



Legislation Passed October 15, 2019

The Tacoma City Council, at its regular City Council meeting of October 15, 2019, 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. 40445

A resolution setting Tuesday, October 29, 2019, at approximately 5:15 p.m., as the date for a public hearing by the City Council on the proposed Ad Valorem and Emergency Medical Services tax levies for 2020.

[Katie Johnston, Budget Officer; Andy Cherullo, Director, Finance]

Resolution No. 40446

A resolution setting Tuesday, October 29, 2019, at approximately 5:15 p.m., as the date for a public hearing by the City Council, pursuant to RCW 35.94.040, on the surplus and potential use of the excess capacity of the Tacoma Power Commercial Network where the user pays for the capital and operating costs related to the excess capacity, while the City retains full ownership of the Network; and on the surplus and potential sale of related inventory, equipment, and vehicles.

[Chris Bacha, Chief Deputy City Attorney; Bill Fosbre, City Attorney]

Resolution No. 40447

A resolution awarding a contract to Bridgestone Americas Tire Operations, LLC, in the amount of \$3,900,000, plus applicable taxes, budgeted from various departmental funds, for Citywide purchases of tires, tubes, and services, through March 31, 2024 - NASPO ValuePoint Contract No. 19102.

[Patsy Best, Procurement and Payables Division Manager; Andy Cherullo, Director, Finance]

Resolution No. 40448

A resolution awarding a contract to ImageTrend, Inc., in the amount of \$384,415.75, plus applicable taxes, budgeted from the Emergency Medical Services Special Revenue Fund, for an electronic patient care reporting system, for a contract period of five years, for a projected contract total not to exceed \$624,000.00 - Specification No. FD19-0239F.

[Teresa Green, Fire Department Manager; Toryono Green, Fire Chief]

Resolution No. 40449

A resolution authorizing an increase to the contract with Clean Energy, d.b.a. Clean Energy Corp., in the amount of \$250,000, plus applicable taxes, for a total of \$549,500, budgeted from the Solid Waste Fund, for ongoing preventative maintenance, replacement of two compressors, and the addition of two on-site compressors to meet operational needs for the Solid Waste Management fleet, through March 13, 2021 - Specification No. ES16-0546N.

[Lewis Griffith, P.E., Solid Waste Division Manager; Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 40450

A resolution authorizing the use of \$250,000 from the General Fund, to support the predevelopment costs of the Asia Pacific Cultural Center's capital campaign, to redevelop the 4851 South Tacoma Way site.

[Jeff Robinson, Director, Community and Economic Development]

Resolution No. 40451

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Konstantin Kurkov, for the development of 12 multi-family market-rate and affordable rental housing units, located at 7427 South "D" Street, in the Upper Pacific Mixed-Use Center.

[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]



RESOLUTION NO. 40445

1 A RESOLUTION relating to revenue sources; setting Tuesday, October 29, 2019,
2 at approximately 5:15 p.m., as the date for a public hearing by the City
3 Council on the proposed Ad Valorem levies for General Property tax and
Emergency Medical Services tax for 2020.

4 WHEREAS RCW 84.55.120 requires that a taxing district, other than the
5 state, that collects regular levies shall hold a public hearing on revenue sources for
6 the district's following year's current expenses budget, and
7

8 WHEREAS the hearing must include consideration of possible increases in
9 property tax revenues and shall be held prior to the time the taxing district levies
10 the taxes or makes the request to have the taxes levied; Now, Therefore,

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

12 Section 1. That the hearing required by RCW 84.55.120, for the purpose of
13 setting the Ad Valorem levies for General Property tax and Emergency Medical
14 Services tax for the 2020 fiscal year, shall commence on October 29, 2019, at
15 approximately 5:15 p.m., in the City Council Chambers, First Floor, Tacoma
16 Municipal Building, 747 Market Street, Tacoma, Washington.
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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. 40446

1 A RESOLUTION setting Tuesday, October 29, 2019, at approximately 5:15 p.m.,
2 as the date for a public hearing, pursuant to RCW 35.94.040, by the City
3 Council on (1) the surplus and potential use of the excess capacity of the
4 Tacoma Power Commercial Network where the user pays for the capital
5 and operating costs related to the excess capacity while the City retains
6 full ownership of the Network, and (2) the surplus and potential sale of
7 related inventory, equipment, and vehicles.

