



Legislation Passed September 18, 2018

The Tacoma City Council, at its regular City Council meeting of September 18, 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. 40099

A resolution setting Tuesday, October 2, 2018, at approximately 5:30 p.m., as the date for a public hearing by the City Council, on the proposed amendment to Chapter 1.95 of the Municipal Code, relating to the Tenant Rights Code, to include tenant relocation assistance. [Linda Stewart, Director, Neighborhood and Community Services]

Resolution No. 40100

A resolution awarding a contract to Siemens Industry, Inc., in the amount of \$496,831, plus applicable sales tax, budgeted from the Solid Waste Fund, for equipment, delivery, install, and commission of an internet protocol surveillance system at the Recovery and Transfer Center - Cooperative Agreement with Sourcewell, Contract No. 031517-SIE. [Lewis Griffith, P.E., Solid Waste Division Manager; Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 40101

A resolution awarding a contract to Northwest Cascade Inc, in the amount of \$1,453,842.26, plus applicable sales tax, plus a 15 percent contingency, for a total of \$1,671,918.60, budgeted from various departmental funds, including the Streets Initiative Fund, for restoration of approximately 16 blocks of residential streets, construction of ADA ramps, and sanitary improvements, located on South 21st, 23rd, and 25th Streets between South Sprague Avenue and South Sheridan Avenue - Specification No. PW18-0210F. [Darius Thompson, Project Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

Resolution No. 40102

A resolution increasing the contract with Global Contractors LLC, in the amount of \$586,069.00, plus applicable sales tax, for a total of \$2,930,344.60, budgeted from various departmental funds, including the Streets Initiative Fund, to construct additional concrete panel replacements, sidewalks, striping, and other improvements, including missing link sidewalks on East 56th Street between Portland Avenue and McKinley Avenue - Specification No. PW18-0049F. [Diane Sheesley, P.E., Project Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

Resolution No. 40103

A resolution increasing the contract with John Korsmo Construction Inc, d.b.a. Korsmo Construction, in the amount of \$1,253,574.42, plus applicable sales tax, for a total of \$5,097,142.42, budgeted from the Performing Arts Fund, for the addition of loose seating, an orchestra shell, production equipment, donor signage, lobby paint, and lobby roof replacement for the Pantages Theater and the Jones Building - Broadway Center for the Performing Arts Contract No. 4600013303.
[Sue O'Neill, Assistant Division Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

Resolution No. 40104

A resolution increasing the contract with Chandler Asset Management Inc., in the amount of \$470,000, sales tax not applicable, for a total of \$1,170,000, budgeted from the Internal Services Fund, for investment advisory services related to assets in the Core Tier of the City's investment portfolio - Specification No. FI15-0289F.
[Teresa Sedmak, City Treasurer; Andy Cherullo, Director, Finance]

Resolution No. 40105

A resolution increasing the contract with Graybar Electrical Company, in the amount of \$2,500,000, plus applicable sales tax, for a total of \$2,700,000, budgeted from various departmental funds, for electrical, lighting, data communications and security products, services, and solutions - Interlocal Agreement with U.S. Communities Purchasing Alliance Master Agreement No. EV2370.
[Patsy Best, Senior Financial Manager; Andy Cherullo, Director, Finance]

Resolution No. 40106

A resolution declaring surplus and authorizing the execution of a Quitclaim Deed to Felt on Stevens, LLC, to convey vacant, undeveloped residential land, located at 1204 South Stevens Street, for the amount of \$42,560.
[Ronda Cornforth, Senior Real Estate Specialist; Kurtis D. Kingsolver, P.E., Director, Public Works]

Resolution No. 40107

A resolution approving, as a required planning jurisdiction, the issuance of Nonrecourse Industrial Revenue Bonds, in the amount of \$10,000,000, to Tool Gauge & Machine Works, Inc., for expansion of the site located at 4336 South Adams Street.
[Pat Beard, Project Manager; Jeff Robinson, Director, Community and Economic Development]

