchange Station							I	I	I	I	I	I	I	I			I	I
Boat building and repair, commercial														I	I			
Boat marinas														I	I			
Body Art Studios							I	I		I	I		I	I	I			
Brewpub							I		I	I		I						
Breweries, micro							I			I	I		I					
Business School							I	I		I	I		I				I	
Bus stations and terminals							II			II	II		II					
Car washes (See Title 18.12.050 and 18.12.055 if CN zone)							I(6)	I	II		I	I	I	I				
Casino and/or Cardroom										I	I		I					
Cemeteries	II	II	II															
Clinics							I		I	I	I		I		I	I		
Construction yards													I					
Convenience stores							I	I		I	I	I	I					
Correctional institutions																		
Distilleries, craft							I			I	I	I		I				
Dry cleaners and laundries							I	I	II	I	I	I		I		II		
Energy facilities	II	II	II	II	II	II		II	II		II	II		II	II	II	II	II
Equipment Rental											I	I		I				I
Espresso stands							I	I	I	I	I		I	I	I	I	I	I
Essential public facilities and utilities	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II

Event Center							I		II		I	I		I			
Gas stations							I(6)	I	II	I	I	I	I	I	I		
Golf Course											I						
Golf: driving range, miniature golf,							I				I	I		I	I		
Grocery stores							I	I	II	I	I	I		I			
Hardware stores							I	I		I	I	I		I			
Hazardous waste storage facilities - off site																	
Hazardous waste storage facilities - on site									II		II			II			
Health Facilities, see 18.12.080			I	I			I		I		I	I		I			
Hospitals and sanitariums (except animal clinics, hospitals)				I			I		I		I	I		I			
Hotels, motels and similar accommodations				I			I		I	II	I	I		I	I	I	I
Industrial uses, heavy																	
Industrial uses, light																	
Junk (See Title 18.12.100)																	
Kennels (See Title 18.12.110)											I	I		I			
Laboratories for research and testing							I		I		I	I		I		I	I
Library	II	II	II	II	II	II	I	II	I		I	I		I	I	II	I
Lock and gunsmiths							I			II	I	I		I		I	
Lumber yards														I			

Manufactured Housing Display Areas (See Title 18.12.120)												I	I		I				
Mini-storage				I								I	I		I				
Museums	II	II	II	II	II	II	I	II	I	I	I	I		I	I	II	I		
Nursery												I	I		I				
Offices, including professional offices, agencies and services							I		I	I	I	I		I	I	I	I	I	
Outdoor commercial driving ranges												I							
Parking garages and lots							I			II		I	I	I					
Pawnshop															I				
Pet grooming							I	I	I	I	I	I		I		I			
Pharmacy, dispensing							I	I	I		I	I		I				I	
Photographic studios							I	I	I	I	I	I		I	I	I	I		
Plumbing shops and yards															I				
Printing, publishing and reproduction establishments							I		I	I	I	I		I				I	
Private gymnasiums, fitness centers, dance studios, body building, and martial arts, etc.							I		I		I	I		I				I	
Public Parks (See Title 18.12.160)							I			I									
Public/quasi public facilities and services	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II

Radio, television and small electronics repair and service							I		I	I	I	I		I				
Radio, television broadcasting stations (excluding antenna)							I			II	I	I		I				
Rapid Charging Station	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I
Recreational Vehicle Storage (See Note 4) (See Title 18.12.180)	I	I	I	I	I	I					I	I		I				
Recreational Vehicle Park																		
Recycling, high intensity																		
Recycling, low intensity							I											I
Repair shops (not auto)							I		II	I	I	I		I				I
Restaurants							I	I	I	I	I	I		I	I		I	I
Restaurants, fast food							I	I	II	I	I	I		I	I		I	I
Retail stores not otherwise named in this list including department stores.							I	I	II	I	I	I		I		I(1)	I(1)	
Satellite Dishes (See Title 18.12.200)																		
Schools, private and public	I	I	I	I	I	I	II	I	I		I	I		I	I	I	I	I
Second Hand/Consignment Store							I			I	I	I		I				
Sign manufacture, painting and maintenance														I				

Skating rink							II					I						
Stables, Corrals, Riding Academies (See Title 18.12.210)	II																	
Storing of Commercial Vehicles (See Title 18.12.220)												I	I	I			I	I
Subdivisions, Sales Area, Equipment and Material Yards (See Title 18.12.230)	I	I	I	I	I	I												
Temporary and Parking Lot Businesses (See Title 18.12.250)							I						I					
Theaters, movie							I		II	I	I	I		I				
Towers, antennas, and supporting structures, including amateur radio towers, 55 feet or less	II	II	II	II	II	II	I	II	I		I	I	I	I	I	I	I	I
Truck stops														I				
Undertaking establishments (Mortuary)									I		I	I		I				
Vehicle sales, incidental repair and service											I	I	I	I				
Vehicle rental and leasing											I	I	I	I				
Vehicle repair and service, body and fender shops													I	I				
Veterinary Clinic or Hospital (See Title 18.12.290)							I			I	I	I		I				
Vocational School							I			II				I			I	

Volatile Toxic and Volatile Flammable Material Storage (See Title 18.12.300)																			
Warehousing																	I		
Wholesale, which may include incidental retail outlets for only such merchandise as is handled at wholesale																	I		
Wineries Type A (See Title 18.12.305)							I			I	I	I					I		
Wineries Type B (See Title 18.12.305)							I(5)				II	II					II		
Wineries Type C (See Title 18.12.305)																			
Wireless Communication Facilities (See Title 18.12.310)																			

FOOTNOTE for Table 18.12.010 B.1 Non-Residential Use Table:

- (1) For HMU see limitations at Title 18.12.335.
- (2) For the Clearwater Master Plan Area and BP zoning districts see Title 18.12.340.
- (3) For Rental Equipment, all items must be contained within a completely enclosed building or screened from view by a sight-obscuring fence or wall.
- (4) Allowed in RS, RL, RM, RMH, and RTP only as part of a planned development or subdivision and only for the use by residents of the development consistent with Recreational Vehicle Storage provisions and limitations of the Kennewick Residential Design Standards KMC 18.75.
- (5) Winery Type B under 50,000 case annual production and located within a structure less than 20,000 square feet in size are allowed outright. The Conditional Use Process identified in Title 18.42.100 is applicable to Winery Type B uses exceeding either the 50,000 case annual production or 20,000-square-foot structure size threshold.
- (6) Not allowed in the Vista Field area.

(Ord. 5748 Sec. 2, 2018; Ord. 5712 Sec. 3, 2017; Ord. 5670 Sec. 1, 2016; Ord. 5572 Sec. 1, 2014; Ord. 5542 Sec. 2, 2014; Ord. 5462 Sec. 4, 2012; Ord. 5434 Sec. 5, 2011; Ord. 5309 Sec. 10, 2010; Ord. 5262 Sec. 3, 2009; Ord. 5244 Sec. 3, 2008; Ord. 5204 Sec. 7, 2007; Ord. 5180 Sec. 1, 2007)

17 Wash. Prac., Real Estate § 4.18 (2d ed.)

Washington Practice Series TM May 2018 Update

Real Estate: Property Law

William B. Stoebe^{a0}, John W. Weaver^{a1}**Chapter 4. Planning and Zoning****D. Zoning and Rezoning****§ 4.18. Spot zoning****West's Key Number Digest**

- West's Key Number Digest, Zoning and Planning ☞35
- West's Key Number Digest, Zoning and Planning ☞162
- West's Key Number Digest, Zoning and Planning ☞654

Legal Encyclopedias

- C.J.S., Zoning and Land Planning § 44
- C.J.S., Zoning and Land Planning § 74
- C.J.S., Zoning and Land Planning § 309

“Spot zoning” is one of the best known—and least understood—phrases in zoning law. Rezoning ordinances are frequently attacked on the ground that they constitute spot zoning. “Spot zoning” is only a label. The only sure thing is that if a court labels a rezoning “spot zoning,” the next words in the opinion will be “and void.” Use of the label does not tell us the underlying reasons of law that the rezoning was bad. We will define the phrase as best we can and will explore those underlying reasons.

A definition of spot zoning might be that it is the rezoning of a parcel of land, usually a small parcel, in a manner out of keeping with the surrounding area. Planners often feel they are safe from spot zoning if the area zoned is larger than some minimum size, such as 10 acres or 25 acres. Though it is true that areas labeled spots are usually small, this is not necessarily so; in *Smith v. Skagit County*¹ the state supreme court struck down the rezoning of over 400 acres on the ground that it was “spot zoning.” The more out of keeping the rezoning is with the surrounding area, the more likely it is to be held spot zoning.

It can be said that spot zoning is a function of two independent variables, size of area and degree of inconsistency with surrounding area; it is the cumulative effect of both variables. Smith provides an example. The area rezoned was very large, but the degree of inconsistency was great, industrial rezoning for an aluminum smelter on Guemes Island, which was otherwise zoned and used for rural-residential purposes. More typical examples of what is and is not spot zoning can be had by comparing *Pierce v. King County*² with *McNaughton v. Boeing*.³ In *Pierce*, the rezoning of two city lots, which lay in the middle of a residential zone, for commercial use was properly labeled spot zoning.⁴ But in *McNaughton*, the commercial rezoning of 23 unoccupied acres, previously zoned residential but lying adjacent to a commercial zone, was held not to be spot zoning.

If one looks for the underlying reasons of law that **spot zones** are void, three different bases are commonly given. All three have been identified by the Supreme Court of Washington, sometimes mixed together in the same decision. First, spot zoning is said not to be in furtherance of the public health, safety, or welfare or to be unreasonable or arbitrary, which, though a court may not identify it as such, is language that describes a denial of substantive due process.⁵ The second reason of law is that spot zoning is said to confer a discriminatory benefit upon an applicant who gets land rezoned for more intensive (and valuable) use, to the detriment of other owners who were not treated so favorably; this is language to describe a denial of equal protection.⁶ A final reason advanced is that spot zoning is not in accord with the comprehensive plan, a requirement found in zoning enabling acts.⁷ An interesting decision in which all three reasons were stated in the same paragraph is the 1983 opinion in *Save Our Rural Environment v. Snohomish County*.⁸

Realistically, it must be said that courts often use “spot zoning” as a convenient catchphrase to strike down rezoning for which they have a generalized dislike. Just as realistically, however, it may be observed that far more spot zoning slips by than is caught. Every urban area abounds in examples of **spot zones**, and their equivalent, strip zones, that exist for the simple reason that no one bothered to contest them in court.

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Footnotes

- a0 Judson Falknor Professor of Law Emeritus, University of Washington, Of Counsel, Karr Tuttle Campbell, Member of the Washington Bar.
- a1 Professor of Law, Seattle University, Member of the Washington Bar.
- 1 *Smith v. Skagit County*, 75 Wn.2d 715, 453 P.2d 832 (1969) (alternative ground of decision).
- 2 *Pierce v. King County*, 62 Wn.2d 324, 382 P.2d 628 (1963).
- 3 *McNaughton v. Boeing*, 68 Wn.2d 659, 414 P.2d 778 (1966).
- 4 See also *Anderson v. City of Seattle*, 64 Wn.2d 198, 390 P.2d 994 (1964) (rezoning of part of city block for apartment building held spot zoning); *State ex rel. Miller v. Cain*, 40 Wn.2d 216, 242 P.2d 505 (1952) (dictum that rezoning of land near applicant's land had been spot zoning).
- 5 See especially *Anderson v. City of Seattle*, 64 Wn.2d 198, 390 P.2d 994 (1964). See also *Save Our Rural Environment v. Snohomish County*, 99 Wn.2d 363, 662 P.2d 816 (1983); *McNaughton v. Boeing*, 68 Wn.2d 659, 414 P.2d 778 (1966).
- 6 See *Save Our Rural Environment v. Snohomish County*, 99 Wn.2d 363, 662 P.2d 816 (1983); *Pierce v. King County*, 62 Wn.2d 324, 382 P.2d 628 (1963). See also *Willapa Grays Harbor Oyster Growers Ass'n v. Moby Dick Corp.*, 115 Wn.App. 417, 62 P.3d 912 (Div. 2, 2003), holding that rezoning to allow expansion of a historic hotel and restaurant was not spot zoning.
- 7 See *Save Our Rural Environment v. Snohomish County*, 99 Wn.2d 363, 662 P.2d 816 (1983); *Pierce v. King County*, 62 Wn.2d 324, 382 P.2d 628 (1963).
- 8 *Save Our Rural Environment v. Snohomish County*, 99 Wn.2d 363, 662 P.2d 816 (1983).

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Pierce v. King County, 62 Wash.2d 324 (1963)

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 KeyCite Yellow Flag - Negative Treatment
 Declined to Extend by National Homeowners Ass'n v. City of Seattle,
 Wash.App. Div. 1, May 13, 1996

62 Wash.2d 324

Supreme Court of Washington, Department 1.

James W. PIERCE, Paul Lutz, Donald L. Stevens
 and Robert Hail, Respondents,

v.

KING COUNTY, a municipal corporation,
 Respondent,

Eastgate Improvement Company,
 Intervenor-Appellant.

EASTGATE IMPROVEMENT COMPANY,
 Appellant,

v.

KING COUNTY, a municipal corporation,
 Respondent.

EASTGATE IMPROVEMENT COMPANY,
 Appellant,

v.

KING COUNTY, a municipal corporation,
 Respondent,

James W. Pierce, Paul Lutz, Donald L. Stevens and
 Robert Hail, Intervenor-Respondents.

Nos. 36345, 36496.

June 13, 1963.

Synopsis

Owners of residences brought a certiorari proceeding against county to have zoning provisions of resolution zoning two lots for a gasoline service station declared invalid. Improvement company, which owned the two lots, intervened in the certiorari proceeding and independently brought a separate action against the county engineer in mandamus to compel the county engineer to issue a building permit. The Superior Court, King County, Solie Ringold, J., entered judgments adverse to the improvement company, and the improvement company appealed. The Supreme Court, Hale, J., held that where zoning authority by official legislative action designated two lots for gasoline service station in heart of neighborhood of single-family residences already served by commercial and business facilities or subject to be so served in accordance with comprehensive plan, and there was no basis for such zoning in furtherance of public health, safety, or morals, or contribution either to general welfare of people in area or at large, zoning was 'spot zoning' and was void.

Judgments affirmed.

West Headnotes (17)

[1] Zoning and Planning Certiorari

Fact that other remedies such as injunction, mandamus, quo warranto, or declaratory judgment may be available in zoning problems, does not rule out certiorari, where it appears that entire record of proceedings, leading up to and surrounding adoption of zoning regulation claimed to be invalid, will disclose validity or invalidity of regulation.

1 Cases that cite this headnote

[2] Zoning and Planning Certiorari

Certiorari proceedings are ordinarily regarded as appropriate to review decisions of zoning officer of board.

Cases that cite this headnote

[3] Certiorari Nature and scope of remedy in general

Purpose of certiorari is to review official acts of public officer or organ of government.

2 Cases that cite this headnote

[4] Zoning and Planning Certiorari

Pierce v. King County, 62 Wash.2d 324 (1963)

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Certiorari was proper remedy to review action of county board of commissioners in adopting zoning resolution.

Cases that cite this headnote

[5]

Equity

☞ Prejudice from Delay in General

Principal element in applying laches is not so much period of delay in bringing action but factor of resulting prejudice and damage to others.

1 Cases that cite this headnote

[6]

Certiorari

☞ Time of Taking Proceedings

Time within which certiorari must be brought shall be determined by time allowable for appeal as prescribed by statute or rule of court, where certiorari is taken from inferior court to superior court.

2 Cases that cite this headnote

[7]

Certiorari

☞ Time of Taking Proceedings

Zoning and Planning

☞ Time for Proceedings

Rule that time within which certiorari must be brought shall be determined by time allowable for appeal as prescribed by statute or rule of court where certiorari is taken from inferior court to superior court is limited to cases arising in courts or in other judicial proceedings and does not apply to review of zoning regulation.

6 Cases that cite this headnote

[8]

Zoning and Planning

☞ Effect of delay

In considering laches, estoppel, waiver, or other equitable defenses, rules governing timeliness for commencement of certiorari to review judicial proceeding do not apply to review of acts of public authorities having power to adopt and promulgate zoning regulations.

Cases that cite this headnote

[9]

Zoning and Planning

☞ Time for Proceedings

When review of legislative action of zoning authority is sought in zoning case, and actions of zoning authority under review are of such nature that record of proceedings discloses their validity or invalidity, time for certiorari is not then limited to time in which appeal could have been taken from official action of zoning authority.

Cases that cite this headnote

[10]

Zoning and Planning

☞ Commencement of limitation period

If petitioners are in situation where they would not normally be expected to learn of legislative action of zoning authority, and where they are directly affected by legislative action, and where they do not have actual knowledge, time of commencement of certiorari to review legislative action begins with acquisition of knowledge or with occurrence of events from which notice ought to be inferred as matter of law.

8 Cases that cite this headnote

[11]

Zoning and Planning

☛ Vested or property rights

Landowner has vested right to put land to permissible use under valid and subsisting zoning ordinance, and right accrues at time application for building permit is made.

3 Cases that cite this headnote

[12]

Zoning and Planning

☛ Time for Proceedings

Owners of residences were not precluded by laches or estoppel from maintaining certiorari proceeding against county to have zoning provisions of resolution of board of county commissioners zoning two lots in residential area as commercial declared invalid, where proceeding was brought by owners of residences within two months of application for building permit to build gasoline service station and within two months of knowledge brought to owners of residences by seeing surveyors on lots.

1 Cases that cite this headnote

[13]

Zoning and Planning

☛ Public health, safety, morals, or general welfare

Impairment of right to use property and interference with possession of property by zoning regulations must be directly related to public health, safety, and morals and general welfare to be sustained. RCW 35.63.080.

2 Cases that cite this headnote

[14]

Zoning and Planning

☛ Spot zoning

“Spot zoning” is attempt to wrench single lot

from its environment and to give it new rating, which disturbs tenor of neighborhood, and which affects only use of particular piece of property or small group of adjoining properties, and which is not related to general plan for community as a whole, but which is primarily for private interest of owner of property so zoned.

3 Cases that cite this headnote

[15]

Zoning and Planning

☛ Spot zoning

Generally, spot zoning is improper.

Cases that cite this headnote

[16]

Zoning and Planning

☛ Sales and service

Where zoning authority by official legislative action designated two lots for gasoline service station in heart of neighborhood of single-family residences already served by commercial and business facilities or subject to be so served in accordance with comprehensive plan, and there was no basis for such zoning in furtherance of public health, safety, or morals, or contribution either to general welfare of people in area or at large, zoning was “spot zoning” and was void.

3 Cases that cite this headnote

[17]

Mandamus

☛ Defenses and grounds of opposition in general

Application for writ of mandamus to compel issuance of building permit was properly denied, where building permit was sought under void section of zoning resolution.

Cases that cite this headnote

Attorneys and Law Firms

***325 **630** Michael R. Donovan, Bellevue, for appellants.

Hullin, Ehrlichman, Carroll & Roberts, Derrill T. Bastian, Seattle, for respondents.

Opinion

HALE, Judge.

This is an appeal from judgments of the superior court in both certiorari and mandamus arising out of certain zoning resolutions in King County, Washington. ***326** The certiorari and mandamus proceedings were consolidated for the trial and this appeal.

Appellant, Eastgate Improvement Company, was part owner of and directly connected with the development of some two thousand acres of agricultural land east of Lake Washington in King County. When appellant and other corporations having common ownership acquired these extensive tracts in 1956, they had actually been zoned for agricultural purposes by the board of commissioners of King County. As the various areas were developed by the building and occupancy of residences in the area and the platting of the various districts, zoning changes were made to set aside areas for single-family residences, multi-family residences, clinics, churches and multifarious commercial uses. Indeed, the entire area was zoned from time to time to allow for the type of suburban life and activity which is now so familiar a scene at the rims of the nation's great cities.

In January, 1957, appellant requested the King County planning commission to rezone lots 7 and 8, block 10, Lake Hills Addition No. 3, from a single-residential classification to commercial, B-1, and the planning commission, after conducting public hearings and receiving evidence, complied with the request on March 26, 1957. About two weeks later, on April 8, 1957, the King County board of county commissioners accepted ****631** the planning commission's recommendation and, by resolution No. 17229, rezoned the two lots to B-1, for commercial purposes. The lots retained this classification

for over a year. These two lots, 7 and 8, are the subject matter of the proceedings at bar.

In August, 1958, some sixteen months after the two lots had been rezoned from residential to commercial (B-1), a decision of the superior court cast some doubt upon the validity of the county's zoning regulations. Whereupon, the board of county commissioners speedily enacted, in rapid succession, resolution No. 18800, a comprehensive zoning plan for King County, on August 11th, and resolution No. 18801, a zoning code, on August 12th. It was under this zoning code (resolution No. 18801, § 3.02), that the two lots involved ***327** here were zoned R-A (residential area), and uses allowed were single-family residences. The same resolution permitted properties then in use as commercial properties to be continued as nonconforming uses (resolution No. 18801, § 30.01), but provided that, if such nonconforming uses were discontinued, any future use thereafter must conform to the uses fixed by the zoning code.

At the time of the adoption of the zoning code (resolution No. 18801), the two lots were vacant, unimproved and unused, and bore a large sign which declared in bold letters that they were 'Zoned B-1 Business'. Despite the message of the sign, however, the zone classification under the resolution of August 12, 1958, was R-A (residential area), and the use permissible was single-family residences.

This R-A classification, single-residence use restriction, remained in effect until January 19, 1959, when the county commissioners promulgated zoning resolution No. 19295, which, by adopting a district zoning map of the south portion of district No. 22 and incorporating the map by reference in the resolution, zoned the two lots B-1, commercial. All property surrounding appellant's property for at least six blocks in any direction came under the R-7.2 classification, including the property of the four respondent householders. The permissive use of this property was limited to single-family residences. B-1, commercial, classification means first commercial under the King County Zoning Code (resolution No. 18801), and would permit the construction of a gasoline service station thereon, together with numerous other uses which will be referred to later.

The crucial resolution, as we have indicated, is resolution No. 19295, which changed the permissive use of appellant's two lots from single-family residential to commercial, B-1.

Things remained quiet on the Lake Hills zoning front for nearly two and one-half years, when, in June of 1961, the appellant owner of the two lots sent surveyors on to the

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property in preparation for construction of a service station thereon.

***328** Respondent householders reside across the street from the property in single-family residences. When they observed the surveyors on the premises, they made inquiry as to the building intended to be erected thereon, and, upon receiving an answer to their queries, promptly applied to the superior court for a writ of certiorari against King County to have the zoning provisions of the resolution of January 19, 1959 (No. 19295) declared invalid as to the two lots in issue.

Pending hearings upon the petition for certiorari, appellant applied to the King County engineer for a building permit. The county engineer, knowing of the pendency of certiorari, denied the permit, and ascribed the pendency of the certiorari as reason for the denial. Appellant then entered the certiorari proceedings as intervenor, and independently brought a separate action against the county engineer in mandamus to compel the latter to issue to it a building permit.

King County, a municipal corporation, sent up its records and files and made a return to the petition for certiorari to the superior court. The court subsequently entered judgment after trial declaring so ****632** much of resolution No. 19295 as purported to zone the two lots from R-A (residential area) to B-1 (commercial) to be null and void from its enactment and, accordingly, denied the writ of mandamus to compel the issuance of a building permit for the erection of a service station.

Together the lots constitute a small tract, approximately 120 feet by 143 feet. They form the apex of a rounded vee intersection. Lots adjoining in all directions for five or six blocks are zoned for single-family residential purposes and were so zoned at the time prior to adoption of resolution No. 19295.

The same resolution which designated appellant's two lots as B-1 (commercial) likewise established a sizable business center eight blocks to the west of appellant's property and a buffer strip for multiple-family dwellings (R-2) between the commercial zone proper and the single-family residential area.