8 WHEREAS the Public Utility Board and City Council, after review of
9 multiple proposals from third parties, directed the Public Utilities Director to
10 execute a letter of agreement with Rainier Connect to enter into good faith
11 negotiation of agreements through which the City, through its Department of
12 Public Utilities, Power Division (d.b.a. "Tacoma Power"), will retain ownership of
13 the Tacoma Power Commercial Network and future improvements in the Click!
14 Network service area, and

15 WHEREAS the capital and operating costs of the surplus excess capacity
16 of the Tacoma Power Commercial Network will be borne by a third party,
17 Rainier Connect, and Tacoma Power will no longer provide cable television or
18 wholesale internet access or data transport services, and

19 WHEREAS Rainier Connect would use the surplus excess capacity of the
20 Tacoma Power Commercial Network to provide broadband information services
21 consistent with the 12 policy goals adopted by the City Council and Public Utility
22 Board, and

23 WHEREAS the proposed agreements will include provisions ensuring,
24 among other things, that the use and operation of the surplus excess capacity of
25 the Tacoma Power Commercial Network by the new operator will not interfere
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with, or jeopardize the safety and security of, Tacoma Power's continued use and operation of the Tacoma Power Control Operations Network and the City's use and operation of the Institutional Network, and

WHEREAS the proposed agreements will establish the consideration to be paid for the equipment, inventory, and vehicles to be surplus, together with the compensation to be paid for the use of the surplus excess capacity of the Tacoma Power Commercial Network, and

WHEREAS, pursuant to RCW 35.94.040, the City Council shall conduct a public hearing prior to determining whether excess capacity of the Tacoma Power Commercial Network and related equipment, inventory, and vehicles are surplus to the City's needs and not required for providing continued public utility service, and

WHEREAS the City desires to fix a time and date for public hearing to receive public comment on the surplus of the excess capacity of the Tacoma Power Commercial Network, together with related inventory, equipment, and vehicles, in conformance with RCW 35.94.040; Now, Therefore,

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

Section 1. That Tuesday, October 29, 2019, at approximately 5:15 p.m., is hereby fixed as the time, and the City Council Chambers on the First Floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, as the place when and where a public hearing shall be held on (1) the surplus and potential use of the excess capacity of the Tacoma Power Commercial Network where the user pays for the capital and operating costs related to the excess



capacity while the City retains full ownership of the Network, and (2) the surplus
and potential sale of related inventory, equipment, and vehicles.

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

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



RESOLUTION NO. 40447

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and
2 the furnishing of services; authorizing the execution of a contract with
3 Bridgestone Americas Tire Operations, LLC, in the amount of \$3,900,000,
4 plus applicable taxes, budgeted from Various Departmental Funds, for
Citywide purchases of tires, tubes, and services, through March 31, 2024,
pursuant to NASPO ValuePoint Contract No. 19102.

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

10 WHEREAS the Board of Contracts and Awards has concurred with the
11 recommendation for award as set forth in the attached Exhibit "A"; Now, Therefore,
12

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

14 Section 1. That the Council of the City of Tacoma concurs with the Board of
15 Contracts and Awards to adopt the recommendation for award as set forth in the
16 attached Exhibit "A."