Resolution No. 40108

A resolution authorizing the execution of a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with Forbes Development Group and Mount Bay Investment Holdings, LLC, for the development of 229 multi-family market-rate housing rental units, located at 301-323 East 26th Street in the Downtown Regional Growth Center.
[Debbie Bingham, Economic Development Specialist; Jeff Robinson, Director, Community and Economic Development]

Resolution No. 40109

A resolution authorizing the use of \$10,000, budgeted from the City Council Contingency Fund, for sponsorship of the 2019 Interfaith Women's Conference scheduled for March 15-16, 2019.

[Mayor Woodards]

Ordinance No. 28528

An ordinance 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 Tacoma Police Union, Local 6, I.U.P.A.

[Kari Louie, Senior Compensation and Benefits Manager; Gary Buchanan, Director, Human Resources]



RESOLUTION NO. 40099

1 A RESOLUTION setting Tuesday, October 2, 2018, at approximately 5:30 p.m.,
2 as the date for a public hearing by the City Council on a proposed
3 amendment to Chapter 1.95 of the Tacoma Municipal Code, "Tenant
Rights Code," relating to tenant relocation assistance.

4 WHEREAS, on April 26, 2018, the City Council passed Ordinance
5 No. 28508, enacting Tacoma Municipal Code 1.95, "Tenant Rights Code," which
6 requires 90 days' notice to terminate a month-to-month tenancy in the event the
7 landlord plans to substantially rehabilitate, demolish, or change the use of a
8 building, and
9 building, and

10 WHEREAS, since the ordinance was enacted, staff has been working on
11 a more comprehensive Rental Housing Code proposal, which includes a new
12 "Tenant Relocation Assistance" section, and

13 WHEREAS staff has researched a range of tenant protections, and has
14 gathered feedback of proposed tenant protections from a stakeholders' group,
15 consisting of both tenants and landlords, and
16 consisting of both tenants and landlords, and

17 WHEREAS one proposal is to require tenant relocation assistance,
18 authorized pursuant to RCW 59.18.440, in certain situations, such as demolition;
19 substantial rehabilitation; change of use of residential property; or upon the
20 removal of use restrictions in an assisted-housing development, and
21 removal of use restrictions in an assisted-housing development, and

22 WHEREAS a requirement that property owners provide relocation
23 assistance shall include the amounts of such assistance to be provided to low-
24 income tenants; in determining such amounts, the jurisdiction imposing the
25 requirement shall evaluate and receive public testimony on what relocation
26



1 expenses displaced tenants would reasonably incur in that jurisdiction, including
2 (1) actual physical moving costs and expenses; (2) advance payments required
3 for moving into a new residence, such as the cost of first and last month's rent
4 and security and damage deposits; (3) utility connection fees and deposits; and
5 (4) anticipated additional rent and utility costs in the residence for one year after
6 relocation, and

7 WHEREAS, at its meeting of August 23, 2108, there was consensus by
8 the Community Vitality and Safety Committee to move forward with amending
9 the Tenant Rights Code, TMC 1.95, to include tenant relocation assistance, and
10

11 WHEREAS, before requiring this relocation assistance, state law requires
12 that the City to hold a public hearing to receive public testimony on the above-
13 enumerated items; Now, Therefore,

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

15 Section 1. That Tuesday, October 2, 2018, at approximately 5:30 p.m., is
16 hereby fixed as the time, and the City Council Chambers on the First Floor of
17 the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, as the
18 place when and where a public hearing shall be held on a proposal to include
19 tenant relocation assistance in the Tacoma Municipal Code, for the City to hear
20 testimony regarding what relocation expenses displaced tenants would
21 reasonably incur in that jurisdiction, including (1) actual physical moving costs
22 and expenses; (2) advance payments required for moving into a new residence,
23 such as the cost of first and last month's rent and security and damage deposits;
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(3) utility connection fees and deposits; and (4) anticipated additional rent and utility costs in the residence for one year after relocation.

