The Tacoma City Council, at its regular City Council meeting of July 9, 2019, adopted the following resolutions and/or ordinances. The summary of the contents of said resolutions and/or ordinances are shown below. To view the full text of the document, click on the bookmark at the left of the page.

**Resolution No. 40368**
A resolution appointing individuals to the City Events and Recognitions Committee.
[Doris Sorum, City Clerk; Bill Fosbre, City Attorney]

**Resolution No. 40369**
A resolution awarding a contract to Allied Trenchless, in the amount of $2,996,770.00, plus applicable taxes, plus a 15 percent contingency, for a total of $3,446,285.50, budgeted from the Surface Water and Wastewater Funds, for the rehabilitation of approximately 3,650 linear feet of stormwater pipe located in Buckley Gulch between North 21st and North 24th Streets and wastewater pipe located on South Tacoma Way between South “J” and South “C” Streets - Specification No. ES19-0038F.
[Jordan Ennis, P.E., Project Manager; Michael P. Slevin III, P.E., Director, Environmental Services]

**Resolution No. 40370**
A resolution authorizing the execution of a Collective Bargaining Agreement with the International Brotherhood of Electrical Workers, Local 483, Water Division Unit, consisting of approximately 129 budgeted full-time equivalent positions, retroactive to January 1, 2019, through December 31, 2021.
[Dylan Carlson, Senior Labor Relations Manager; Bill Fosbre, City Attorney]

**Resolution No. 40371**
A resolution authorizing the execution of a Collective Bargaining Agreement with the International Brotherhood of Electrical Workers, Local 483, Human Resources Unit, consisting of approximately 22 budgeted full-time equivalent positions, effective January 1, 2020, through December 31, 2020.
[Dylan Carlson, Senior Labor Relations Manager; Bill Fosbre, City Attorney]

**Resolution No. 40372**
A resolution authorizing the execution of a Letter of Agreement with the Washington State Council of County and City Employees, Local 120, to address impacts to membership and dues.
[Dylan Carlson, Senior Labor Relations Manager; Bill Fosbre, City Attorney]
Resolution No. 40373
A resolution authorizing the execution of a Letter of Agreement with the Teamsters Local Union No. 117, Tacoma Venues and Events Unit, to address impacts to membership and dues.
[Dylan Carlson, Senior Labor Relations Manager; Bill Fosbre, City Attorney]

Substitute Ordinance No. 28595
An ordinance creating a public development authority to be known as the South Sound 911 Public Authority; approving a charter; and amending Chapter 1.60 of the Municipal Code, relating to Public Corporations, to add a new Section 1.60.500 entitled “South Sound 911.”
[Steve Victor, Deputy City Attorney; Bill Fosbre, City Attorney]

Ordinance No. 28596
An ordinance amending Chapter 1.95 of the Municipal Code, relating to the Rental Housing Code, to align with the new notice requirement in Engrossed Substitute House Bill 1440 and Washington State Residential Landlord-Tenant Act.
[ChiQuata Elder, Landlord-Tenant/Crime Free Housing Coordinator; Diane Powers, Director, Office of Equity and Human Rights]
RESOLUTION NO. 40368

BY REQUEST OF COUNCIL MEMBERS HUNTER, THOMS, AND USHKA

A RESOLUTION relating to committees, boards, and commissions; appointing individuals to the City Events and Recognitions Committee.

WHEREAS vacancies exist on the City Events and Recognitions Committee, and

WHEREAS, at its meetings of May 14 and June 25, 2019, the Economic Development Committee conducted interviews and recommended the appointment of individuals to the City Events and Recognitions Committee, and

WHEREAS, pursuant to the City Charter Section 2.4 and the Rules, Regulations, and Procedures of the City Council, the persons named on Exhibit “A” have been nominated to serve on the City Events and Recognitions Committee;

Now, Therefore,

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

That those nominees to the City Events and Recognitions Committee, listed on Exhibit “A,” are hereby confirmed and appointed as members of such committee 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”

CITY EVENTS AND RECOGNITIONS COMMITTEE

Appointing **Adan Espino** to the “Council District No. 2” position to fill an unexpired term to expire June 30, 2021.

Appointing **Rhonda Ware** to the “Council District No. 5” position to fill an unexpired term to expire June 30, 2019, followed by a three-year term to expire June 30, 2022.
RESOLUTION NO. 40369

A RESOLUTION related to the purchase of materials, supplies or equipment, and the furnishing of services; authorizing the execution of a contract with Allied Trenchless, in the amount of $2,996,770.00, plus a 15 percent contingency, for a cumulative total of $3,446,285.50, plus applicable taxes, budgeted from the Surface Water and Wastewater Funds, for the rehabilitation of approximately 3,650 linear feet of stormwater pipe located in Buckley Gulch between North 21st Street and North 24th Street, and wastewater pipe located on South Tacoma Way between South "J" Street and South "C" Street, pursuant to Specification No. ES19-0038F.