17 Section 2. That the proper officers of the City are hereby authorized to
18 enter into a contract with Bridgestone Americas Tire Operations, LLC, in the
19 amount of \$3,900,000, plus applicable taxes, budgeted from Various
20



1 Departmental Funds, for Citywide purchases of tires, tubes, and services, through
2 March 31, 2024, pursuant to NASPO ValuePoint Contract No. 19102, consistent
3 with Exhibit "A."
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5 Adopted _____
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7 _____
8 Mayor

9 Attest:
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11 _____
12 City Clerk

13 Approved as to form:
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15 _____
16 City Attorney
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RESOLUTION NO. 40448

1 A RESOLUTION related to the purchase of materials, supplies or equipment,
2 and the furnishing of services; authorizing the execution of a contract
3 with ImageTrend, Inc., in the amount of \$384,415.75, plus applicable
4 taxes, budgeted from the Tacoma Fire Department Emergency Medical
5 Services Special Revenue Fund, for an electronic patient care reporting
6 (ePCR) system, for a contract period of five years, for a projected
7 contract total not to exceed \$624,000.00, pursuant to Specification
8 No. FD19-0239F.

9 WHEREAS the City has complied with all applicable laws and processes
10 governing the acquisition of those supplies, and/or the procurement of those
11 services, inclusive of public works, as is shown by the attached Exhibit "A,"
12 incorporated herein as though fully set forth, and

13 WHEREAS the Board of Contracts and Awards has concurred with the
14 recommendation for award as set forth in the attached Exhibit "A"; Now, Therefore,

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

16 Section 1. That the Council of the City of Tacoma concurs with the Board of
17 Contracts and Awards to adopt the recommendation for award as set forth in the
18 attached Exhibit "A."

19 Section 2. That the proper officers of the City are hereby authorized to
20 enter into a contract with ImageTrend, Inc., in the amount of \$384,415.75, plus
21 applicable taxes, budgeted from the Tacoma Fire Department Emergency Medical
22 Services Special Revenue Fund, for an electronic patient care reporting (ePCR)



1 system, for a contract period of five years, for a projected contract total not to
2 exceed \$624,000.00, pursuant to Specification No. FD19-0239F, consistent with
3 Exhibit "A."
4

5 Adopted _____
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7 _____
8 Attest: Mayor

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10 _____
11 City Clerk

12 Approved as to form:
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15 City Attorney
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RESOLUTION NO. 40449

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and
2 the furnishing of services; authorizing the increase and extension of Contract
3 No. 4600012338 with Clean Energy, d.b.a. Clean Energy Corp, in the
4 amount of \$250,000, for a cumulative contract amount of \$549,500, plus
5 applicable taxes, budgeted from the Solid Waste Fund, for ongoing
6 preventative maintenance, replacement of two compressors, and the
addition of two on-site compressors to meet operational needs for the Solid
Waste Management fleet, through March 13, 2021, pursuant to Specification
No. ES16-0546N.

7 WHEREAS the City has complied with all applicable laws and processes
8 governing the acquisition of those supplies, and/or the procurement of those
9 services, inclusive of public works, as is shown by the attached Exhibit "A,"
10 incorporated herein as though fully set forth, and
11

12 WHEREAS the Board of Contracts and Awards has concurred with the
13 recommendation for award as set forth in the attached Exhibit "A"; Now, Therefore,

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

15 Section 1. That the Council of the City of Tacoma concurs with the Board of
16 Contracts and Awards to adopt the recommendation for award as set forth in the
17 attached Exhibit "A."
18

19 Section 2. That the proper officers of the City are hereby authorized to
20 increase Contract No. 4600012338 with Clean Energy, d.b.a. Clean Energy Corp, in
21 the amount of \$250,000, for a cumulative contract amount of \$549,500, plus
22 applicable taxes, budgeted from the Solid Waste Fund, for ongoing preventative
23 maintenance, replacement of two compressors, and the addition of two on-site air
24 compressors to meet operational needs for the Solid Waste Management fleet,
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through March 13, 2021, pursuant to Specification No. ES16-0546N, consistent with
Exhibit "A."

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



RESOLUTION NO. 40450

1 BY REQUEST OF MAYOR WOODARDS, AND COUNCIL MEMBERS
2 BLOCKER AND MELLO

3 A RESOLUTION relating to economic development; authorizing the use of
4 \$250,000 from the General Fund, to support the predevelopment costs
5 of the Asia Pacific Cultural Center's capital campaign to redevelop the
6 4851 South Tacoma Way site.