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:

Deputy City Attorney



RESOLUTION NO. 40100

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 Siemens Industry, Inc., in the amount of \$496,831, plus sales tax, budgeted
4 from the Environmental Services Solid Waste Fund, for equipment, delivery,
5 install, and commission of an internet protocol surveillance system at the
6 Recovery and Transfer Center, pursuant to the Cooperative Agreement with
7 Sourcewell, Contract No. 031517-SIE.

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

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 Section 2. That the proper officers of the City are hereby authorized to
19 enter into a contract with Siemens Industry, Inc., in the amount of \$496,831, plus
20 sales tax, budgeted from the Environmental Services Solid Waste Fund, for
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1 equipment, delivery, install, and commission of an internet protocol surveillance
2 system at the Recovery and Transfer Center, pursuant to the Cooperative
3 Agreement with Sourcewell, Contract No. 031517-SIE, consistent with Exhibit "A."
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5 Adopted _____
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8 Mayor

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11 City Clerk

12 Approved as to form:
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14 City Attorney

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RESOLUTION NO. 40101

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 Northwest Cascade Inc, in the amount of \$1,453,842.26, plus sales tax, plus
4 a 15 percent contingency, for a cumulative total of \$1,671,918.60, budgeted
5 from various departmental funds, for restoration of approximately 16 blocks
6 of residential streets, construction of ADA ramps and sanitary
7 improvements, pursuant to Specification No. PW18-0210F.

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

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 Section 2. That the proper officers of the City are hereby authorized to
19 enter into a contract with Northwest Cascade Inc, in the amount of \$1,453,842.26,
20 plus sales tax, plus a 15 percent contingency, for a cumulative total of
21 \$1,671,918.60, budgeted from various departmental funds, for restoration of
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1 approximately 16 blocks of residential streets, construction of ADA ramps and
2 sanitary improvements, pursuant to Specification No. PW18-0210F, consistent
3 with Exhibit "A."
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5 Adopted _____
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8 Mayor

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11 City Clerk

12 Approved as to form:
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14 City Attorney

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RESOLUTION NO. 40102

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and
2 the furnishing of services; authorizing the increase of Contract
3 No. 4600013257 with Global Contractors LLC, in the amount of \$586,069.00,
4 plus applicable sales tax, for a total of \$2,930,344.60, budgeted from the
5 Streets Initiative Fund and 10-WC 2010 Bond Fund, to construct additional
6 concrete panel replacements, sidewalks, striping, and other improvements,
7 including missing link sidewalks on East 56th Street between Portland
8 Avenue and McKinley Avenue, pursuant to Specification No. PW18-0049F.

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 increase Contract No. 4600013257 with Global Contractors LLC, in the amount of
21 \$586,069.00, plus applicable sales tax, for a total of \$2,930,344.60, budgeted from
22 the Streets Initiative Fund and 10-WC 2010 Bond Fund, to construct additional
23 concrete panel replacements, sidewalks, striping, and other improvements,
24 including missing link sidewalks on East 56th Street between Portland Avenue and
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1 McKinley Avenue, pursuant to Specification No. PW18-0049F, consistent with
2 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. 40103

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and
2 the furnishing of services; authorizing the increase of a contract with John
3 Korsmo Construction Inc, d.b.a. Korsmo Construction, in the amount of
4 \$1,253,574.42, plus applicable sales tax, for a total of \$5,097,142.42,
5 budgeted from the Performing Arts Fund, for the addition of loose seating, an
6 orchestra shell, production equipment, donor signage, lobby paint, and lobby
7 roof replacement, pursuant to the Broadway Center for the Performing Arts
8 Contract No. 4600013303.