***329** This appeal raises three particular questions, and their resolution will determine the issues.

1. Assuming that the adoption of a zoning regulation is a legislative function, does certiorari lie to review it?

2. Is a petition for certiorari, brought within two and one-half years of the adoption of a zoning resolution, timely?

3. Does the designation of two lots for commercial purposes in general, and a gasoline service station in particular, in an area reserved and zoned for single-family residences, where the zoning regulations have designated an extensive business district approximately eight blocks away, constitute an invalid type of spot zoning?

Is certiorari a proper remedy to review the action of a zoning board? Doubt as to the propriety of employing certiorari as a remedy arises from the recognition that the adoption of zoning regulations is a legislative function. Courts have been traditionally reluctant to interfere with the legislative process. This reluctance has, nevertheless, been overcome many times by the requirements of the circumstances. So, while zoning powers are generally held to be legislative in character, requiring as they do the exercise of legislative judgment and discretion, the courts have, in many jurisdictions, considered certiorari an effective instrument of review where it is shown prima facie that there exists no speedy and adequate remedy at law, and where, in addition, it appears the board or commission acted unreasonably, arbitrarily and capriciously, i. e., in excess of its jurisdiction.

^[1] ^[2] That other remedies, such as injunction, mandamus, quo warranto, or declaratory judgments may be available in zoning problems does not rule out certiorari where it appears that the entire record of the proceedings, leading up to and surrounding the adoption of the regulation claimed to be invalid, will disclose the validity or invalidity of the regulation.

'Certiorari proceedings are ordinarily regarded as appropriate to review decisions of a zoning officer or board. * * * 58 Am.Jur., Zoning § 233.

***330** The precise question as to the remedy to be pursued was raised in *Holly Development, Inc. v. Board of County Commissioners of Arapahoe County*, 140 Colo. 95, 342 P.2d 1032, in which it is said:

'We turn first to defendant's answer brief, which urges that certiorari is not the proper remedy in this case. In this it is in error. Whenever the question is whether a public Board or Commission has exceeded its jurisdiction or abused its discretion, certiorari is the proper remedy to secure a review of its action. Rule 106, R.C.P. Colo. Also see *Board of Adjustment of the City and County of Denver v. Handley*, [et al.] 1939, 105 Colo. 180, 95 P. (2d) 823; *Kane v. Board of Appeals of City of Medford*, 1930, 273 Mass. 97, 173 N.E. 1; *Clapp v. Knox County*, [Tennessee] 1954, 197 Tenn. 422, 273 S.W. (2d) 694; *Auditorium, Inc. v. Board of Adjustment of Mayor and Council of Wilmington*, 1952, 8 Terry 373, 47 Del. 373, 91 A. (2d) 528.

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****633** '14 C.J.S. Certiorari § 37a, p. 180, says:

"* * * whenever there is no direct remedy provided for review, the writ of certiorari lies, even though some other remedy can be conceived as possible in the future."

That certiorari has been long sanctioned as an appropriate remedy to test the validity of the acts of governing boards and commissions is clearly pointed out in *McKenna v. New Jersey Highway Authority*, 19 N.J. 270, 116 A.2d 29:

'*Certiorari* is an extraordinary common-law remedy of ancient origin, and has been said to be confined to review of judicial actions. * * * However, in New Jersey, the powers of the Court of King's Bench, the English court existing prior to the American Revolution, were inherited by our former Supreme Court, which was created in colonial days * * *. These powers included superintendence over civil corporations, magistrates and other public officers, and in New Jersey the use of the writ in this respect was frequently exercised. * * *'

"[w]hile the statement has frequently been made by our court [referring to the former Supreme Court] that the writ lies to review proceedings of a judicial or *quasi*-judicial character, yet it is extensively used to review the validity of ordinances and of by-laws, which are clearly merely legislative in character * * *."

***331** Of similar import is *Brown v. Terhune*, 125 N.J.L. 618, 18 A.2d 73, wherein it was said:

"* * * The properties were in a business zone and prosecutor desired to build a gasoline service station thereon. * * * The grant of the permit was delayed while the zoning ordinance was being amended so as to place the premises in question in a two family zone where a permit could not be granted.

'*Certiorari* is the appropriate remedy to test the reasonableness of the ordinance. * * * The change in the zoning ordinance seems to bear no relation to the public health, safety, morals or general welfare. * * *'

See, also, *Linden Methodist Episcopal Church v. Linden*, 113 N.J.L. 188, 173 A. 593; *Eastern Boulevard Corp. v. Board of Com'rs of Town of West New York*, 124 N.J.L. 345, 11 A.2d 832; *Board of Zoning Appeals of Decatur v. Decatur, Indiana Co. of Jehovah's Witnesses*, 233 Ind. 83, 117 N.E.2d 115.

This court has passed upon the question in *State ex rel. Lyon v. Board of County Com'rs of Pierce County*, 31

Wash.2d 366, 196 P.2d 997, where, in a challenge to the issuance of a variance permit by the board of county commissioners allowing the operation of a tavern in an otherwise interdicted zone, we said:

'The remedy by certiorari is available where there is no right of appeal and if, in the judgment of the court, there exists no plain, speedy, and adequate remedy at law. * * *'

"* * * It is significant that practically all proceedings to secure court review of the granting of variance permits, except where an appeal procedure is specifically provided for, are by certiorari. * * *'

[3] [4] A purpose of certiorari is to review the official acts of a public officer, or an organ of government. Its method is direct, precise, and definitive. Allowing others to intervene-though they may be vitally affected by the results-does not make the attack a collateral one, and, thus, require a different remedy to test the validity of official actions. When appellant came into the case as intervenor, ***332** it did not thereby convert the attack on resolution No. 19925 from direct to collateral. It is our view, then, that certiorari is a proper remedy to review the actions of the King County board of commissioners in adopting the zoning resolution.

****634** Appellant strongly urges that, even though certiorari may lie, it was not timely brought in the instant case since the respondent householders did not bring this action until approximately two and one-half years after the adoption of the zoning regulation of which they complain.

Was this petition for certiorari timely brought?

Did the delay in maintaining the action set up an estoppel against the respondent householders?

Were they guilty of laches as to deprive them of their action in the first instance?

[5] Questions of laches and estoppel occur frequently in zoning cases. The principal element in applying laches is not so much the period of delay in bringing the action but the factor of resulting prejudice and damage to others. Thus, it was held in *Auciello v. Stauffer*, 58 N.J. Super. 522, 156 A.2d 732, that a delay of nearly three years in bringing an action against the builder of a garage in violation of the zoning code, acting under a void permit, was not untimely since the right to prevent actions taken under an authority which is void is not affected by the lapse of time. Of similar import is the holding in *Forbes v. Hubbard*, 348 Ill. 166, 180 N.E. 767, where mandamus was brought to compel the issuance of a building permit under a zoning ordinance. The court stated:

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'Counsel for appellants argue that as appellee purchased this property after the passage of the zoning ordinance he should not now be heard to complain that that ordinance is invalid. We know of no rule of law that creates an estoppel against attack by such purchaser on the validity of a zoning ordinance unless there be in his acts or the acts of his grantor that which of themselves would estop him. * * * It is likewise thoroughly established that mere acquiescence, regardless of the period thereof, cannot legalize a clear usurpation of power which offends against the Constitution adopted by the people. * * *

*333 The principle is summarized in the following statement from 8 McQuillin, Municipal Corporations (3d ed., Rev.) § 25.291, at p. 724:

* * * A right to attack zoning that is clearly a usurpation of power and an invasion of property with no relationship to the public health, safety, morals or welfare, is not lost by acquiescence regardless of the period thereof. * * *

Appellants cite a number of cases from this state to the effect that certiorari must be brought within the time during which an appeal would lie, and rely upon State ex rel. L. L. Buchanan & Co. v. Washington Public Ser. Common., 39 Wash.2d 706, 237 P.2d 1024; State ex rel. Lyon v. Board of County Com'rs of Pierce County, supra; State ex rel. von Herberg v. Superior Court, 6 Wash.2d 615, 108 P.2d 826; State ex rel. Clark v. Superior Court, 167 Wash. 481, 10 P.2d 233; and State ex rel. Neal v. Kauffman, 86 Wash. 172, 149 P. 656.

[6] [7] We confirm the rule in the above cited cases to the effect that, where certiorari is taken from an inferior court to a superior court, the time within which certiorari must be brought shall be determined by the time allowable for an appeal as prescribed by statute or rule of court. But we should point out that this rule is limited to cases arising in the courts, or in other judicial proceedings, where the direct notice of the pendency thereof to the parties involved is jurisdictional. Service of process and notice of the pendency of the action are indeed the *sine qua non* of due process and, hence, are jurisdictional in judicial proceedings. This rule of timeliness should not apply to a review of a zoning regulation.

Indeed, even in a case arising from the courts, the rule that limits certiorari to the time within which an appeal could have been taken did not govern. In State ex rel. Lowary v. Superior Court, 41 Wash. 450, 83 P. 726, review of an order appointing **635 a guardian for an incompetent person was sought by certiorari more than a year after the order had issued. Petitioner there showed

the court that, at the time the order of appointment was entered, petitioner *334 was ill, impoverished and incompetent, and that no notice of the intent to appoint the guardian had ever been served upon the person having custody of the petitioner as was required by statute. Petitioner was accordingly deemed to have been without notice of the guardianship proceedings. We held that certiorari was not only a proper remedy, but it was not subject to the defense of laches.

[8] In considering laches, estoppel, waiver and other equitable defenses, the rules governing the timeliness for commencement of certiorari to review a judicial proceeding do not apply to a review of the acts of public authorities having the power to adopt and promulgate zoning regulations.

[9] [10] The rule affecting laches in a review of zoning is, and should be, different. When a review of the legislative action of a zoning authority is sought in a zoning case and the actions of the zoning authority under review are of such a nature that the record of the proceedings discloses their validity or invalidity, time for certiorari is not then limited to the time in which an appeal could have been taken from the official action of the zoning authority. If petitioners are in a situation where they would not normally be expected to learn of the legislative action, where they are directly affected by it, and where they do not have actual knowledge, the time for the commencement of certiorari begins with acquisition of knowledge or with the occurrence of events from which notice ought to be inferred as a matter of law. A different rule would permit zoning departures of the most drastic nature from the comprehensive zoning plan and would leave persons most detrimentally affected thereby without redress in the courts against arbitrary legislative action.

Two separate occurrences here could well serve as the events from which the time for the commencement of certiorari would run—(1) the start of surveying activities by appellant within the view of respondent neighboring householders, and (2) appellant's application to the King County engineers for a building permit to construct a gasoline service station.

*335 [11] As to the second event, it has been held that, where a permit to construct a twelve story apartment building was issued by the city of Seattle on the day before an amendatory ordinance went into effect limiting the height of buildings in the area to 35 feet, injunctions against the apartment house construction did not lie. The right to build the same vested when the permit was applied for. An owner of property has a vested right to put it to a permissible use under a valid and subsisting ordinance. The right accrues at the time an application for a building permit is made. Hull v. Hunt, 53 Wash.2d 125,

Pierce v. King County, 62 Wash.2d 324 (1963)

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331 P.2d 856; State ex rel. Ogden v. Bellevue, 45 Wash.2d 492, 275 P.2d 899.

^[12] On the basis of this authority, we hold that the time began with the occurrence of the earlier of the two events here mentioned, either (1) the application for a building permit or (2) knowledge of intent to build on the lots in question brought to the petitioners through their seeing the Eastgate surveyors on the lots. Since the petition was brought within two months of either event, petitioners are not precluded through laches or estoppel from maintaining this petition.

Integrally connected with the propositions of remedy here is the ultimate questions as to whether the trial court, from the record itself, well found the zoning of lots 7 and 8 to be a spot zoning, and, therefore, invalid. To answer this question, we must look to the purpose and operation of the zoning laws.

Scarcely a generation has passed since the adoption of the first zoning statute in this state in the year 1935. Laws of 1935, chapter 44, p. 115; RCW 35.63. We have ****636** now entered upon an era which demonstrates conclusively the wisdom of the foregoing enactment. This act of the legislature, coming as it did at a time when the state and the nation were caught in the throes of a deep economic depression, found millions of people unemployed and building construction at nearly a standstill. With the nation's economy and business at a point of stagnation, problems of the most urgent necessity were created for the legislature, which, despite the exigencies of the times, demonstrated a forethought ***336** to look ahead to a brighter day in spheres which then must have appeared to be of minor importance.

The judgment of the legislature in this respect has been vindicated. Less than thirty years after the enactment of the first zoning statute in the state, we find ourselves in an era characterized by vast movements of people and goods across the continent, East to West, and North to South, an era of great super highways to speed the migration along, a period of movement unparalleled in history from the farm to the city and a counter-migration from the city to the suburbs. We are in a time when all of the nation's cities are being rimmed with gigantic housing developments, each requiring its quota of business services, recreational establishments, schools, hospitals, clinics, churches, banks, and varied components of a modern city. One wonders what the picture would be had no zoning statutes been enacted.

In the past forty years to accommodate these vast changes and to provide for an orderly and sensible channelization

of the tremendous economic and social forces generated by these movements, the courts have erected within the framework of both the common and municipal law of this country a new body of law known as the zoning law. So firmly founded is this structure and so generally well recognized is the proposition that the zoning laws of the country are directly connected with the maintenance of public peace, morals and safety and in furtherance of the general welfare, no party to this action challenged the constitutionality of the state's zoning statute or the general zoning resolution itself. Only the application of resolution No. 19925 as it purports to change the use of the two lots involved from single-family residential (R-A) to commercial (B-1) is at issue here.

^[13] Nevertheless, despite the beneficial results and the public necessity involved in the establishment of the zoning laws, they constitute a serious impairment of the right to use and enjoy property, and they do interfere with the possession thereof. Thus, as we have indicated, such impairment and interference must be directly related to the public health, safety and morals and the general welfare ***337** to be sustained. This language is employed in the zoning act itself as codified in RCW 35.63.080. State ex rel. Warner v. Hayes Inv. Corp., 13 Wash.2d 306, 125 P.2d 262; Lillions v. Gibbs, 47 Wash.2d 629, 289 P.2d 203; and Hauser v. Arness, 44 Wash.2d 358, 267 P.2d 691.¹

When King County adopted its zoning resolution No. 18800 on August 11, 1958, it included as an integral part thereof a comprehensive plan as a general design for the future growth of the county. It also expressed therein its purposes to keep the zoning laws well within the constitutional limitation of the police power in the following language:

'The ingredients of an ideal neighborhood are a rather solid pattern of homes, linked by quiet streets and centered about an elementary school and a park. A small neighborhood shopping location may be spotted near the *edge* of the neighborhood.

'* * * We work to avoid crowded living conditions, the splitting of the neighborhood by arterial highways, ****637** and the development of commercial and industrial establishments which would unnecessarily encroach in residential areas.

'The location of shopping areas should, generally, be such that protection is given to residential areas from business encroachment while at the same time locating them in areas most convenient to potential customers.

'* * * Generally, *spotty* and *strip* type development

Pierce v. King County, 62 Wash.2d 324 (1963)

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should be discouraged.

‘As to actual location of new business districts, the Commission recommends that the most logical location would be at the junction of the arterial streets *bordering* neighborhoods. A pattern of neighborhood, community, and regional business centers would likewise appear logical when placed near the common or abutting corners of several neighborhoods.’ (Italics ours).

***338** This comprehensive plan was in effect in respondent householders’ neighborhood when respondents first observed appellant’s surveyors on the two lots.

If, then, the portions of resolution No. 19925, which purported to zone the two lots B-1, commercial, constitute spot zoning as the law defines it, those portions of the resolution which do so would be a nullity *ab initio* and subject to review not only by certiorari but they would also place upon the courts the duty of so declaring them categorically. The maps, resolutions and documents furnished and made a part of King County’s return to the writ of certiorari show lots 7 and 8 are in the heart of a residential district. They are neither contiguous to nor constitute an extension of any other business property. The uses permitted under the zoning code of King County, pursuant to resolution No. 18801, § 17, under the classification B-1, would allow not only a service station but also structurally enclosed animal hospitals and clinics, beer parlors, cabarets, taverns, employment agencies, business and professional offices, lumber and fuel yards (if surrounded by an eight-foot fence), and numerous other activities constituting a total of 27 different classifications. B-1 zoning (commercial) would also allow the construction of buildings up to 35 feet in height.

Do we have here a spot zoning? Is it spot zoning of such a character as to be deemed an arbitrary and capricious legislative act?

^[14] ^[15] The concept of spot zoning as an evil in the field of municipal growth is well recognized by nearly all authorities.

‘Spot zoning is an attempt to wrench a single lot from its environment and give it a new rating that disturbs the tenor of the neighborhood, and which affects only the use of a particular piece of property or a small group of adjoining properties and is not related to the general plan for the community as a whole, but is primarily for the private interest of the owner of the property so zoned; and it is the very antithesis of planned zoning. It has generally been held that spot zoning is improper, and that one or two building lots may not be marked off into a separate

district or zone and benefitted by peculiar advantages or subjected to peculiar burdens not applicable to adjoining similar lands.’ 101 C.J.S. Zoning § 34.

***339** A well supported statement is also found in 2 Metzenbaum, Law of Zoning (2d ed.) chapter X-m-(5):

“Spot Zoning’ is not usually favorably regarded, because, in too many instances, such practice has been employed in order to aid some one owner or parcel or some one small area, rather than being enacted for the general welfare, safety, health and wellbeing of the entire community. * *

“Spot zoning’ merely for the benefit of one or a few or for the disadvantage ****638** of some, still remains censurable because it is not for the *general welfare* * * *.’

The noted authority on municipal law, Charles S. Rhyne, states:

“Spot zoning’ has come to mean arbitrary and unreasonable zoning action—commonly by an amendment to a zoning ordinance, but also by the zoning ordinance itself, or, less commonly, by grant of a permit for a use other than the regular zone uses—by which a lot or small area is singled out and specially zoned for a use classification totally different and inconsistent with the classification of surrounding land indistinguishable from it in character, thus creating a mere island or ‘spot’ non-conforming use within the larger use zone, with a resulting new rating that disturbs the tenor of the neighborhood. ‘Spot zoning’ is thought of as zoning not in accordance with a comprehensive plan, but for mere private gain to favor or benefit a particular individual or group of individuals and not the welfare of the community as a whole, and thus in effect granting by amendment, a special exception or variance from general regulations. ‘Spot zoning’ of this nature has been found unauthorized, discriminatory, and invalid and an unlawful usurpation of the power to grant a variance. * * *’ Rhyne, Municipal Law, chapter 32, p. 810, 825.

For similar statements from works of equal standing, see 1 Yokley, Zoning Law and Practice (2d ed.) § 90, and 8 McQuillin, Municipal Corporations (3d ed., Rev.) §§ 35.83, 25.84.

Thus it is that experts in the field of zoning law condemn spot zoning with rare exception. This court has denounced spot zoning categorically as follows:

***340** ‘It should be here noted that ‘spot’ zoning such as

Pierce v. King County, 62 Wash.2d 324 (1963)

382 P.2d 628

that done by the city in 1937 is almost universally condemned, and, since it is generally difficult to justify under the police-power concept, many spot zoning ordinances have been vulnerable to attack, although the courts have been careful not to lay down any hard and fast rule that all spot zoning is illegal. * * * State ex rel. Miller v. Cain, 40 Wash. 2d 216, 225, 242 P.2d 505, 510.

The foregoing case is an even stronger criticism of spot zoning than one might suppose on a casual reading, because it further holds that, where an incident of spot zoning has been completed, it does not thereby open the gates to other spot zoning.

'But when a spot rezoning is a fait accompli, it does not justify additional spot rezoning for the benefit of other property owners who may conceive themselves to be similarly situated. It has quite uniformly been held that permitting some persons to violate a zoning regulation does not preclude its enforcement against others. [Citing cases].' State ex rel. Miller v. Cain, supra.

^[16] We agree with the text writers and specialists in the field of zoning law that spot zoning has come to mean arbitrary, capricious and unreasonable zoning action, and that it is commonly achieved by means of an amendment to a zoning ordinance, as was the precise case here. Where, as in the present situation, the zoning authority by official legislative action designates two lots for a gasoline service station in the heart of a neighborhood of

single-family residences already served by commercial and business facilities or subject to be so served in accordance with a comprehensive plan or scheme, such designation is patently a spot zoning; and where the record discloses no basis for such a zoning in furtherance of the public health, safety, or morals, or a contribution either to the general welfare of the people in the area or at large, the zoning is so clearly a spot zoning as to make it arbitrary, capricious and unreasonable. It was, and is, therefore, void.

****639** ^[17] Inasmuch as mandamus for a building permit was brought under a void section of the resolution, the judgment of the trial court in denying the writ is also sustained.

***341** The judgment of the trial court is, accordingly, affirmed in each case.

OTT, C. J., and FINLEY, ROSELLINI and HUNTER, JJ., concur.

All Citations

62 Wash.2d 324, 382 P.2d 628

Footnotes

- ¹ For a penetrating study in succinct form which shows where we have been, where we are tending, and the direction we should take in the law of zoning, read Arval Morris, *Toward Effective Municipal Zoning*, 35 Wash.L.Rev. 534 (1960).



Benton County Property Search

37467 PELICAN LANDING PROPERTIES LLC for Year 2017 - 2018

Property

Account

Property ID:	37467	Legal Description:	TRADEWINDS, BLOCK 1, LOT 3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. PROTECTIVE COVENANTS.
Parcel # / Geo ID:	112892020001003	Agent Code:	
Type:	Real		
Tax Area:	K1 - K1	Land Use Code	12
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	08	Section:	12
Range:	29	Legal Acres:	0.3772

Location

Address:	1014 S OLYMPIA PL KENNEWICK, WA 99337	Mapsco:
Neighborhood:	East Kennewick 4-Plex's	Map ID:
Neighborhood CD:	622000	

Owner

Name:	PELICAN LANDING PROPERTIES LLC	Owner ID:	205389
Mailing Address:	10312 ARGENT RD PASCO, WA 99301	% Ownership:	100.000000000000%

Exemptions:

Pay Tax Due

There is currently No Amount Due on this property.

Taxes and Assessment Details

Property Tax Information as of 01/07/2019

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2018	23189	\$2558.04	\$2557.91	\$0.00	\$0.00	\$5115.95	\$0.00
▶ Statement Details							
2017	23250	\$2355.91	\$2355.82	\$0.00	\$0.00	\$4711.73	\$0.00

Values

Taxing Jurisdiction

Improvement / Building

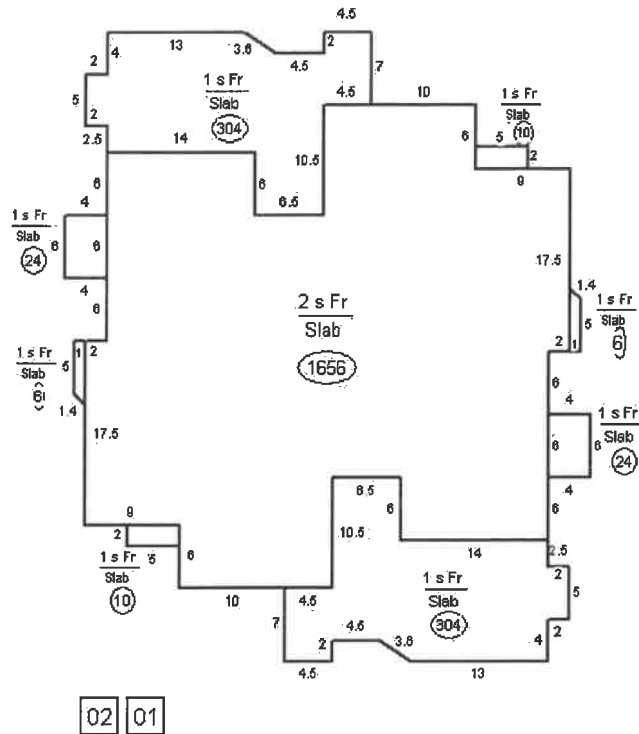
Improvement #1: Commercial **State Code:** 412 4000.0 sqft **Value:** \$368,690
COMM Framing Class: Class D - Wood or Steel Frame **COMM HVAC:** Y

Type	Description	Class CD	Sub Class CD	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	2013	2344.0
APARTRES	Apartments, Multiple Residences	352	Avg	2013	1656.0

Property Image







Land

Roll Value History

Deed and Sales History

Payout Agreement

Assessor Website

Treasurer Website

Mapping Website

Website version: 9.0.45.1012

Database last updated on: 1/7/2019 3:22
AM

© N. Harris Computer Corporation

Benton County Property Search

37468 CRATHIE PROPERTIES LLC for Year 2017 - 2018

Property

Account

Property ID:	37468	Legal Description:	TRADEWINDS, BLOCK 1, LOT 4. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. PROTECTIVE COVENANTS.	
Parcel # / Geo ID:	112892020001004	Agent Code:		
Type:	Real			
Tax Area:	K1 - K1	Land Use Code	12	
Open Space:	N	DFL	N	
Historic Property:	N	Remodel Property:	N	
Multi-Family Redevelopment:	N			
Township:	08	Section:	12	
Range:	29	Legal Acres:	0.3034	

Location

Address:	1020 S OLYMPIA PL KENNEWICK, WA 99337	Mapsco:
Neighborhood:	East Kennewick 4-Plex's	Map ID:
Neighborhood CD:	622000	

Owner

Name:	CRATHIE PROPERTIES LLC	Owner ID:	207778
Mailing Address:	10312 W ARGENT RD PASCO, WA 99301	% Ownership:	100.0000000000%

Exemptions:

Pay Tax Due

There is currently No Amount Due on this property.

