



## Legislation Passed August 31, 2010

The Tacoma City Council, at its regular City Council meeting of August 31, 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. 38101**

Authorizing the execution of a 12-Year Multi-Family Housing Limited Property Tax Exemption Agreement with 6th & Alder Partners, LLC, for the development of 60 new market rate and affordable rental housing units, located at 3112 6th Avenue in the 6th Avenue Mixed-Use Center.

### **Resolution No. 38102**

Authorizing an increase in funds, in the amount of \$1,203,000, budgeted from the Parking Garage Operating Fund, allocated for the reimbursement of certain operating expenses and management fees as required pursuant to the Facilities Management and Operating Services Agreement with Republic Parking Northwest, Inc.

### **Resolution No. 38103**

Authorizing the execution of Amendment No. 4 to the Fourth of July Services Agreement and Concession Permit with the Tacoma Events Commission, in the amount of \$30,000 per year for a period of five years, for a cumulative total of \$150,000, plus in-kind services, to organize and produce the Fourth of July celebration on Ruston Way through the year 2015.

### **Ordinance No. 27880**

Amending Chapter 13.06 of the Municipal Code to reclassify the property located at 4121 South 74th Street, from an "R-2" One-Family Dwelling District to a "T" Transitional District to develop a 10,975-square-foot, one-story office building with 46 associated parking stalls. (Tyler Street L.L.C.; File No. REZ2009-40000132009)

### **Ordinance No. 27919**

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, Customer and Field Services Unit, which covers approximately 135 full-time budgeted positions.

## **RESOLUTION NO. 38101**

A RESOLUTION relating to the multi-family property tax exemption program; authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with 6th & Alder Partners, LLC, for the development of 60 new market-rate and affordable rental housing units, located in the Sixth Avenue 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 12 years, to 6th & Alder Partners, 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"

**6th & Alder Partners, LLC**, is proposing to develop 60 new market-rate and affordable rental housing units at 3112 6th Avenue in the Sixth Avenue Mixed-Use Center. The housing will consist of 7 studio, 1-bathroom units, expected to rent for approximately \$775 each; 25 one-bedroom, 1-bathroom units, expected to rent for \$1,200 each; 26 two-bedroom, 1.5-bathroom units, expected to rent for \$1,550 each; and 2 three-bedroom, 2-bathroom units, expected to rent for \$1,760 each. The studio units will be approximately 460 square feet, the one-bedroom units will be 700 square feet, the two-bedroom units will range from 970 to 1,030 square feet, and the three-bedroom units will be 1,200 square feet. The project will include 60 spaces of on-site residential parking and 4,500 square feet of retail space. The project will provide housing for both individuals and small families. Construction cost is estimated at \$10,589,000 (residential portion comprising of \$9,318,320) providing short-term employment for approximately 60-70 construction tradespeople. Annual property taxes to be exempted from the residential portion are estimated to be approximately \$108,285 of which \$22,022 would be the City's portion. The land and retail portions of the project will continue to produce tax revenues. Two vacant commercial buildings will be demolished. Construction is expected to begin in fall 2010 and be completed by summer 2012. The Community and Economic Development Department has determined that the proposed project qualifies for the 12-year, multi-family property tax exemption. 6th & Alder Partners, 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. 38102**

A RESOLUTION relating to City-owned parking facilities; authorizing an increase of funds, in the amount of \$1,203,000, to be budgeted from the Parking Garage Operating Fund, allocated for the reimbursement of certain operating expenses and management fees as required pursuant to the Facilities Management and Operating Services Agreement with Republic Parking Northwest, Inc.

WHEREAS, in 2008, the City conducted a competitive request for proposals process to select a parking facilities operator for the management and operation of several City-owned parking facilities, and

WHEREAS Republic Parking Northwest, Inc. ("Republic"), was selected to provide the City with staffing, daily operations, and maintenance services, as well as consulting advice for those parking facilities, and

WHEREAS, on June 17, 2008, the City Council adopted Resolution No. 37507, authorizing the execution of the Facilities Management and Operating Agreement with Republic and allocating \$3,000,000 to reimburse Republic for certain expenses incurred in the operation and maintenance of City-owned parking facilities on an as-accrued basis, and

WHEREAS the agreement went into effect May 1, 2008, and is effective until May 1, 2011, and