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 increase of a contract with John Korsmo Construction Inc, d.b.a. Korsmo
21 Construction, in the amount of \$1,253,574.42, plus applicable sales tax, for a total
22 of \$5,097,142.42, budgeted from the Performing Arts Fund, for the addition
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1 of loose seating, an orchestra shell, production equipment, donor signage, lobby
2 paint, and lobby roof replacement, pursuant to the Broadway Center for the
3 Performing Arts Contract No. 4600013303, consistent with Exhibit "A."
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5 Adopted _____
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8 Mayor

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10 Attest:

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12 City Clerk

13 Approved as to form:
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16 City Attorney
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RESOLUTION NO. 40104

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and
2 the furnishing of services; authorizing the increase of Contract
3 No. 4600011095 with Chandler Asset Management Inc., in the amount of
4 \$470,000, sales tax not applicable, for a total of \$1,170,000, budgeted from
5 the Internal Services Fund, for investment advisory services related to assets
6 in the Core Tier of the City's investment portfolio, pursuant to Specification
7 No. F115-0289F.

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

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 Section 2. That the proper officers of the City are hereby authorized to
19 increase Contract No. 4600011095 with Chandler Asset Management Inc., in
20 the amount of \$470,000, sales tax not applicable, for a total of \$1,170,000,
21 budgeted from the Internal Services Fund, for investment advisory services
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1 related to assets in the Core Tier of the City's investment portfolio, pursuant to
2 Specification No. F115-0289F, 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. 40105

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and
2 the furnishing of services; authorizing the increase of Contract
3 No. 4600013230 with Graybar Electrical Company, in the amount of
4 \$2,500,000, plus applicable sales tax, for a total of \$2,700,000, budgeted
5 from various departmental funds, for electrical, lighting, data communications
6 and security products, services, and solutions, pursuant to Interlocal
7 Agreement with U.S. Communities Purchasing Alliance Master Agreement
8 No. EV2370.

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 increase Contract No. 4600013230 with Graybar Electrical Company, in the amount
21 of \$2,500,000, plus applicable sales tax, for a total of \$2,700,000, budgeted from
22 various departmental funds, for electrical, lighting, data communications and
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1 security products, services, and solutions, pursuant to Interlocal Agreement with
2 U.S. Communities Purchasing Alliance Master Agreement No. EV2370, consistent
3 with Exhibit "A."
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5 Adopted _____
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8 Mayor

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11 City Clerk

12 Approved as to form:
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14 City Attorney

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RESOLUTION NO. 40106

1 A RESOLUTION relating to surplus property; authorizing the Declaration of
2 Surplus and execution of a Quitclaim Deed to convey vacant,
3 undeveloped residential land, located at 1204 South Stevens Street,
4 to Felt on Stevens, LLC, for the amount of \$42,560.

4 WHEREAS, in 1988 the City purchased this property located at
5 1204 South Stevens Street ("Property") by Warranty Deed recorded under
6 Auditor's File No. 8807260309, for the expansion and widening of the
7 intersection at South 12th Street and Stevens Street, and the road
8 improvements were constructed in 1989, and
9

10 WHEREAS the property located at 1204 South Stevens Street
11 ("Property"), as more particularly described in Exhibit "A," is now surplus to the
12 City's needs, and
13

14 WHEREAS the Property is classified as a "Tier 3" Property pursuant to the
15 City's Policy for the Sale/Disposition of City-owned General Government Real
16 Property ("Policy"), and in August of 2014, a request to purchase the Property for
17 the amount of \$42,560 was received, and
18

19 WHEREAS the sale will allow for the continued growth and expansion of
20 the City by returning the parcel to the tax rolls, providing an opportunity for
21 residential development and reducing the City's maintenance costs associated
22 with ownership, and
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24 WHEREAS the City must dispose of City-owned surplus property pursuant
25 to the City's Policy for the Sale/Disposition of City-owned General Government
26 Real Property, and



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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:

Section 1. That continued ownership of the City real property located at 1204 South Stevens Street, as more particularly described in Exhibit "A," is not essential to the needs of the City and is hereby declared surplus pursuant to RCW 35.22.020 and Article I, Section 1.2, and Article IX of the Tacoma City Charter.