Taxes and Assessment Details

Property Tax Information as of 01/07/2019

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2018	23190	\$2543.24	\$2543.13	\$0.00	\$0.00	\$5086.37	\$0.00
▶ Statement Details							
2017	23251	\$2342.25	\$2342.13	\$0.00	\$0.00	\$4684.38	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$368,690
(+) Land Homesite Value:	+	\$0

(+) Land Non-Homesite Value:	+	\$37,060
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
(=) Market Value:	=	\$405,750
(-) Productivity Loss:	-	\$0
(=) Subtotal:	=	\$405,750
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$405,750
(=) Total Appraised Value:	=	\$405,750
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
(=) Taxable Value:	=	\$405,750

Taxing Jurisdiction

Improvement / Building

Improvement #1: Commercial **State Code:** 412 4000.0 sqft **Value:** \$368,690
COMM Framing Class: Class D - Wood or Steel Frame **COMM HVAC:** Y

Type	Description	Class CD	Sub Class CD	Year Built	Area
APARTRES	Apartments, Multiple Residences	352	Avg	2013	2344.0
APARTRES	Apartments, Multiple Residences	352	Avg	2013	1656.0

Property Image







Change of Zone 18-10

Ordinance Reading

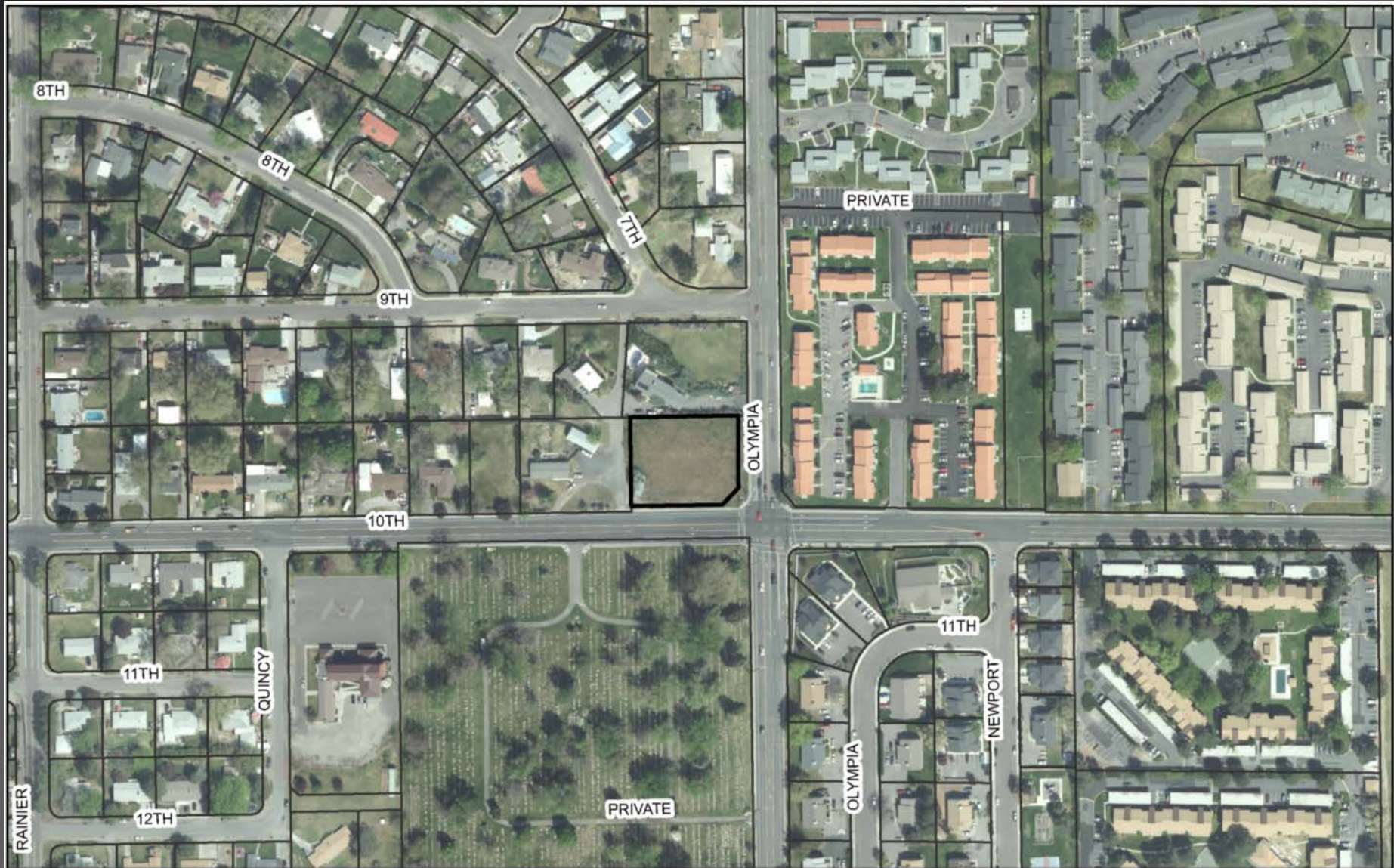
City Council

March 19, 2019

Proposal Details

- **Proposal:** Change 0.7 acres from Residential, Low (RL) to Commercial, Neighborhood (CN).
- **Location:** 1400 W. 10th Ave.
- **Applicant:** N2K Design (Bruce Baker)
- **Owner:** Jaspinder K. Dhillon
- **Public Hearing:** Jan. 7, 2019 continued to March 4, 2019
- Follow up rezone to CPA 18-03 approved in October 2018

Vicinity Map



Comprehensive Plan Map



COZ 18-10/PLN-2018-03442

 Open Space	 Medium Density Residential	 Mixed Use	 Industrial
 Low Density Residential	 High Density Residential	 Commercial	 Public Facility



Zoning Map



COZ 18-10/PLN-2018-03442

-  Residential, High (RH)
-  Residential, Low (RL)
-  Residential, Medium-4 (RM-4)



KMC 18.51.070(2): Findings

- The proposed amendment conforms with the comprehensive plan.
- The proposed amendment promotes the public necessity, convenience and general welfare.
- The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
- The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.
- The proposed zone is not a single-family zone.

Recommendation

The Planning Commission recommends approval of COZ 18-10.

Questions?

CITY OF KENNEWICK
ORDINANCE NO. 5802

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF
CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK
LOCATED AT 1400 WEST 10TH AVENUE FROM RESIDENTIAL, LOW (RL)
TO COMMERCIAL, NEIGHBORHOOD (CN) (COZ 18-10, N2K DESIGN)

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

Section 1. Ordinance No. 3001, as amended, the zoning ordinance of the City of Kennewick and the accompanying zoning map of the City of Kennewick being part of said ordinance shall be and hereby is changed from Residential, Low (RL) to Commercial, Neighborhood (CN) for the real property described as follows:

THE DESCRIPTION CONTAINED HEREON DESCRIBES ALL PROPERTY
DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO.
62241800130 DATED JANUARY 1, 2018.

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 02, TOWNSHIP 08 NORTH, RANGE 29 EAST, W.M., RECORDS OF
BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 7, BLOCK 1, BLUE RIDGE ADDITION TO KENNEWICK, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 52, RECORDS OF
BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS
FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH
89°55'00" EAST ALONG THE SOUTH LOT LINE A DISTANCE OF 212.00 FEET;
THENCE NORTH 00°23'00" EAST ALONG THE EAST LOT LINE A DISTANCE OF
170.00 FEET; THENCE NORTH 89°55'00" WEST ALONG THE NORTH LOT LINE A
DISTANCE OF 18.00 FEET; THENCE SOUTH 00°23'00" WEST A DISTANCE OF
130.00 FEET; THENCE SOUTH 45°10'24" WEST A DISTANCE OF 42.47 FEET;
THENCE NORTH 89°55'00" WEST A DISTANCE OF 164.02 FEET TO THE WEST LOT
LINE; THENCE SOUTH 00°23'00" WEST A DISTANCE OF 10.00 FEET TO THE POINT
OF BEGINNING.

PURSUANT TO STATUTORY WARRENTY DEED RECORDED JANUARY 18, 1991,
UNDER AUDITOR'S FILE NUMBER 1991-001018. (AF# 2006-012984)
SUBJECT TO A UTILITY EASEMENT OVER, UNDER AND ACROSS THE NORTH
5.00 FEET THEREOF, THE WEST 10.00 FEET THEREOF, AND THE SOUTH 5.00
FEET THEREOF LYING PARALLEL WITH W. 10TH AVENUE RIGHT OF WAY.

Section 2. The City Council finds the amendments described in Section 1 above are in
conformance with the Comprehensive Plan of the City.

Section 3. Severability Clause. If any provision of this amendatory ordinance or its application to any persons or circumstances is held invalid, the remainder of the act or the application of the provision to other persons or circumstances is not affected.

Section 4. The Responsible Official for the State Environmental Policy Act has determined that the proposal will not have a probable significant adverse impact on the quality of the environment.

Section 5. This ordinance shall be in full force and effect five (5) days from and after its approval, passage and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 19th day of March, 2019, and signed in authentication of its passage this 19th day of March, 2019.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5802 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 20th day of
March, 2019.

Approved as to form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION _____

**KENNEWICK PLANNING COMMISSION
JANUARY 7, 2019
MEETING MINUTES**

CALL TO ORDER

Vice Chairman Morris called the meeting to order at 6:31 p.m.

Commissioner Helgeson led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Charles Torelli, Thomas Helgeson, Vice Chairman Morris.

Excused: Commissioner Anthony Moore, Clark Stolle, Chairman Eduardo Pacheco.

Unexcused: None

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

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of the December 3, 2018 & December 18, 2018 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

Commissioner Helgeson moved to accept the consent agenda. Commissioner Torelli seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Vice Chairman Morris opened the public hearing at 6:35 p.m. for Change of Zone (COZ) No. 18-10 proposing to change 0.7022 acres from Residential, Low Density (RL) to Commercial, Neighborhood (CN), located at 1400 W. 10th Avenue, Kennewick, WA 99336. Applicant is Bruce Baker, N2K Design, 1806 Terminal Drive, Richland, WA 99354.

Mr. Muai 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 Conditions of the staff report COZ 18-10, and recommend to City Council approval of the request.

Planning Commission questions included: The exhibit number for 32-page comment letter submitted;

Ms. Didier entered into record Exhibit 8 – Howard Saxton comment letter.

Planning Commission questions resumed: Besides the letters in the packet and Exhibit 8, were there any other comments from residents.

Testimony of Applicant/Applicant's Representative:

Bruce Baker
N2K Design
1806 Terminal Drive
Richland 99352

Supports project; best use of this property.

Testimony in favor:

None

Testimony neutral or against:

Howard Saxton
1415 W. 9th Avenue
Kennewick 99336

Opposed to project; submitted Exhibit 8 – 32 page comment letter; land use attorney, this is spot zoning; apartments are dense, need services; gas station and full service grocery on corner 4th/Olympia; incorrect and untrue to have residential use there; across from the intersection are 2 lots, sat vacant year after year, didn't change to gas station developed residential structures in 2013; main concern is spot zone; suggest consult with City Attorney; regarding the easement from 9th to 10th, concerned about traffic in driveway easement.

Dolores Glesener
1518 W. 10th Avenue
Kennewick 99336

Residence is west of property, home built in 1962, property is weed infested because it used to be an orchard; worried about traffic on Olympia and on 10th avenue; worried about trash.

Staff final comments:

None

Public Testimony for COZ 18-10 closed at 6:52 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Torelli moved to CONTINUE COZ 18-10 until the February 4, 2019 meeting at 6:30 pm, at City Hall, to allow the City Attorney to review the information (Exhibit 8) provided tonight.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Vice Chairman Morris opened the public hearing at 6:54 p.m. for Change of Zone (COZ) # 18-12 proposing to change .95 acres from Residential, Medium Density (RM) to Residential, High Density (RH), located at 3120 W. 4th Avenue, Kennewick, WA 99336. Applicant is David and Sheryl Katcher, 3120 W. 4th Avenue, Kennewick, WA 99336.

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 Conditions of the staff report COZ 18-12, and recommend to City Council approval of the request.

Planning Commission questions included:

None

Testimony of Applicant:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for COZ 18-12 closed at 7:00 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report COZ 18-12 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission discussion included:

The motion passed unanimously.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. City Council Action Updates – None

NEW BUSINESS:

Commissioner Torelli commented on Public records requests - keep personal business separate from Planning Commission on emails, texts, etc.

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

None

ADJOURNMENT:

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

**KENNEWICK PLANNING COMMISSION
MARCH 4, 2019
MEETING MINUTES**

CALL TO ORDER

Chairman Pacheco called the meeting to order at 6:36 p.m.

Vice Chairman Morris led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Clark Stolle, Vice Chairman Morris, Chairman Pacheco.

Excused: Commissioners Anthony Moore, Thomas Helgeson.

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Anthony Muai, AICP Senior Planner, Lisa Beaton, City Attorney, Melinda Didier, Community Planning Administrative Assistant/Recorder

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of the January 7, 2019 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

Vice Chairman Morris moved to accept the consent agenda. Commissioner Stolle seconded the motion. Commissioner discussion included: None. The motion carried unanimously.

PUBLIC HEARINGS

Chairman Pacheco opened the *Continued* public hearing at 6:38 p.m. for Change of Zone (COZ) No. 18-10 proposing to change 0.7022 acres from Residential, Low Density (RL) to Commercial, Neighborhood (CN), located at 1400 W. 10th Avenue, Kennewick, WA 99336. Applicant is Bruce Baker, N2K Design, 1806 Terminal Drive, Richland, WA 99354.

Chairman Pacheco declared that "Before I begin deliberations, I would like to make a statement on the record regarding my participation and Commissioner Stolle's in the hearing for COZ 18-10. We were not present at the January 7th meeting, but since that time we have listened to the recording of the meeting, including the comments from the public and reviewed the materials from the meeting, including the exhibit regarding spot zoning that Mr. Saxton submitted at the meeting. Having done so, we believe that we can participate fairly in the proceedings this evening".

Mr. McCormick gave a reminder as to what we have done in terms of this hearing; that Chairman Pacheco and Commissioner Stolle had received the staff report, staff recommendation that was provided by Anthony Muai at the public hearing; we also received public testimony for that part of the public hearing, and prior to the continuation closed the public testimony portion of that hearing. Mr. McCormick said that where we're at tonight is to move forward with motion and deliberation, and finalize the recommendation to City Council, which will be forwarded to them at their next available regular meeting. Mr. McCormick displayed the Power Point recommendation slide from the continued January 7, 2019 meeting, with staff's recommendation at that point in time to recommend approval of COZ 18-10 to City Council – the recommendation has not changed.

Chairman Pacheco asked if Commissioners had any questions of staff.

Planning Commission questions included:

Is this the same packet we had received for the February 4th meeting continuation that was cancelled due to weather? Ms. Didier confirmed that materials for this item for the February 4th meeting and for the March 4th meeting were the same.

Staff final comments:

None

Chairman Pacheco asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report COZ 18-10 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Stolle seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 6:43 p.m. for Change of Zone (COZ) # 18-13 proposing to change 8.25 acres from Residential, Manufactured Home (RMH) to Residential, High Density (RH), located at 5927 & 6009 W. Quinault Avenue, 1026 & 1048 N. Lincoln Street, Kennewick, WA 99336. Applicant/Owner is Jose Chavallo, 5927 W. Quinault Avenue, Kennewick, WA 99336.

Mr. Muai 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 Conditions of the staff report COZ 18-13, and recommend to City Council approval of the request.

Planning Commission questions included: If there are improvements or traffic impacts to the nearby park does the City or developer take care of that; are height requirements different in high density residential zones; what is high density maximum density per acre; (27 units per acre); existing traffic conditions are problematic, are the City engineers planning traffic mitigation measures; is it possible traffic engineers will require right turn only/restricted access from apartments.

Testimony of Applicant:

Jose Chavallo
5927 W. Quinault Ave
Kennewick

Not job specific in this project; not fan of roundabout; talked to neighbors; trying to do something good for city and support for Vista Field and what it truly can be; certain projects outside vista field to support vista field; Pasco commenting on wanting to do similar project to Vista Field.

Testimony in favor:

None

Testimony neutral or against:

John Purcell
6003 W. Okanogan Loop
Kennewick

Against the project; map doesn't reflect what is going on in that area; at rush hour wait is 15-20 minutes to turn left onto Kellogg; in favor of medium density; improvements at vista field, didn't know that was coming; main problem going from low density to high density; said staff had mentioned traffic improvements at Vista Field and asked staff to explain.

Mr. Muai explained the project for the Vista Field Master Plan; traffic measures will be implemented as the project is developed.

Larry Bateman
3202 W. 46th Avenue
Kennewick

Only access is from Lincoln to Kellogg, when school is in session the traffic impacts my use and access to property; against going to high density; submitted comment letter to Commissioners from Shelley Colley against the project.

Ms. Didier distributed the letter from Shelley Colley to the Commissioners and it was entered into record as "Exhibit 9".

Chairman Pacheco asked for two minutes pause for Commissioners to read letter from Ms. Colley.

Brian Davidson
6028 W. Okanogan Lp
Kennewick

No issues with Mr. Chavallo; Mr. Chavallo has given assurance that he won't build right on the property line; I signed original petition along with 40-50 other property owners; concerned that it will decrease my property values; all traffic access is onto Kellogg from the area; traffic is

extremely difficult now; disheartened that we don't want high density and that this is pre-determined; hope City Council and Commission will listen to surrounding property owners.

Staff final comments: None

Chair Pacheco allowed applicant a rebuttal to re-address the issues as stated by the surrounding property owners – Mr. Chavallo said it's already zoned in the Comprehensive Plan as high density; he is just developing to highest use, just trying to change the zone to match the Comprehensive Plan.

Public Testimony for COZ 18-13 closed at 7:16 p.m.

Chairman Pacheco asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report COZ 18-13 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Morris seconded the motion.

Planning Commission discussion included: With respect to siting structures on properties, how much influence does city have as far as setback for apartments from property lines and proximity to single-family residences; concerned about siting and development standards with this project. Mr. Muai stated that there are design standards, landscaping requirements, open space requirements and others that contribute to where buildings, etc. are set on the lot.

The motion passed unanimously.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. City Council Action Updates – with the inclement weather in last few weeks, nothing has gone to Council – these two zone changes will go on March 19, 2019 to City Council (COZ 18-10 and COZ 18-13)

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Mr. McCormick said there are no Planning Commission agenda items for March 18, 2019; City Council in process of recruiting for commissioners, term effective April 1, 2019, and Commissioner Anthony Moore will be back as well.

ADJOURNMENT:

The meeting was adjourned at 7:21 p.m.

Council Agenda Coversheet 	Agenda Item Number	5.b.	Council Date	03/19/2019	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	COZ 18-13 from RMH to RH at Kellogg & Quinault			Public Mtg / Hrg	☐
	Ordinance/Reso #	5803	Contract #		Other	☐
	Project #	COZ 18-13	Permit #	PLN-2018-03884	Quasi-Judicial	☒
	Department	Planning				

Recommendation

The Planning Commission recommends approval of COZ 18-13

Motion for Consideration

I move adoption of Ordinance 5803.

Summary

COZ 18-13 is a request to change the zoning of 8.25 acres from Residential, Manufactured Home (RMH) to Residential, High (RH). The proposal is a follow up rezone request to Comprehensive Plan Amendment (CPA) 18-11 which was approved in October 2018. CPA 18-11 amended Kennewick's comprehensive plan, specifically the land use map, changing this parcel from Low Density Residential to High Density Residential. This proposal will implement the existing High Density Residential land use designation as well as promote the goals and policies of the comprehensive plan, specifically Residential Goals 1, 3 and 4 and their associated Policies 1.3, 3.4 and 4.1.

Residential Goal 1: Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.

Residential Policy 1.3: Require that multi-family structures be located near a collector street with transit, or near an arterial street, or near a neighborhood center.

Residential Goal 3: Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.

Residential Policy 3.4: Residential High Density – Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.

Residential Goal 4: Provide more housing opportunities near commercial, transit and employment.

Residential Policy 4.1 Locate the highest density residential areas close to shops and services and transportation hubs.

Alternatives

None recommended

Fiscal Impact

None at this time

Through	Anthony Muai Mar 11, 16:47:38 GMT-0700 2019	Attachments: Planning Commission Minutes_030419 Presentation Ordinance Staff Report
Dept Head Approval	Gregory McCormick Mar 12, 07:19:33 GMT-0700 2019	
City Mgr Approval	Marie Mosley Mar 13, 22:51:05 GMT-0700 2019	

☐ **Recording Required?**



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: COZ 18-13/PLN-2018-03884

Report Date:	February 25, 2019
Hearing Date & Location:	March 4, 2019, Kennewick City Hall
Report Prepared By:	Anthony Muai, AICP Senior Planner
Report Reviewed By:	Gregory McCormick, AICP Planning Director
Summary Recommendation:	The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 18-13 be APPROVED.
Summary of Proposal:	A Change of Zone from Residential, Manufactured Home (RMH) to Residential, High (RH) for 4 parcels of land 8.25 acres in size.
Proposal Location:	5927 W. Quinault Ave., 6009 W. Quinault Ave., 1026 N. Lincoln St., and 1048 N. Lincoln St.
Legal Description:	Parcel A (1-3399-202-0024-001): The east half of lot 24, the Highlands Plat A, according to the plat thereof recorded in Volume 2 of Plats, page 2, records of Benton County, Washington; Except the north 13.00 feet thereof conveyed to the City of Kennewick for right of way purposes by deed recorded under Auditor's File No. 2005-044473. Parcel B (1-3399-202-0024-002): The north 387.3 feet of the east 143.5 feet of the west one-half of tract 24, the Highlands Plat A, according to the plat thereof recorded in Volume 2 of Plats, page 2, records of Benton County, Washington. Except the south 159.3 feet thereof. And except the north 10 feet thereof reserved for road by deed recorded under Auditor's File No. 46957.

And except that portion as conveyed for road right-of-way by deed recorded under Auditor's File No. 2006-002033.

Parcel C (1-3399-202-0024-005):

The south 159.3 feet of the north 387.3 feet of the east 143.5 feet of the west one-half of tract 24, the Highlands Plat A, according to the plat thereof recorded in Volume 2 of Plats, page 2, records of Benton County, Washington.

Together with the south 258.3 feet of the west one-half of tract 24, the Highlands Plat A, according to the plat thereof recorded in Volume 2 of Plats, page 2, records of Benton County, Washington.