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

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

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

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

Section 2. That the proper officers of the City are hereby authorized to enter into a contract with Allied Trenchless, in the amount of $2,996,770.00, plus a 15 percent contingency, for a cumulative total of $3,446,285.50, plus applicable taxes, budgeted from the Surface Water and Wastewater Funds, for the rehabilitation of approximately 3,650 linear feet of stormwater pipe located in Buckley Gulch between North 21st Street and North 24th Street, and wastewater pipe located on South Tacoma Way between South "J" Street and South "C" Street, pursuant to Specification No. ES19-0038F.
pipe located on South Tacoma Way between South “J” Street and South “C” Street, pursuant to Specification No. ES19-0038F, consistent with Exhibit “A.”

Adopted ____________________________

____________________________________
Mayor

Attest:

____________________________________
City Clerk

Approved as to form:

____________________________________
City Attorney
RESOLUTION NO. 40370

A RESOLUTION related to collective bargaining; authorizing the execution of a three-year Collective Bargaining Agreement between the City and International Brotherhood of Electrical Workers, Local 483, Water Division Unit, effective retroactive to January 1, 2019, through December 31, 2021.

WHEREAS the City has, for years, adopted the policy of collective bargaining between the various labor organizations representing employees and the administration, and

WHEREAS this resolution allows for the execution of a three-year Collective Bargaining Agreement (“CBA”) between the City and Brotherhood of Electrical Workers, Local 483, Water Division Unit (“Union”), on behalf of the employees represented by said Union, and

WHEREAS the bargaining unit consists of approximately 129 budgeted, full-time equivalent (“FTE”) positions, and

WHEREAS the CBA covers three years and provides for a wage increase in each year of the agreement; effective retroactive to January 1, 2019 the journey level wage rate, and all wage rates not expressed as a percentage of journey level, will increase retroactively by 3 percent; effective January 1, 2020, the journey level wage rate and all wage rates not expressed as a percentage of journey level shall increase by 3 percent; effective January 1, 2021, the journey level wage rate and all wage rates not expressed as a percentage of journey level shall increase by 2.5 percent, and
WHEREAS other changes include: (1) removing the CDL requirement for
the classification of Water Service Mechanic positions in Water Quality, (2) adding
language to Article 2, Union Recognition to reflect changes required by law, (3)
adding language clarifying the article on non-discrimination, and (4) adding
standard language regarding time off and benefits to Appendix B, and

WHEREAS the CBA was considered and approved by the Public Utility
Board at its meeting of June 26, 2019, and

WHEREAS it appears in the best interests of the City that the CBA
negotiated by said Union and the City be approved; 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 the
three-year Collective Bargaining Agreement between the City and International
Brotherhood of Electrical Workers, Local 483, Water Division Unit, effective
retroactive to January 1, 2019, through December 31, 2021, said document to be substantially in the form of the agreement on file in the office of the City Clerk.

Adopted __________________________

_______________________________
Mayor

Attest:

_______________________________
City Clerk

Approved as to form:

_______________________________
Deputy City Attorney

Requested by Public Utility Board
Resolution No. U-11081
RESOLUTION NO. 40371

A RESOLUTION related to collective bargaining; authorizing the execution of a one-year Collective Bargaining Agreement between the City and International Brotherhood of Electrical Workers, Local 483, Human Resources Unit, effective January 1, 2020, through December 31, 2020.

WHEREAS the City has, for years, adopted the policy of collective bargaining between the various labor organizations representing employees and the administration, and

WHEREAS this resolution allows for the execution of a one-year Collective Bargaining Agreement ("CBA") between the City and International Brotherhood of Electrical Workers, Local 483, Human Resources Unit ("Union"), on behalf of the employees represented by said Union, and

WHEREAS the bargaining unit consists of approximately 22 budgeted, full-time equivalent ("FTE") positions, and

WHEREAS the CBA will provide for a wage increase of three percent effective January 1, 2020, and

WHEREAS other changes include: replacing the language of Article 4, Union Recognition and Activities in its entirety to reflect the legal requirements of the Janus v. AFSCME Council 31, court case to read as written in the Collective Bargaining Agreement; and adding standard language regarding time off and benefits to Appendix A, and

WHEREAS it appears in the best interests of the City that the CBA negotiated by said Union and the City be approved; 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 the one-year Collective Bargaining Agreement between the City and International Brotherhood of Electrical Workers, Local 483, Human Resources Unit, effective January 1, 2020, through December 31, 2020, said document to be substantially in the form of the agreement on file in the office of the City Clerk.