WHEREAS Republic has incurred reimbursable operating costs in excess of the originally authorized \$3,000,000, totaling \$1,203,000, and

WHEREAS the additional \$1,203,000 was expended for City-requested improvements at the Park Plaza North garage and the Pacific Plaza garage for

additional equipment, repairs and supplies for other facilities, and for expenses related to the City's condominium interest for three years in the "A" Street garage; Now, Therefore,

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

That the proper officers of the City are hereby authorized to increase funds, in the amount of \$1,203,000, budgeted from the Parking Garage Operating Fund, allocated for the reimbursement of certain operating expenses and management fees as required pursuant to the Facilities Management and Operating Services Agreement with Republic Parking Northwest, Inc.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

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

Approved as to form:

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

## **RESOLUTION NO. 38103**

A RESOLUTION relating to community development; authorizing the execution of Amendment No. 4 to the Fourth of July Services Agreement and Concession Permit with the Tacoma Events Commission to organize and produce the Fourth of July celebration on Ruston Way through 2015.

WHEREAS the Tacoma Events Commission (“Commission”) has organized and produced the Fourth of July celebration in agreement with the City since 2006, and

WHEREAS the existing agreement allowed for event production through the 2010 event and outlined procedures for one 5-year extension option through the 2015 Fourth of July celebration, and

WHEREAS the Commission has requested that the City amend the existing agreement to enact the 5-year extension option, and

WHEREAS this proposed amendment will continue to provide for payment to the Commission, in the amount of \$30,000 per year for a cumulative total of \$150,000, for services provided, and

WHEREAS the proposed amendment will also continue to provide for in-kind services from the City valued at \$1,504,000, over the 5-year extension;

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 Amendment No. 4 to the Fourth of July Services Agreement and Concession Permit with the Tacoma Events Commission to organize and produce the

Fourth of July celebration on Ruston Way through 2015, said document to be substantially in the form of the proposed Amendment No. 4 on file in the office of the City Clerk.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

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

Approved as to form:

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

## **ORDINANCE NO. 27880**

AN ORDINANCE relating to zoning; changing the zoning classifications of certain property from “R-2” One-Family Dwelling District to “T” Transitional District, and amending Chapter 13.06 of the Tacoma Municipal Code by deleting certain described property from Section 13.06.100.B.2, and by adding a new section to be known as Section 13.06.200.B.1(133).

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the City Council hereby adopts the Hearing Examiner’s Findings, Conclusions, and Recommendations contained in the Hearing Examiner’s Report dated January 27, 2010, bearing File Nos. REZ2009-40000132009 and SEP2009-40000132010 and filed in the office of the City Clerk.

Section 2. That Chapter 13.06 of the Tacoma Municipal Code is hereby amended by adding thereto a new section to be known as Section 13.06.200.B.1(133), to read as follows:

13.06.200.B.1(133) ADDED TO "T" TRANSITIONAL

DISTRICT." The following property shall be included in the

T Transitional District:

**LOT A**

Beginning at the Northeast Corner of South 74th Street and South Tyler Street, as existed prior to October 18, 1965;

Thence North along the East line of said Tyler Street 162 feet;

Thence East Parallel to the North line of South 74th Street 195.78 feet;

Thence South Parallel with the East line of Tyler Street 162 feet to the North line of South 74th Street;

Thence West along the North line of South 74th Street 195.78 feet to the point of beginning;

Except the West 5 feet and the South 10 feet thereof conveyed to the City of Tacoma by instruments recorded under Fee No. 2384924;

Except for beginning at the Northeast Corner of South 74th and Tyler Streets as established by deed recorded under Pierce County Auditor's Fee No. 2384924, located in the Southeast Quarter of Section 25, Township 20 North, Range 2 East of the Willamette Meridian;

Thence North along the east line of Tyler Street a distance of 152 feet;

Thence East 5 feet;

Thence Southerly parallel to the East line of Tyler Street a distance of 140 feet;

Thence Southeasterly to a point of the North line of South 74th Street 17 feet east of the point of beginning;

Thence West along said North line a distance of 17 feet to the point of beginning.

All situate in the County of Pierce, State of Washington.

