



Legislation Passed June 29, 2010

The Tacoma City Council, at its regular City Council meeting of June 29, 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.

Resolution No. 38057

Setting Tuesday, July 20, 2010, at approximately 5:30 p.m., as the date for a public hearing by the City Council regarding the surplus of Tacoma Water property lying south of Southeast Green River Headworks Road in King County, in exchange for a portion of land owned by Fore, Inc., for additional buildable land for the Tacoma Water treatment facilities.

Resolution No. 38058

Setting Tuesday, July 20, 2010, at approximately 5:30 p.m., as the date for a public hearing by the City Council to consider the creation of historic and conservation districts in the Wedge Area Neighborhood and to amend Chapter 13.07 of the Municipal Code to establish district boundaries and design guidelines.

Resolution No. 38059

Setting Thursday, August 19, 2010, at 1:30 p.m., as the date for a public hearing by the Hearing Examiner on the request to vacate portions of Broadway, South 7th Street, and Commerce Street, abutting the Elks Temple, for the purpose of curing building encroachments. (Elks Temple Properties, LLC; File No. 124.1324)

Purchase Resolution No. 38060

Awarding a contract to:
Henderson Partners, LLC, in the amount of \$220,000.00, sales tax not applicable, for a cumulative total of \$546,756.15, budgeted from the Streets Special Revenue Fund, to increase the contract for additional work on the Citywide 2008 Sidewalk Maintenance Program Phase 2, to reconstruct sidewalks at 85 additional sites within the city limits – Specification No. PW09-0219F.

Resolution No. 38061

Designating Central Lutheran Church, located at 401 Tacoma Avenue North, as a City Landmark and adding said property to the Tacoma Register of Historic Places.

Resolution No. 38062

Adopting the 2010-2014 Human Services Strategic Plan.

Resolution No. 38063

Authorizing the execution of a supplemental lease agreement with the United States General Services Administration, in the amount of \$12,832.74, to extend the lease of 6,014 square feet of office space within the Tacoma Municipal Building North through July 31, 2010.

Resolution No. 38064

Authorizing the execution of a ten-year lease agreement with Puget Sound Partnership, in the amount of \$1,615,000, for the lease of 8,500 square feet of office space at the Center for Urban Waters facility.

Resolution No. 38065

Granting a private roadway easement and a temporary construction easement across and upon City-owned property located adjacent to Narrows Drive to provide legal access to the preliminary plat of Miller's Narrows Ridge Estates; and authorizing the acceptance of a storm sewer easement and a blanket trail easement for the future development of the West Slope Walking Trail.

Ordinance No. 27899

Amending Chapter 1.12 of the Municipal Code, relating to the Compensation Plan, to implement rates of pay and compensation for employees represented by the International Brotherhood of Electrical Workers, Local 483, Water Pollution Control Unit, which consists of 49 budgeted, full-time positions, retroactive to January 1, 2010.

Ordinance No. 27900

Providing for the formation of Local Improvement District No. 3967, for the construction of sanitary sewer mains located in both the Town of Ruston and the City of Tacoma in connection with the Point Ruston neighborhood.

Ordinance No. 27901

Amending Chapter 12.08 of the Municipal Code, relating to wastewater and surface water management, to change the effective date of the Side Sewer Inspection Program requirements from July 1, 2010 to October 1, 2010; and declaring an emergency making necessary the immediate passage of this ordinance and its taking effect immediately upon publication.

RESOLUTION NO. 38057

A RESOLUTION relating to surplus property; setting Tuesday, July 20, 2010, as the date for a public hearing concerning the proposed surplus of property owned by the Department of Public Utilities, Water Division (d.b.a. "Tacoma Water"), lying south of Southeast Green River Headworks Road, in exchange for a portion of land owned by Fore, Inc., that will give Tacoma Water additional buildable land for the Tacoma Water Treatment Facilities.

WHEREAS the Department of Public Utilities, Water Division (d.b.a. "Tacoma Water"), and Fore, Inc. ("Fore"), both own land adjacent to and on the south side of the Southeast Green River Headworks Road, and

WHEREAS Fore owns one parcel of land and Tacoma Water owns the land on either side and in front of the Fore parcel, and

WHEREAS Tacoma Water, in concurrence with Fore, contracted with a land surveyor to adjust the boundaries between the two properties, and

WHEREAS, once Tacoma Water and Fore determined the area Tacoma Water would need for the Water Treatment Facilities, an appraisal was done to value the buildable land Tacoma Water would be acquiring in order to determine the correct placement of the boundary line adjustment for the Fore land, and

WHEREAS Tacoma Water needs approximately 1.41 acres of buildable land; in exchange, Tacoma Water would convey approximately 4 acres of forested, unbuildable wetland to Fore, and

WHEREAS Fore has agreed to quit claim the easterly 1.41 acres of flat buildable land to Tacoma Water; in exchange, Tacoma Water would quit claim approximately 4 acres of forested unbuildable wetland, lying west of the land Fore owns, to Fore, and

WHEREAS Tacoma Water will gain much needed, flat buildable land that will allow additional construction to occur in and around the Water Treatment Plant; Now, Therefore,

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

Section 1. That Tuesday, July 20, 2010, at the hour of approximately 5:30 p.m. thereof, is hereby scheduled as the time, and the City Council Chambers in the Tacoma Municipal Building, Tacoma, Washington, as the place where the City Council will hold a public hearing concerning the proposed surplus of property owned by the Department of Public Utilities, Water Division (d.b.a. "Tacoma Water"), lying south of Southeast Green River Headworks Road, in exchange for a portion of land owned by Fore, Inc., that will give Tacoma Water additional buildable land for the Tacoma Water Treatment Facilities.

