

**CITY OF WEST RICHLAND  
RESOLUTION NO. 15-18**

**A RESOLUTION OF THE CITY OF WEST RICHLAND, WASHINGTON,  
AUTHORIZING DISBURSEMENT AGREEMENT FOR USE OF RURAL  
COUNTY CAPITAL FUNDS BETWEEN THE CITY OF WEST RICHLAND AND  
BENTON COUNTY REGARDING BROTHERHOOD RESERVOIR AND WELL  
#11 PROJECTS**

**WHEREAS**, Benton County (hereinafter "County") has previously agreed to distribute certain funds received from the State of Washington that it has deposited in its Rural County Capital Fund (hereinafter "Fund") after April 1, 2016 for the financing of certain "public facilities [projects] serving economic development purposes" as contemplated by State statute (RCW 82.14.370) and in conformance with County policy (Resolution 2017-103, adopted January 31, 2017); and

**WHEREAS**, the County and the City of West Richland (hereinafter "City") are authorized, including under Chapters 39.33 and 39.34 of the Revised Code of Washington, to contract with each other and other public agencies in order to effectively and efficiently operate, administer, and carry out their programs and public projects; and

**WHEREAS**, the City has tried for many years to foster economic development activity in its downtown within the "Van Giesen Commercial Corridor" between Bombing Range Road and Ruppert Road with limited success; and

**WHEREAS**, numerous deficiencies within and along the Van Giesen Commercial Corridor" exist that are impediments to new commercial development and the expansion of existing commercial development, inadequacies in the overall water system being chief among them; and

**WHEREAS**, water pressures at points of delivery within the Van Giesen Commercial Corridor are in many places as low as 25 pounds per square inch (psi) which is not acceptable to most commercial customers where a minimum standard of 40psi is often expected; and

**WHEREAS**, commercial development generally requires volume delivery of 4,000+ gallons per minute (gpm) for the purposes of fire flow, but available fire flow volume within the Van Giesen Commercial Corridor is only 1,600-3,000 gpm; and

**WHEREAS**, the City had to decommission its Well #4 due to high nitrate levels that exceeded drinking water standards, thus reducing the overall available water volume contributory to the aforementioned problems; and

**WHEREAS**, for the above reasons the City intends to substantially upgrade its water system servicing the Van Giesen Commercial Corridor as follows:

- 1) drilling of a new groundwater well (to be designated "Well #11") in the Wanapum aquifer, including construction of a concrete masonry block well building, installation of telemetry equipment, installation of chlorination equipment, installation of a well pump and motor, and installation of approximately 12,000 linear feet of 12-inch water main pipe from the new well to Ruppert Road;

- 2) construction of a new 1-million gallon reservoir, located at an elevation higher than the existing reservoir it is replacing;
- 3) installation of approximately 1,100 linear feet of 16-inch water main pipe from the new reservoir to West Van Giesen Street, installation of approximately 7,000 linear feet of 12-inch water main pipe along West Van Giesen Street (from the post office to Ruppert Road), and inclusive of other associated items and appurtenances to combine water pressure zones #1 and #2 together such as but not limited to adjusting existing pressure reducing valves, modifications to Well #1, a motor to be able to lift water to the new reservoir, installation of telemetry equipment, site security, and access road improvements; and

**WHEREAS**, the above described improvements (the "Project") will assist in the recruitment of new businesses to a commercial corridor that as of early 2018 has over 60 vacant lots but that has a job generation target of 620 retail/commercial jobs over the next ten years that would positively impact sales, B&O, and property tax revenues for the City; and

**WHEREAS**, the City has requested \$1,000,000.00 for the Project from that portion of the Fund allocated to it by the County to be reimbursed to the City by the County that will leverage both its own secured funds (\$1,697,866.00) and secured State funds (\$6,447,500.00); and


**WHEREAS**, the Public Works Director has recommended approval of said Disbursement Agreement, and

**NOW, THEREFORE**, the City Council of the City of West Richland, Washington, hereby resolves as follows:


**Section 1.** That the Mayor is hereby authorized to execute the Disbursement Agreement for use of Rural County Capital Funds by and between the City of West Richland and Benton County regarding Brotherhood Reservoir and Well #11 Projects.

**Section 2.** This Resolution will take effect upon the date of approval and signature.

**PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON**, this 1st day of May, 2018.

  
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Brent Gerry, Mayor

ATTEST:

  
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Julie Richardson, City Clerk

APPROVED AS TO FORM:

  
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Bronson Brown, City Attorney