



Legislation Passed July 31, 2018

The Tacoma City Council, at its regular City Council meeting of July 31, 2018, 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. 40073

A resolution authorizing the execution of an amendment to the Interlocal Agreement with the Port of Tacoma, to continue providing a cooperative framework for coordination of certain stormwater management activities, for a one-year period through September 30, 2019.

[Geoffrey M. Smyth, P.E., Science and Engineering Division Manager;
Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 40074

A resolution awarding a contract to R.L. Alia Company, in the amount of \$1,431,718.80, plus applicable sales tax, plus a 20 percent contingency, for a total of \$1,718,062.56, budgeted from various departmental funds, for the replacement of wastewater and surface water pipe, and road and curb ramp improvements at various locations in the downtown and south Tacoma areas - Specification No. ES18-0026F.

[Geoffrey M. Smyth, P.E., Science and Engineering Division Manager;
Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 40075

A resolution awarding a contract to Ray Klein Inc., d.b.a. Professional Credit Service, for an initial contract term of three years, with the option to renew for three additional one-year periods, for Citywide collection services - Specification No. FI18-0087F.

[Michael San Soucie, Treasury Manager; Andy Cherullo, Director, Finance]

Resolution No. 40076

A resolution authorizing the execution of a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with Rochester Street, LLC, for the development of 12 multi-family market-rate housing rental units, located at 619 North Rochester Street in the Narrows Mixed-Use Center.

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

Resolution No. 40077

A resolution authorizing the execution of a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with Washington Building Apartments LLC, for the conversion of an existing office building into a residential building with 158 multi-family market-rate housing rental units, located at 1019-1021 Pacific Avenue in the Downtown Regional Growth Center.

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

Resolution No. 40078

A resolution declaring surplus and authorizing the sale and conveyance of approximately 2.16 acres of property, located at 8002 Golden Given Road East, in unincorporated Pierce County, to Mr. Ngoun Chum, for the amount of \$200,000.

[Greg Muller, Real Estate Officer; Scott Dewhirst, Water Superintendent]



RESOLUTION NO. 40073

1 A RESOLUTION relating to stormwater management; authorizing the execution
2 of an amendment to the Interlocal Agreement with the Port of Tacoma,
3 extending the term for a one-year period, through September 30, 2019, to
4 continue providing a cooperative framework for coordination of certain
5 stormwater management activities.

6 WHEREAS, in September 2013, pursuant to Resolution No. 38724, the
7 City and Port of Tacoma ("Port") entered into an Interlocal Agreement ("ILA"), in
8 accordance with RCW 39.34, the Interlocal Cooperation Act, for mutual
9 cooperation and support regarding agency stormwater management, and

10 WHEREAS the purpose of the ILA is to memorialize the cooperation
11 between the two agencies for managing the Municipal Separate Storm Sewer
12 System Permit ("MS4"), and

13 WHEREAS the existing ILA expires on July 31, 2018, and the Department
14 of Ecology ("Ecology") will be issuing new MS4 permits to both entities in 2019,
15 and

16 WHEREAS any new MS4 permit requirements will be evaluated by the
17 City and Port, and may be incorporated into a new ILA, and

18 WHEREAS the City and the Port desire to continue the cooperative
19 framework set forth in the ILA, and desire to extend the term of the ILA for a one-
20 year period, through September 30, 2019, until the new MS4 permits have been
21 issued by Ecology and can be evaluated; Now, Therefore,

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

23 That the proper officers of the City are hereby authorized to enter into an
24 amendment to the Interlocal Agreement with the Port of Tacoma, extending the
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term for a one-year period, through September 30, 2019, to continue providing a cooperative framework for coordination of certain stormwater management activities, said amendment to be substantially in the form of the proposed document on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



RESOLUTION NO. 40074

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 R.L. Alia Company, in the amount of \$1,431,718.80, plus applicable sales
4 tax, plus a 20 percent contingency, for a total of \$1,718,062.56, budgeted
5 from various departmental funds, for the replacement of wastewater and
6 surface water pipe, and road and curb ramp improvements at various
7 locations in the downtown and south Tacoma areas, pursuant to
8 Specification No. ES18-0026F.

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 R.L. Alia Company, in the amount of \$1,431,718.80,
21 plus applicable sales tax, plus a 20 percent contingency, for a total of
22 \$1,718,062.56, budgeted from various departmental funds, for the replacement

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1 of wastewater and surface water pipe, and road and curb ramp improvements at
2 various locations in the downtown and south Tacoma areas, pursuant to
3 Specification No. ES18-0026F, consistent with Exhibit "A."
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5 Adopted _____
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8 Mayor

9 Attest:
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11 _____
12 City Clerk

13 Approved as to form:
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16 City Attorney
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RESOLUTION NO. 40075

1 A RESOLUTION related to the purchase of materials, supplies or equipment,
2 and the furnishing of services; authorizing the execution of a contract with
3 Ray Klein Inc., DBA Professional Credit Service, for an initial contract
4 term of three years, with the option to renew for three additional one-year
5 periods, for citywide collection services, pursuant to Specification
6 No. FI18-0087F.

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

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 Ray Klein Inc., DBA Professional Credit Service,
19 for an initial contract term of three years, with the option to renew for three
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1 additional one-year periods, for citywide collection services, pursuant to
2 Specification No. F118-0087F, consistent with Exhibit "A."