Except the south 92.50 feet of the west 107.50 feet thereof.

And except that portion conveyed to Benton County for road by deed recorded under Auditor's File No. 276023.

Parcel D (1-3399-202-0024-006

The south 92.50 feet of the west 107.50 feet of the west one-half of tract 24, the Highlands Plat A, according to the plat thereof recorded in Volume 2 of Plats, page 2, records of Benton County, Washington.

Except that portion conveyed to Benton County for road by deed recorded under Auditor's File No. 276023.8.25

Property Owners:

Jose Chavallo and Tammy Steele-Chavallo
5927 W. Quinault St.
Kennewick, WA 99336

Quinault Village LLC II
5927 W. Quinault St.
Kennewick, WA 99336

Applicant:

Jose Chavallo and Tammy Steele-Chavallo
5927 W. Quinault St.
Kennewick, WA 99336

Regulatory Controls:

Comprehensive Plan – Land Use
KMC Title 4 – Administrative Procedures
KMC Title 18 – Zoning
Washington State Environmental Policy Act

COZ Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	December 18, 2018
Determination of Completeness Issued	December 18, 2018
Notice of Application Posted	December 20, 2018
SEPA Determination (Adoption of DNS for CPA 18-11)	December 20, 2018
Date of Mailed Notice of Public Hearing	January 17, 2019
Property Posting Sign for Public Hearing	January 16, 2019
Date of Published Notice of Public Hearing	January 20, 2019

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Maps
4. Adoption of existing environmental document
5. Affidavit of Mailing/Mailing List dated January 17, 2019
6. Comment from Michael McClure dated January 30, 2019
7. Affidavit of Mailing/Mailing List dated February 12, 2019
8. Comment from Michael McClure received February 20, 2019

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 18-13) is a request to change the zone of four parcels of land, approximately 8.25 acres in size located at 5927 W. Quinault Ave., 6009 W. Quinault Ave., 1026 N. Lincoln St., and 1048 N. Lincoln St., from Residential, Manufactured Home (RMH) to Residential, High (RH). The applicant has requested the change of zone in order to implement a recently approved Comprehensive Plan Amendment (CPA 18-11) that changed the land use designation from Low Density Residential to High Density Residential.

The Comprehensive Plan Land Use Designation for the subject property is High Density Residential. Pursuant to Table 1 of the Comprehensive Plan, the RH zone is an implementing zoning district of the High Density Residential Land Use Designation.

Per KMC 18.03.040(4), “The purpose of RH district is to establish areas for multiple residential buildings and promote a suitable residential environment. The district is a transitional use between commercial and low and medium density residential uses.”

The Comprehensive Plan Land Use Element indicates a need for additional High Density Residential land in order to accommodate the next 20 years of population growth. In addition, this location is across the street from a park, has easy access to transit and is located near commercial services. The site has access to utilities, making it an excellent candidate for infill development. In addition to these attributes, the site fronts W. Quinault Ave. which will eventually lead into the Vista Field redevelopment area where a compact, urban mixed use development is planned. Staff is of the opinion that higher density residential development at this location would complement the planned Vista Field redevelopment.

This proposal will implement the existing High Density Residential land use designation as well as promote the goals and policies of the comprehensive plan, specifically Residential Goals 1, 3 and 4 and their associated Policies 1.3, 3.4 and 4.1.

The site is adjacent to the following zoning districts:

Northwest:	Open Space (OS); Urban Mixed Use (UMU)
North:	Open Space (OS)
Northeast:	Residential, Low (RL)
East:	Residential, Low (RL)
Southeast:	Residential, Low (RL); Residential, Medium (RM)
South:	Residential, Low (RL), Residential, Medium (RM)
Southwest:	Industrial, Light (IL)
West:	Residential, Low (RL); Urban Mixed Use (UMU)

Applicable Goals and Policies of the Comprehensive Plan:

Residential Goal 1:	Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.
Residential Policy 1.3:	Require that multi-family structures be located near a collector street with transit, or near an arterial street, or near a neighborhood center.
Residential Goal 3:	Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.
Residential Policy 3.4:	Residential High Density – Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.
Residential Goal 4:	Provide more housing opportunities near commercial, transit and employment.
Residential Policy 4.1	Locate the highest density residential areas close to shops and services and transportation hubs.

Kennewick Municipal Code Findings:

The following findings are required to be met in order to approve a change of zone:

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

1. *The proposed amendment conforms with the comprehensive plan; and*

Staff Response: This site is designated High Density Residential and in the City's comprehensive plan. The Residential, High (RH) zone is an implementing zone of the High Density Residential land use designation. In addition, the proposal is supported by Residential Goals 1, 3 and 4 and their associated Policies 1.3, 3.4 and 4.1.

2. *Promotes the public necessity, convenience and general welfare; and*

Staff Response: The proposal promotes the public necessity, convenience and general welfare by implementing the Comprehensive Plan. It also maximizes the use of existing infrastructure eliminating the need for new infrastructure and the associated costs of maintenance saving the tax payers money which promotes the public necessity.

3. *The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and*

Staff Response: The proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.

4. *The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and*

Staff Response: The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The RH zone implements the Comprehensive Plan's High Density Residential land use designation.

5. *Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.*

Staff Response: Not applicable to the proposed change of zone.

Findings:

1. The applicant is Jose Chavallo, (5927 W. Quinault St., Kennewick, WA 99336).
2. The property owner of 5927 W. Quinault Ave., 1026 N. Lincoln St., and 1048 N. Lincoln St. is Jose Chavallo and Tammy Steele-Chavallo (5927 W. Quinault St., Kennewick, WA 99336).
3. The property owner of 6009 W. Quinault Ave. is Quinault Village LLC II (5927 W. Quinault St., Kennewick, WA 99336)
4. The proposed change of zone is for parcels number 1-3399-202-0024-001, 1-3399-202-0024-002, 1-3399-202-0024-006 and 1-3399-202-0024-005 (5927 W. Quinault Ave., 6009 W. Quinault Ave., 1026 N. Lincoln St., and 1048 N. Lincoln St., respectively).
5. The request is to change the zoning from Residential, Manufactured Home (RMH) to Residential, High (RH).
6. The City's Comprehensive Plan Land Use Designation for the subject property is High Density Residential.
7. The Residential, Manufactured Home (RMH) zoning district is an implementing zone of the High Density Residential Comprehensive Plan Land Use Map designation.
8. The application was submitted on December 18, 2018 and declared complete for processing on December 18, 2018.
9. The application was routed for review to City Departments and outside agencies for comment on December 20, 2018.
10. Access to the site is currently provided from W. Quinault Ave. and N. Lincoln St.
11. The City of Kennewick Critical Area maps indicate that there are no critical areas on the site.
12. A Determination of Non-Significance issued for CPA 18-11/PLN-2018-01244 was adopted for this proposal on December 20, 2018.
13. The Property Posting sign for the public hearing was posted on site January 16, 2019.
14. Notice of the public hearing for this application was published in the Tri-City Herald on January 20, 2019. Notices were also mailed to property owners within 300 feet of the site on January 17, 2019. Notices were also mailed to property owners within 300 feet of the site on February 12, 2019 and published in the Tri-City Herald on February 17, 2019 after the February 4, 2019 Planning Commission meeting was cancelled due to inclement weather.
15. The proposed amendment conforms with the comprehensive plan.
16. The proposed amendment promotes the public necessity, convenience and general welfare.

17. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
18. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval with implement Residential Goals 1, 3 and 4 and their associated Policies 1.3, 3.4 and 4.1 and the High Density Residential land use designation of the City of Kennewick Comprehensive Plan.
2. Approval promotes the public necessity, convenience and general welfare by implementing the Comprehensive Plan. It also maximizes the use of existing infrastructure eliminating the need for new infrastructure and the associated costs of maintenance saving the tax payers money which promotes the public necessity..
3. Approval proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.
4. The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The RH zone is implements the Comprehensive Plan's High Density Residential land use designation.

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-13 and recommend APPROVAL to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 18-13 and recommend APPROVAL to City Council approval of the request.

CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)



PROJECT # 60218 - 13 PLN- 2018 - 03884 FEE \$ 1035.

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
Short Plat ☐ Conditional Use ☐ Other Change of Zone

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: Jose A. Chavallo

Address: 5927 W Quinault Avenue, Kennewick, WA 99336

Telephone: _____ Cell Phone: 509-539-1067 Fax: _____ E-mail: FredC@owt.com

Property Owner (if other than applicant): Same

Address: _____

Telephone: _____ Cell Phone: _____ E-mail: _____

SITE INFORMATION

Parcel No. 133992020024001, 4002, 4005, 4006 Acres 8.25 Zoning: current RMH

Address of property: 5927 & 6009 W. Quinault Ave., 1026 & 1048 N. Lincoln Street

Number of Existing Parking Spaces N/A Number of Proposed (New) Parking Spaces N/A

Present use of property residential and vacant parcels

Size of existing structure: 1800 & 1800 sq. ft. Size of Proposed addition/New structure: TBD sq. ft.

Height of building: N/A Cubic feet of excavation: N/A Cost of new construction N/A

Benton County Assessor Market Improvement Value: N/A

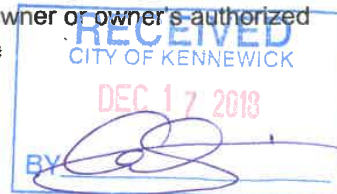
Description of Project: Change of zone to Residential High (RH),
to be compatible with Comprehensive Plan amendment.

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Date:

Signature of owner or owner's authorized representative



Change-of-Zone Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:

Yes. This zone change will bring the property into conformance with the adopted comprehensive plan. It will allow the development of Multi-family housing.

2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:

a. Yes within the city.

b. unknown

c. unknown

This property is owned by the applicant.

3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain

This zone change will bring the property into conformance with the adopted comprehensive plan. It will allow the development of Multi-family housing.

4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:

Applicant is unaware of any non-conforming uses.

5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.

This zone change will bring the property into conformance with the adopted comprehensive plan. It will allow the development of Multi-family housing.

6. Does the existing zoning prohibit reasonable use of the property? Please explain.

This zone change will bring the property into conformance with the adopted comprehensive plan. It will allow the development of Multi-family housing.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:

Applicant feels the development of the multi-family housing will compliment the future development of the Vista Field Entertainment District.

8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:

The development of the existing vacant land into a Multi-family housing project will increase the land value of the proposed site.

9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:

It is unknown what other property owners will consider in future development of their parcels of land. This development may entice better uses of the adjoining parcels to compliment development of the Vista Field Entertainment District.

10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:

Applicant feels this development may encourage the removal of the old storage facility west of the development into a more complimentary use of land.

11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.

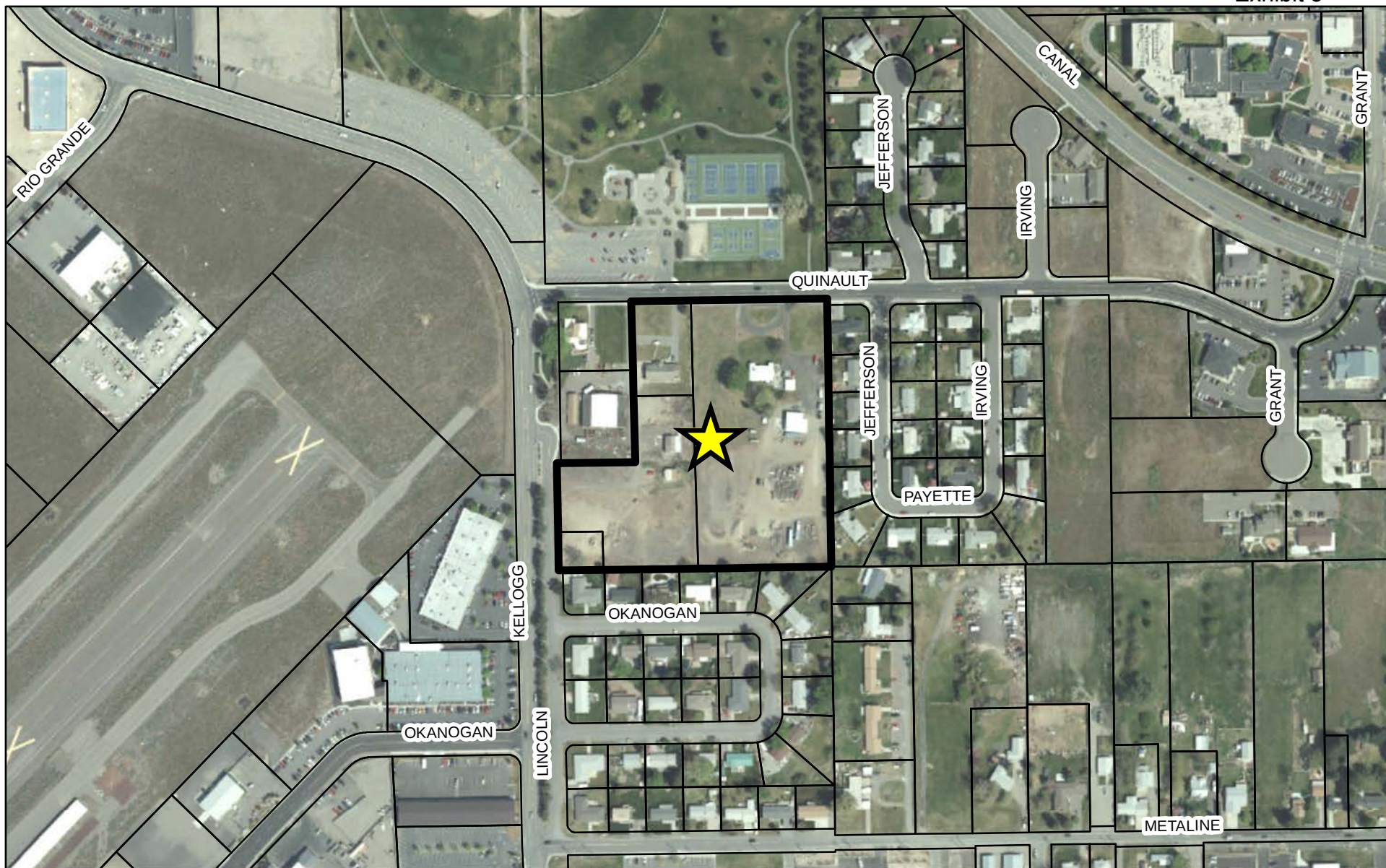
Yes. There is a need for Multi-family housing within the City of Kennewick. This proposal is located near the future Vista Field Entertainment District. It helps meet the goals proposed by the District of work, shop, and play near where you live.

12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:

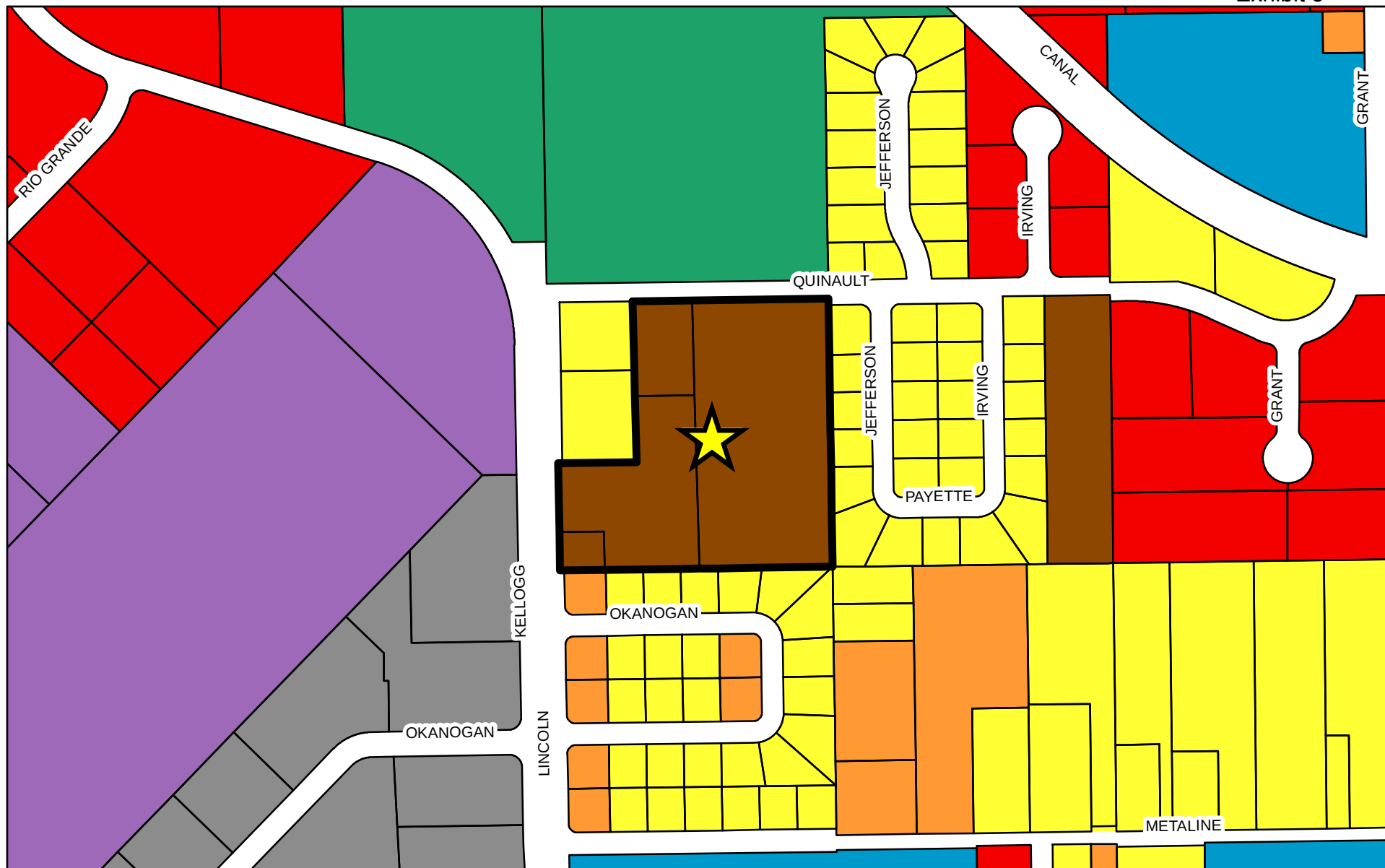
No. The surrounding area is being developed to accommodate higher use of this developing area.

Summary of City forms required:

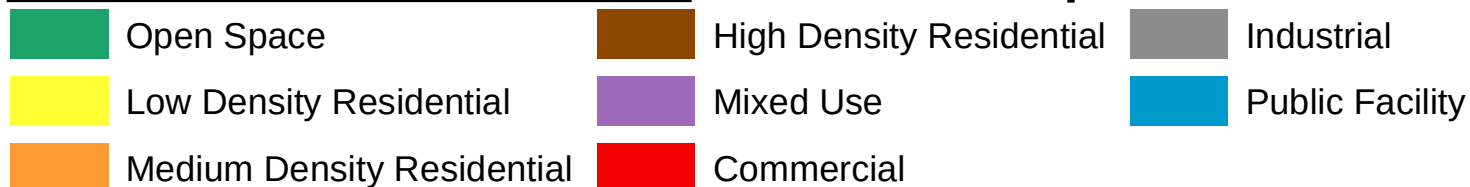
Application – General Form
Change of Zone Supplemental Information
Environmental and Salmonids Checklist (SEPA)

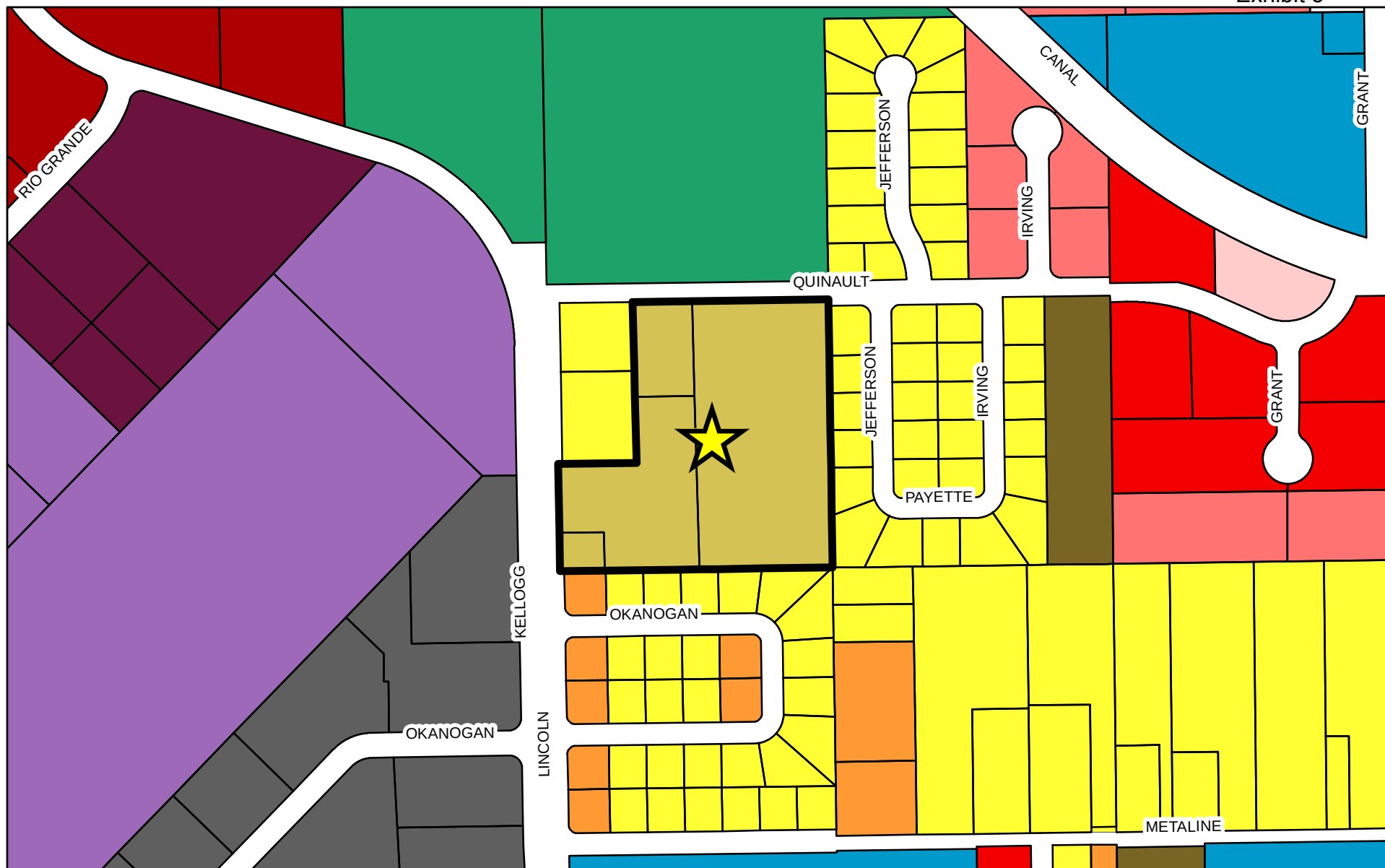


COZ 18-13/PLN-2018-03884 Site Map



COZ 18-13/PLN-2018-03884 Land Use Map





COZ 18-13/PLN-2018-03884 Zoning Map

 Commercial, General (CG)	 Commercial, Regional (CR)	 Residential, Medium (RM)
 Commercial, Neighborhood (CN)	 Industrial, Light (IL)	 Residential, Manufactured Home (RMH)
 Commercial, Office (CO)	 Open Space (OS)	 Residential, Trailer Park (RTP)
 Commercial, Community (CC)	 Public Facility (PF)	 Residential, Low (RL)
		 Urban Mixed Use (UMU)





ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT

Adoption for [X] DNS [] EIS [] Other

Description of proposal: Rezone 8.25 acres from Residential, Manufactured Home (RMH) to Residential, High (RH)

Proponent: City of Kennewick

Location of current proposal: 5927 & 6009 W. Quinault Ave. and 1026 & 1048 N. Lincoln St, Kennewick, WA.