Adopted ______________________

______________________________
Mayor

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
Deputy City Attorney
A RESOLUTION relating to collective bargaining: authorizing the execution of a Letter of Agreement negotiated between the City of Tacoma and the Washington State Council of County and City Employees, Local 120.

WHEREAS the City has, for years, adopted the policy of collective bargaining between the various labor organizations representing employees and the administration, and

WHEREAS Resolution No. 39945, adopted February 27, 2018, authorized the execution of the two-year Collective Bargaining Agreement ("CBA") between the City of Tacoma and the Washington State Council of County and City Employees, Local 120 ("Union"), on behalf of the employees represented by said Union, and

WHEREAS the City and Union have negotiated a Letter of Agreement ("LOA") to the CBA which provides for the replacement of Article 4, Union Membership and Dues, in its entirety, with new language to reflect the legal requirements of the Janus v. AFSCME Council 31 court case, and

WHEREAS the LOA was considered and approved by the Public Utility Board at its meeting of June 26, 2019, and

WHEREAS it appears in the best interest of the City that the LOA negotiated by said Union and the City be approved; 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 the Letter of Agreement negotiated between the City of Tacoma and the Washington
State Council of County and City Employees, Local 120, said document to be substantially in the form of the document on file in the office of the City Clerk.

Adopted ____________________

______________________________
Mayor

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
Deputy City Attorney

Requested by Public Utility Board
Resolution No. U-11082
RESOLUTION NO. 40373

A RESOLUTION relating to collective bargaining; authorizing the execution of a Letter of Agreement negotiated between the City of Tacoma and Teamsters Local Union No. 117, Tacoma Venues and Events Unit.

WHEREAS the City has, for years, adopted the policy of collective bargaining between the various labor organizations representing employees and the administration, and

WHEREAS Resolution No. 40182, adopted December 11, 2018, authorized the execution of the one-year Collective Bargaining Agreement (“CBA”) between the City of Tacoma and Teamsters Local Union 117, Tacoma Venues and Events Unit (“Union”), on behalf of the employees represented by said Union, and

WHEREAS the City and Union have negotiated a Letter of Agreement (“LOA”) to the CBA which provides for the replacement of Article 5, Union Membership and Dues, in its entirety, with new language to reflect the legal requirements of the Janus v. AFSCME Council 31 court case, and

WHEREAS it appears in the best interest of the City that the LOA negotiated by said Union and the City be approved; 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 the Letter of Agreement negotiated between the City of Tacoma and Teamsters
Local Union No. 117, Tacoma Venues and Events, said document to be substantially in the form of the document on file in the office of the City Clerk.

Adopted ____________________

______________________________
Mayor

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
Deputy City Attorney
AN ORDINANCE relating to public safety; authorizing the creation of a public development authority to be known as the South Sound 911 Public Authority; approving a charter; amending Chapter 1.60 of the Tacoma Municipal Code by the addition of a new Section 1.60.500 thereto, to be known and designated as “South Sound 911”; and approving other matters related thereto.

WHEREAS, in 2011, the City previously entered into an Interlocal Agreement for Communications Services among the parties thereto (as subsequently amended and restated in 2014, the “Original Interlocal Agreement”), which created an emergency communications joint operations agency pursuant to its terms and the terms of Chapter 39.34 of the Revised Code of Washington (“RCW”), the Interlocal Cooperation Act, known as South Sound 911 (“Interlocal Agency”), and

WHEREAS the purpose of the Interlocal Agency is to serve as a consolidated entity to provide public safety communications services to Pierce County and the cities, fire protection districts, and other entities within Pierce County, and

WHEREAS, after due consideration, the parties to the Original Interlocal Agreement have determined that it would be in the best interest of the public and the parties thereto for the Interlocal Agency to be reorganized as a public development corporation chartered under the provisions of chapter 35.21 RCW and to subsequently dissolve the Interlocal Agency, and

WHEREAS, pursuant to the provisions of chapter 82.14 RCW, Pierce County has imposed a countywide enhanced 911 excise tax, the proceeds of which shall be used to fund emergency services communication systems, and
WHEREAS, pursuant to the provisions of RCW 82.14.420, the voters of the County approved the imposition of a 1/10th of 1 percent sales and use tax (“Sales and Use Tax”), the proceeds of which will be used for the purpose of providing funds for costs associated with the design, acquisition, construction, equipping, operating, maintaining, remodeling, repairing, reequipping, improvement, and financing of emergency communication systems and facilities, and

WHEREAS revenue received from the enhanced 911 excise tax, the Sales and Use Tax, and other service fees, assessments, and sources of revenue will be used by the new public development authority to fund costs of providing emergency communication services previously provided by the Interlocal Agency, and

