



Legislation Passed October 2, 2018

The Tacoma City Council, at its regular City Council meeting of October 2, 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. 40114

A resolution appointing individuals to the Citizen Commission on Elected Salaries.
[Mayor Woodards]

Resolution No. 40115

A resolution awarding a contract to Insituform Technologies, LLC, in the amount of \$2,116,435.00, excluding applicable sales tax, plus a 15 percent contingency, for a total of \$2,443,900.25, budgeted from the Environmental Services Surface Water and Wastewater Funds, for the rehabilitation of approximately 6.5 miles of underground stormwater and wastewater pipes in various locations - Specification No. ES18-0121F.
[Kari Prussen, Project Manager; Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 40116

A resolution awarding a contract to Iron Horse, LLC, in the amount of \$477,123.00, excluding applicable sales tax, plus a 10 percent contingency, for a total of \$524,835.30, budgeted from the Environmental Services Wastewater Fund, for the rehabilitation of side sewer connections in the vicinity of North 17th and Juniper Streets, and South 49th and Tyler Streets - Specification No. ES18-0004F.
[Christa Lee, Project Manager; Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 40117

A resolution awarding a contract to Northwest Cascade, Inc., in the amount of \$679,679.00, excluding applicable sales tax, plus a 20 percent contingency, for a total of \$815,614.80, budgeted from the Environmental Services Wastewater Fund and Public Works Streets Initiative Fund, for the replacement of aging wastewater sewer pipes and concrete pavement in the area of Chandler and Center Streets - Specification No. ES18-0206F.
[Jason Turner, Project Manager; Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 40118

A resolution awarding a contract to Pacific Civil & Infrastructure, Inc., in the amount of \$2,965,082.50, excluding applicable sales tax, plus a 20 percent contingency, for a total of \$3,558,099.00, budgeted from various departmental funds, including the Public Works Streets Initiative Fund, for the replacement of aging wastewater pipes, surface water pipes, and asphalt pavement in South Tacoma - Specification No. ES18-0001F.

[Steve Hoffman, Project Manager; Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 40119

A resolution awarding a contract to Zones, Inc., in the amount of \$289,729.57, sales tax not included, budgeted from the Information Systems Fund, for private cloud hyper converged infrastructure - GSA Schedule 70, GS-35F-0119Y.

[Kipling Morris, Infrastructure Services and Operations Manager; Daniel Key, Director, Information Technology]

Resolution No. 40120

A resolution awarding a contract to Transource Services Corporation, in the amount of \$335,650, sales tax not included, budgeted from the Information Systems Fund, for hybrid cloud integration data protection - NASPO ValuePoint MNWNC-130.

[Kipling Morris, Infrastructure Services and Operations Manager; Daniel Key, Director, Information Technology]

Resolution No. 40121

A resolution increasing the contract with Schindler Elevator Corporation, in the amount of \$27,835.04, plus applicable sales tax, for a total of \$337,831.04, budgeted from the Convention Center Operating Fund, for elevator repair and maintenance at the Greater Tacoma Convention Center - Sole Source.

[Jon Houg, Deputy Director; Kim Bedier, Director, Tacoma Venues and Events]

Resolution No. 40122

A resolution declaring the second Monday in October as “Indigenous Peoples’ Day” in the City of Tacoma and reaffirming the City’s commitment to promote the wellbeing and cultural vitality of Tacoma’s American Indian and Indigenous community; providing for the presentation of the Puyallup Nation Flag by the Puyallup Nation’s Color Guard at the City Council meeting of October 2, 2018, to be flown in the City Council Chambers in perpetuity; and initiating the process to name the bridge which extends from Puyallup Avenue across the Puyallup River to Fife, commonly known as the East Eells Street Bridge, with a name recognizing the Puyallup Tribe of Indians’ current and historical presence.

[Mayor Woodards]

Resolution No. 40123

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with LWBG Investments Inc, for the development of 18 multi-family market-rate and affordable housing rental units located at 705 South "I" Street in the Downtown Regional Growth Center.