Title of document being adopted: DNS for CPA 18-11/PLN-2018-01244

Agency that prepared document being adopted: City of Kennewick

Date adopted document was prepared: July 20, 2018

Description of document (or portion) being adopted: Determination of Non-Significance for an amendment to the comprehensive plan land use map for 8.25 acres from Low Density Residential to High Density Residential

If the document being adopted has been challenged (WAC 197-11-630) please describe: This document has not been challenged.

The document is available to be read at (place/time): City of Kennewick Development Services Department
210 W 6th Ave, Kennewick, WA between the hours of 8:30 a.m. and 4:30 p.m. Monday through Friday

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

Name of agency: City of Kennewick

Phone: 509-585-4463

Contact person, if other than responsible official: Anthony Muai

Phone: 509-585-4386

Responsible Official: Greg McCormick

Position/Title: Planning Director

Phone: 509-585-4463

Address: 210 W 6th Ave, Kennewick, WA 99336

Date: December 20, 2018

Signature: 



AFFIDAVIT NOTICE OF MAILING

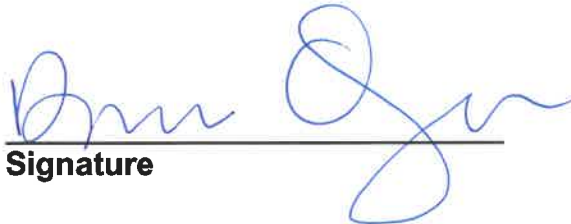
I, Bianca Orozco, on 1/17, 2019

mailed _____ copies of Notice of Public Hearing

for Change of Zone (COZ) 18-13 (Jose Chavallo) located at 5927 W. Quinault Ave., 6009 W. Quinault Ave., 1026 N. Lincoln St., and 1048 N. Lincoln St. from Residential, Manufactured Home (RMH) to Residential, High (RH)

to Surrounding Property Owners within 300 feet of the boundary of the site

as shown on the attached list.


Signature

COZ 18-13 / PLN-2018-03884
5927 & 6009 W QUINAULT AVE
1026 & 1048 N LINCON ST
RMH TO RH
JOSE CHAVALLO

37 PORT OF KENNEWICK, 101 CLOVER ISLAND DR KENNEWICK, WA 99336	37 DUP PORT OF KENNEWICK, 350 CLOVER ISLAND DR KENNEWICK, WA 99336	37 CADWELL VISTA FIELD PARTNRSHIP, 909 N KELLOGG KENNEWICK, WA 99336
37 CITY OF KENNEWICK, CITY PARK P O BOX 6108 KENNEWICK, WA 99336-0108	37 DUP CADWELL VISTA FIELD PARTNRSHIP, 909 N KELLOGG KENNEWICK, WA 99336	37 ROBERTS DOROTHY L 5830 W METALINE AVE KENNEWICK, WA 99336
37 SAGET SEAN P 5826 W METALINE PL KENNEWICK, WA 99336	37 ERICKSON DALE R & SYLVIA 11804 WATERS EDGE DR PASCO, WA 99301-9096	37 CITY OF KENNEWICK PO BOX 6108 KENNEWICK, WA 99336-0108
37 CHAVALLO JOSE A & TAMMY K STEELE 5927 W QUINAULT ST KENNEWICK, WA 99336-7631	37 QUINAULT VILLAGE LLC II 5927 W QUINAULT AVE KENNEWICK, WA 99336	37 COLLEY MICHELLE R 6855 W CLEARWATER #A101-178 KENNEWICK, WA 99336
37 CROP CIRCLE LLC 3202 W 46TH AVE KENNEWICK, WA 99337	37 DUP CHAVALLO JOSE & TAMMY STEELE 5927 W QUINAULT ST KENNEWICK, WA 99336-7631	37 DUP CHAVALLO JOSE & TAMMY STEELE 5927 W QUINAULT ST KENNEWICK, WA 99336-7631
37 DAVARI HOSSEIN & TERRI 6730 W 7TH AVE KENNEWICK, WA 99336-9398	37 WONG JUDY 8016 W DESCHUTES AVE KENNEWICK, WA 99336-1634	37 MORRIS ALLEN R 1207 N JEFFERSON ST KENNEWICK, WA 99336-7672
37 MASON BRENT 1209 N JEFFERSON ST KENNEWICK, WA 99336-7672	37 DONNER JUDITH A & BRUCE L 1004 S DAWES ST KENNEWICK, WA 99338	37 LAPIERRE DARREN D 1204 N JEFFERSON ST KENNEWICK, WA 99336
37 RUIZ CARLOS 1202 N JEFFERSON ST KENNEWICK, WA 99336	37 BESWICK H K & JOYCE I 5804 W QUINAULT AVE KENNEWICK, WA 99336	37 PRICE MARGERY A 5711 W PAYETTE AVE KENNEWICK, WA 99336
37 CHANDLER TERESA E 5719 W PAYETTE AVE KENNEWICK, WA 99336-7601	37 HUGHES JOHN L & VERNA 1101 N JEFFERSON PL KENNEWICK, WA 99336-7671	37 NORTON JAMES M & KAREN L 1105 N JEFFERSON PL KENNEWICK, WA 99336-7671
37 STRICKLAND SCOTT A & JULIE N 1115 N JEFFERSON PL KENNEWICK, WA 99336-7671	37 RAVELLA THOMAS 1878 W 25TH CT KENNEWICK, WA 99337	37 BOGART HAROLD R & YVONNE L 1121 N JEFFERSON PL KENNEWICK, WA 99336-7671

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6005 W OKANOGAN LOOP
KENNEWICK, WA 99336-7625

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PURCELL JOHN E
6003 W OKANOGAN LOOP
KENNEWICK, WA 99336-7625

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MCKAY TOBY M & NATALIE J
2708 N ROAD 60
PASCO, WA 99301

37
SAMSEL STACEY EDWARD
5915 W QUINAULT AVENUE
KENNEWICK, WA 99336

Exhibit 5

COZ 18-13 / PLN-2018-03884
5927 & 6009 W QUINAULT AVE
1026 & 1048 N LINCON ST
RMH TO RH
JOSE CHAVALLO

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®

5960®



Go to avery.com/templates
Use Avery Template 5960

KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

February 4, 2019 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, February 4, 2019, at City Hall Council Chambers, 210 West 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed change of zoning. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

Project# COZ 18-13 – Jose A. Chavallo has proposed to change the zoning for 8.25 acres located at 5927 W. Quinault Ave., 6009 W. Quinault Ave., 1026 N. Lincoln St., and 1048 N. Lincoln St. from Residential, Manufactured Home (RMH) to Residential, High (RH). The property has a comprehensive plan land use designation of High Density Residential. For questions about this project, please call Anthony Muai (509) 585-4386.

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From: MICHAEL B MCLURG
6027 W. OKANOGAN LE
KENN, WA 99336

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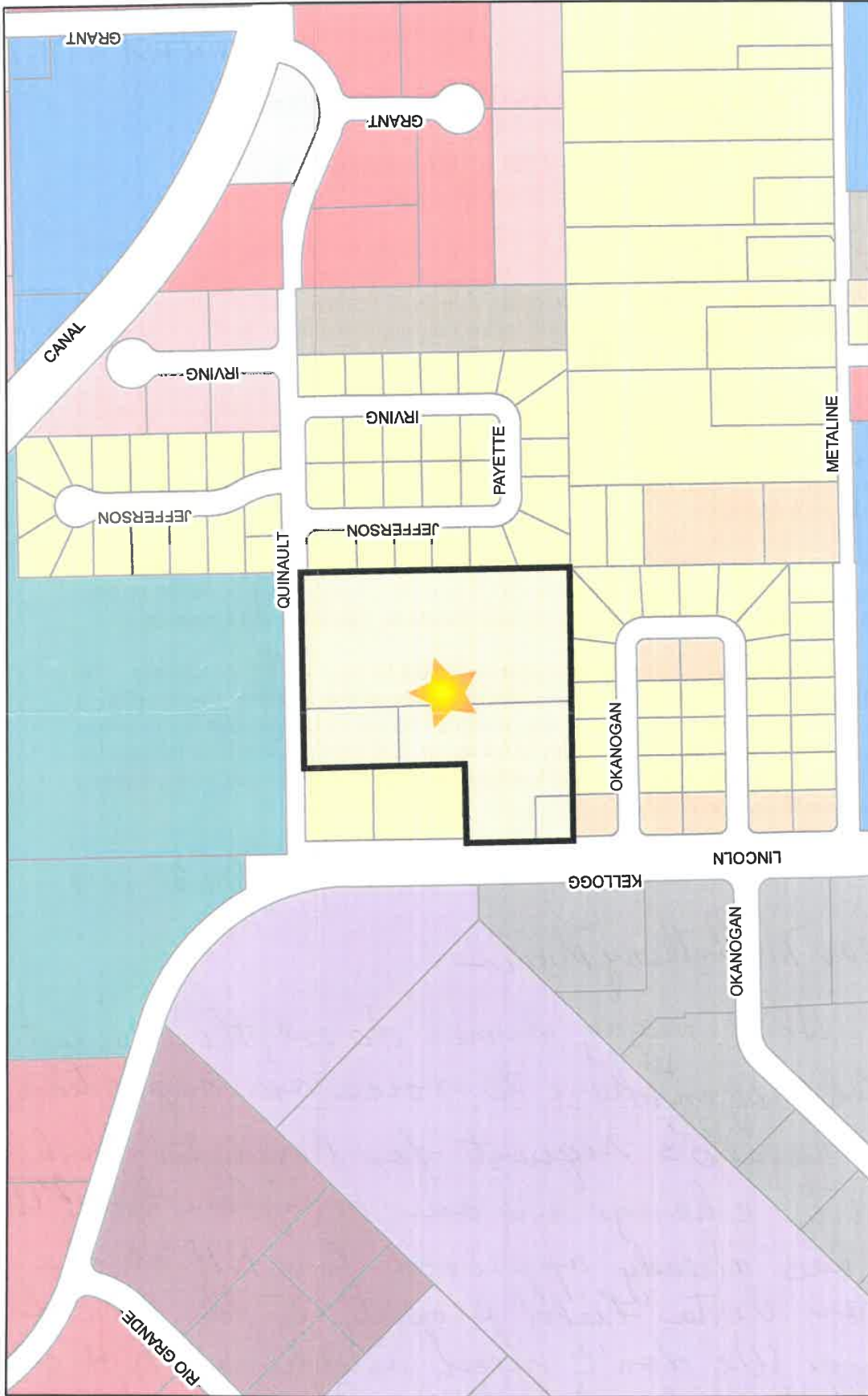
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Jan. 30, 2019

Dear Mr. Anthony Muai—

How many times do we, the residents, of Okanogan¹⁸ have to voice our opposition Mr. Chavallo's request for Residential High density change in our neighborhood? The city has already approved for RH on the former Vista Field property to the west of Kellogg. We don't need additional RH on the east side of Kellogg. Please deny/veto Mr Chavallo's request. Regards—Michael



COZ 18-10/PLN-2018-03442

- | | | | | | |
|--|-------------------------------|--|-----------------------|--|--------------------------------------|
| | Commercial, Community (CC) | | Open Space (OS) | | Residential, Medium (RM) |
| | Commercial, General (CG) | | Public Facility (PF) | | Residential, Manufactured Home (RMH) |
| | Commercial, Neighborhood (CN) | | Residential, Low (RL) | | Residential, Trailer Park (RTP) |
| | Commercial, Office (CO) | | | | Urban Mixed Use (UMU) |
| | Commercial, Regional (CR) | | | | |
| | Industrial, Light (IL) | | | | |



AFFIDAVIT NOTICE OF MAILING

I, Bianca Orozco, on 2/12, 2019

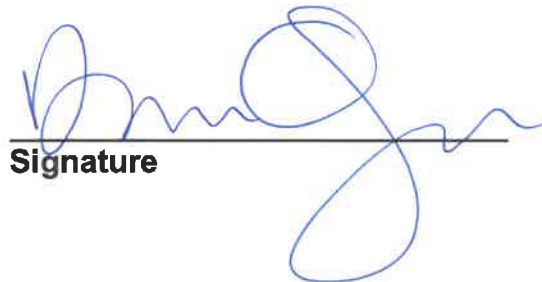
mailed 57 copies of Notice of Public Hearing

for Change of Zone (COZ) 18-13 (Jose Chavallo) located at 5927 W. Quinault Ave., 6009 W. Quinault Ave., 1026 N. Lincoln St., and 1048 N. Lincoln St. from Residential, Manufactured Home (RMH) to Residential, High (RH)

to Surrounding Property Owners within 300 feet of the boundary of the site

as shown on the attached list.

COZ 18-13 / PLN-2018-03884
5927 & 6009 W QUINAULT AVE
1026 & 1048 N LINCOLN ST
RMH TO RH
JOSE CHAVALLO


Signature

37
PORT OF KENNEWICK,
101 CLOVER ISLAND DR
KENNEWICK, WA 99336

37
BOOTSMA ROBERT W
6005 W OKANOGAN LOOP
KENNEWICK, WA 99336-7625

37
CADWELL VISTA FIELD PARTNRSHP,
909 N KELLOGG
KENNEWICK, WA 99336

37
CITY OF KENNEWICK,
CITY PARK P O BOX 6108
KENNEWICK, WA 99336-0108

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PURCELL JOHN E
6003 W OKANOGAN LOOP
KENNEWICK, WA 99336-7625

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PASCO, WA 99301-9096

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QUINAULT VILLAGE LLC II
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KENNEWICK, WA 99336

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WONG JUDY
8016 W DESCHUTES AVE
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MASON BRENT
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**COZ 18-13 / PLN-2018-03884
5927 & 6009 W QUINAULT AVE
1026 & 1048 N LINCOLN ST
RMH TO RH
JOSE CHAVALLO**

KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

March 4, 2019 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, March 4, 2019, at City Hall Council Chambers, 210 West 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed change of zoning. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

Project# COZ 18-13 – Jose A. Chavallo has proposed to change the zoning for 8.25 acres located at 5927 W. Quinault Ave., 6009 W. Quinault Ave., 1026 N. Lincoln St., and 1048 N. Lincoln St. from Residential, Manufactured Home (RMH) to Residential, High (RH). The property has a comprehensive plan land use designation of High Density Residential. For questions about this project, please call Anthony Muai (509) 585-4386.

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KENNEWICK PLANNING COMMISSION

COMMUNITY PLANNING

NOTICE OF PUBLIC HEARING

March 4, 2019 6:30 p.m.

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Anthony Muai

Sir:

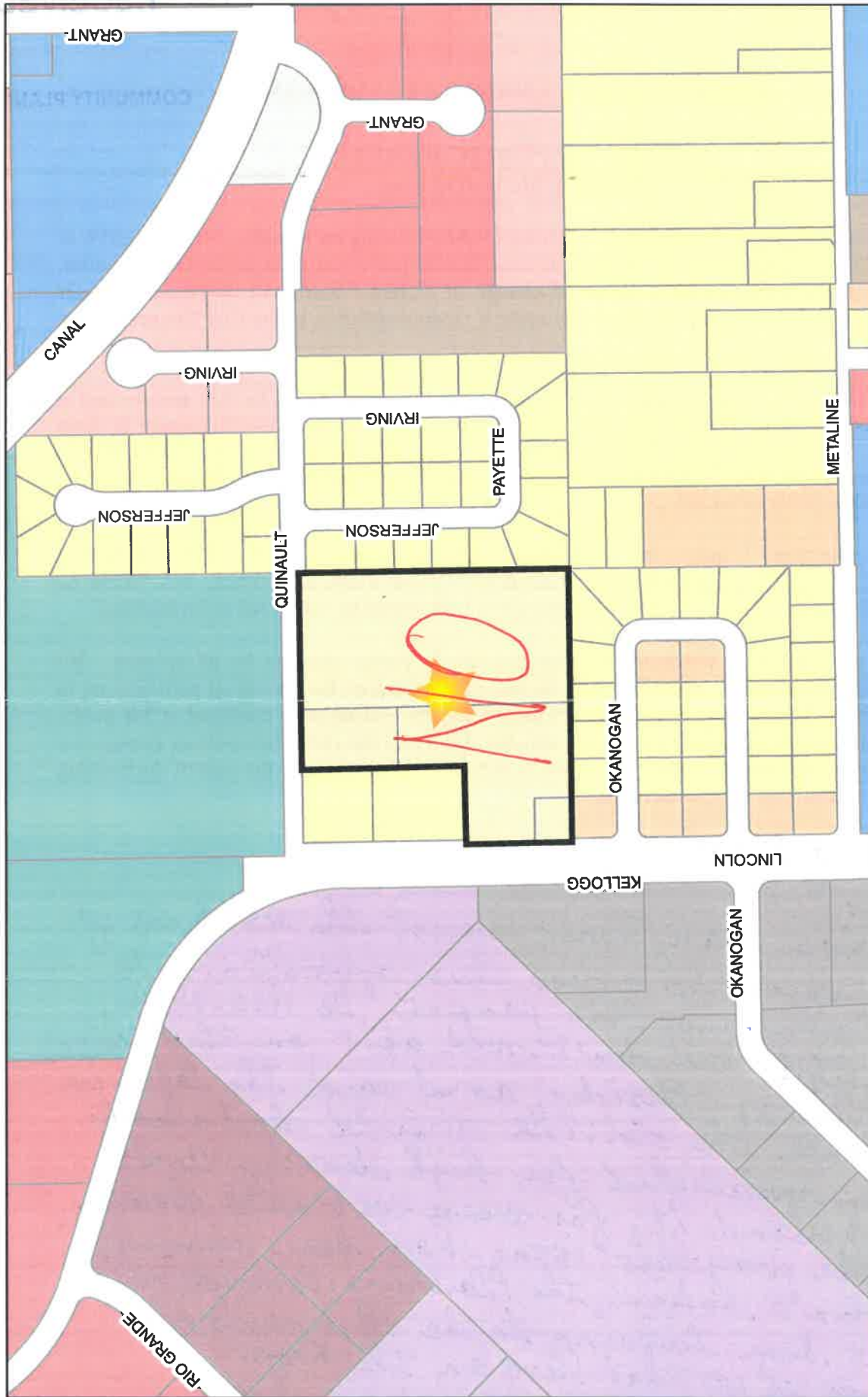
How many times must the residents of Okanogan Lp voice their opposition to reclassifying this property to Res-High Density? We don't need apts on this side of Kellogg. Besides, as I said the last time I wrote, the old Vista airfield had already been reclassified for high density. As I understand it, for ~~over~~ 400+ apts already.

The way this issue has been ongoing, I don't believe the Planning Commission has been listening to the comments of those of us that live on the Loop.

Michael



Michael McClure
6027 W Okanogan Loop
Kennewick, WA 99336



COZ 18-10/PLN-2018-03442

- | Category | Color |
|--------------------------------------|--------------|
| Commercial, Community (CC) | Red |
| Commercial, General (CG) | Dark Red |
| Commercial, Neighborhood (CN) | Light Red |
| Commercial, Office (CO) | Orange |
| Commercial, Regional (CR) | Dark Orange |
| Industrial, Light (IL) | Gray |
| Open Space (OS) | Teal |
| Public Facility (PF) | Blue |
| Residential, Low (RL) | Yellow |
| Residential, Medium (RM) | Light Orange |
| Residential, Manufactured Home (RMH) | Yellow |
| Residential, Trailer Park (RTP) | Brown |
| Urban Mixed Use (UMU) | Purple |