Section 2. That the proper officers of the City are hereby authorized to enter into a Quitclaim Deed to convey the subject parcel to Felt on Stevens, LLC, for the amount of \$42,560, said document 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:

Deputy City Attorney

Legal Description Approved:

Chief Surveyor
Public Works Department



EXHIBIT "A"

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PARCEL NO. 6825000400

Lots 1 through 4, Block 5, of Pentecost and Lawler Addition to Tacoma, Pierce County, Washington, as recorded in Volume 9 of Plats, at Page 15, records of Pierce County, Washington.

EXCEPTING therefrom that portion of the Northeast quarter of the Southwest quarter of Section 01, Township 20 North, Range 02 East, W.M., more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 5, Pentecost & Lawler Addition to Tacoma, Pierce County, Washington as recorded in Volume 9 of Plats at Page 15, records of Pierce County, Washington;

Thence South 88°03'33" East along the North line of said Lot, 119.93 feet to the Northeast corner thereof;

Thence South 01°59'02" West along the East line of said Block 5, 100.01 feet to the Southeast corner of Lot 4 of said Block 5;

Thence North 88°03'21" West along the South line of said Lot 4, 17.28 feet;

Thence leaving the South line of Lot 4, North 12°14'15" West, 48.96 feet to the beginning of a curve to the left which radius point bears South 77°45'45" West, 220.00 feet;

Thence northwesterly along said curve an arc distance of 50.98 feet through a central angle of 13°16'40" to a point 5.00 feet South of the North line of aforementioned Lot 1;

Thence North 88°03'33" West, parallel with said North line, 72.51 feet to the West line of said Lot 1;

Thence North 01°58'54" East along said West line, 5.00 feet to the Point of Beginning.

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

(Containing ±8,514 SF or approximately 0.20 Ac.)



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GRANTOR HEREIN RESERVES AN EASEMENT for City utilities described as follows:

That portion of the Northeast quarter of the Southwest quarter of Section 01, Township 20 North, Range 02 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of Lot 4, Block 5, Pentecost & Lawler Addition to Tacoma, Pierce County, Washington as recorded in Volume 9 of Plats at Page 15, records of Pierce County, Washington;

Thence North $01^{\circ}58'54''$ East along the West line of said Block 5, 95.01 feet to a point 5.00 feet southerly of the Northwest corner of Lot 1 of said Block 5;

Thence South $88^{\circ}03'33''$ East, parallel with the North line of said Lot 1, 10.00 feet:

Thence South $03^{\circ}47'24''$ West, 95.06 feet to the South line of aforementioned Lot 4;

Thence North $88^{\circ}03'21''$ West along said South line, 7.00 feet to the Point of Beginning.

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



RESOLUTION NO. 40107

1 A RESOLUTION relating to economic development; approving, as a required
2 planning jurisdiction, the issuance of Nonrecourse Industrial Revenue
3 Bonds, in the amount of \$10,000,000, to Tool Gauge & Machine Works,
4 Inc., for expansion of its site located at 4336 South Adams Street.

5 WHEREAS Tool Gauge & Machine Works, Inc. ("Company"), which
6 currently employs more than 130 people, is a family-owned aerospace
7 components manufacturer operating in the City since 1966, and

8 WHEREAS, having recently won new contracts, the Company desires to
9 consolidate and expand its plastic extrusion operation and bring painting
10 operations, currently outsourced, in-house, and

11 WHEREAS, in order to accomplish this expansion, the Company will
12 demolish several older buildings and construct a new 81,000 square-foot, state-
13 of-the-art facility at a cost of \$18.8 million, and will hire up to 100 additional
14 employees within five years, and

15 WHEREAS, to assist in financing the project, the Company applied to the
16 Economic Development Corporation of Pierce County ("EDCPC") for
17 nonrecourse industrial revenue bond financing of \$10,000,000; the bonds, which
18 will be privately issued, require the approval of the EDCPC, City of Tacoma, and
19 Pierce County, and