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

Resolution No. 40124

A resolution directing the City Manager to prepare a draft Priority Hire Ordinance (PHO) and Community Workforce Agreement (CWA) in order to prioritize the hiring of residents who live in economically distressed areas for certain public works construction projects which exceed a substantial threshold cost; and to convene a "CWA Task Force" to be comprised of leaders from labor unions, private contractors, minority and women's business enterprises, and economically distressed communities, to review, refine, and make recommendations on a final PHO and CWA for City Council consideration, within six months from the date of this resolution.

[Council Member McCarthy]



RESOLUTION NO. 40114

1 BY REQUEST OF MAYOR WOODARDS

2 A RESOLUTION relating to committees, boards, and commissions; appointing
3 individuals to the Citizen Commission on Elected Salaries.

4 WHEREAS vacancies exist on the Citizen Commission on Elected Salaries
5 ("CCES"), and

6 WHEREAS, the CCES is made up of seven members, with five members
7 being selected for appointment by the Pierce County Auditor from among
8 registered City of Tacoma voters, and the remaining two members being residents
9 of the City and selected for appointment by the Mayor, and

10 WHEREAS the Mayor and Pierce County Auditor have each recommended
11 the appointment of an individual to said commission, and

12 WHEREAS, pursuant to the City Charter Section 2.4 and the Rules,
13 Regulations, and Procedures of the City Council, the persons named on Exhibit "A"
14 have been nominated to serve on the CCES; Now, Therefore,
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That those nominees to the Citizen Commission on Elected Salaries listed on Exhibit "A," are hereby confirmed and appointed or reappointed as members of such commission for such terms as are set forth on the attached Exhibit "A."

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



EXHIBIT "A"

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CITIZEN COMMISSION ON ELECTED SALARIES

Appointing **Chad Arceneaux** to the Legal Specialist position for a three-year term to expire September 30, 2021.

Appointing **Patricia O'Connor** to the Council District No. 5 position for a three-year term to expire September 30, 2021.



RESOLUTION NO. 40115

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 Insituform Technologies, LLC, in the amount of \$2,116,435.00, excluding
4 applicable sales tax, plus a 15 percent contingency, for a cumulative total of
5 \$2,443,900.25, budgeted from the Environmental Services Surface Water
6 and Wastewater Funds, for the rehabilitation of approximately 6.5 miles of
7 underground stormwater and wastewater pipes in various locations,
8 pursuant to Specification No. ES18-0121F.

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 Insituform Technologies, LLC, in the amount of
21 \$2,116,435.00, excluding applicable sales tax, plus a 15 percent contingency, for
22 a cumulative total of \$2,443,900.25, budgeted from the Environmental Services
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1 Surface Water and Wastewater Funds, for the rehabilitation of approximately
2 6.5 miles of underground stormwater and wastewater pipes in various locations,
3 pursuant to Specification No. ES18-0121F, consistent 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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16 City Attorney
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RESOLUTION NO. 40116

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 Iron Horse, LLC, in the amount of \$477,123.00, excluding applicable
4 sales tax, plus a 10 percent contingency, for a cumulative total of
5 \$524,835.30, budgeted from the Environmental Services Wastewater
6 Fund, for the rehabilitation of side sewer connections in the vicinity of
7 North 17th and Juniper Streets, and South 49th and Tyler Streets,
8 pursuant to Specification No. ES18-0004F.

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 Iron Horse, LLC, in the amount of \$477,123.00,
21 excluding applicable sales tax, plus a 10 percent contingency, for a cumulative
22 total of \$524,835.30, budgeted from the Environmental Services Wastewater
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1 Fund, for the rehabilitation of side sewer connections in the vicinity of North 17th
2 and Juniper Streets, and South 49th and Tyler Streets, pursuant to Specification
3 No. ES18-0004F, consistent 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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16 City Attorney
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RESOLUTION NO. 40117

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 \$679,679.00, excluding
4 applicable sales tax, plus a 20 percent contingency, for a cumulative total of
5 \$815,614.80, budgeted from the Environmental Services Wastewater Fund
6 and Public Works Streets Initiative Fund, for the replacement of aging
7 wastewater sewer pipes and concrete pavement in the area of Chandler
8 Street and Center Street, pursuant to Specification No. ES18-0206F.