Section 2. That the Clerk of the City of Tacoma shall give proper notice of the time and place of said hearing.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Chief Deputy City Attorney

Requested by Public Utility Board
Resolution No. U-10387

RESOLUTION NO. 38058

A RESOLUTION relating to historic and conservation districts; setting Tuesday, July 20, 2010, as the date for a public hearing to consider the creation of historic and conservation districts in the Wedge Area Neighborhood and to amend Chapter 13.07 of the Tacoma Municipal Code to establish district boundaries and design guidelines.

WHEREAS, on June 27, 2008, residents of the Wedge Area Neighborhood submitted a request to the Landmarks Preservation Commission (“Commission”) to create the Wedge Neighborhood Historic District, and

WHEREAS, on July 22, 2009, a recommendation by the Commission at the completion of public review and comment was forwarded to the Planning Commission to establish the historic and conservation district overlay zones, and

WHEREAS Chapter 13.02 of the Tacoma Municipal Code requires the City Council to conduct a public hearing before amending the development regulations found in the Land Use Regulatory Code; Now, Therefore,

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

Section 1. That Tuesday, July 20, 2009, at the hour of approximately 5:30 p.m. thereof, is hereby scheduled as the time, and the City Council Chambers in the Tacoma Municipal Building, Tacoma, Washington, as the place where the City Council will hold a public hearing to consider the creation of historic and conservation districts in the Wedge Area Neighborhood and to amend Chapter 13.07 of the Tacoma Municipal Code to establish district boundaries and design guidelines.

Section 2. That the Clerk of the City of Tacoma shall give proper notice of the time and place of said hearing.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

RESOLUTION NO. 38059

A RESOLUTION relating to the vacation of City right-of-way; setting a public hearing before the City of Tacoma Hearing Examiner on the petition of Elks Temple Properties, LLC, to vacate portions of Broadway, South 7th Street, and Commerce Street, abutting the Elks Temple, for the purpose of curing building encroachments.

WHEREAS Elks Temple Properties, LLC, having received the consent of the owners of more than two-thirds of the properties abutting the Elks Temple, for the purpose of curing building encroachments, described as follows:

BROADWAY:

THAT PORTION OF BROADWAY STREET LYING
EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST EASTERLY CORNER
COMMON TO REVISED PARCELS "A" AND "B" OF CITY
OF TACOMA BOUNDARY LINE ADJUSTMENT
NO. MPD2009-40000134742, RECORDED UNDER
AUDITOR'S FEE NUMBER 200910285002, RECORDS OF
PIERCE COUNTY, WASHINGTON; THENCE SOUTH
68°15'02" WEST ALONG THE LINE COMMON TO SAID
PARCELS, A DISTANCE OF 119.68 FEET TO THE MOST
WESTERLY CORNER COMMON TO SAID PARCELS,
BEING THE POINT OF BEGINNING; THENCE
CONTINUING SOUTH 68°15'02" WEST 1.00 FEET;
THENCE SOUTH 22°01'25" EAST 77.62 FEET; THENCE
NORTH 67°58'02" EAST 65.10 FEET; THENCE SOUTH
22°01'58" EAST 0.90 FEET; THENCE NORTH 67°58'02"
EAST 48.61 FEET; THENCE NORTH 22°02'50" WEST 8.84
FEET TO THE EASTERLY LINE OF THE
AFOREMENTIONED PARCEL "B", BEING THE TERMINUS
OF THIS LINE DESCRIPTION.

SOUTH 7TH STREET:

THAT PORTION OF SOUTH 7TH STREET LYING
NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST EASTERLY CORNER
COMMON TO REVISED PARCELS "A" AND "B" OF CITY
OF TACOMA BOUNDARY LINE ADJUSTMENT
NO. MPD2009-40000134742, RECORDED UNDER
AUDITOR'S FEE NUMBER 200910285002, RECORDS OF
PIERCE COUNTY, WASHINGTON; THENCE SOUTH
68°15'02" WEST ALONG THE LINE COMMON TO SAID
PARCELS, A DISTANCE OF 119.68 FEET TO THE MOST
WESTERLY CORNER COMMON TO SAID PARCELS,
BEING THE POINT OF BEGINNING; THENCE
CONTINUING SOUTH 68°15'02" WEST 1.00 FEET;
THENCE SOUTH 22°01'25" EAST 77.62 FEET; THENCE
NORTH 67°58'02" EAST 65.10 FEET; THENCE SOUTH
22°01'58" EAST 0.90 FEET; THENCE NORTH 67°58'02"
EAST 48.61 FEET; THENCE NORTH 22°02'50" WEST 8.84
FEET TO THE EASTERLY LINE OF THE
AFOREMENTIONED PARCEL "B", BEING THE TERMINUS
OF THIS LINE DESCRIPTION.

COMMERCE STREET:

THAT PORTION OF COMMERCE STREET LYING
WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST EASTERLY CORNER
COMMON TO REVISED PARCELS "A" AND "B" OF CITY
OF TACOMA BOUNDARY LINE ADJUSTMENT
NO. MPD2009-40000134742, RECORDED UNDER
AUDITOR'S FEE NUMBER 200910285002, RECORDS OF
PIERCE COUNTY, WASHINGTON; THENCE SOUTH
68°15'02" WEST ALONG THE LINE COMMON TO SAID
PARCELS, A DISTANCE OF 119.68 FEET TO THE MOST
WESTERLY CORNER COMMON TO SAID PARCELS,
BEING THE POINT OF BEGINNING; THENCE
CONTINUING SOUTH 68°15'02" WEST 1.00 FEET;
THENCE SOUTH 22°01'25" EAST 77.62 FEET; THENCE
NORTH 67°58'02" EAST 65.10 FEET; THENCE SOUTH

22°01'58" EAST 0.90 FEET; THENCE NORTH 67°58'02"
EAST 48.61 FEET; THENCE NORTH 22°02'50" WEST 8.84
FEET TO THE EASTERLY LINE OF THE
AFOREMENTIONED PARCEL "B", BEING THE TERMINUS
OF THIS LINE DESCRIPTION.

has petitioned for the vacation of the aforesaid property; Now, Therefore,

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

Section 1. That Thursday, August 19, 2010, at 1:30 p.m., is hereby fixed as the date and time, and the Council Chambers on the first floor of the Tacoma Municipal Building, 747 Market Street, in the City of Tacoma, as the place when and where said request will be heard by the Hearing Examiner and his recommendations thereafter transmitted to the Council of the City of Tacoma.