20 WHEREAS industrial revenue bonds are a federally-authorized financing
21 vehicle for manufacturing and industrial development projects designed to
22 encourage capital investment and employment; since bond buyers do not pay
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1 income taxes on the interest earned, companies are offered a lower interest rate
2 and financing costs for projects, and

3 WHEREAS RCW 39.84 requires that the planning jurisdiction over the
4 area in which the capital project will take place must approve issuance of
5 nonrecourse industrial revenue bonds, and
6

7 WHEREAS, on August 3, 2018, the EDCPC approved an Inducement
8 Resolution for the bonds, making way for required City Council and County
9 Council consideration, and
10

11 WHEREAS the City, in its authority as planning jurisdiction over the
12 project site, must approve issuance of the bonds, and

13 WHEREAS the project is located within the "M-2" heavy industrial zone,
14 and the proposed use is consistent with the Tacoma Municipal Code and the
15 City's Comprehensive Plan, and
16

17 WHEREAS City staff is recommending that the Company's request for
18 the issuance of nonrecourse industrial revenue bonds be approved, and

19 WHEREAS, at its meeting of August 28, 2018, the Economic
20 Development Committee voted to recommend that the City Council approve the
21 issuance of the bonds; Now, Therefore,
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That the issuance of Nonrecourse Industrial Revenue Bonds, in the amount of \$10,000,000, to Tool Gauge & Machine Works, Inc., for expansion of its site located at 4336 South Adams Street, is hereby approved.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



RESOLUTION NO. 40108

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 Forbes Development Group
4 and Mount Bay Investment Holdings, LLC, for the development of 229
5 multi-family market-rate rental housing units to be located at
6 301-323 East 26th Street 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 Forbes Development Group and Mount Bay Investment
16 Holdings, LLC, are proposing to develop 229 market-rate rental units to
17 consist of 63 micro studio units, with an average size of 300 square feet and
18 renting for approximately \$975 per month; 55 studio units, with an average
19 size of 400 square feet and renting for approximately \$1,180 per month;
20 91 one-bedroom, one-bath units with an average size of 540 square feet and
21 renting for approximately \$1,430 per month; and 20 two-bedroom, one-bath
22 units with an average size of 850 square feet and renting for approximately
23 \$2,170 per month, as well as 85 on-site residential parking stalls, and 20,000
24 square feet of commercial space, and
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WHEREAS the Director of Community and Economic Development has reviewed the proposed property tax exemption and recommends that a conditional property tax exemption be awarded for the property located at 301-323 East 26th Street 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 Forbes Development Group and Mount Bay Investment Holdings, LLC, for the property located at 301-323 East 26th Street 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 Forbes Development Group and Mount Bay Investment Holdings, LLC, said



1 document to be substantially in the form of the proposed agreement on file in the
2 office of the City Clerk.

3
4 Adopted _____

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6 _____
7 Mayor

8
9 Attest:

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11 _____
12 City Clerk

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14 Approved as to form:

15 Legal description approved:

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18 Deputy City Attorney

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20 Chief Surveyor
21 Public Works Department

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EXHIBIT "A"

LEGAL DESCRIPTION

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Tax Parcels: 207619-0010, -0020, -0030, -0040 -0060 & -0070

Legal Description:

That portion of the Northwest and Southwest Quarters of the Northeast Quarter of Section 09, Township 20 North, Range 03 East of the Willamette Meridian, more particularly described as follows:

Lots 1 through 12, Block 7619, The Tacoma Land Company's First Addition to Tacoma, W.T., according to the Plat thereof recorded July 7, 1884, records of Pierce County Auditor;

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



RESOLUTION NO. 40109

1 BY REQUEST OF MAYOR WOODARDS AND COUNCIL MEMBERS HUNTER
2 AND USHKA

3 A RESOLUTION authorizing the use of \$10,000, budgeted from the City Council
4 Contingency Fund, for sponsorship of the 2019 Interfaith Women's
5 Conference scheduled for March 15-16, 2019.