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 Northwest Cascade, Inc., in the amount of \$679,679.00,
21 excluding applicable sales tax, plus a 20 percent contingency, for a cumulative
22 total of \$815,614.80, budgeted from the Environmental Services Wastewater
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1 Fund and Public Works Streets Initiative Fund, for the replacement of aging
2 wastewater sewer pipes and concrete pavement in the area of Chandler Street
3 and Center Street, pursuant to Specification No. ES18-0206F, consistent with
4 Exhibit "A."
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6 Adopted _____
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Mayor

9 Attest:
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City Clerk

12 Approved as to form:
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15 City Attorney
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RESOLUTION NO. 40118

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 Pacific Civil & Infrastructure, Inc., in the amount of \$2,965,082.50, excluding
4 applicable sales tax, plus a 20 percent contingency, for a cumulative total of
5 \$3,558,099.00, budgeted from the Environmental Services Wastewater and
6 Surface Water Funds, and the Public Works Street Initiative Fund, for the
7 replacement of aging wastewater pipes, surface water pipes, and asphalt
8 pavement in south Tacoma, pursuant to Specification No. ES18-0001F.

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 Pacific Civil & Infrastructure, Inc., in the amount of
21 \$2,965,082.50, excluding applicable sales tax, plus a 20 percent contingency, for
22 a cumulative total of \$3,558,099.00, budgeted from the Environmental Services
23 Wastewater and Surface Water Funds, and the Public Works Street Initiative
24 Fund, for the replacement of aging wastewater pipes, surface water pipes, and
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1 asphalt pavement in south Tacoma, pursuant to Specification No. ES18-0001F,
2 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. 40119

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 Zones, Inc., in the amount of \$289,729.57, sales tax not included, budgeted
 4 from the Information Systems Fund, for private cloud hyper converged
 infrastructure, pursuant to GSA Schedule 70, Contract No. GS-35F-0119Y.

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

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

12 Section 1. That the Council of the City of Tacoma concurs with the Board of
 13 Contracts and Awards to adopt the recommendation for award as set forth in the
 14 attached Exhibit "A."
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16 Section 2. That the proper officers of the City are hereby authorized to
 17 enter into a contract with Zones, Inc., in the amount of \$289,729.57, sales tax
 18 not included, budgeted from the Information Systems Fund, for private cloud
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1 hyper converged infrastructure, pursuant to GSA Schedule 70, Contract
2 No. GS-35F-0119Y, 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

11 Approved as to form:
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13 City Attorney

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RESOLUTION NO. 40120

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 Transource Services Corporation, in the amount of \$335,650, sales tax not
4 included, budgeted from the Information Systems Fund, for hybrid cloud
integration data protection, pursuant to NASPO ValuePoint MNWNC-130.

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

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

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

16 Section 2. That the proper officers of the City are hereby authorized to
17 enter into a contract with Transource Services Corporation, in the amount of
18 \$335,650, sales tax not included, budgeted from the Information Systems Fund,
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1 for hybrid cloud integration data protection, pursuant to NASPO ValuePoint
2 MNWNC-130, 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

11 Approved as to form:
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13 City Attorney

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RESOLUTION NO. 40121

1 A RESOLUTION related to the purchase of materials, supplies or equipment,
2 and the furnishing of services; authorizing the increase of Contract
3 No. 4600011288 with Schindler Elevator Corporation, in the amount of
4 \$27,835.04, plus sales tax, for a cumulative total of \$337,831.04,
5 budgeted from the Convention Center Operating Fund, for repair and
6 maintenance of the conveyances within the venue, pursuant to Sole
7 Source Waiver.