Section 2. That the Clerk of the City of Tacoma shall give proper notice of the time and place of said hearing.

Adopted _____

Mayor

Attest:

City Clerk

Location: Vacate portions of Broadway, South 7th Street, and
Commerce Street, abutting the Elks Temple
Petitioner: Elks Temple Properties, LLC
Vacation Request File No. 124.1324

Approved as to form:

Property description approved:

Deputy City Attorney

Chief Surveyor
Public Works Department



RESOLUTION NO. 38060

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.

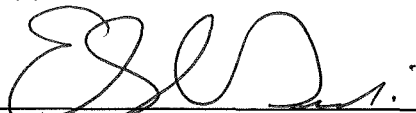
Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:



City Attorney



City of Tacoma
Public Works Department

EXHIBIT "A"

RESOLUTION NO.: 38060

ITEM NO.: 1

MEETING DATE: June 29, 2010

DATE: June 14, 2010
TO: Board of Contracts and Awards
SUBJECT: Citywide 2008 Sidewalk Maintenance Program Phase 2
Budgeted from PW Street Special Revenue Fund 1060
Request for Bids Specification No. PW09-0219F
Contract No. 46-5697

RECOMMENDATION: The Public Works, Construction Division requests approval to increase Contract No. 46-5697 to **Henderson Partners, LLC, Gig Harbor, WA**, by \$220,000.00, sales tax not applicable, for additional project work. This increase will bring the contract to a cumulative total of \$546,756.15, sales tax not applicable.

EXPLANATION: This contract is for the Citywide Sidewalk Maintenance Program which provides for the reconstruction of unfit or unsafe sidewalks. The existing contract included 150 locations where property owners paid their property owner share of the sidewalk reconstruction costs as a requirement to participate in the Sidewalk Maintenance Program. There is currently a list of locations where the property owners have indicated a willingness to pay their property owner's share of the sidewalk reconstruction costs and would like the opportunity to be added to this current contract.

The Public Works Department is requesting a contract increase to add approximately 85 additional unfit or unsafe sidewalk locations for the following reasons:

- Additional locations where property owners did not make payment to participate when first requested and prior to the existing contract being executed and made payment at a later date.
- Unanticipated work to construct ADA compliant curb ramps at various locations.
- The Washington State Department of Transportation (WSDOT) has given the City approval for adding locations to the existing contract and has approved the increase.
- It will reduce the City's potential risk and liability of the possibility of a trip and fall occurring on unfit or unsafe sidewalk at the new locations.

COMPETITIVE BIDDING: This contract was originally awarded to Henderson Partners, LLC as a result of Request for Bids Specification No. PW09-0219F in June 2009. The contractor has agreed to increase the contract and perform the additional work under the same prices, terms and conditions as the original contract.

CONTRACT HISTORY: The original contract for \$326,756.15, sales tax not applicable, was approved by Resolution 37825 on July 14, 2009. This increase will bring the contract to a cumulative total of \$546,756.15, sales tax not applicable. This is the first amendment to the contract.

FUNDING: Funds for this are available in the the PW Street Special Revenue Fund 1060, cost center 661300, project number WBS PWK-00518.

Board of Contracts and Awards
June 14, 2010
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PROJECT ENGINEER/COORDINATOR: Rae Bailey, Construction Division, 253-591-5488.



Richard E. McKinley
Public Works Director

(REM:RMH:sg)

cc: Jim Wilkerson, Purchasing Analyst, Finance/Purchasing
Mike Waits, Engineering Division
Percy Jones, HUB
Peter Guzman, I.EAP
Rae Bailey, Lynn DeLorenzo, Leigh Starr, Sandra Guffey - Construction Division

Proposed Sites for Contract Addition

4527 N 8TH ST	2210 S 35TH ST
3115 N 16TH ST	759 S 40TH ST
3417 N 25TH ST	1408 S 42ND ST
4312 N 27TH ST	1407 S 43RD ST
3216 N 30TH ST	511 S 54TH ST
3224 N 30TH ST	5215 S FIFE ST
3416 N 30TH ST	5614 S G ST
3316 N 30TH ST	4824 S GROVE PL
4522 N 30TH ST	5029 S I ST
4010 N 34TH ST	5430 S I ST
5320 N 45TH ST	5420 S I ST
3309 N ADAMS ST	4118 S K ST
3817 N BRISTOL ST	4328 S K ST
906 N G ST	4317 S L ST
4101 N GOVE ST	4114 S THOMPSON AVE
2116 N LAWRENCE ST	5433 S WARNER ST
2715 N MASON AV	3731 S YAKIMA AVE
1901 N ORCHARD ST	7116 6TH AVE
1013 N PROCTOR ST	2350 MARTIN LUTHER KING JR WAY
2115 N UNION AVE	1302 MARTIN LUTHER KING JR WY
2109 N UNION AVE	312 N STADIUM WAY
2119 N UNION AVE	3501 S 7TH ST
1006 TACOMA AVE N	3923 S 12TH ST
1501 N 6TH ST	2705 S 13TH ST
1011 N AINSWORTH AVE	1216 S 16TH ST
701 N K ST	2411 S 19TH ST
1017 N K ST	2128 S AINSWORTH AVE
505 N L ST	1302 S CUSHMAN AVE
515 N SHERIDAN AVE	1102 S FIFE ST
4328 A ST	1604 S G ST
1001 E 35TH ST	2335 S G ST
3222 E D ST	203 S J ST
105 E HARRISON ST	1014 S J ST
6801 E PORTLAND AVE	802 S L ST
701 E WRIGHT AVE	1502 S M ST
420 E WRIGHT AVE	2306 S MELROSE ST
5417 29TH ST NE	1001 S MILDRED ST
5059 38TH ST NE	839 S OAKES ST
3517 46TH ST NE	1402 S SUNSET DR
5308 GREEN HILLS AV NE	821 S VERDE ST
1885 OVERVIEW DR NE	201 ST HELENS AVE
3810 FAWCETT AVE	2546 TACOMA AVE S
4502 PACIFIC AVE	