6 WHEREAS the Interfaith Women's Conference began in 2017 as a
7 biennial conference hosted by Associated Ministries to bring women together to
8 experience the power of unity and to strengthen the community, and

9 WHEREAS the conference provides women with a forum to explore ways
10 to work together to assist people in need, and conference organizers are
11 dedicated to engaging all women, and

12 WHEREAS the conference achieves its objectives through a variety of
13 sessions over the course of the event, and

14 WHEREAS the conference will feature speaker Elizabeth Smart, who is a
15 survivor of child abduction; through her story, Ms. Smart shares what it takes to
16 overcome trauma and encourages those who have gone through similar
17 experiences to find the strength needed to reclaim one's life, and

18 WHEREAS Ms. Smart has also used her traumatic experience to
19 advocate for changes needed in child abduction, recovery programs, and
20 national legislation, and also helped promote The National AMBER Alert, The
21 Adam Walsh Child Protection & Safety Act, and other safety legislation to help
22 prevent abductions, and
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1 WHEREAS conference organizers are working with the Crystal Judson
2 Family Justice Center and the YWCA to distribute free tickets, supported by
3 event funding, to a number of domestic violence survivors to attend and briefly
4 meet with Ms. Smart following her presentation, and

5 WHEREAS, at the September 11, 2018, Study Session, Mayor Woodards
6 shared a Council Consideration Request to authorize the one-time use of
7 \$10,000 from the City Council Contingency Fund for sponsorship of the
8 conference, and

9 WHEREAS the requested \$10,000 in funding will provide the following
10 benefits to the City: strengthen connections between diverse groups, increase
11 the ability of residents throughout the City to engage in public service, and
12 provide a healing resource to those who have been impacted by trauma so that
13 they may rise to their full potential, and

14 WHEREAS RCW 35.33.145 and 35.34.250 authorize a withdrawal from
15 the City Council Contingency fund for any municipal expense, the necessity or
16 extent of which could not have been foreseen or reasonably evaluated at the
17 time of adopting the budget, and

18 WHEREAS the need for sponsorship of the 2019 Interfaith Women's
19 Conference could not have been foreseen or reasonably evaluated at the time
20 the City adopted its biennial budget, and

21 WHEREAS Ordinance No. 22569 requires an affirmative vote of not less
22 than six members of the Council in order to withdraw moneys from this fund;

23 Now, Therefore,
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

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That one-time funding in the amount of \$10,000, budgeted from the City Council Contingency Fund, is hereby approved for sponsorship of the 2019 Interfaith Women’s Conference scheduled for March 15-16, 2019.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



ORDINANCE NO. 28528

1 AN ORDINANCE relating to pay and compensation; amending Chapter 1.12 of
2 the Tacoma Municipal Code to implement rates of pay and compensation
3 for employees represented by the Tacoma Police Union, Local 6, I.U.P.A.

4 BE IT ORDAINED BY THE CITY OF TACOMA:

5 That Section 1.12.640 of the Tacoma Municipal Code is hereby amended,
6 effective as provided by law, to read as follows:

7 **1.12.640 Application of additional rates.**

8 * * *

9 4202, 4204, 4207 A Police Officer, Police Detective, and Police Sergeant assigned
10 to the Homicide Unit, shall receive an application of rate of 5 percent above their
11 regular rate of pay for those hours so assigned. A Police Officer, Police Detective,
12 and Police Sergeant not assigned to the Homicide Unit who is called out to
13 investigate a homicide, will receive the application of rate for those hours so
14 assigned.

15 * * *

16 Passed _____

17 _____

Mayor

18 Attest:

19 _____
20 City Clerk

21 Approved as to form:

22 _____
23 Deputy City Attorney

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