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4 Adopted _____

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7 Mayor

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9 Attest: _____
10 City Clerk

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12 Approved as to form: _____
13 City Attorney

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RESOLUTION NO. 40076

1 A RESOLUTION relating to the multi-family property tax exemption program;
2 authorizing the execution of a Multi-Family Housing Eight-Year Limited
3 Property Tax Exemption Agreement with Rochester Street, LLC, for the
4 development of 12 multi-family market-rate rental housing units to be located
5 at 619 North Rochester Street in the Narrows 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 Rochester Street, LLC, is proposing to develop 12 market-rate
15 rental units to consist of 12 two-bedroom, two and one-half-bath units with an
16 average size of 1,450 square feet and renting for approximately \$1,800 per month,
17 as well as 12 on-site residential parking stalls, and

18 WHEREAS the Director of Community and Economic Development has
19 reviewed the proposed property tax exemption and recommends that a conditional
20 property tax exemption be awarded for the property located at 619 North Rochester
21 Street in the Narrows Mixed-Use Center, as more particularly described in the
22 attached Exhibit "A"; Now, Therefore,
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

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Section 1. That the City Council does hereby approve and authorize a conditional property tax exemption, for a period of eight years, to Rochester Street, LLC, for the property located at 619 North Rochester Street in the Narrows Mixed-Use Center, as more particularly described in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with Rochester Street, LLC, 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

Legal description approved:

Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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Tax Parcel: 4470000471

Legal Description:

That portion of the Northeast Quarter of the Northeast Quarter of Section 03, Township 20 North, Range 02 East of the Willamette Meridian, more particularly described as follows:

Lots 25 and 26, Block 2, Highlands Narrowview Addition to Tacoma, according to the Plat thereof recorded in Volume 13 of Plats at Page 58, Records of Pierce County Auditor;

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



RESOLUTION NO. 40077

1 A RESOLUTION relating to the multi-family property tax exemption program;
2 authorizing the execution of a Multi-Family Housing Eight-Year Limited
3 Property Tax Exemption Agreement with Washington Building Apartments
4 LLC, for the conversion of an existing office building into a residential
5 building with 158 multi-family market-rate rental housing units to be located
6 at 1019-1021 Pacific Avenue in the Downtown Regional Growth Center.

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

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

15 WHEREAS Washington Building Apartments LLC, is proposing to develop
16 158 market-rate rental units to consist of 152 one-bedroom, one-bath units with an
17 average size of 622 square feet and renting for approximately \$1,550 per month,
18 and six two bedroom, two-bath units with an average size of 1,071 square feet
19 and renting for approximately \$2,000 per month, as well as 775 square feet of
20 retail space, and

21 WHEREAS the Director of Community and Economic Development has
22 reviewed the proposed property tax exemption and recommends that a conditional
23 property tax exemption be awarded for the property located at 1019-1021 Pacific
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Avenue in the Downtown Regional Growth Center, as more particularly described in the attached 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 a conditional property tax exemption, for a period of eight years, to Washington Building Apartments LLC, for the property located at 1019-1021 Pacific Avenue in the Downtown Regional Growth Center, as more particularly described in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with Washington Building Apartments LLC, 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

Legal description approved:

Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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Tax Parcel: 2010030072

Legal Description:

That portion of the Northwest Quarter of the Northwest Quarter of Section 04, Township 20 North, Range 03 East of the Willamette Meridian, more particularly described as follows:

Lots 10, 11, and 12 in Block 1003, Map of New Tacoma, Washington Territory, according to the plat thereof filed for record February 3, 1875, in the Office of the Auditor of Pierce County, Washington.

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



RESOLUTION NO. 40078

1 A RESOLUTION relating to utility-owned surplus property; authorizing the
2 negotiated sale and conveyance of approximately 2.16 acres of real
3 property owned by the City of Tacoma, Department of Public Utilities, Water
4 Division (d.b.a. "Tacoma Water"), located at 8002 Golden Given Road East
in unincorporated Pierce County, Washington, to Mr. Ngoun Chum for the
sum of \$200,000.

5 WHEREAS the City of Tacoma, Department of Public Utilities, Water
6 Division (d.b.a. "Tacoma Water"), owns approximately 2.16 acres of real property
7 located at 8002 Golden Given Road East in unincorporated Pierce County,
8 Washington ("Property"), with an estimated market value of \$200,000, as more
9 fully described in the documents on file in the office of the City Clerk, and
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11 WHEREAS the Property was part of Tacoma Water's acquisition of the
12 South East Tacoma Mutual Water Company in 2002, and
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14 WHEREAS Tacoma Water determined the Property was not essential for
15 continued effective utility service, and declared it surplus in 2002, and
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17 WHEREAS Mr. Ngoun Chum has offered to purchase the Property for the
18 sum of \$200,000, which is deemed acceptable by Tacoma Water and the
19 Department of Public Works, Real Property Services Division, and
20

21 WHEREAS the Department of Public Works proceeded with the negotiated
22 disposition process pursuant to Tacoma Municipal Code ("TMC") 1.06.280.F, and
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24 WHEREAS, on June 13, 2018, by adoption of Public Utility Board
25 Resolution No. U-11014, the Property was approved for sale, pending
26 confirmation from the City Council, and



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WHEREAS, on July 17, 2018, pursuant to RCW 35.94.040 and

TMC 1.06.280, the City Council conducted a public hearing on the proposed sale of said Property, and

WHEREAS, there being no foreseeable need for continued City ownership of the Property, the sale of said Property appears to be in the best interests of the City, pending final approval from the City Council; 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 all documents necessary, including a Quit Claim Deed, to convey approximately 2.16 acres of real property located at 8002 Golden Given Road East in unincorporated Pierce County, Washington, owned by the City of Tacoma, through its Department of Public Utilities, Water Division, to Mr. Ngoun Chum for the sum of \$200,000, said Quit Claim Deed to be substantially in the form of the deed on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Chief Deputy City Attorney

Requested by Public Utility Board
Resolution No. U-11014