Site addresses are subject to change. Property Owners have not been requested to pay their property owner share of the construction costs pending passage of contract increase. Some Property Owners may choose not to pay their property owner share of the construction costs at this time. Other sites may be added in their stead.

RESOLUTION NO. 38061

A RESOLUTION relating to historic preservation; imposing controls upon the Central Lutheran Church, a landmark designated by the Landmarks Preservation Commission under Chapter 13.07 of the Tacoma Municipal Code; and adding the proposed landmark to the Tacoma Register of Historic Places.

WHEREAS the Tacoma Landmarks and Historic Districts Code, Chapter 13.07 of the Tacoma Municipal Code (“TMC”), establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, archaeological engineering, or geographic importance, and

WHEREAS the Landmarks Preservation Commission (“Commission”) held a public meeting on April 14, 2010, and a public hearing on May 26, 2010, to receive public comment and consider the historic significance of the Central Lutheran Church (“Property”), and

WHEREAS, on May 12, 2010, notice was sent to property owners within a 400-foot radius of the Property and published in the Tacoma News Tribune, as well as posted online and sent via electronic mail to the Commission’s distribution list, and

WHEREAS, according to Section 13.07.040 TMC, the Commission has found that the property meets the eligibility requirements for listing on the Tacoma Register of Historic Places and

WHEREAS, based upon said findings, the City Council believes that it would be in the best interest of the City to designate the property described

below as a historic landmark and place it on the Tacoma Register of Historic Places; Now, Therefore,

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

Section 1. Designation. That, pursuant to the provisions of Chapter 13.07 of the Tacoma Municipal Code (“TMC”), the Council of the City of Tacoma approves the designation of the following property as a historic landmark and places said property on the Tacoma Register of Historic Places:

1. CENTRAL LUTHERAN CHURCH

more particularly described as: 401 Tacoma Avenue North, Tacoma, WA 98403

That portion of Section 32, Township 21, Range 03 East, described as follows: The east 15 feet of Lot 7 and all of Lots 8 through 12 of Block 3411 of the MAP OF NEW TACOMA, WASHINGTON TERRITORIES, as recorded February 3, 1875, records of the Pierce County Auditor. Together with the southerly 20 feet of the alley abutting thereon as vacated by City of Tacoma Vacation Ordinance Number 205

PARCEL NUMBER 2034110030

based upon satisfaction of the following standards of TMC 13.07.040:

A. Is associated with events that have made a significant contribution to the broad patterns of our history; and

B. Is associated with the lives of persons significant in our past; and

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

F. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

Section 2. Controls. A Certificate of Approval must be obtained from the Landmarks Preservation Commission, pursuant to Section 13.07.090 TMC et seq., or the time for denying an application for a Certificate of Approval must have expired before the owners may make alterations or changes to the following property:

1. Central Lutheran Church
Specifically, changes to the exterior of the existing building, but excluding the site.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Legal Description Approved:

Deputy City Attorney

Chief Surveyor
Public Works Department

RESOLUTION NO. 38062

A RESOLUTION relating to the City's Human Services Strategic Plan; authorizing the adoption of the City of Tacoma's 2010-2014 Human Services Strategic Plan.

WHEREAS, in 1994, the City Council adopted the first Human Services Strategic Plan ("Plan") and made major revisions to it in 2000 and 2006, and

WHEREAS the Plan identifies for citizens and human services entities the major roles of the City in human services functions, and establishes goals and strategic priorities that focus on the City's competitive fund allocations to nonprofit organizations, and

WHEREAS the City has evaluated plans from other human services funders, analyzed human services data, and held focus groups of human service providers and citizens, and

WHEREAS a Community Panel, representing a broad range of community perspectives, interpreted the evaluated and analyzed information, and advised on the content of the Plan, and

WHEREAS City staff presented a draft of the Plan to the City Council at its June 15, 2010, study session, and

WHEREAS, on June 22, 2010, a public hearing was held to consider the proposed Plan; and on June 24, the Public Safety, Human Services and Education Committee reviewed the final draft Plan; Now, Therefore,

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

That that the City Council hereby adopts the proposed 2010-2014 Human Services Strategic Plan, said document to be substantially in the form of the proposed 2010-2014 Human Services Strategic Plan on file in the Human Rights & Human Services Department.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

RESOLUTION NO. 38063

A RESOLUTION relating to City-owned facilities; authorizing the execution of the Supplemental Lease Agreement with the United States Government, General Services Administration, for the continued lease of 6,014 square feet of office space within Tacoma Municipal Building North through July 31, 2010.