Parcel No. 0220254126

**LOT B**

Beginning at the Northeast corner of South 74th Street and South Tyler Street, in Section 25, Township 20 North, Range 2 East of the Willamette Meridian, in Pierce County, Washington;

Thence East 195.78 feet to the true point of beginning;

Thence continuing East 94.2 feet;

Thence North 162.00 feet;

Thence West 94.22 feet;

Thence South to the true point of beginning;

Except portion taking by City of Tacoma for widening South 74th Street by Deed recorded under recording number 2384924;

Also except that portion conveyed to the City of Tacoma by Deed recorded under recording number 8807050224;

Also except that portion conveyed to the City of Tacoma by Deed recorded under recording number 9502280412.

All situate in the County of Pierce, State of Washington.

Parcel No. 0220254143

Section 3. That the above-described property be and is hereby deleted from Section 13.06.100.B.2, R-2 One-Family Dwelling District of the Tacoma Municipal Code.

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

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

Location: 4121 South 74th Street  
Applicant: Tyler Street L.L.C.  
Rezone No. REZ2009-40000132009 and SEP2009-40000132010

Approved as to form:

Property description approved:

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

\_\_\_\_\_  
Chief Surveyor  
Public Works Department

## ORDINANCE NO. 27919

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, Customer and Field Services 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	Title	1	2	3	4	5
0611	Customer Service Assistant	17.76	19.21	20.63	22.08	23.56
0612	Customer Service Assistant, Senior	26.34	27.65	29.03		
0018	Mail & Stock Processor	15.13	15.86	16.68	17.51	18.42
0601	Meter Reader	17.76	19.21	20.63	22.08	23.56
0602	Utilities Field Investigator	26.39				
0305	Warehouse Supervisor, Utilities	26.04	27.26	28.70	30.11	31.63

Code	Title	1	2	3	4	5
0611	Customer Service Assistant <u>Representative</u>	<u>20.59</u>	<u>21.62</u>	<u>22.70</u>	<u>23.83</u>	<u>25.02</u>
0612	Customer Service Assistant, Senior <u>Representative, Technical</u>	<u>26.10</u>	<u>27.40</u>	<u>28.77</u>		
<u>0608</u>	<u>Customer Service Representative, Lead</u>	<u>28.70</u>	<u>30.14</u>	<u>31.65</u>		
0018	Mail & Stock Processor	<u>16.96</u>	<u>17.81</u>	<u>18.70</u>	<u>19.64</u>	<u>20.62</u>
<u>0012</u>	<u>Mail &amp; Stock Processor, Senior</u>	<u>20.78</u>	<u>21.82</u>	<u>22.91</u>		
0601	Meter Reader	<u>19.78</u>	<u>20.76</u>	<u>21.80</u>	<u>22.89</u>	<u>24.04</u>
0602	Utilities Field Investigator	<u>27.65</u>				
0305	Warehouse Supervisor, Utilities	<u>28.36</u>	<u>29.78</u>	<u>31.27</u>	<u>32.83</u>	<u>34.48</u>

Section 2. That Section 1.12.640 of the Tacoma Municipal Code is hereby amended, retroactive to January 1, 2010, to read as follows:

**1.12.640 Application of additional rates.**

\* \* \*

~~0018 An employee in the classification of Mail & Stock Processor (CSC 0018), when assigned in writing and authorized by management to operate the computerized high-volume mail inserter or the folding machine, shall receive an additional 10 percent over his or her base rate of pay; when assigned in writing and authorized by management to operate the computerized high-volume mail inserter and folding machine and print the bills from SAP (multiple spools), shall receive an additional 13 percent over his or her base rate of pay. An employee in this classification who is assigned in writing as lead will receive an additional 10 percent over his or her base rate of pay. There is no pyramiding of applied rates allowed in this classification.~~

\* \* \*

0601 A Meter Reader (CSC 0601), when assigned by his or her supervisor to training functions for a minimum of four hours, shall receive a 10 percent differential above his or her regular rate of pay.

0602 A Utilities Field Investigator (CSC 0602) when assigned by his or her supervisor to training functions for a minimum of four hours shall receive a five percent differential above his or her regular rate of pay.

~~0611 A Customer Service Assistant (CSC 0611) assigned as a training officer shall receive Step 1 of Senior Customer Service Assistant. A Customer Service Assistant (CSC 0611) shall receive the Step 1 of the pay range for Senior Customer Service Assistant (CSC 0612) when assigned to duties as outlined in his or her collective bargaining agreement.~~

\* \* \*

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