7 WHEREAS the Asia Pacific Cultural Center ("APCC") is a 501(c)3 non-profit
8 organization formed in 1996, and serves as an interactive cultural crossroads
9 between local and international communities in the City, and

10 WHEREAS the APCC represents 47 countries and cultures, offering
11 programs and services honoring the distinct artistry, business protocols, and
12 history and social practices of these households in our community, and they will
13 need resources and representation for decades to come, and

14 WHEREAS the APCC is planning a redevelopment of the site of the current
15 cultural center located at 4851 South Tacoma Way, which will offer new, mixed-
16 use residential and commercial facilities, as well as expanded services and mixed-
17 income senior housing, and

18 WHEREAS the redevelopment of this property will modernize the current
19 facility, revitalize the neighborhood, and support local residents by continuing to
20 provide enhanced programs to encourage a cultural awareness dialogue, as well
21 as improve the quality of life for the citizens of the City, and

22 WHEREAS the estimated project cost is \$70 million, which includes
23 \$38 million for the cultural center, and \$28 million for senior housing, and
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1 WHEREAS the housing portion of the development is anticipated to include
2 City, county, and state funding, federal low income housing tax credits, any
3 available HUD funding, and additional funding sources are being pursued by
4 APCC, including state grants, private contributions and fundraising, new market tax
5 credits (if available), and an EB5 investment, and
6

7 WHEREAS a financial commitment from the City for predevelopment costs
8 associated with market studies, architecture, engineering, and environmental and
9 geotechnical services would help secure future funding from additional partners
10 and is crucial to APCC's ability to reach the fundraising goal for the project, and will
11 provide reciprocal consideration in the form of identified public benefits; Now,
12 Therefore,
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14 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

15 That the proper officers of the City are hereby authorized to execute an
16 agreement for a one-time payment in the amount of \$250,000, budgeted from the
17 General Fund, including specific public benefit consideration to support the Asia
18 Pacific Cultural Center's redevelopment project at 4851 South Tacoma Way, in
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1 consideration of the public benefits set forth in the agreement attached as
2 Exhibit "A," said document to be substantially in the form of the proposed
3 agreement on file in the office of the City Clerk.
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5 Adopted _____
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7 _____
8 Attest: Mayor

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10 _____
11 City Clerk

12 Approved as to form:
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14 _____
15 Deputy City Attorney
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EXHIBIT “A”

REDEVELOPMENT SCOPE OF WORK

Asia Pacific Cultural Center (APCC) Capital Construction Campaign

The Asian Pacific Community Center is planning a new 175,000 square foot, mixed-use development at its current location at 4851 South Tacoma Way, Tacoma, WA 98409 (formerly the South Park Community Center) where it runs a 10,000 square foot cultural center. The site is at South Park on South Tacoma Way and is owned by Metro Parks Tacoma. APCC is negotiating with Metro Parks on a favorable long-term land lease for the site, and working with Tacoma Housing Authority on how they may assist or partner on the project.

The total project cost is estimated at close to \$70 million and includes a \$38 million cultural center on the first two levels, as well as a \$28 million senior, affordable housing units above. The cultural center is projected at just under 80,000 square feet and will include a large community space, meeting and event rooms, a food court, store, administrative offices, and 47 separate spaces for Asian and Pacific Islander countries to display and offer presentations.

There will be 70 - 100 units of senior, affordable housing depending on the amount of public funding secured, and 10 - 15 market rate housing units currently totaling 60,000 square feet. There will be 93 parking spaces to be allocated between the cultural center and housing.

The City of Tacoma will provide funding to the Asia Pacific Cultural Center (APCC), an IRS designated 501(C)(3) non-profit organization, for predevelopment activities associated with the redevelopment of a mixed-use residential/commercial/cultural project on 4851 South Tacoma Way, Tacoma, WA 98409. The housing portion of the project includes City, County and State funding, Federal low income housing tax credits, and HUD funding, if available. Additional development funding sources being pursued by APCC include state grants, private contributions and fundraising, new market tax credits if available, and an EB5 investment.