WHEREAS the City acquired the facilities presently known as Tacoma Municipal Building North ("TMBN") with the purpose of acquiring and housing external tenants, and

WHEREAS, on March 24, 1998, the City Council adopted Resolution No. 34004, authorizing the execution of a five-year lease agreement, with the option to renew for an additional five years, with the United States Government, General Services Administration ("GSA"), for the lease of 6,014 square feet of office space in the TMBN, and

WHEREAS, on August 28, 2008, the City Council adopted Resolution No. 37586, authorizing the execution of a Supplemental Lease Agreement with GSA, extending the term of the lease through July 31, 2009, and

WHEREAS, on December 1, 2009, the City Council adopted Resolution No. 37940, authorizing the execution of a Supplemental Lease Agreement with GSA for the continued lease of 6,014 square feet of office space within the TMBN through June 30, 2010, and

WHEREAS City staff recommends entering into a Supplemental Lease Agreement with GSA to extend the lease one additional month through July 31, 2010; 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 the Supplemental Lease Agreement with the United States Government, General Services Administration, for the continued lease of 6,014 square feet of office space within Tacoma Municipal Building North through July 31, 2010, said document to be substantially in the form of the proposed supplemental lease agreement on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form and legality:

Deputy City Attorney

RESOLUTION NO. 38064

A RESOLUTION relating to City facilities; authorizing the execution of a ten-year lease agreement with Puget Sound Partnership, in the amount of \$1,615,000, for 8,500 gross square feet of office space at the Center for Urban Waters facility.

WHEREAS, over the past several months, the City and Puget Sound Partnership (“PSP”) have been diligently negotiating a proposed ten-year lease agreement, with an option to extend for five years, and have reached an agreement thereon, and

WHEREAS, on June 11, 2010, PSP notified the City that it would need to have the lease executed prior to July 1, 2010, in order to retain its \$90,000 budget for office furniture relocation and installation, which funding is necessary to allow PSP the ability to make the move from both its Seattle and Olympia locations to the Urban Waters facility, and

WHEREAS, if there is no executed lease agreement by July 1, 2010 deadline, PSP will need to seek a budgetary change in the next budget cycle for office furniture procurement and installation, and

WHEREAS City staff was unaware of the deadline, and on June 15, 2010, PSP obtained official confirmation from the Washington State Attorney General’s Office that the July 1, 2010, deadline for lease execution could not be extended, and

WHEREAS it is in the City’s best interest to enter into the proposed ten-year lease agreement with PSP; 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 a ten-year lease agreement with Puget Sound Partnership, in the amount of \$1,615,000, for 8,500 gross square feet of office space at the Center for Urban Waters facility, said document to be substantially in the form of the proposed lease agreement on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

RESOLUTION NO. 38065

A RESOLUTION relating to City-owned property; granting a private roadway easement and a temporary construction easement across and upon City-owned property located adjacent to Narrows Drive to provide legal access to the preliminary plat of Miller's Narrows Ridge Estates; and authorizing the acceptance of a storm sewer easement and a blanket trail easement for the future development of the West Slope Walking Trail.

WHEREAS, in 1970 and 1977, the Miller family conveyed property to the City with the intent and purpose of creating a view corridor and vehicle pull out area overlooking the Narrows, and

WHEREAS, since the original donation of the property, the City has never developed the vehicle pull out area, and

WHEREAS the owner of Miller's Narrows Ridge Estates sued the property owner to the south to gain an access easement to create legal access to its landlocked property; but subsequently, the court denied the request, and

WHEREAS the owner of Miller's Narrows Ridge Estates has a deadline for submitting an appellate brief in the current appeal proceedings of July 19, 2010, and

WHEREAS, if the City is willing to grant the access easement in exchange for being granted the storm sewer and trail easements, Millers Narrows Ridge Estates will not need to appeal the court's decision, 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; 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 a private roadway easement and a temporary construction easement across and upon City-owned property located adjacent to Narrows Drive to provide legal access to the preliminary plat of Miller’s Narrows Ridge Estates is approved.

Section 2. That the proper officers of the City are authorized to accept conveyance of the storm sewer and blanket trail easement.

Section 3. That the proper officers of the City are authorized to execute and accept the proposed easements, 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:

Deputy City Attorney

ORDINANCE NO. 27899

AN ORDINANCE relating to the Compensation Plan; amending Sections 1.12.355 and 1.12.640 of the Tacoma Municipal Code; and declaring the effective dates thereof to implement rates of pay and compensation for employees represented by the International Brotherhood of Electrical Workers, Local 483, Water Pollution Control Unit.

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That Section 1.12.355 of the Tacoma Municipal Code is hereby amended, retroactive to January 1, 2010, to read as follows:

Code	A	Job Title	1	2	3	4	5
2018		Instrumentation Technician	26.60	27.93	29.32	30.80	32.34
5098		WWTP Industrial Electrician	26.60	27.93	29.32	30.80	32.34
5036		Landfill Gas Systems Operator	24.87	26.14	27.41	28.79	30.23
0629		Environmental Systems Technician	24.17	22.23	23.34	24.52	25.73
5101		WWTP Operator	27.44	28.77	30.22	31.72	
5103		WWTP Operator, Senior	33.16	34.82			

Code	A	Job Title	1	2	3	4	5
2018		Instrumentation Technician	26.60	27.93	29.32	30.80	32.34
5098		WWTP Industrial Electrician	26.60	27.93	29.32	30.80	32.34
5096		WWTP Electrician/Instrumentation Technician	29.89	31.38	32.95	34.60	36.33
5036		Landfill Gas Systems Operator	25.78	27.07	28.42	29.85	31.34
0629		Environmental Systems Technician	22.42	23.54	24.72	25.95	27.25
5101		WWTP Operator	27.05	28.40	29.82	31.31	
5103		WWTP Operator, Senior	32.80	34.44			

Deleted: 5101, 5103 An employee in the classification of Wastewater Treatment Plant Operator (CSC 5101) or Senior Wastewater Treatment Plant Operator (CSC 5103) who receives a WWTP Operator 3 certification will be eligible for an additional 3 percent application of rate; who receives a WWTP Operator 4 certification will be eligible to receive an additional 4 percent application of rate; or who receives a Boiler License will be eligible to receive a 3 percent application of rate through September 30, 2008. Pyramiding of these applications of rate is permitted to a maximum of 7 percent. ¶

Section 2. That Section 1.12.640 of the Tacoma Municipal Code is hereby

amended, retroactive to January 1, 2010, to read as follows:

5101, 5103 Effective October 1, 2008, An employee in the classification of Wastewater Treatment Plant Operator (CSC 5101) or Senior Wastewater Treatment Plant Operator (CSC 5103) who receives a WWTP Operator 3 certification will be eligible for an additional 6 percent [in certification pay](#); who receives a WWTP Operator 4 certification will be eligible to receive an additional 7 percent [in certification pay](#).