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. 4600011288 with Schindler Elevator Corporation, in the
20 amount of \$27,835.04, plus sales tax, for a cumulative total of \$337,831.04,
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1 budgeted from the Convention Center Operating Fund, for repair and maintenance
2 of the conveyances within the venue, 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. 40122

1 BY REQUEST OF MAYOR WOODARDS, DEPUTY MAYOR IBSEN, AND
2 COUNCIL MEMBERS BLOCKER AND USHKA

3 A RESOLUTION declaring the second Monday in October as “Indigenous
4 Peoples’ Day” in the City of Tacoma and reaffirming the City’s commitment
5 to promote the wellbeing and cultural vitality of Tacoma’s American Indian
6 and Indigenous community; providing for the presentation of the Puyallup
7 Nation Flag by the Puyallup Nation’s Color Guard at the City Council
8 meeting of October 2, 2018, to be flown in the City Council Chambers in
9 perpetuity thereafter; and initiating the process to name the bridge which
10 extends from Puyallup Avenue across the Puyallup River to Fife, commonly
11 known as the East Eells Street Bridge, with a name recognizing the
12 Puyallup Tribe of Indians’ current and historical presence.

13 WHEREAS the City recognizes that the Indigenous Peoples of the lands
14 that would later become known as the Americas have occupied these lands since
15 time immemorial, and

16 WHEREAS the City recognizes and honors the fact that Tacoma is built
17 upon the homelands and villages of Indigenous Peoples of this region, and, in
18 particular, recognizes and honors the ownership rights and land restored to the
19 Puyallup Tribe of Indians (“Puyallup Tribe”) under the Puyallup Land Claims
20 Settlement of 1990, and

21 WHEREAS the City recognizes that Native American tribes have made and
22 continue to make invaluable contributions to the diversity, arts, knowledge, labor,
23 technology, science, philosophy, and economy of the state of Washington, and
24 their historical and cultural contributions, particularly those of the Puyallup Tribe,
25 have substantially shaped the character of the City, and
26



1 WHEREAS the City has a responsibility to oppose institutional and
2 systematic bigotry and racism towards Indigenous People in the United States,
3 which has perpetuated high rates of poverty and income inequality; exacerbated
4 adverse health, education, and social outcomes; and contributed to
5 disproportionate incarceration, and
6

7 WHEREAS, in 2014, the City passed the Equity and Empowerment
8 Initiative to support human rights and opportunities for every person in the City to
9 achieve their full potential, which includes promoting policies and practices that
10 reflect the experiences of Indigenous Peoples, ensuring equitable access and
11 opportunity for Indigenous Peoples, and honoring our nation’s indigenous roots,
12 history, and contributions, and
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14 WHEREAS “Indigenous Peoples’ Day” was first proposed in 1977 by a
15 delegation of Native Nations to the United Nations-sponsored International
16 Conference on Discrimination Against Indigenous Populations in the Americas,
17 and
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19 WHEREAS, on December 16, 2010, the United States announced support
20 for the United Nations Declaration on the Rights of Indigenous Peoples
21 (“Declaration”), which recognizes that “indigenous peoples have suffered from
22 historic injustices as a result of, inter alia, their colonization and dispossession of
23 their lands, territories and resources,” and
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1 WHEREAS Article 15 of the Declaration recognizes the right of Indigenous
2 Peoples “to the dignity and diversity of their cultures, traditions, histories and
3 aspirations which shall be appropriately reflected in education and public
4 information” and obliges Nation states to “take effective measures, in consultation
5 and cooperation with the indigenous peoples concerned, to combat prejudice and
6 eliminate discrimination and to promote tolerance, understanding and good
7 relations among indigenous peoples and all other segments of society,” and
8

9 WHEREAS more than 70 jurisdictions in the United States celebrate
10 Indigenous Peoples’ Day, including the cities of Spokane, adopted in 2016;
11 Olympia, adopted in 2015; and Seattle, adopted in 2014, and
12

13 WHEREAS the Tacoma Human Rights Commission, established by the
14 City in 1967, is empowered to study and investigate problems of prejudice,
15 bigotry, racism, and discrimination, and to encourage and coordinate the
16 implementation of programs consistent with the needs and rights of all residents
17 of the City, and has recommended that the City Council designate the second
18 Monday of October as “Indigenous Peoples’ Day” in order to officially celebrate
19 Indigenous Peoples and to promote tolerance, understanding, and friendship, and
20 combat prejudice and eliminate discrimination, and
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22 WHEREAS, over the last year, the City and Puyallup Tribe have worked in
23 cooperation to build the relationship between the two governments through the
24 sponsoring of Canoe Journey, sharing in cultural events, and coming together in
25 conversation regularly on issues of importance to the two jurisdictions, and
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WHEREAS these actions are a demonstration of the City’s ongoing
commitment to strengthening the relationship between the Puyallup Tribe and the
City; Now, Therefore,