The City of Tacoma funding will be for a maximum, one-time contribution of two-hundred fifty thousand dollars (\$250,000.00) to be applied as follows:

- This funding may only be used for the costs associated with market studies, architectural, engineering, and environmental/ geotechnical services.
- The funding may not be used for appraisals or legal fees, developer or project management fees, or any soft cost contingencies.
- APCC shall provide copies of paid invoices from any predevelopment contracted service providers and/or predevelopment project related documentation where City of Tacoma funding was used for payment based on the requirements stated above.

The following pages include the environmental designs for the APCC planned construction.



4851 South Tacoma Way
Tacoma, WA 98409

Date
29 April 2019

Project No.

19-011







RESOLUTION NO. 40451

1 A RESOLUTION relating to the multi-family property tax exemption program;
2 authorizing the execution of a Multi-Family Housing 12-Year Limited Property
3 Tax Exemption Agreement with Konstantin Kurkov, for the development of
4 12 multi-family market-rate and affordable housing units to be located at
5 7427 South "D" Street in the Upper Pacific Mixed-Use Center.

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

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

14 WHEREAS Konstantin Kurkov, is proposing to develop nine new market-rate
15 housing units to consist of two studio units, with an average size of 415 square feet
16 and renting for approximately \$875 per month, one one-bedroom, one-bath unit
17 with an average size of 800 square feet and renting for approximately \$1,100 per
18 month, and six two-bedroom, one-bath units with an average size of 900 square
19 feet and renting for approximately \$1,200 per month; and three affordable-rate units
20 consisting of one studio unit with an average size of 415 square feet and renting for
21 approximately \$1,124 per month, with utilities, one one-bedroom, one-bath unit with
22 an average size of 800 square feet and renting for approximately \$1,284 per month,
23 with utilities, and one two-bedroom, one-bath unit with an average size of
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1 900 square feet and renting for approximately \$1,444 per month, with utilities, as
2 well as six on-site residential parking stalls, and

3 WHEREAS, although at this time, the expected market-rate rents and the
4 affordable rents are nearly the same and are deemed "affordable," over the 12-year
5 exemption period, as the market-rate rents increase, the three affordable units will
6 continue to comply with the allowable and affordable rates, and

7
8 WHEREAS the Director of Community and Economic Development has
9 reviewed the proposed property tax exemption and recommends that a conditional
10 property tax exemption be awarded for the property located at 7427 South "D"
11 Street in the Upper Pacific Mixed-Use Center, as more particularly described in the
12 attached Exhibit "A"; Now, Therefore,

13
14 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

15 Section 1. That the City Council does hereby approve and authorize a
16 conditional property tax exemption, for a period of 12 years, to Konstantin Kurkov,
17 for the property located at 7427 South "D" Street in the Upper Pacific Mixed-Use
18 Center, as more particularly described in the attached Exhibit "A."

19
20 Section 2. That the proper officers of the City are authorized to execute a
21 Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with
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1 Konstantin Kurkov, said document to be substantially in the form of the proposed
2 agreement on file in the office of the City Clerk.

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4 Adopted _____

5 _____
6 Mayor

7 Attest:

8 _____
9 City Clerk

10 Approved as to form:

Legal description approved:

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12 _____
13 Deputy City Attorney

14 _____
15 Chief Surveyor
16 Public Works Department

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EXHIBIT "A"

LEGAL DESCRIPTION

Tax Parcel: 7850100031

Legal Description:

A portion of the Northeast Quarter of the Southwest Quarter of Section 28, Township 20 North, Range 3 East, Willamette Meridian, Pierce County, Washington, more particularly described as follows;

Lots 1 and 2, Block 1, Replat of West Portion of Lot Seven of T.J. Spooner's Five Acre Lots, according to the Plat thereof recorded in Book 14 of Plats, Page 47, records of Pierce County Auditor.

Situate in the City of Tacoma, County of Pierce, State of Washington.