Deleted: application of rate

Deleted: application of rate

Deleted: An employee who does not hold a WWTP Operator 3 or 4 certification, but holds a Boiler License or who was enrolled in the boiler certification program as of September 18, 2008, who receives a Boiler License will be eligible to receive a 3 percent application of rate until such time as they obtain either an Operator 3 or 4 certification, or until their boiler license is not current.

Section 3. That Sections 1 and 2 of this ordinance shall become effective retroactive to January 1, 2010.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

ORDINANCE NO. 27900

L.I.D. No. 3967

AN ORDINANCE relating to local improvement districts; providing for the construction of sanitary sewers located in both the Town of Ruston and the City of Tacoma in connection with the Point Ruston neighborhood; creating Local Improvement District No. 3967; providing for a special fund for the payment of the improvement by special assessment upon the property within the district benefited thereby for the issuance of warrants, installment notes, bond anticipation notes, or other short-term obligations to pay that part of the cost and expense of the improvement assessed against the property in the district, and for the payment of the remainder of the cost thereof.

WHEREAS all of the preliminary proceedings for the establishment of Local Improvement District (“L.I.D.”) No. 3967 have been taken as provided by law, and

WHEREAS the Hearings Examiner of the City, after public hearing duly held, has recommended to the City Council the formation of L.I.D. No. 3967; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That there shall be constructed public works and improvements to provide for sanitary sewers, as described below:

A. Laying a sanitary sewer main of various diameters with tees and/or riser for side sewers, manholes and other appurtenances, etc., and all other work necessary to complete the same in accordance with the plans and specifications approved by the City Engineer;

B. Replacement of a 30-inch sanitary sewer main in existing Ruston Way from North 49th Street northwesterly 710 feet, more or less, to the private roadway referred to as Main Street (“Main Street”);

C. Construction of a new 30-inch sanitary main within a public sanitary sewer easement, commencing at the intersection of Main Street and Ruston Way, northeasterly 210 feet, thence continuing in Main Street northwesterly 1,965 feet, more or less, to another private roadway referred to as Cascade Avenue (“Cascade Avenue”), thence within Cascade Avenue westerly 200 feet, more or less, to proposed Yacht Club Road;

D. Construction of a 24-inch, sanitary sewer main in proposed Yacht Club Road from Cascade Avenue southerly 405 feet, more or less, to proposed Ruston Way, thence continuing with a 24-inch sanitary sewer main westerly in North 51st Street 130 feet, more or less, from proposed Ruston Way;

E. Construction of a 12-inch sanitary sewer main from the intersection of proposed Ruston Way and proposed Yacht Club Road, southerly 300 feet, to connect to an existing sanitary sewer main in Baltimore Street;

F. Construction of an 8-inch sanitary sewer main in proposed Yacht Club Road northerly from Cascade Avenue 185 feet, more or less; and

G. Construction of an 8-inch sanitary sewer main in proposed Ruston Way from the intersection of North 51st Street and proposed Ruston Way southeasterly 310 feet, more or less.

Such improvements may also include sanitary side-sewer connections from the sewer main to property lines or to the edge of the public sanitary sewer easement; provided, however, that where such side-sewer connections are installed, the installation shall be considered a sole benefit to the abutting

property, and the costs of side-sewer installation shall be assessed as a sole benefit and not prorated throughout the district.

Section 2. That there is hereby created a local improvement district, to be known as L.I.D. No. 3967, which shall embrace as nearly as practicable all the property specially benefited by the improvements described above, which property is described as follows:

Within the City of Tacoma:

Those portions of the west half of Section 24, Township 21 North, Range 02 East, W.M., described as follows:

Boundary Line Adjustment MPD 2008-40000118826, situated in the City of Tacoma, County of Pierce, State of Washington, per the Boundary Line Adjustment recorded under Pierce County Auditor's Fee Number 2008-10-14-5002, except Parcels 'A', 'B' & 'L'

Within the Town of Ruston:

Those portions of the Northeast Quarter of Section 23, Township 21N, Range 02E, W.M. described as follows:

Boundary Line Adjustment Number 08-01, situated in the Town of Ruston, County of Pierce, State of Washington, per the Boundary Line Adjustment recorded under Pierce County Auditors Fee Number 2009-02-06-5003, except Tracts 12 through 16, except Tract 19

Section 3: That the estimated total project cost and expense of the proposed L.I.D. improvements is \$1,983,669.05 and the estimated rate per Assessable Unit of Frontage ("AUF") is \$241.68. The proposed L.I.D. is a 20-year assessment roll. Actual assessments may vary from assessment estimates, so

long as the assessments do not exceed the increased true and fair value the sanitary sewer improvements add to the property being assessed. At the option of the property owners, the assessments levied against the property shall become due and payable in cash, without interest, within thirty days after publication of notice of assessment, or in twenty (20) equal annual installments with interest on deferred payments at a rate to be hereafter fixed, but in no event greater than one-half percent above the rate of interest fixed upon sale of bonds for the district; and each year one of such installments, together with interest due thereon and on all installments thereafter to become due, shall be collected in the manner provided by law.

