



## Legislation Passed April 27, 2010

The Tacoma City Council, at its regular City Council meeting of April 27, 2010, adopted the following resolutions and/or ordinances. The summary of the contents of said resolutions and/or ordinances are shown below. To view the full text of the document, click on the bookmark at the left of the page.

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### **Resolution No. 38014**

Authorizing the execution of an eight-year Multi-Family Housing Limited Property Tax Exemption agreement with North 2nd Street Properties, LLC, for the development of four market-rate, for-sale housing units, located at 219 North J Street in the Stadium Mixed-Use Center.

### **Purchase Resolution No. 38016**

Awarding a contract to:

GeoDesign, Inc., in the amount of \$498,417.01, sales tax not applicable, budgeted from a federal grant and the Streets Special Revenue Fund, for geotechnical and structural work on the hillside below Stadium Way at Schuster Parkway – Specification No. PW09-0075F.

### **Resolution No. 38017**

Creating, and appointing individuals to, the Affordable Housing Policy Advisory Group.

### **Resolution No. 38018**

Granting two slope easements, two temporary construction easements, and a quit claim deed to the Washington State Department of Transportation, for a total amount of \$223,565.17; accepting and depositing said sum into the Tacoma Rail Mountain Division Fund, for certain property rights along the Tacoma Rail Mountain Division rail corridor in Lewis and Thurston Counties.

### **Resolution No. 38019**

Authorizing the execution of a Collective Bargaining Agreement with Teamsters Local 117, Public Assembly Facilities Unit, which covers 32 budgeted, full-time positions, and provides in part for wage increases, shift differentials for employees working swing and graveyard, and overtime pay for split shifts, effective January 1, 2008 through December 31, 2010.

## **RESOLUTION NO. 38014**

A RESOLUTION relating to the multi-family property tax exemption program; authorizing the execution of a Multi-Family Housing Eight-Year Limited Property Tax Agreement with North 2nd Street Properties, LLC, for the development of four market-rate, for-sale housing units, located in the Stadium Mixed-Use Center.

WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of Washington, designated several Residential Target Areas for the allowance of a limited property tax exemption for new multi-family residential housing, and

WHEREAS the City has, through Ordinance No. 25789, enacted a program whereby property owners in Residential Target Areas may qualify for a Final Certificate of Tax Exemption which certifies to the Pierce County Assessor-Treasurer that the owner is eligible to receive a limited property tax exemption, and

WHEREAS the Director of Community and Economic Development has reviewed the proposed property tax exemption and recommends that conditional property tax exemptions be awarded, as set forth in Exhibit "A";  
Now, Therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:**

Section 1. That the City Council does hereby approve and authorize conditional property tax exemptions, for a period of eight years, to North 2nd Street Properties, LLC, as set forth in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to execute the necessary document to implement this resolution, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Deputy City Attorney

## EXHIBIT "A"

**North 2nd Street Properties, LLC** is proposing to develop four new market-rate, for-sale housing units at 219 North "J" Street in the Stadium Mixed-Use Center. The housing will consist of two 1-bedroom, 1-bathroom units, expected to sell for \$95,000 each, and two 2-bedroom, 2.5 bathroom units, expected to sell for \$210,000 each. The one-bedroom units will be 575 square feet, and the two-bedroom units will be 1,280 square feet and will include four on-site parking spaces. This project will provide housing for individuals and small families. The cost of the residential construction is estimated at approximately \$330,000 and will provide short-term employment for approximately 16 construction tradespeople. The property taxes to be exempted are estimated to be approximately \$3,835 of which approximately \$780 would be the City's portion; however, the land portion will continue to produce tax revenues. A vacant shed with a current improvement value of \$14,700 will be demolished. Construction is expected to begin in May 2010 and to be completed by August 2010. The Community and Economic Development Department has determined that the proposed project qualifies for the eight-year, multi-family property tax exemption. North 2nd Street Properties, LLC, will enter into an agreement prepared by the City to develop the site, as described in the plans currently on file with the City.