Change of Zone 18-13

Ordinance Reading

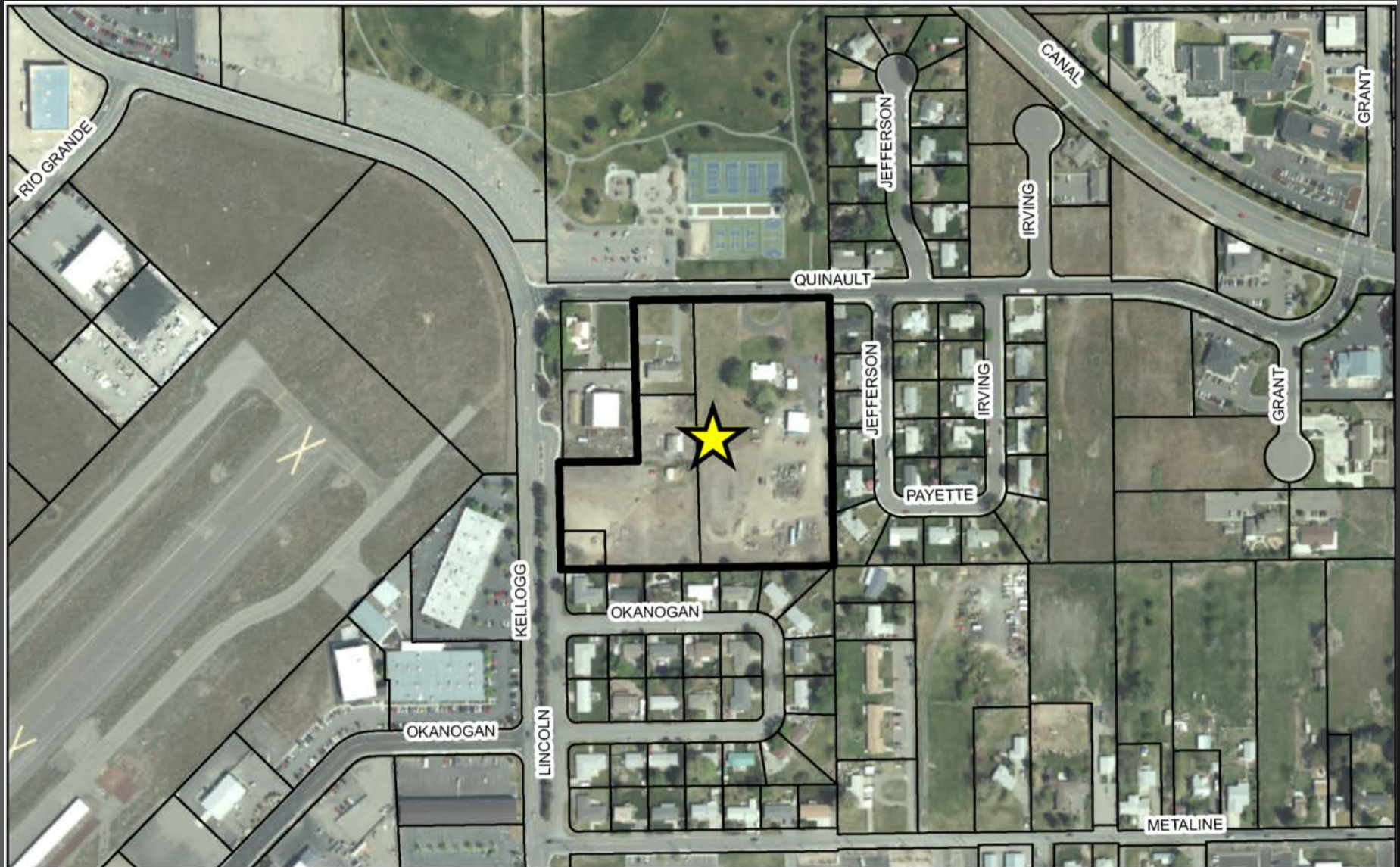
City Council

March 19, 2019

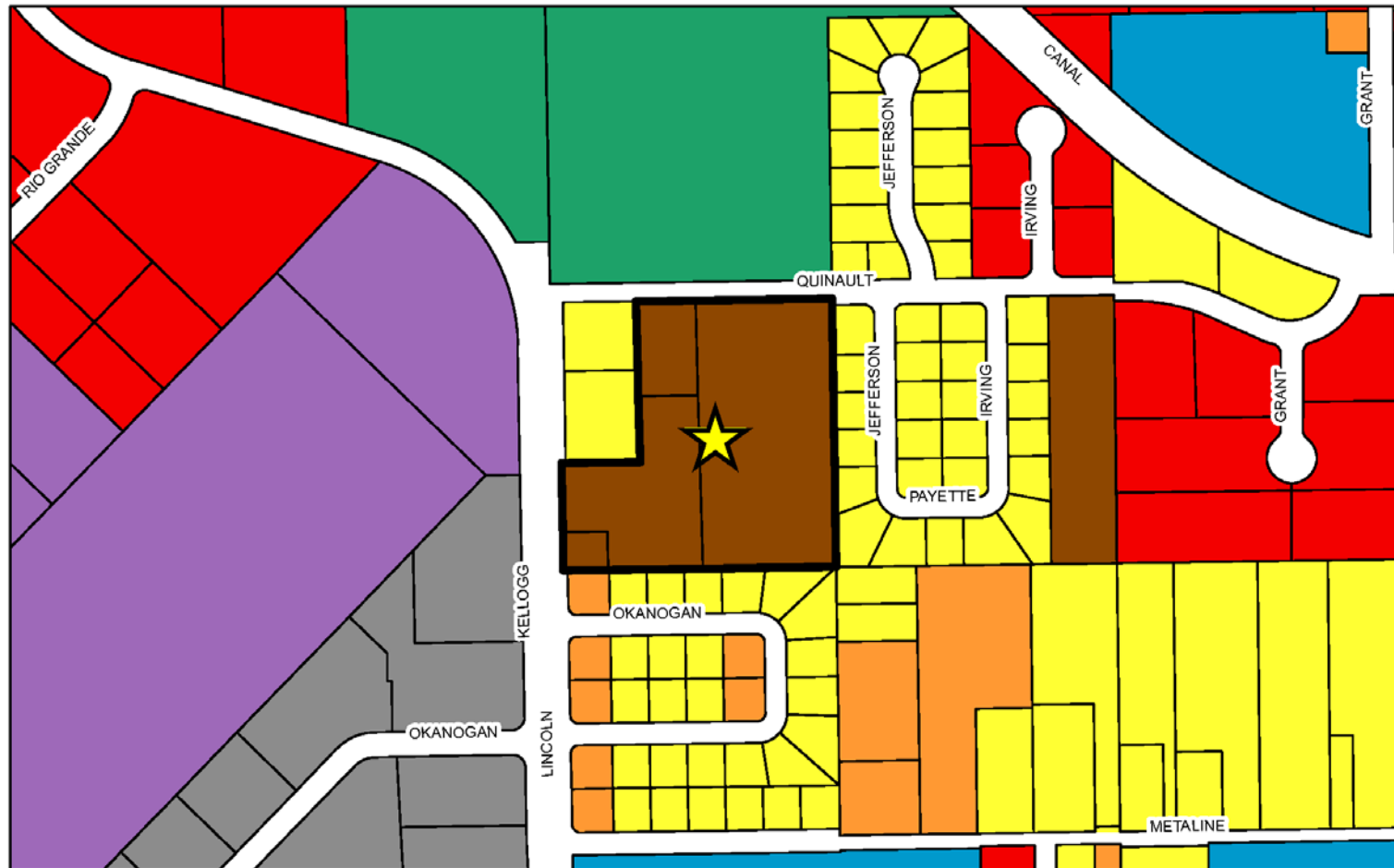
Proposal Details

- **Proposal**: Change 8.25 acres from Residential, Manufactured Home (RMH) to Residential, High (RH).
- **Location**: 5927 W. Quinault Ave., 6009 W. Quinault Ave., 1026 N. Lincoln St., and 1048 N. Lincoln St.
- **Applicant**: Jose Chavallo
- **Owners**: Jose A Chavallo, Tammy Steele-Chavallo, Quinault Village LLC II
- **Public Hearing**: March 4, 2019
- Follow up rezone to CPA 18-11 approved in October 2018

Vicinity Map



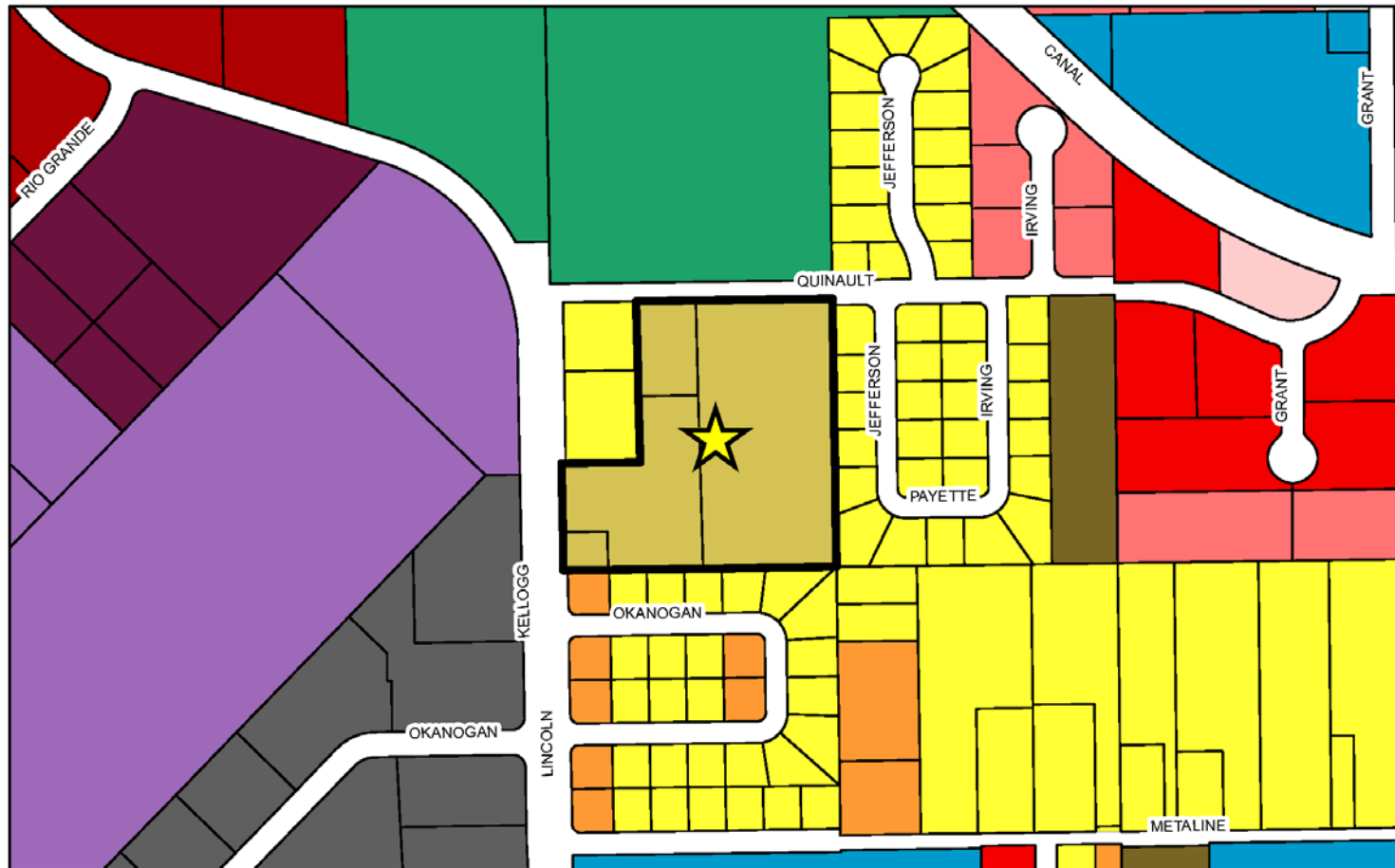
Comprehensive Plan Map



COZ 18-13/PLN-2018-03884 Land Use Map



Zoning Map



COZ 18-13/PLN-2018-03884 Zoning Map

Commercial, General (CG)	Commercial, Regional (CR)	Residential, Medium (RM)
Commercial, Neighborhood (CN)	Industrial, Light (IL)	Residential, Manufactured Home (RMH)
Commercial, Office (CO)	Open Space (OS)	Residential, Trailer Park (RTP)
Commercial, Community (CC)	Public Facility (PF)	Residential, Low (RL)
		Urban Mixed Use (UMU)



KMC 18.51.070(2): Findings

- The proposed amendment conforms with the comprehensive plan.
- The proposed amendment promotes the public necessity, convenience and general welfare.
- The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
- The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.
- The proposed zone is not a single-family zone.

Recommendation

The Planning Commission recommends approval of COZ 18-13.

Questions?

CITY OF KENNEWICK
ORDINANCE NO. 5803

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF
CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK
LOCATED AT 5927 WEST QUINAULT DRIVE FROM RESIDENTIAL,
MANUFACTURED HOME (RMH) TO RESIDENTIAL, HIGH (RH) (COZ
18-13, CHAVALLO)

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

Section 1. Ordinance No. 3001, as amended, the zoning ordinance of the City of Kennewick and the accompanying zoning map of the City of Kennewick being part of said ordinance shall be and hereby is changed from Residential, Manufactured Home (RMH) to Residential, High (RH) for the real property described as follows:

Parcel A (1-3399-202-0024-001-):

The east half of Lot 24, the Highlands Plat A, according to the plat thereof recorded in Volume 2 of Plats, page 2, records of Benton County, Washington;

Except the north 13.00 feet thereof conveyed to the City of Kennewick for right of way purposes by deed recorded under Auditor's File No. 2005-044473.

Parcel B (1-3399-202-0024-002):

The north 387.3 feet of the east 143.5 feet of the west one-half of Tract 24, the Highlands Plat A, according to the plat thereof recorded in Volume 2 of Plats, page 2, records of Benton County, Washington.

Except the south 159.3 feet thereof.

And except the north 10 feet thereof reserved for road by deed recorded under Auditor's File No. 46957.

And except that portion as conveyed for road right-of-way by deed recorded under Auditor's File No. 2006-002033.

Parcel C (1-3399-202-0024-005):

The south 159.3 feet of the north 387.3 feet of the east 143.5 feet of the west one-half of Tract 24, the Highlands Plat A, according to the plat thereof recorded in Volume 2 of Plats, page 2, records of Benton County, Washington.

Together with the south 258.3 feet of the west one-half of Tract 24, the Highlands Plat A, according to the plat thereof recorded in Volume 2 of Plats, page 2, records of Benton County, Washington.

Except the south 92.50 feet of the west 107.50 feet thereof.

And except that portion conveyed to Benton County for road by deed recorded under Auditor's File No. 276023.

Parcel D (1-3399-202-0024-006)

The south 92.50 feet of the west 107.50 feet of the west one-half of Tract 24, the Highlands Plat A, according to the Plat thereof recorded in Volume 2 of Plats, page 2, records of Benton County, Washington.

Except that portion conveyed to Benton County for road by deed recorded under Auditor's File No. 276023.

Section 2. The City Council finds the amendments described in Section 1 above are in conformance with the Comprehensive Plan of the City.

Section 3. Severability Clause. If any provision of this amendatory ordinance or its application to any persons or circumstances is held invalid, the remainder of the act or the application of the provision to other persons or circumstances is not affected.

Section 4. The Responsible Official for the State Environmental Policy Act has determined that the proposal will not have a probable significant adverse impact on the quality of the environment.

Section 5. This ordinance shall be in full force and effect five (5) days from and after its approval, passage and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 19th day of March, 2019, and signed in authentication of its passage this 19th day of March, 2019.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5803 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 20th day of
March, 2019.

Approved as to form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION _____

**KENNEWICK PLANNING COMMISSION
MARCH 4, 2019
MEETING MINUTES**

CALL TO ORDER

Chairman Pacheco called the meeting to order at 6:36 p.m.

Vice Chairman Morris led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Clark Stolle, Vice Chairman Morris, Chairman Pacheco.

Excused: Commissioners Anthony Moore, Thomas Helgeson.

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Anthony Muai, AICP Senior Planner, Lisa Beaton, City Attorney, Melinda Didier, Community Planning Administrative Assistant/Recorder

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of the January 7, 2019 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

Vice Chairman Morris moved to accept the consent agenda. Commissioner Stolle seconded the motion. Commissioner discussion included: None. The motion carried unanimously.

PUBLIC HEARINGS

Chairman Pacheco opened the *Continued* public hearing at 6:38 p.m. for Change of Zone (COZ) No. 18-10 proposing to change 0.7022 acres from Residential, Low Density (RL) to Commercial, Neighborhood (CN), located at 1400 W. 10th Avenue, Kennewick, WA 99336. Applicant is Bruce Baker, N2K Design, 1806 Terminal Drive, Richland, WA 99354.

Chairman Pacheco declared that "Before I begin deliberations, I would like to make a statement on the record regarding my participation and Commissioner Stolle's in the hearing for COZ 18-10. We were not present at the January 7th meeting, but since that time we have listened to the recording of the meeting, including the comments from the public and reviewed the materials from the meeting, including the exhibit regarding spot zoning that Mr. Saxton submitted at the meeting. Having done so, we believe that we can participate fairly in the proceedings this evening".

Mr. McCormick gave a reminder as to what we have done in terms of this hearing; that Chairman Pacheco and Commissioner Stolle had received the staff report, staff recommendation that was provided by Anthony Muai at the public hearing; we also received public testimony for that part of the public hearing, and prior to the continuation closed the public testimony portion of that hearing. Mr. McCormick said that where we're at tonight is to move forward with motion and deliberation, and finalize the recommendation to City Council, which will be forwarded to them at their next available regular meeting. Mr. McCormick displayed the Power Point recommendation slide from the continued January 7, 2019 meeting, with staff's recommendation at that point in time to recommend approval of COZ 18-10 to City Council – the recommendation has not changed.

Chairman Pacheco asked if Commissioners had any questions of staff.

Planning Commission questions included:

Is this the same packet we had received for the February 4th meeting continuation that was cancelled due to weather? Ms. Didier confirmed that materials for this item for the February 4th meeting and for the March 4th meeting were the same.

Staff final comments:

None

Chairman Pacheco asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report COZ 18-10 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Stolle seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 6:43 p.m. for Change of Zone (COZ) # 18-13 proposing to change 8.25 acres from Residential, Manufactured Home (RMH) to Residential, High Density (RH), located at 5927 & 6009 W. Quinault Avenue, 1026 & 1048 N. Lincoln Street, Kennewick, WA 99336. Applicant/Owner is Jose Chavallo, 5927 W. Quinault Avenue, Kennewick, WA 99336.

Mr. Muai 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 Conditions of the staff report COZ 18-13, and recommend to City Council approval of the request.

Planning Commission questions included: If there are improvements or traffic impacts to the nearby park does the City or developer take care of that; are height requirements different in high density residential zones; what is high density maximum density per acre; (27 units per acre); existing traffic conditions are problematic, are the City engineers planning traffic mitigation measures; is it possible traffic engineers will require right turn only/restricted access from apartments.

Testimony of Applicant:

Jose Chavallo
5927 W. Quinault Ave
Kennewick

Not job specific in this project; not fan of roundabout; talked to neighbors; trying to do something good for city and support for Vista Field and what it truly can be; certain projects outside vista field to support vista field; Pasco commenting on wanting to do similar project to Vista Field.

Testimony in favor:

None

Testimony neutral or against:

John Purcell
6003 W. Okanogan Loop
Kennewick

Against the project; map doesn't reflect what is going on in that area; at rush hour wait is 15-20 minutes to turn left onto Kellogg; in favor of medium density; improvements at vista field, didn't know that was coming; main problem going from low density to high density; said staff had mentioned traffic improvements at Vista Field and asked staff to explain.

Mr. Muai explained the project for the Vista Field Master Plan; traffic measures will be implemented as the project is developed.

Larry Bateman
3202 W. 46th Avenue
Kennewick

Only access is from Lincoln to Kellogg, when school is in session the traffic impacts my use and access to property; against going to high density; submitted comment letter to Commissioners from Shelley Colley against the project.

Ms. Didier distributed the letter from Shelley Colley to the Commissioners and it was entered into record as "Exhibit 9".

Chairman Pacheco asked for two minutes pause for Commissioners to read letter from Ms. Colley.

Brian Davidson
6028 W. Okanogan Lp
Kennewick

No issues with Mr. Chavallo; Mr. Chavallo has given assurance that he won't build right on the property line; I signed original petition along with 40-50 other property owners; concerned that it will decrease my property values; all traffic access is onto Kellogg from the area; traffic is

extremely difficult now; disheartened that we don't want high density and that this is pre-determined; hope City Council and Commission will listen to surrounding property owners.

Staff final comments: None

Chair Pacheco allowed applicant a rebuttal to re-address the issues as stated by the surrounding property owners – Mr. Chavallo said it's already zoned in the Comprehensive Plan as high density; he is just developing to highest use, just trying to change the zone to match the Comprehensive Plan.

Public Testimony for COZ 18-13 closed at 7:16 p.m.

Chairman Pacheco asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report COZ 18-13 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Morris seconded the motion.

Planning Commission discussion included: With respect to siting structures on properties, how much influence does city have as far as setback for apartments from property lines and proximity to single-family residences; concerned about siting and development standards with this project. Mr. Muai stated that there are design standards, landscaping requirements, open space requirements and others that contribute to where buildings, etc. are set on the lot.

The motion passed unanimously.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. City Council Action Updates – with the inclement weather in last few weeks, nothing has gone to Council – these two zone changes will go on March 19, 2019 to City Council (COZ 18-10 and COZ 18-13)

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Mr. McCormick said there are no Planning Commission agenda items for March 18, 2019; City Council in process of recruiting for commissioners, term effective April 1, 2019, and Commissioner Anthony Moore will be back as well.

ADJOURNMENT:

The meeting was adjourned at 7:21 p.m.

Council Agenda Coversheet	Agenda Item Number	7.a.	Council Date	03/19/2019	Consent Agenda	☐
	Agenda Item Type	Contract/Agreement/Lease			Ordinance/Reso	☐
	Subject	City/Developer Memorandum of Agreement			Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☒
	Project #		Permit #		Quasi-Judicial	☐
	Department	Public Works				

Recommendation

Authorize the Mayor to sign a Memorandum of Agreement with Tri Cities Development Co., LLC for the transfer of certain properties and the assignment of duties related to future development of the Apple Valley Subdivision, and Fire Station #6.

Motion for Consideration

I move to authorize the Mayor to sign a Memorandum of Agreement with Tri Cities Development Co., LLC for the transfer of certain properties and the assignment of duties related to future development of the Apple Valley Subdivision and Fire Station #6.

Summary

In connection with the City of Kennewick's construction of regional stormwater pond facilities and the future development of the Apple Valley Subdivision, and the future construction of the City of Kennewick Fire Station #6, a Memorandum of Agreement (MOA) has been negotiated between the City and Tri Cities Development Co., LLC (Developer).

The MOA assigns duties to each of the parties, as summarized below.

The City agrees to:

- Transfer a 4.22-acre property (vacating easements) and 0.91 acres of right-of-way (to be vacated) to the Developer
- Construct a new regional stormwater pond at the southeast corner of Bob Olson Parkway with Colorado Street
- Interconnect stormwater ponds and provide a conveyance system for stormwater to the Amon wasteway
- Expand a stormwater pond previously constructed in conjunction with the Bob Olson Parkway project

The Developer agrees to:

- Transfer a 2.25-acre property to the City, to create a new total 2.62-acre parcel for future Fire Station #6.
- Perform excavation for a new regional stormwater pond
- Grant easements to the City to construct and maintain regional stormwater pond facilities and conveyance system
- Rough grade future Fire Station #6 parcel for development
- Construct a half-street and utility improvements for future Colorado Street from Bob Olson Parkway to FS#6 south boundary

Alternatives

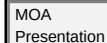
None recommended

Fiscal Impact

No exchange of funds.

City assets: property and right-of-way, fill material, new stormwater facilities by Proviso Grant through Department of Ecology.

Developer assets: property, excavation of pond, donation of easements, grading work, construction of Colorado Street and utilities.

Through	Bruce Mills Mar 13, 14:17:08 GMT-0700 2019	Attachments: 
Dept Head Approval	Cary Roe Mar 13, 14:29:29 GMT-0700 2019	
City Mgr Approval	Marie Mosley Mar 14, 12:54:00 GMT-0700 2019	
		☐ Recording Required?

MEMORANDUM OF AGREEMENT
BETWEEN
THE CITY OF KENNEWICK
AND
TRI CITIES DEVELOPMENT COMPANY, LLC

THIS AGREEMENT is made and entered into this ____ day of _____, 2019, by and between the CITY OF KENNEWICK (hereinafter referred to as “City”), a Washington municipal corporation and TRI CITIES DEVELOPMENT COMPANY, LLC, a limited liability company (hereinafter referred to as “Developer”)

I. RECITALS

WHEREAS, City owns land and right-of-way for a future fire station at the intersection of Bob Olson Parkway with future Colorado Street; and

WHEREAS, City desires to locate the future fire station along future Colorado Street partially on land owned by Developer; and

WHEREAS, City has a grant with the Washington Department of Ecology to design and construct a regional stormwater pond facility in the vicinity of Bob Olson Parkway and Colorado Street, that will serve Developer and other adjacent developing properties, including a new City fire station; and

WHEREAS, Developer will benefit from regional stormwater ponds serving his properties and providing a safe and adequate downstream conveyance route for stormwater pond overflows for large storm events; and

WHEREAS, there are mutual benefits to City and Developer to enter into this memorandum of agreement; and

WHEREAS, the purpose of this Memorandum of Agreement is to set forth the responsibilities of each party;

NOW THEREFORE, for and in consideration of the covenants contained herein, performed and to be performed, the parties hereto agree as follows:

II. TERMS

Section 1. The City agrees to perform the following:

A. City will transfer ownership to Developer of a 4.22 acre property identified as Tax Parcel No. 1-0889-301-3488-003, as shown in Exhibit A. The City will also vacate an additional 0.91 acres of right-of-way to Developer that lies south of the 4.22 acre property, as shown in Exhibit A-1, and vacate a right-of-way easement as shown in Exhibit A-2, and vacate a utilities easement as shown in Exhibit A-3. An area of 0.18 acres of the 4.22 acre property and 0.19 acres of right-of-way will be retained as part of the new 2.62 acre fire station parcel, as shown in Exhibit B. This vacation and transfer of properties will be initiated no later than 60 days following the execution of this agreement.

B. City, through an Ecology grant and City funds, will be responsible for the design and construction of a regional stormwater retention pond on the 4.22 acre property in the vicinity of Bob Olson Parkway and Colorado Street intersection, except for pond excavation as noted in 2.B. City will be responsible for the costs to install pond piping and any new drywell/outlet structures for the pond, and for hydro seeding all surfaces disturbed by the activity.

C. City, through an Ecology grant and City funds, will be responsible for the design and construction of a stormwater outfall and conveyance system interconnecting the regional stormwater retention ponds within Developer's properties, and connecting them to the Amon wasteway, to convey large stormwater event flows from the regional stormwater ponds that will serve the Developer's properties.

D. City, through an Ecology grant and City funds, will be responsible for the design and construction of an expansion of the O&M road "rock pond," located approximately 3,000 feet northwesterly of the proposed Colorado stormwater pond. The expansion will accommodate additional overflows from the regional stormwater ponds that will serve the Developer's properties.

E. City will be responsible for the maintenance and operation of the regional stormwater pond facilities and the interconnecting conveyance system noted in 1.B. and 1C., specifically limited to the removal of accumulated silt from the pond bottom and cleaning of stormwater pipes, conveyance channels, and structures.

F. City will make fill material from the City's 4.22-acre and 0.91-acre properties available for the Developer's use immediately upon execution of this MOA.

Section 2. The Developer agrees to perform the following:

A. Developer will transfer ownership of a 2.25 acre parcel of land, as shown in Exhibit B, to City for a new fire station, which will be combined with City land to make a 2.62 acre parcel. This transfer of properties will be initiated no later than 60 days following the execution of this agreement. Once the

vacation of right-of-way and easements are accomplished per 1.A., the property transfer will be accomplished by a boundary line adjustment between the two parties.