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

Section 1. That the City strongly supports the proposition that “Indigenous
Peoples’ Day” shall be an opportunity to celebrate the thriving cultures and values
of the Indigenous Peoples of our region.

Section 2. That the City affirms that it will participate in annual celebrations
and activities honoring Indigenous Peoples, and will encourage participation in
such celebrations and activities on a Citywide basis.

Section 3. That the City firmly commits to continuing its efforts to promote
the wellbeing and cultural vitality of Tacoma’s Indigenous community.

Section 4. That the City Council hereby declares the second Monday in
October as “Indigenous Peoples’ Day” in the City of Tacoma.

Section 5. That the Puyallup Nation Flag shall be presented by the
Puyallup Nation’s Color Guard at the City Council meeting of October 2, 2018,
and flown in the City Council Chambers in perpetuity thereafter.

Section 6. That the City will initiate the process of naming the bridge which
extends from Puyallup Avenue across the Puyallup River to Fife, commonly



1 known as the East Eells Street Bridge, with a name recognizing the Puyallup
2 Tribe of Indians' current and historical presence.

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4 Adopted _____

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6 _____
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. 40123

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 LWBG Investments Inc, for the development
4 of 18 multi-family market-rate and affordable housing rental units located at
5 705 South I Street in the Downtown Regional Growth 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 LWBG Investments Inc, is proposing to develop 13 new market-
15 rate housing units to consist of two studio units, with an average size of 390 square
16 feet and renting for approximately \$1,000 per month, and 11 one-bedroom,
17 one-bath units with an average size of 400 square feet and renting for
18 approximately \$1,200 per month; and five affordable-rate housing units to consist of
19 two studio units with an average size of 373 square feet, and renting for
20 approximately \$1,044 per month, with utilities, and three one-bedroom, one-bath
21 units with an average size of 500 square feet, and renting for approximately \$1,192
22 per month, with utilities, as well as three on-site residential parking stalls, and

23 WHEREAS, although at this time, the expected market-rate rents and the
24 affordable rents are nearly the same and are deemed "affordable," over the 12-year
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exemption period, as the market-rate rents increase, the five affordable units will
1 continue to comply with the allowable and affordable rates, and

2 WHEREAS the Director of Community and Economic Development has
3 reviewed the proposed property tax exemption and recommends that a conditional
4 property tax exemption be awarded for the property located at 705 South I Street in
5 the Downtown Regional Growth Center, as more particularly described in the
6 attached Exhibit "A"; Now, Therefore,
7

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

9 Section 1. That the City Council does hereby approve and authorize a
10 conditional property tax exemption, for a period of 12 years, to LWBG Investments
11 Inc ("LWBG"), for the property located at 705 South I Street in the Downtown
12 Regional Growth Center, as more particularly described in the attached Exhibit "A."
13

14 Section 2. That the proper officers of the City are authorized to execute a
15 Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with
16 LWBG, said document to be substantially in the form of the proposed agreement on
17 file in the office of the City Clerk.
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19 Adopted _____

20 _____
Mayor

21 Attest: _____

22 _____
City Clerk

23 Approved as to form: _____

24 Legal description approved: _____

25 _____
Deputy City Attorney

26 _____
Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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Tax Parcel: 2007170030

Legal Description:

That portion of the Northwest Quarter of the Northeast Quarter of Section 05, Township 20 North, Range 03 East of the Willamette Meridian, more particularly described as follows:

Lots 2 and 3, Block 717, Parkers Plat in New Tacoma, W.T., according to the Plat thereof recorded in Volume 1 of Plats, Page 27, records of Pierce County, Washington.