## RESOLUTION NO. 38016

1 A RESOLUTION related to the purchase of materials, supplies or equipment,  
2 and the furnishing of services; authorizing the appropriate City officials to  
3 enter into contracts and, where specified, waiving competitive bidding  
4 requirements, authorizing sales of surplus property, or increasing or  
5 extending existing agreements.

6 WHEREAS the City has complied with all applicable laws governing the  
7 acquisition of those supplies, and/or the procurement of those services,  
8 inclusive of public works, set forth in the attached Exhibit "A," which Exhibit is  
9 incorporated herein as though fully set forth, and

10 WHEREAS the Board of Contracts and Awards has reviewed the  
11 proposals and bids received by the City, and the Board has made its  
12 recommendation as set forth in Exhibit "A," and

13 WHEREAS the Board of Contracts and Awards has also made its  
14 recommendations as to entering into purchasing agreements with those  
15 governmental entities identified in Exhibit "A"; Now, Therefore,

16 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

17 That the Council of the City of Tacoma does hereby concur in the  
18 findings and recommendations of the Board of Contracts and Awards set forth  
19 in the attached Exhibit "A," and does hereby approve and authorize the:

20 (X) A. Procurement of those supplies, services, and public works  
21 recommended for acceptance in the attached Exhibit "A";

22 ( ) B. Rejection of those bids and/or proposals that are recommended  
23 for rejection in the attached Exhibit "A";  
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( ) C. Entry into the proposed purchasing agreement with those governmental entities identified in the attached Exhibit "A," which proposed agreement is on file in the office of the City Clerk;

( ) D. Waiver of competitive bidding procedures in those instances, as set forth in Exhibit "A," in which it is impracticable to obtain supplies or public works improvements by competitive bid, or in those instances in which supplies and/or public works are available from a single source.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
\_\_\_\_\_  
City Clerk

Approved as to form:  
  
\_\_\_\_\_  
City Attorney



City of Tacoma  
Public Works Department

EXHIBIT "A"

RESOLUTION NO.: 38016

ITEM NO.: 1

MEETING DATE: APRIL 27, 2010

DATE: April 13, 2010

TO: Board of Contracts and Awards

SUBJECT: A&E On-Call Roster for Consultant Services –  
Stadium Way, Geotechnical & Structural  
Budgeted from Federal Grant and Streets Special Revenue Fund 1060  
Request for Qualifications Specification No. PW09-0075F

**RECOMMENDATION:** Public Works Engineering Division recommends a contract be awarded to **GeoDesign, Inc., Seattle, WA**, for geotechnical investigation, slope stability analysis, slope stability design; and for administering a structural sub-consultant to investigate the existing wall and to design a new wall. The contract amount reflects the total award of \$498,417.01 sales tax not applicable.

**EXPLANATION:** We are requesting the authorization of the contract out of necessity for a thorough engineering analysis of the hill side below Stadium.

The existing wall at Schuster Parkway shows signs of deterioration that must be repaired. The pavement surface of Stadium Way shows settlement towards the hillside. The hill below Stadium Way is visibly eroding at the top edge and will need to be evaluated to prevent future landslides.

**COMPETITIVE SOLICITATION:** Request for Qualifications Specification No. PW09-0075F initially advertised in February 2009, and is an Architectural and Engineering Roster used to pre-qualify consulting firms. This Consultant Roster was established for federally funded projects in accordance with the WSDOT Local Agency Guidelines (LAG) and 39.80 RCW. This roster allows for continual enrollment. We reviewed and evaluated all Statements of Qualifications for geotechnical consultants on this on-call roster. We scheduled interviews at the Municipal Building with the four best suited companies, after which we had a final round of interviews with the top two companies and their sub-consultants. A four-person review panel used a systematic scoring system and performed a careful evaluation based on one set of criteria related to experience, expertise, and readiness to perform the job.