Section 4. That a special fund is hereby created, to be called Local Improvement Fund, District No. 3967, which shall consist in the aggregate of the several amounts assessed, levied, and collected upon the several lots and parcels of land in the local improvement district for the purpose of defraying the cost and expense of the sanitary sewer improvements to be borne by the property within the district, and into which fund shall be deposited the proceeds of the sale of warrants, installment notes, bond anticipation notes, or other short-term obligations drawn against the fund which may be sold by the City. Out of the fund shall be paid the warrants, installment notes, bond anticipation notes, or other short-term obligations, interest thereon, and the cost of the sanitary sewer improvements to be borne by the property included in the district.

Section 5. The Director of the Department of Public Works is hereby ordered to call for bids for said improvements, or to provide for the completion of the sanitary sewer improvements consistent with the “Agreement For Improvements Within the Asarco Tacoma Smelter Superfund Site Area OU2”, as amended, and to proceed to complete the improvements and to make out and certify to the City Council an assessment roll, all as provided by law.

In case no bid is accepted, the Director of Public Works is hereby authorized, at his discretion, to proceed to complete the sanitary sewer improvements by the method of day labor or force account and by use of materials, supplies, and equipment, as authorized by the City Charter and ordinances of the City. The Director of Public Works shall keep a separate account of the expenditures as made and the exact cost of the sanitary sewer improvements separately computed. Upon certification by the Director of Public Works that any sums are due to any person for labor or materials for the sanitary sewer improvements, the proper officers shall issue a warrant therefor drawn upon the L.I.D. Fund, District No. 3967. The Director of Public Works shall certify to the City Council the assessment roll on the property as provided by law.

Section 6. Under the provisions of the laws of the State of Washington, amendments thereto, and this ordinance, there shall be issued warrants, installment notes, bond anticipation notes, or other short-term obligations, issued pursuant to Ordinance No. 23412, as it may be amended, in payment of the costs and expenses of the district, payable out of the Local Improvement District Fund. Such warrants, installment notes, bond anticipation notes, or other short-term

obligations shall bear interest from the date of their issuance at a rate to be hereafter fixed by the Director of the Department of Finance in accordance with Ordinance No. 23412, and shall be redeemed from the Local Improvement District Fund or by other warrants, installment notes, bond anticipation notes, or other short-term obligations, or from the proceeds of local improvement bonds which are hereby authorized to be issued hereafter. The exact form, amount, date, interest rate, denominations and additional terms and conditions of such bonds shall later be fixed by ordinance of the City Council.

Section 7. Pursuant to the provisions of the laws of the State of Washington, the City Council hereby directs that the sanitary sewer improvements be paid for by the City in cash and that the warrants, installment notes, bond anticipation notes, or other short-term obligations authorized to be issued under the provisions of this ordinance be sold by the proper officers of the City in accordance with Ordinance No. 23412, as it may be amended, and that the proceeds thereof shall be applied in payment of the costs and expenses of the improvements.

Passed _____

Attest:

City Clerk

Approved as to form and legality:

Deputy City Attorney
Public Works Department

Mayor

Property description approved:

Chief Surveyor

ORDINANCE NO. 27901

AN ORDINANCE relating to wastewater and surface water management; amending Chapter 12.08 of the Tacoma Municipal Code by changing the effective date of the Side Sewer Inspection Program to October 1, 2010, and declaring an emergency.

WHEREAS, on December 8, 2009, the City Council passed Ordinance No. 27857, establishing a program to require private residential side sewer inspections at the time of sale of real property and at the time of major building remodels or additions thereby educating property owners on the condition of their private side sewers, and

WHEREAS Ordinance No. 27857, codified at Section 12.08.720 of the Tacoma Municipal Code ("TMC"), establishes an effective date of July 1, 2010, for compliance with side sewer inspections requirements, and

WHEREAS stakeholders have raised dire concerns about the substantial financial impact of the side sewer inspection program, and the City believes declaring an emergency to amend the effective date of such program from July 1, 2010, to October 1, 2010, in order to receive and consider additional stakeholder input is necessary for the immediate preservation of the public peace, health, or safety, pursuant to Tacoma City Charter § 2.12 and § 2.13, and

WHEREAS declaring an emergency will prevent economic loss by providing distressed homeowners and real estate professionals certainty regarding the applicability of the side sewer inspection requirements for real estate transactions that are pending on July 1, 2010, or later, and

WHEREAS nothing in this ordinance prevents persons from voluntarily complying with the side sewer inspection requirements set forth in Section Code 12.08.720 TMC, between July 1, 2010, and October 1, 2010, and the City is authorized to issue Certificates of Inspection under subsection 12.08.720 E.2 TMC, to such persons; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That Chapter 12.08 of the Tacoma Municipal Code ("TMC") is amended, changing the effective date for compliance with the side sewer inspection requirements in Section 12.08.720 TMC from July 1, 2010, to October 1, 2010, as set forth in the attached Exhibit "A."

Section 2. That an emergency is hereby declared to exist under Tacoma City Charter § 2.12 and that the first reading shall be the final reading and under Tacoma City Charter § 2.13 making necessary the passage of this ordinance immediately upon publication for the immediate preservation of the public peace, health or safety.

Passed _____

Mayor

Attest:

City Clerk

Approved as to Form:

Chief Deputy City Attorney

EXHIBIT "A"

12.08.720 Inflow and Infiltration Removal from Private Side Sewers

A. Purpose. The purpose of this section is to prescribe rules and regulations for private side sewer inspection requirements at the time of sale, major building remodel or additions to properties within the City of Tacoma, to educate property owners on the conditions of their private side sewers, and to encourage the reduction in quantity of inflow and infiltration from the sanitary sewer system. The inspection requirements take effect on October 1, 2010.

Deleted: July 1, 2010,

B. Definitions. As used in this section, the terms listed below shall be defined as follows:

"Certificate of Inspection" means the certificate issued by the City of Tacoma to an owner indicating that the owner has performed an acceptable inspection for sources of inflow and infiltration on their private side sewer.