B. Developer will perform excavation and grading for the construction of the regional stormwater pond noted in 1.B and designed by City. Excavation and grading of the stormwater pond will be accomplished in a manner that does not affect the City's June 30, 2019 completion date for the UGA Southridge Regional Stormwater Facility project. Developer shall work closely with the City's contractor to meet this completion date.

C. Developer will grant easements to the City upon request for access to construct and maintain the regional stormwater pond structures and interconnecting conveyance system on Developer's properties as noted in 1.B. and 1.C.

D. Developer, as part of his development activities, will perform grading to accomplish the rough grade for the 2.62 acre fire station parcel, closely matching the grade of adjacent future Colorado Street. This grading shall be accomplished no later than June 30, 2021.

E. Developer will design and construct the half-street and utility improvements of future Colorado Street, from Bob Olson Parkway to the south line of the new 2.62 acre fire station parcel, and will dedicate right-of-way for said Colorado Street, and will receive Traffic Impact Fee credits for said street improvements for each future lot as they are developed within Phase 3 and all subsequent phases of the Apple Valley Subdivision lying south of Bob Olson Parkway, west of Sherman Street, and east of future Colorado Street. Construction of Colorado Street adjoining the Fire Station parcel shall be completed by November 30, 2021. When completing future phases of development, Developer will design, dedicate right-of-way and construct half-street improvements of Colorado Street adjacent to those future phases, south to the future Ridgeline Drive, and receive Traffic Impact Fee credits (as outlined above) for this future work, all per City codes and ordinances. The Developer may request from the City the ability to recoup appropriate water and sewer utility costs through a latecomer agreement per City code.

F. Developer or his assigns, such as a Home Owners Association, as underlying owners of the stormwater ponds, shall be responsible for the installation and maintenance of any landscaping and irrigation for the regional stormwater ponds on Developer's property that receive stormwater from Developer's property.

G. In consideration of mutual benefits granted and received, Developer acknowledges extinguishment of any former City obligation for compensation of donated right-of-way for the Bob Olson Parkway project through Developer's property.

H. Developer agrees to allow stormwater flows from other properties that can feasibly drain into the regional stormwater ponds on the Developers property, so long as the flows from other said properties do not exceed the capacity of the regional stormwater ponds and infrastructure.

Section 3. City and Developer agree that the terms of this agreement represent a fair and equitable balance of consideration for each party, and will be a significant benefit for the future development of land that will be served by the regional stormwater improvements.

Section 4. Notices under this Agreement shall be in writing and may be delivered (a) personally; (b) by U.S. Mail; (c) email or facsimile, directed to the other party at their address set forth below:

City of Kennewick: Bruce Mills, P.E., Deputy Director of Public Works
City of Kennewick
210 W. 6th Ave.
Kennewick, WA 99336
bruce.mills@ci.kennewick.wa.us

Tri Cities Development Co, LLC: Matt Smith, Vice President
Tri Cities Development Company, LLC
15 SW Colorado, Ste. 1
Bend, OR 97702
matt@wspi.net

Section 5. Dispute Resolution.

The City and the Developer agree to negotiate, in good faith, for a period of thirty (30) days from the date of notice of all disputes between them prior to exercising their rights under this Agreement, or under law. All disputes between the City and the Developer not resolved by negotiation between the parties may be arbitrated only by mutual agreement of the City and the Developer. If not mutually agreed to resolve the claim by arbitration, the claim will be resolved by legal action. Arbitration of all claims will be in accordance with the Arbitration Rules of the American Arbitration Association.

Section 6. Jurisdiction and Venue

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

Section 7. Indemnification/Hold Harmless

The Developer shall defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the City. The City shall defend, indemnify and hold the Developer, its officers, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the Developer.

Section 8. Insurance Requirements

The Developer shall maintain the following insurance limits:

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

Section 9. This Agreement supersedes all prior agreements and understandings whether written or oral between the Parties with respect to the subject matter hereof.

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

CITY OF KENNEWICK

TRI CITIES DEVELOPMENT
COMPANY, LLC

Don Britain, Mayor

Matthew Smith, Vice President

Attest:

Approved as to Form:

Terry Wright
City Clerk

Lisa Beaton
City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

I certify that on this _____ day of _____, 2019, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MATTHEW SMITH, the Vice President 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 they are authorized to execute said instrument.

Thence along said west line North 00°41'22" West, for a distance of 30.01 feet to the True Point of Beginning.

Said easement vacation contains 39,964 square feet more or less.

EXHIBIT A-2, Right-of-Way Easement Vacation

A portion of a right of way easement A.F. 373624 to be vacated, lying in Lot 3, Short Plat 3488 as recorded in Volume 1 of Plats, Page 3488, records of Benton County, Washington being more particularly described as follows:

Commencing at the southwest corner of said Lot 3 also being the southwest corner of Section 8, Township 8 North, Range 29 East, Willamette Meridian, Benton County, Washington;

Thence North 88°03'38" East along the south line of said lot 3, for a distance of 891.67 feet to the True Point of Beginning;

Thence continuing along said south line North 88°03'38" East, for a distance of 409.58 feet to the southeast corner of said Lot 3 and a point on the southerly right of way of Bob Olson Parkway also being a point on 738.00 foot radius curve to left;

Thence along said right of way and curve with chord bearing of North 70°46'16" West for a chord distance of 83.33 feet;

Thence leaving said right of way South 88°03'38" West, for a distance of 258.81 feet;

Thence North 64°56'09" West, for a distance of 188.42 feet to a point on the southerly right of way of Bob Olson Parkway;

Thence along said right of way North 81°24'34" East, for a distance of 211.59 feet;

Thence leaving said right of way South 64°56'09" East, for a distance of 339.89 feet to the True Point of Beginning.

Said easement vacation contains 25,974 square feet more or less.

EXHIBIT A-3, Utility Easement Vacation

A portion of a Utility Easement A.F. 2003-002681 to be vacated, lying in Lot 3, Short Plat 3488 as recorded in Volume 1 of Plats, Page 3488, records of Benton County, Washington being more particularly described as follows:

The North 15.00 feet of the South 45.00 feet of said lot 3.

Said easement vacation contains 17,964 square feet more or less.

EXHIBIT B

LEGAL DESCRIPTION FOR A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 17 AND THE SOUTHWEST QUARTER OF SECTION 8 IN TOWNSHIP 8 NORTH IN RANGE 29 EAST, W.M., KENNEWICK, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 17, MARKED WITH A 1/2-INCH IRON PIPE PER THAT SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4170 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2011-001284;

THENCE NORTH 00°41'22" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 2,645.92 FEET TO THE NORTHWEST CORNER THEREOF, MARKED WITH A 5/8-INCH IRON PIN PER THAT SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 2394 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 1998-034978;

THENCE SOUTH 00°41'22" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 389.56 FEET;

THENCE NORTH 89°18'38" EAST A DISTANCE OF 26.00 FEET TO A LINE BEING A 26.00 FOOT EASTERLY OFFSET OF SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 AND TRUE POINT OF BEGINNING;

THENCE NORTH 00°41'22" WEST ALONG SAID OFFSET LINE A DISTANCE OF 395.68 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 38.73 FEET, WITH A DELTA ANGLE OF 88°45'04", A CHORD BEARING OF NORTH 43°41'10" EAST, AND A CHORD LENGTH OF 34.97 FEET TO A LINE BEING A 30.00 FOOT NORTHERLY OFFSET OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 17;

THENCE NORTH 88°03'42" EAST ALONG SAID OFFSET LINE A DISTANCE OF 245.63 FEET;

THENCE SOUTH 00°41'22" EAST A DISTANCE OF 426.03 FEET;

THENCE SOUTH 89°18'38" WEST A DISTANCE OF 270.03 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 114,117 SQUARE FEET, 2.62 ACRES, MORE OF LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

EXHIBIT A-1

LEGAL DESCRIPTION FOR A 20 FOOT WIDE STORMWATER AND UTILITY EASEMENT ENCUMBERING TRACT N OF THE PLAT OF APPLE VALLEY PHASE 3, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 17 IN TOWNSHIP 8 NORTH IN RANGE 29 EAST, W.M., KENNEWICK, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 17, MARKED WITH A 1/2-INCH IRON PIPE PER THAT SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4170 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2011-001284;

THENCE NORTH 00°41'22" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 2,645.92 FEET TO THE NORTHWEST CORNER THEREOF, MARKED WITH A 5/8-INCH IRON PIN PER THAT SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 2394 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 1998-034978;

THENCE SOUTH 00°41'22" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 30.01 FEET TO THE SOUTH RIGHT OF WAY OF WEST HILDEBRAND ROAD, CONVEYED TO BENTON COUNTY BY DEED FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 366689;

THENCE NORTH 88°03'42" EAST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 854.68 FEET TO THE NORTHWEST CORNER OF SAID TRACT N;

THENCE SOUTH 01°56'18" EAST ALONG THE WEST BOUNDARY OF SAID TRACT N, A DISTANCE OF 25.49 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 01°56'18" EAST CONTINUING ALONG SAID WEST BOUNDARY OF TRACT N, A DISTANCE OF 20.88 FEET;

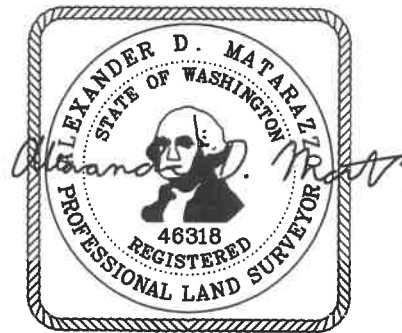
THENCE SOUTH 75°17'06" EAST A DISTANCE OF 77.63 FEET;

THENCE NORTH 14°42'54" EAST A DISTANCE OF 20.00 FEET;

THENCE NORTH 75°17'06" WEST A DISTANCE OF 83.62 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 1,613 SQUARE FEET, 0.04 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.



02/22/2019



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SCALE: N/A

DATE: 02/21/2019

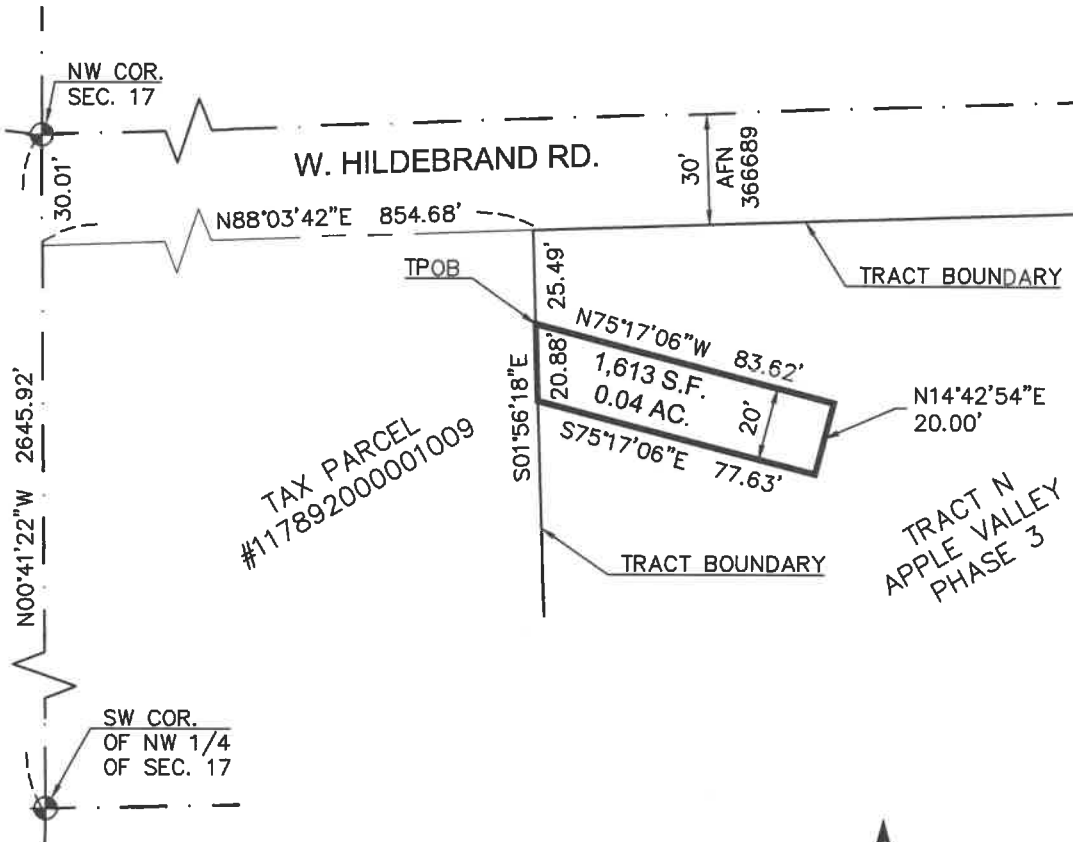
CHECKED BY: ADM

PROJECT NO.: 66106.000

SHEET 1 OF 2

EXHIBIT A-2

EXHIBIT FOR A 20 FOOT WIDE STORM WATER AND UTILITY EASEMENT
LOCATED IN THE NW 1/4 OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29
EAST, WILLAMETTE MERIDIAN
CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON



02/22/2019



Scale 1" = 50'



NOTE: THIS MAP DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE SUBJECT PARCEL
AND SHOULD NOT BE RELIED UPON AS SUCH.



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SCALE: 1" = 50'

DATE: 02/21/2019

CHECKED BY: ADM

PROJECT NO.: 66106.000

SHEET 2 OF 2

EXHIBIT B-1

LEGAL DESCRIPTION FOR A 20 FOOT WIDE STORMWATER AND UTILITY EASEMENT ENCUMBERING TAX PARCEL #117892000001009 LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 17 IN TOWNSHIP 8 NORTH IN RANGE 29 EAST, W.M., KENNEWICK, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 17, MARKED WITH A 1/2-INCH IRON PIPE PER THAT SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4170 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2011-001284;

THENCE NORTH 00°41'22" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 2,645.92 FEET TO THE NORTHWEST CORNER THEREOF, MARKED WITH A 5/8-INCH IRON PIN PER THAT SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 2394 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 1998-034978;

THENCE SOUTH 00°41'22" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 30.01 FEET TO THE SOUTH RIGHT OF WAY OF WEST HILDEBRAND ROAD, CONVEYED TO BENTON COUNTY BY DEED FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 366689;

THENCE NORTH 88°03'42" EAST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 854.68 FEET TO THE NORTHWEST CORNER OF TRACT N OF APPLE VALLEY PHASE 3;

THENCE SOUTH 01°56'18" EAST ALONG THE WEST BOUNDARY OF SAID TRACT N, A DISTANCE OF 25.49 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 01°56'18" EAST CONTINUING ALONG SAID WEST BOUNDARY OF TRACT N, A DISTANCE OF 20.88 FEET;

THENCE NORTH 75°17'06" WEST A DISTANCE OF 90.52 FEET;

THENCE NORTH 65°16'31" WEST A DISTANCE OF 45.53 FEET TO SAID SOUTH RIGHT OF WAY OF WEST HILDEBRAND ROAD;

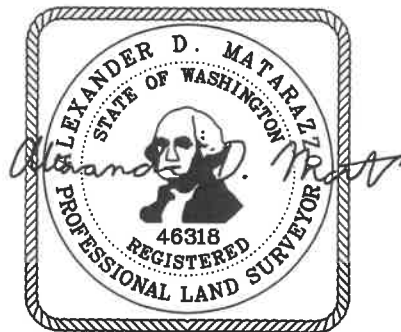
THENCE NORTH 88°03'42" EAST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 44.57 FEET;

THENCE SOUTH 65°16'31" EAST A DISTANCE OF 3.94 FEET;

THENCE SOUTH 75°17'06" EAST A DISTANCE OF 82.79 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 2,228 SQUARE FEET, 0.05 ACRES, MORE OF LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.



02/22/2019



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SCALE: N/A

DATE: 02/21/2019

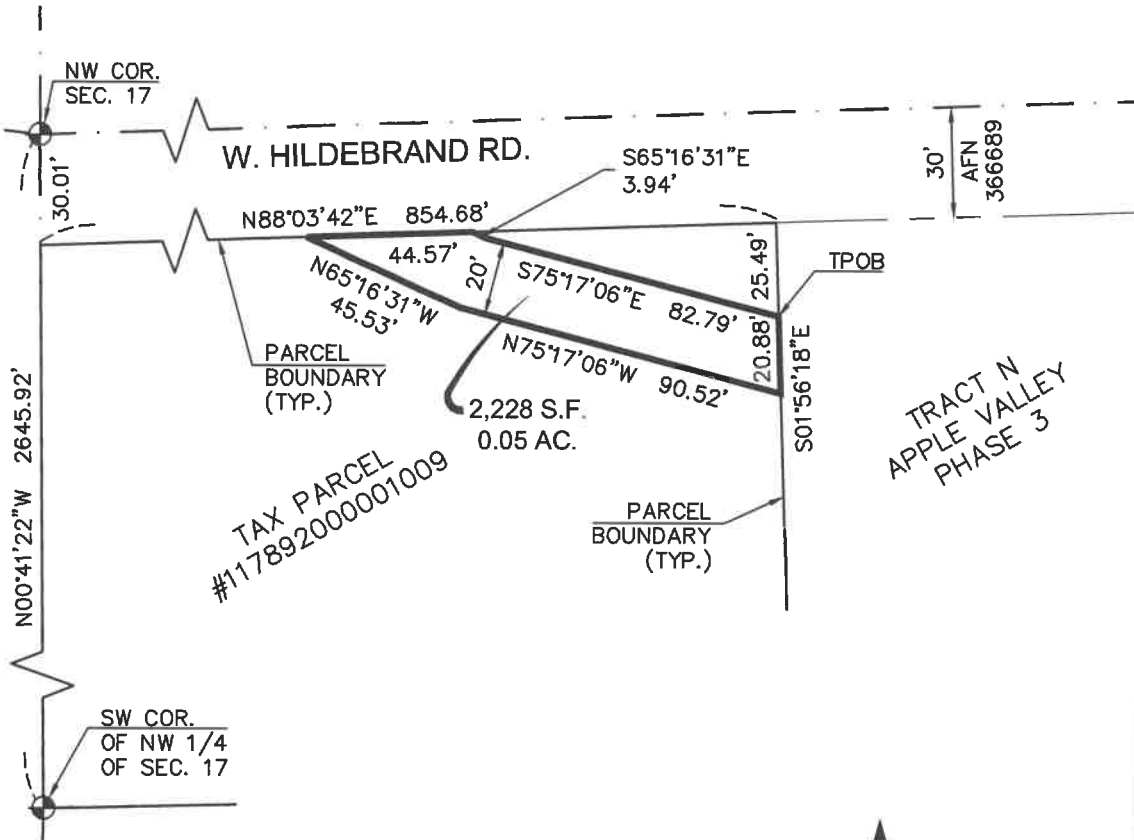
CHECKED BY: ADM

PROJECT NO.: 66106.000

SHEET 1 OF 2

EXHIBIT B-2

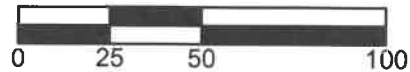
EXHIBIT FOR A 20 FOOT WIDE STORM WATER AND UTILITY EASEMENT
LOCATED IN THE NW 1/4 OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29
EAST, WILLAMETTE MERIDIAN
CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON



02/22/2019



Scale 1" = 50'



NOTE: THIS MAP DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE SUBJECT PARCEL
AND SHOULD NOT BE RELIED UPON AS SUCH.



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DRAWN BY: ROP

SCALE: 1" = 50'

DATE: 02/21/2019

CHECKED BY: ADM

PROJECT NO.: 66106.000

SHEET 2 OF 2

EXHIBIT C-1

LEGAL DESCRIPTION FOR A VARIABLE WIDTH STORMWATER AND ACCESS EASEMENT ENCUMBERING TRACT N OF THE PLAT OF APPLE VALLEY PHASE 3, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 17 IN TOWNSHIP 8 NORTH IN RANGE 29 EAST, W.M., KENNEWICK, BENTON COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 17, MARKED WITH A 1/2-INCH IRON PIPE PER THAT SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4170 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2011-001284;

THENCE NORTH 00°41'22" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 2,645.92 FEET TO THE NORTHWEST CORNER THEREOF, MARKED WITH A 5/8-INCH IRON PIN PER THAT SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 2394 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 1998-034978;

THENCE SOUTH 00°41'22" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 A DISTANCE OF 30.01 FEET TO THE SOUTH RIGHT OF WAY OF WEST HILDEBRAND ROAD, CONVEYED TO BENTON COUNTY BY DEED FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 366689;

THENCE NORTH 88°03'42" EAST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 1,360.83 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY OF BOB OLSEN PARKWAY, CONVEYED TO THE CITY OF KENNEWICK BY DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2017-005228 AND BEING A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 738.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 27°35'58" WEST; THENCE ALONG SAID CURVE AND SAID SOUTHWESTERLY RIGHT OF WAY, HAVING AN ARC LENGTH OF 11.21 FEET, WITH A DELTA ANGLE OF 00°52'14", A CHORD BEARING OF SOUTH 61°57'55" EAST, AND A CHORD LENGTH OF 11.21 FEET TO A NON TANGENT LINE AND TRUE POINT OF BEGINNING;

THENCE SOUTH 02°14'12" EAST ALONG SAID NON TANGENT LINE A DISTANCE OF 50.34 FEET;

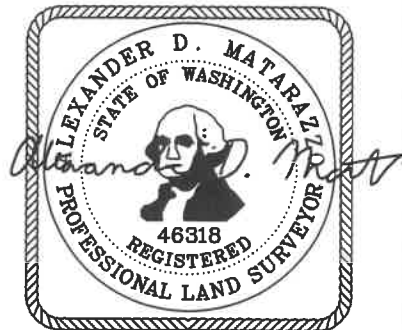
THENCE SOUTH 79°40'32" WEST A DISTANCE OF 93.71 FEET;

THENCE SOUTH 10°19'28" EAST A DISTANCE OF 20.00 FEET;

THENCE NORTH 79°40'32" EAST A DISTANCE OF 119.88 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT AND BEING A 40.00 FOOT SOUTHWESTERLY OFFSET OF SAID SOUTHWESTERLY RIGHT OF WAY OF BOB OLSEN PARKWAY, HAVING A RADIUS OF 698.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 33°17'20" WEST; THENCE ALONG SAID OFFSET CURVE, HAVING AN ARC LENGTH OF 420.17 FEET, WITH A DELTA ANGLE OF 34°29'25", A CHORD BEARING OF SOUTH 39°27'58" EAST, AND A CHORD LENGTH OF 413.86 FEET TO A NON TANGENT LINE;

THENCE SOUTH 58°33'15" EAST ALONG SAID NON TANGENT LINE A DISTANCE OF 64.43 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY OF BOB OLSEN PARKWAY BEING A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 738.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 71°48'44" WEST; THENCE ALONG SAID CURVE AND SAID SOUTHWESTERLY RIGHT OF WAY, HAVING AN ARC LENGTH OF 58.74 FEET, WITH A DELTA ANGLE OF 04°33'37", A CHORD BEARING OF NORTH 20°28'04" WEST, AND A CHORD LENGTH OF 58.72 FEET TO A NON TANGENT LINE;

(SEE CONTINUATION ON NEXT SHEET)



02/22/2019



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SCALE: N/A

DATE: 02/22/2019

CHECKED BY: ADM

PROJECT NO.: 66106.000

SHEET 1 OF 3

EXHIBIT C-2

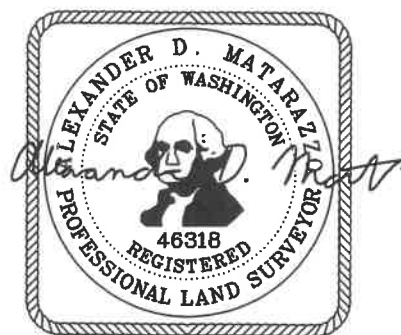
(CONTINUED FROM PREVIOUS SHEET)

THENCE SOUTH 83°53'44" WEST ALONG SAID NON TANGENT LINE A DISTANCE OF 20.90 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT AND BEING A 20.00 FOOT SOUTHWESTERLY OFFSET OF SAID SOUTHWESTERLY RIGHT OF WAY OF BOB OLSEN PARKWAY, HAVING A RADIUS OF 718.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 66°46'28" WEST; THENCE ALONG SAID OFFSET CURVE, HAVING AN ARC LENGTH OF 444.32 FEET, WITH A DELTA ANGLE OF 35°27'24", A CHORD BEARING OF NORTH 40°57'15" WEST, AND A CHORD LENGTH OF 437.27 FEET TO A NON TANGENT LINE;

THENCE NORTH 02°14'12" WEST ALONG SAID NON TANGENT LINE A DISTANCE OF 23.86 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY OF BOB OLSEN PARKWAY AND BEING A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 738.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 30°17'37" WEST; THENCE ALONG SAID CURVE AND SAID SOUTHWESTERLY RIGHT OF WAY, HAVING AN ARC LENGTH OF 23.49 FEET, WITH A DELTA ANGLE OF 01°49'25", A CHORD BEARING OF NORTH 60°37'05" WEST, AND A CHORD LENGTH OF 23.49 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 13,266 SQUARE FEET, 0.30 ACRES, MORE OF LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.