<u>Respondent</u>	<u>Location (city and state)</u>	<u>Select Rank or Score</u>
GeoDesign, Inc.	Seattle, WA	1
Landau Associates	Tacoma, WA	2
Geo Engineers	Tacoma, WA	3
Golder Associates	Redmond, WA	3

**CONTRACT HISTORY:** New contract.

**FUNDING:** Funds for this contract are available in the Streets Special Revenue Fund 1060, and 86.5% of the funds shall be reimbursed by FHWA Grant, STPUL-3073(003). Thus, out of \$498,417.01 the FHWA Grant reimbursement will be \$431,130.71 and the maximum contribution from the City of Tacoma Fund 1060 is \$67,286.30. Funding beyond the current biennium is subject to future availability of funds.

**HUB/LEAP COMPLIANCE:** Not applicable.

**PROJECT ENGINEER/COORDINATOR:** Kurtis Kingsolver, Public Works Engineering,  
Division Manager, (253) 591-5269.



Richard E. McKinley  
Public Works Director

cc: Jim Wilkerson, Purchasing  
Percy Jones, HUB  
Peter Guzman, LEAP  
Raymond van der Roest, Engineering Division

## **RESOLUTION NO. 38017**

BY REQUEST OF DEPUTY MAYOR FEY AND COUNCIL MEMBERS  
LONERGAN, MANTHOU, AND WALKER

A RESOLUTION relating to affordable housing; creating the Affordable Housing Policy Advisory Group; and appointing individuals to the committee.

WHEREAS, throughout 2009, the Neighborhoods and Housing Committee (“Committee”) worked to create an affordable housing policy for recommendation to the City Council, and

WHEREAS, prior to recommending its final draft, the Committee is seeking additional public feedback, and

WHEREAS, with the recommendation of community stakeholders, the Committee is recommending that the City Council create an Affordable Housing Policy Advisory Group (“Advisory Group”) to perform the following: (1) review the work of the Committee’s affordable housing policy development process and the Pierce County Housing Affordability Task Force, (2) review demographic data and identify data development needs in order to inform planning efforts, (3) provide input and consultation necessary to refine the Committee’s affordable housing policy recommendations, (4) recommend a series of supporting policy actions that are consistent with or complementary to the City’s Comprehensive Plan, and (5) build a consensus of Advisory Group members, and

WHEREAS the Advisory Group will provide a final report to the Committee by December 15, 2010, with intermittent updates, as appropriate;  
Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That there is created an Affordable Housing Policy Advisory Group (“Advisory Group”), which shall provide a final report to the Neighborhoods and Housing Committee by December 15, 2010, with intermittent updates, as appropriate.

Section 2. That the duties of the Advisory Group shall include:

(1) reviewing the work of the Committee’s affordable housing policy development process and the Pierce County Housing Affordability Task Force, (2) reviewing demographic data and identifying data development needs in order to inform planning efforts, (3) providing input and consultation necessary to refine the Committee’s affordable housing policy recommendations, (4) recommending a series of supporting policy actions that are consistent with or complimentary to the City’s Comprehensive Plan, and (5) building a consensus of Advisory Group members.

Section 3. That those individuals listed on Exhibit "A" are hereby confirmed and appointed as members of the Advisory Group.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
City Attorney

## EXHIBIT "A"

### Co-Chairs:

Michael Mirra	Tacoma-Pierce County Affordable Housing Consortium
Blaine Johnson	Market Rate Developer

### Committee Members

Connie Brown	Tacoma-Pierce County Affordable Housing Consortium
Sandy Burgess	Burgess LLC
Lyn Messenger	Belay Architects
Tom O'Connor	O'Connor & Associates
Gary Pedersen	Builder Consultant
John Purbaugh	Pierce County Planning Commission
Mike Pyatok	Pyatok Architects
Tiffany Speirs	Master Builders of Pierce County
Walter Zisette	Common Ground

## **RESOLUTION NO. 38018**

A RESOLUTION relating to City-owned property; granting two slope easements, two temporary construction easements, and a quit claim deed to the Washington State Department of Transportation for certain property rights along the Public Works Department, Tacoma Rail Mountain Division, rail corridor.