"Cleanout" means a section of pipe that extends from the underground private side sewer to the ground surface which is used to access the private side sewer for the purposes of cleaning and inspecting the private side sewer.

"Condominium" means real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real property is not a condominium unless the undivided interests in the common elements are vested in the unit owners and unless a declaration and a survey map and plans have been recorded, pursuant to RCW 64.34.020.

"Direct Connection" means any piped connection to the private side sewer that conveys stormwater or surface water to the sanitary sewer system. Examples of direct connections include roof drains, sump pumps, footing drains, area drains, yard drains, and driveway drains.

"Director" means the Director of Public Works or his or her designated representative.

"Infiltration" means any groundwater that makes its way into the private side sewer via defects in the pipe, such as cracks, holes, unsealed joints, and root penetrations.

"Inflow" means any water that is dumped or conveyed into the sanitary sewer system through improper or direct connections. Examples of improper or direct connections include roof drains, footing drains, area drains, yard drains, and driveway drains.

"Inspection Report" means the full and accurate inspection results recorded on a City form including a copy of the closed-circuit television camera ("CCTV") video inspection.

"Private Side Sewer" means the sewage conveyance pipe owned by the property owner that extends from approximately two feet outside of a building or structure to the connection at the public sanitary sewer main. In most circumstances, a portion of the private side sewer extends into public streets or alleys connecting to the public sewer main.

"Public Sewer Main" means the network of common sewage conveyance pipes that are owned, maintained, and operated by the City of Tacoma.

"Sell or Transfer of Title" means the sale or transfer of an entire real property estate or the fee interest in that real property estate and does not include the sale or transfer of a partial interest, including a leasehold.

"Owner" means any private individual or corporation that holds the title to a real property as shown by the Pierce County Assessor's records.

"Video Inspection" means a visual recorded inspection of a private side sewer performed by inserting a flexible video camera into the private side sewer for the purposes of determining the condition of the interior of the pipe.

C. Conditions Requiring Private Side Sewer Inspections for Sources of Inflow & Infiltration.

1. Effective October 1, 2010, properties shall be required to be inspected for sources of inflow and infiltration in the following circumstances:

Deleted: July 1, 2010,

a. Prior to the sale or transfer of title for a real property that contains any building or structure with a private side sewer connecting to the public sewer main.

- b. Prior to the issuance of a building permit for a substantial building renovation. A substantial building renovation shall be defined as meaning remodeling, alteration of, and/or addition to an existing building within a two-year period, the cost of which exceeds 60 percent of the value of the building as calculated using the latest Building Valuation Data as published by the International Code Council.
 - c. Prior to the issuance of a building permit for any new buildings or additions to existing buildings in which the new structures or additions may be constructed over the top of the existing private side sewer. If the location of a private side sewer is unknown, it shall be located prior to issuance of building permit.
2. This section shall not apply to any of the following:
- a. Properties that have been issued a Certificate of Inspection within the past five-year period.
 - b. Transfer of title from one co-owner to one or more other co-owners.
 - c. Transfer of title made to a spouse or to a person or persons in the lineal line of consanguinity of one or more of the transferors.
 - d. Transfer of title between spouses resulting from a decree of dissolution of marriage or a decree of legal separation or from a property settlement agreement incidental to a decree.
 - e. Condominiums, as defined in TMC 12.08.720.B.
3. Properties that have City permit records detailing that the entire private side sewer from the cleanout at the building to the connection at the public sewer main is constructed with water-tight materials meeting current Tacoma Municipal Code requirements will not be required to inspect for infiltration, but will require inspections for sources of inflow.
4. Except as otherwise provided in this section or as allowed by the Director, the owner of the property is responsible for compliance with this section and obtaining an inspection. The owner shall be responsible for disclosing to prospective purchasers the requirements of this section and a copy of the inspection report of the real property in question.
5. Property owners are solely responsible for the construction, maintenance, operations, repairs, or replacement of the private side sewer and any surface reconstruction requirements when performing said repairs.
6. Sources of inflow and infiltration found through inspections required by this section will be permitted by the Director to remain; however, this section shall not be construed to allow any new sources of inflow or infiltration into the sanitary sewer system. The City encourages owners to be proactive in making private side sewer or building repairs to eliminate infiltration and inflow to the sanitary sewer system. The City offers financial assistance to qualified customers through the Environmental Services Conservation Loan Program, per TMC 12.08.640, to aid with the cost of performing private side sewer repairs or replacement.
- D. Inspection Requirements.
- 1. Video Inspection. All private side sewers shall be inspected via an internal video inspection for the full length of the private side sewer from the building sewer to the public sewer main, utilizing a video inspection camera. Video inspections shall be recorded with a current date/time stamp and display the property address visible on-screen
 - 2. Direct Connection Inspection. All buildings with a connection to the public sewer main shall be inspected to determine if any direct stormwater or surface water connections to the sanitary sewer exist, including, but not limited to, roof drains, sump pumps, area drains, foundation/footing drains, and yard drains.
 - 3. Inspections shall be performed by a Washington State licensed plumbing contractor or a sanitation sewer contractor who performs video inspections.
- E. Inspection Report and Certificate of Inspection.
- 1. Inspection results shall be recorded on the City form titled Private Side Sewer Inflow and Infiltration Inspection Report and submitted by the inspector to the City within 14 calendar days of inspection. A digital copy of the video inspection shall also be submitted with the written report. Any incomplete forms or videos will be rejected and required to be resubmitted after correction.
 - 2. The City will issue a Certificate of Inspection for properties having a thorough and complete inspection. Copies of the Inspection Report, Certificate of Inspection, and the video inspection will be kept on file at the City as a matter of public record.

F. Violation – Penalties. Persons who violate this section are subject to the enforcement provisions set forth in TMC 12.08.675, including a Notice of Violation and issuance of a corrective order under TMC 12.08.675.A and civil penalties assessed under TMC 12.08.675.D.