Together with the West 10 feet of alley adjoining said lots, vacated by Ordinance No. 1626 of the City of Tacoma.

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



RESOLUTION NO. 40124

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

3 A RESOLUTION directing the City Manager to prepare a draft Priority Hire
4 Ordinance ("PHO") and Community Workforce Agreement ("CWA") in
5 order to prioritize the hiring of residents who live in economically
6 distressed areas for certain public works construction projects which
7 exceed a substantial threshold cost; and to convene a "CWA Task
8 Force" to be comprised of leaders from labor unions, private contractors,
9 minority and women's business enterprises, and economically distressed
10 communities, to review, refine, and make recommendations on a final
11 PHO and CWA for City Council consideration, within six months from the
12 date of this resolution.

13 WHEREAS, despite a strong regional economy, poverty and under-
14 employment are growing in the City and the cost of living is rapidly outpacing
15 wages; in Tacoma, these difficult economic conditions have historically and
16 continue to disparately impact communities of color and others with social and
17 economic disadvantages, and

18 WHEREAS one-half of the 80,000 households in the City are living on
19 less than \$52,000 per year, and nearly 40 percent lack affordable housing, and

20 WHEREAS the 2018 Tacoma Disparity Study identified an
21 underutilization of Minority and Women's Business Enterprises ("MWBE") in
22 City contracting; the City must ensure that economic opportunities that flow
23 from the expenditure of its public works dollars provide workforce development
24 and economic opportunity to those residents who need it the most in our
25 community, and
26



1 WHEREAS Priority Hire Ordinances (“PHO”) and Community Workforce
2 Agreements (“CWA”) have been effectively utilized in other metropolitan areas
3 across the nation, including Seattle, Los Angeles, San Francisco, Oakland,
4 Cleveland, and New York, and
5

6 WHEREAS these programs ensure that the public receives a high
7 quality of construction while advancing social equity, workforce diversity, and
8 the development of skilled local workers for construction careers, and
9

10 WHEREAS the resultant economic opportunity and workforce
11 development in economically distressed areas is a boon to the affected
12 communities, as well as the entire community at large, and
13

14 WHEREAS, for public works construction projects over a threshold
15 amount (“covered projects”), to be determined based on an evaluation of the
16 City’s public work contracts and market conditions, the PHO will ensure that a
17 percentage of the workforce is comprised of journey-level workers and
18 apprentices from economically distressed areas of our City, and
19

20 WHEREAS, complimentary to the PHO, the CWA will ensure that
21 workers on “covered projects” are guaranteed essential rights governing labor
22 and employment conditions, while institutionalizing employment diversity and
23 veteran preference goals, and
24

25 WHEREAS the City can learn from the examples and experiences of
26 other jurisdictions, and can incorporate that information into a unique model
which is tailored to advance the needs of our City, and



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WHEREAS a CWA Task Force shall be established to convene the necessary stakeholders vested in the program objectives and the class of “covered projects” impacted by the PHO and CWA, and will allow for feedback and proposal enhancement from community stakeholders, and

WHEREAS the CWA Task Force will consider the 2018 Tacoma Disparity Study and work with City staff towards developing a PHO and CWA which will result in effective workforce development and promote the appropriate use of MWBE contractors, and

WHEREAS, at the September 18, 2018, Study Session, a Council Consideration Request was shared on this topic, with the recommendation that a resolution be prepared for full City Council consideration; Now, Therefore,

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

That the City Manager is directed to work with staff to prepare a draft Priority Hire Ordinance (“PHO”) and Community Workforce Agreement (“CWA”) in order to prioritize the hiring of residents who live in economically distressed areas within our City, for certain public works construction projects which exceed a substantial threshold cost; and further, to convene a “CWA Task Force” to be comprised of leaders from labor unions, private contractors, minority and women’s business enterprises, and economically distressed communities, to review, refine,



1 and make recommendations on a final PHO and CWA for City Council consideration
2 within six months from the date of this resolution.

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4 Adopted _____

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Mayor

7 Attest:

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City Clerk

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11 Approved as to form:

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Deputy City Attorney

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