02/22/2019



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SCALE: N/A

DATE: 02/22/2019

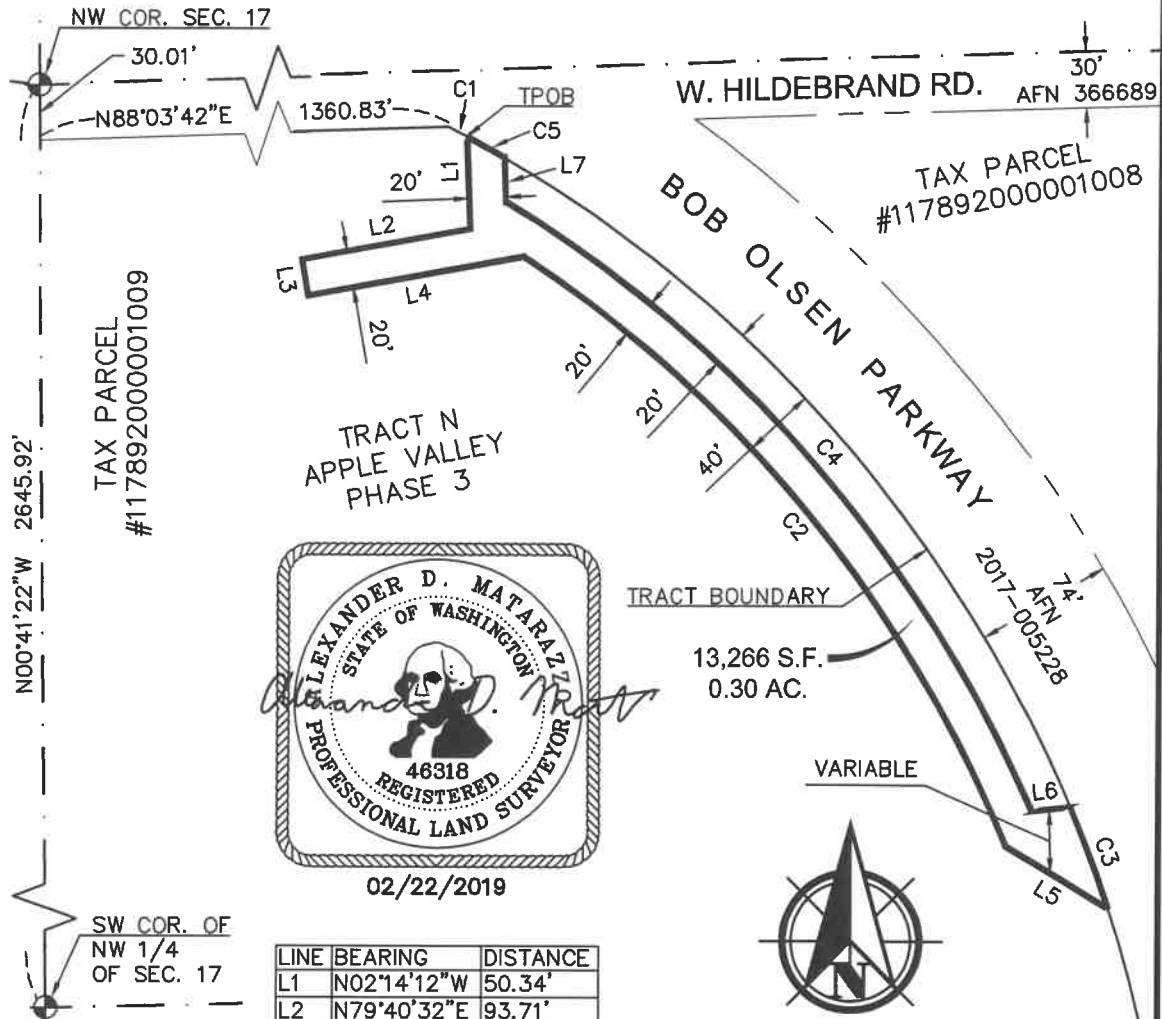
CHECKED BY: ADM

PROJECT NO.: 66106.000

SHEET 2 OF 3

EXHIBIT C-3

EXHIBIT FOR A VARIABLE WIDTH STORM WATER AND ACCESS EASEMENT LOCATED IN THE NW 1/4 OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
L1	N02°14'12"W	50.34'
L2	N79°40'32"E	93.71'
L3	S10°19'28"E	20.00'
L4	S79°40'32"W	119.88'
L5	S58°33'15"E	64.43'
L6	N83°53'44"E	20.90'
L7	S02°14'12"E	23.86'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.21'	738.00'	0°52'14"	S61°57'55"E	11.21'
C2	420.17'	698.00'	34°29'25"	N39°27'58"W	413.86'
C3	58.74'	738.00'	4°33'37"	N20°28'04"W	58.72'
C4	444.32'	718.00'	35°27'24"	S40°57'15"E	437.27'
C5	23.49'	738.00'	1°49'25"	S60°37'05"E	23.49'

NOTE: THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PARCEL AND SHOULD NOT BE RELIED UPON AS SUCH.



PBS Engineering and Environmental Inc.
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DRAWN BY: ROP

SCALE: 1" = 100'

DATE: 02/22/2019

CHECKED BY: ADM

PROJECT NO.: 66106.000

SHEET 3 OF 3

[illegible]

Agreement – Based on Needs

City Public Works

- Regional stormwater pond solution
- Expansion of Bob Olson Parkway pond

City Fire Department

- Site for future Fire Station #6
 - Good access & site layout

Developer

- Stormwater pond and outfall solution
- Fill material for future development



Assets

City

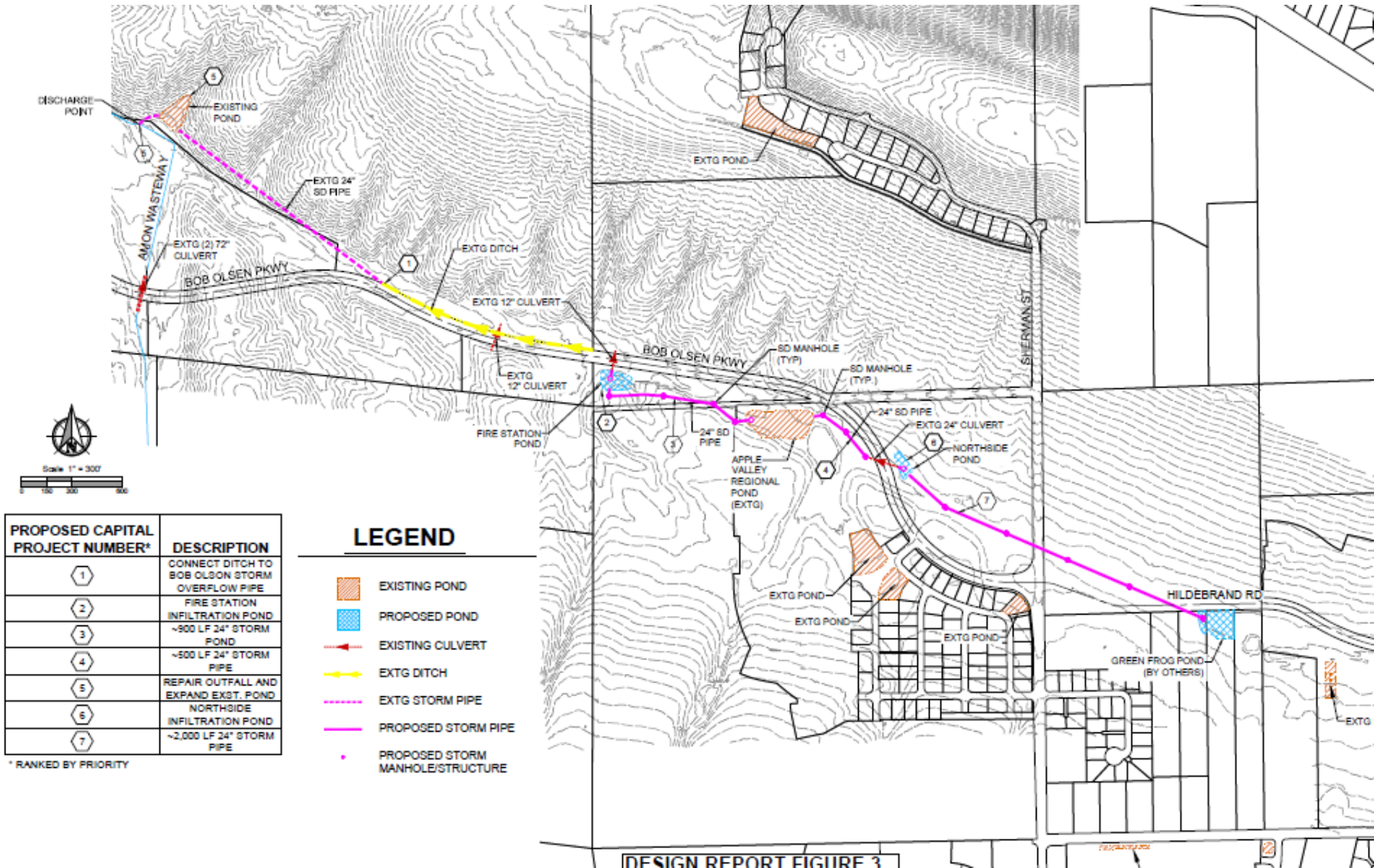
- Proviso Grant funds (to study/design/construct)
- Current Fire Station #6 site
- Fill material
- Route for stormwater conveyance

Developer

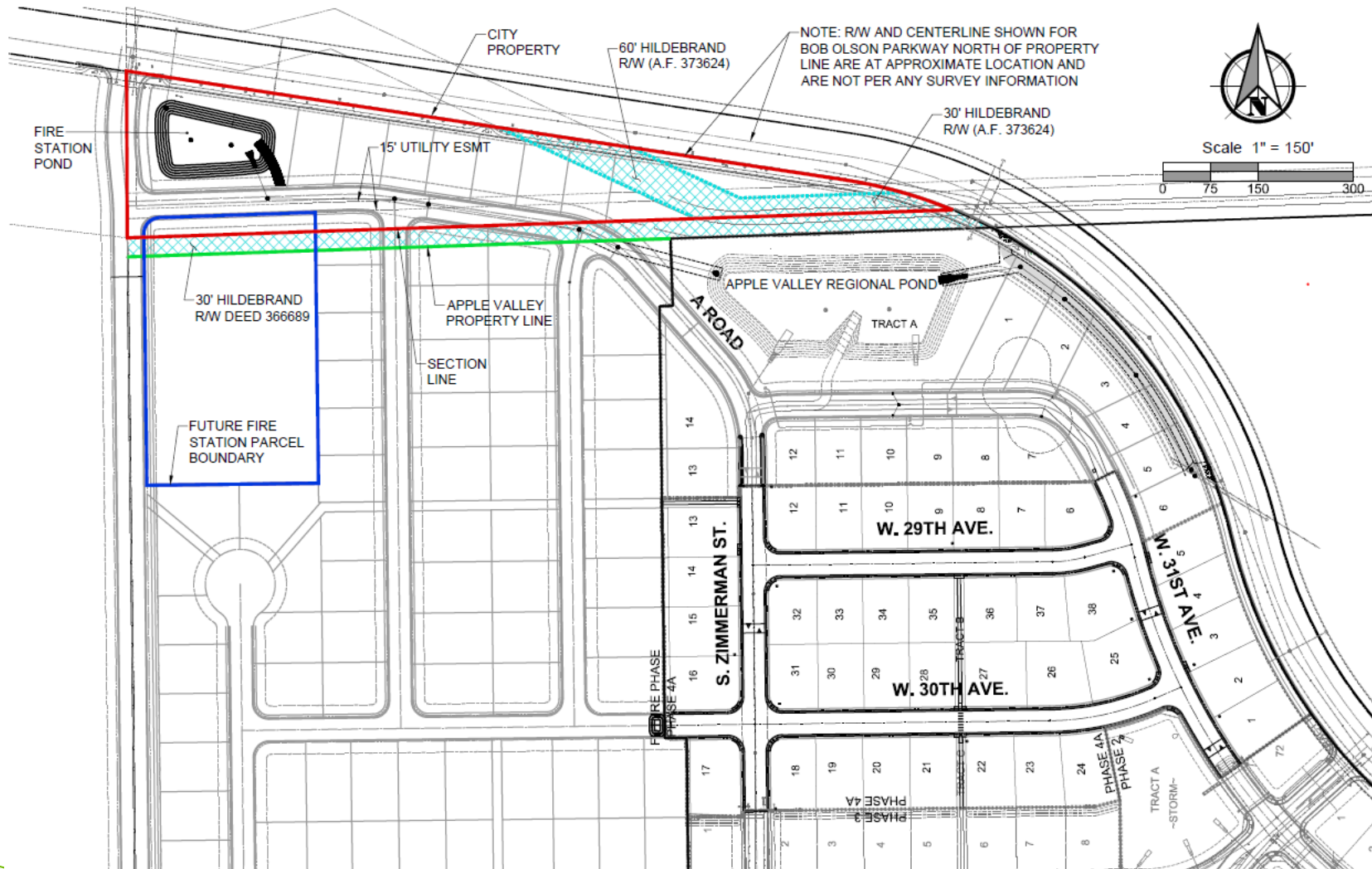
- Improved site for Fire Station #6
- Stormwater pond – link to regional system
- Ability to build Colorado Street & excavate pond



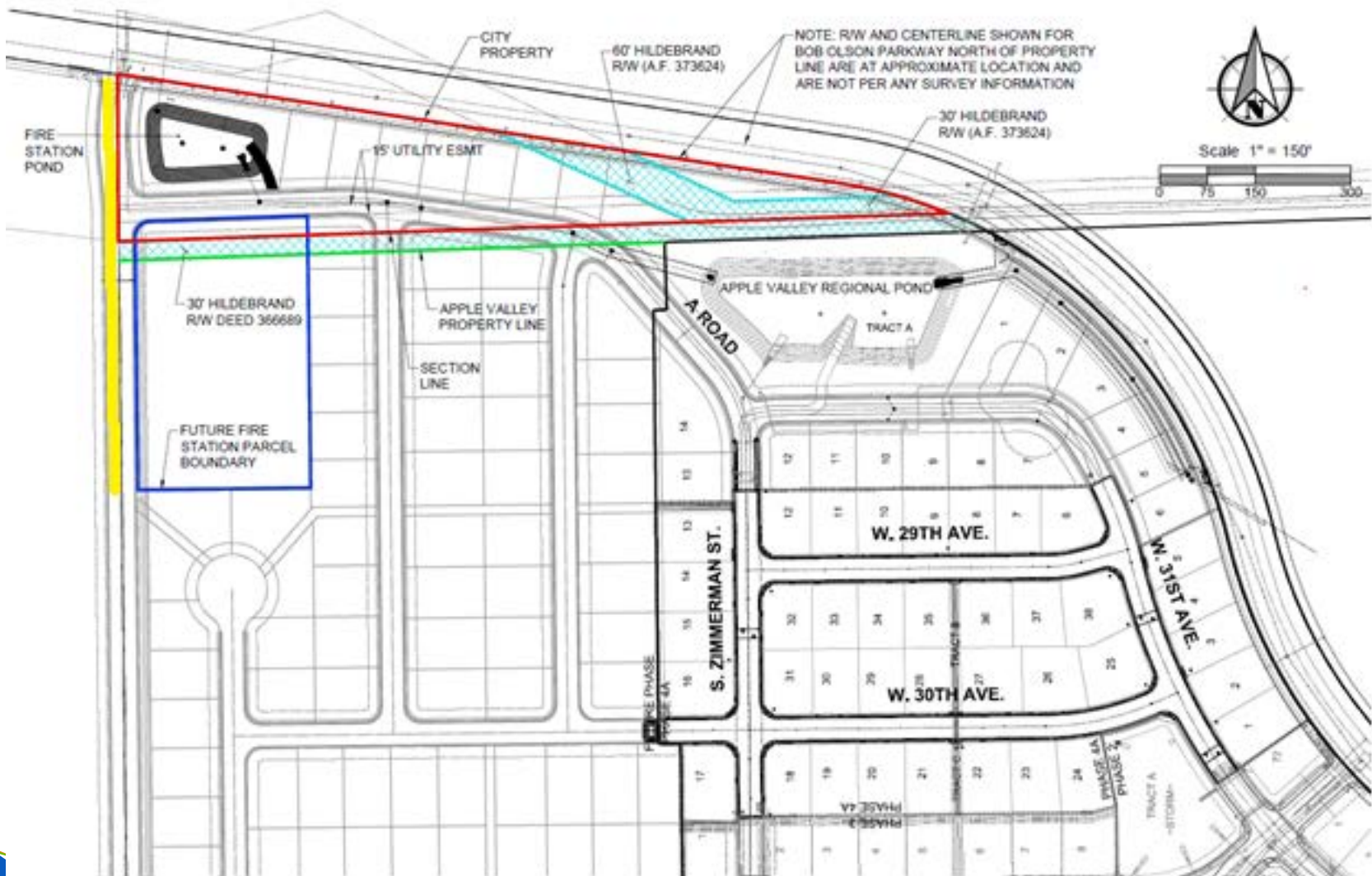
Regional Stormwater Project



Property Transfer



Colorado Street



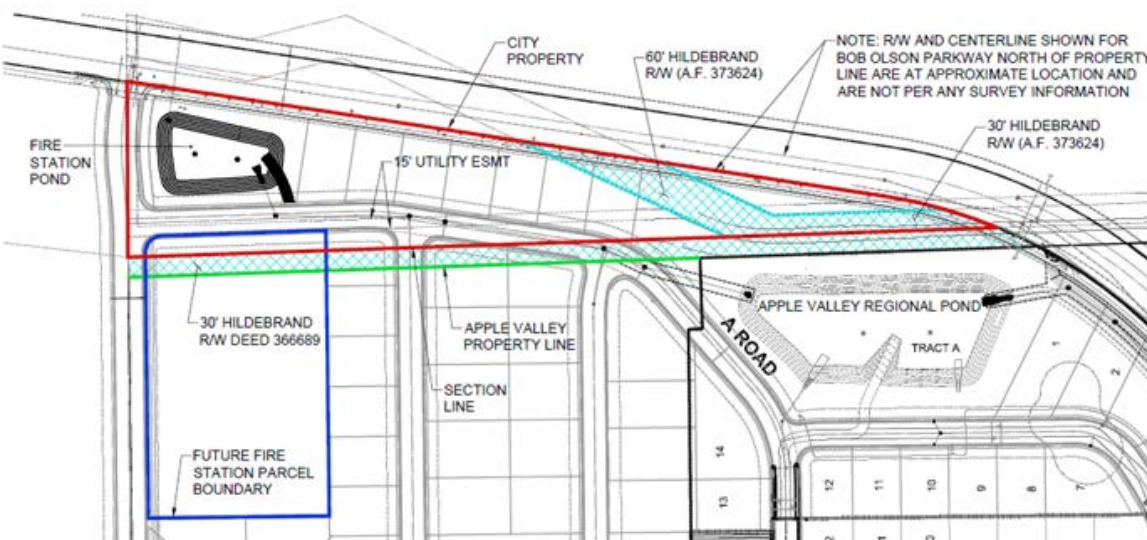
Order of Events

Date	Task
March 19, 2019	Council awards contract for regional stormwater pond
March 19, 2019	Council approves Memorandum of Agreement
by June 30, 2019	Contractor completes regional stormwater pond and conveyance
by December 31, 2020	Developer grades site for new Fire Station #6
by November 1, 2021	Developer constructs Colorado half-street & utilities



Property Transfer

- 1) City declares existing triangular fire station parcel surplus
- 2) City vacates right-of-way and easements
- 3) Do Boundary Line Adjustment to accomplish transfer



Questions?



Council Agenda Coversheet 	Agenda Item Number	7.b.	Council Date	03/19/2019	Consent Agenda	☐
	Agenda Item Type	Contract/Agreement/Lease			Ordinance/Reso	☐
	Subject	UGA Southridge Regional Stormwater Facility			Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☒
	Project #	P1817-19	Permit #		Quasi-Judicial	☐
	Department	Public Works				

Recommendation

That City Council award Contract P1817-19 (UGA Southridge Regional Stormwater Facility), to Mahaffey Enterprises, Inc. in the amount of \$396,450.48 plus a 10% contingency amount of \$ 39,645.05 for a total amount of \$ 436,095.53.

Motion for Consideration

I move to award Contract P1817-19 (UGA Southridge Regional Stormwater Facility), to Mahaffey Enterprises, Inc. in the amount of \$396,450.48 plus a 10% contingency amount of \$ 39,645.05 for a total amount of \$ 436,095.53.

Summary

Seven (7) bids were received on March 12, 2019 at 10:00 a.m.

Mahaffey Enterprises, Inc.	\$ 396,450.48
Culbert Construction, Inc.	\$ 413,750.57
Premier Excavation	\$ 421,248.02
Shoemaker Excavation, Inc.	\$ 432,335.00
C & E Trenching, LLC	\$ 448,554.72
Nelson Construction Corp.	\$ 537,640.75
Allstar Construction Group, Inc.	\$ 539,095.82

Engineer's Estimate: \$ 507,985.00

This project consists of the construction of a regional stormwater pond and interconnecting outfall conveyance system, as well as expansion of a second stormwater pond.

State law requires that we award contracts to a responsible bidder with the lowest responsive bid. We have received all bids and determined them all to be responsive. We are recommending award of this project to Mahaffey Enterprises, Inc. who we have determined to be a responsible bidder with the lowest responsive bid.

Alternatives

None recommended

Fiscal Impact

Contract Budget: Stormwater Utility Fund

UGA Stormwater Facility (405.010.594.31.63.02): \$980,000.00, to be adjusted with 405.010.594.31.63.01 accordingly to utilize \$1,780,000.00 proviso grant.

Through	Bruce Mills Mar 12, 14:49:44 GMT-0700 2019	Attachments:  ☐ Recording Required?
Dept Head Approval	Cary Roe Mar 13, 13:57:55 GMT-0700 2019	
City Mgr Approval	Marie Mosley Mar 14, 12:23:25 GMT-0700 2019	



City Council Meeting Schedule April 2019

April 2, 2019
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

April 9, 2019
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Collective Bargaining Process Update (Walsh - 60 minutes)
2. Ben Franklin Transit Annual Report (Mosley - 20 minutes)
3. 4th of July Update – Water Follies (Walsh - 15 minutes)

April 16, 2019
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

April 23, 2019
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Year-End Financial Review/Spring 2019 Budget Adjustments (Legard - 45 minutes)
2. City Manager's 2019 Goals (Mosley - 20 minutes)
3. Workplace Safety Update (Lemieux - 15 minutes)

April 30, 2019
Tuesday, 6:30 p.m.

NO MEETING SCHEDULED

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

April 2019
Updated 03/14/19