WHEREAS the City of Tacoma owns certain property along Tacoma Rail's rail corridor, and

WHEREAS the Washington State Department of Transportation ("WSDOT") plans to widen Interstate 5 in Lewis and Thurston Counties and to perform a seismic retrofit on the 216th Street East Bridge over Tacoma Rail's rail corridor, and

WHEREAS WSDOT desires to purchase two slope easements, totaling 372,852 square feet; two temporary construction easements, totaling 252,249 square feet; and obtain a quit claim deed for approximately 700 square feet of the City's access rights along Tacoma Rail's rail corridor abutting WSDOT's project, and

WHEREAS RCW 35.22.302 authorizes the City to convey for "public or private use any estate, right or interest in the areas above the surface of the ground of such real property or structures or improvements thereon..." provided the property rights sought are not needed by the City or the use is not inconsistent with the public purposes for which the property was acquired, and provided further that the City may impose conditions and restrictions on the use to be made of the right or interest conveyed, and

WHEREAS WSDOT will pay the City the fair market value of \$223,565.17 for the easements and access rights and restrictions; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That, pursuant to RCW 35.22.302, the proposed grant of two slope easements, two temporary construction easements, and a quit claim deed to the Washington State Department of Transportation for certain property rights along the Public Works Department, Tacoma Rail Mountain Division, rail corridor, for the purpose of widening Interstate 5 in Lewis and Thurston Counties and to perform a seismic retrofit on the 216th Street East Bridge over Tacoma Rail's rail corridor is approved.

Section 2. That the proper officers of the City are authorized to execute the proposed easements and quit claim deed, said documents to be in substantially the form on file in the office of the City Clerk.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
City Attorney

## **RESOLUTION NO. 38019**

A RESOLUTION relating to collective bargaining; authorizing the execution of the proposed Collective Bargaining Agreement negotiated between the City and the Teamsters Local Union No. 117, PAF Unit, retroactive from January 1, 2008, through December 31, 2010.

WHEREAS the City has, for years, adopted the policy of collective bargaining between the various labor organizations representing employees and the administration, and

WHEREAS, pursuant to said policy, Teamsters Local Union No. 117, PAF Unit ("Union"), and representatives of the administration of the City have engaged in collective bargaining sessions and have reached an agreement relating to conditions of employment, and

WHEREAS the proposed Collective Bargaining Agreement ("Agreement") covers approximately 32 budgeted full-time equivalent positions and includes: (1) effective January 1, 2008, an increase to base wages to reflect the 70th percentile of the market that accomplishes the City Council's directive to pay competitive wages based on its compensation philosophy and the results of the Classification and Compensation Study; (2) effective January 1, 2008, employees are to be placed at a pay step that provides one-half of the negotiated market adjustment, with the remaining portion of the market adjustment effective January 1, 2009; (3) effective January 1, 2010, an increase of an amount equal to 100 percent of the increase in the CPI-W, Seattle-Tacoma-Bremerton Area, June Index, with a minimum of 0 percent and a maximum of 3.5 percent. Since the index for this stated period was -.7 percent, the minimum of 0 percent will apply effective January 2010; (4) a shift differential for employees working swing

and graveyard shifts of \$.50 and \$.75 per hour, respectively; and (5) language providing PAF Electricians with overtime pay for the second half of a shift when assigned to work a split shift, and

WHEREAS it now appears in the best interest of the City that the proposed Agreement negotiated by said Union and the City be approved;

Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That the proper officers of the City are hereby authorized to execute, for and on behalf of the City, an agreement between the City and Teamsters Local Union No. 117, PAF Unit, said agreement to be substantially in the form of the proposed Collective Bargaining Agreement on file in the office of the City Clerk, and by its terms to remain in full force and effect upon adoption by the City Council retroactive from January 1, 2008, through December 31, 2010.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Deputy City Attorney