WHEREAS the City has determined that chartering a public development authority to oversee the delivery of emergency communications services within Pierce County will create a highly focused and dedicated entity that will insure that such emergency communication services are effective, efficient, affordable, adaptable, and sustainable, all while ensuring appropriate public oversight and accountability, and

WHEREAS the City Council has been presented with a draft of a proposed charter (“Charter”) for the establishment and chartering of a public development authority to be known as the South Sound 911 Public Authority, which will have as its purpose providing consolidated communications services pursuant to the terms of this ordinance and the Charter, and

WHEREAS it appears in the best interest of the City to approve the Charter for the public development authority as now proposed; Now, Therefore,
BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. Authority Created—City Liability Limited.

A. Authority Created. The Council hereby authorizes the creation of a public development authority pursuant to RCW 35.21.730(5). The public development authority shall have all of the powers set forth in this ordinance, RCW 35.21.730 through 35.21.755, and its Charter necessary to assume and continue to provide all of the rights, powers, responsibilities, liabilities, assets, and services previously provided by the Interlocal Agency. Such services include, but are not limited to the following: (a) communication services, including 24-hour dispatch for law enforcement and fire agencies, radio system operations, and other communication services as approved by the governing board, (b) support services, including law enforcement records, firearm licensing, fingerprinting, and any other agency support services approved by the governing board, and (c) any other function specified in this ordinance and the Charter.

B. Name. The name of the public development authority shall be the “South Sound 911 Public Authority” (d.b.a. “South Sound 911” and referred to herein as “South Sound 911” or “Authority”).

C. Seal. The corporate seal of the Authority shall carry its name.

D. Liability Limited. The Authority is an independent legal entity exclusively responsible for its own debts, obligations and liabilities. Except as specifically agreed in writing by the City or any other public or private entity, the Authority shall take no action that might impose liability upon the City or any other public or private entity. Pursuant to RCW 35.21.730(5), all liabilities incurred by the
Authority shall be satisfied exclusively from the assets, credit, and properties of the Authority, and no creditor or other person shall have any right of action against or recourse against the City, any public or private entity that may contract with the Authority, or their assets, credit, or services, on account of any debts, obligations, liabilities or acts or omissions of the Authority.

The Charter of the Authority shall provide that it is organized pursuant to this ordinance and RCW 35.21.730 through 35.21.755 and state as follows: “[A]ll liabilities incurred by South Sound 911 shall be satisfied exclusively from the assets and properties of South Sound 911 and no creditor or other person shall have any right of action against the City of Tacoma or any other public or private entity or agency on account of any debts, obligations, or liabilities of South Sound 911 unless explicitly agreed to in writing by such public or private entity or agency.” Such statement shall be displayed in a prominent location in the principal office or other offices of the Authority. It shall also be printed or stamped on all contracts and other documents that may entail any debt or liability by the Authority.

The Charter of the Authority shall provide that it is organized pursuant to this ordinance and RCW 35.21.730 through 35.21.755 and state as follows: “[A]ll liabilities incurred by South Sound 911 shall be satisfied exclusively from the assets and properties of South Sound 911 and no creditor or other person shall have any right of action against the City of Tacoma or any other public or private entity or agency on account of any debts, obligations, or liabilities of South Sound 911 unless explicitly agreed to in writing by such public or private entity or agency.” Such statement shall be displayed in a prominent location in the
principal office or other offices of the Authority. It shall also be printed or stamped on all contracts and other documents that may entail any debt or liability by the Authority.

Section 2. Powers – Generally. Except as otherwise limited by Washington State law, this ordinance, or the Charter, the Authority shall have and exercise all lawful powers necessary or convenient to affect the purposes for which the Authority is organized and to perform authorized corporate functions as provided in its Charter.

Section 3. Limitation of Powers. The activities and transactions of the Authority shall be limited as provided in its Charter.

Section 4. Charter. The Charter of the Authority is hereby approved in substantially the form set forth at Exhibit A, with such changes as determined to be necessary by the City Manager to accomplish the provisions of this ordinance. The Charter shall be issued in duplicate originals, each signed by the City Manager and bearing the City seal attested by the City Clerk. One original shall be filed with the Tacoma City Clerk and filed as a public record. A duplicate original shall be provided to the Authority. The Charter may be amended as provided therein.

Section 5. Effect of Issuance of Charter. The Authority shall commence its existence effective upon issuance of its Charter, appointment and confirmation of the initial board of directors (“Board”) as provided below, and the first organizational meeting of the initial Board is held. Except as against the state or the City in a proceeding to cancel or revoke the Charter, delivery of a duplicate
original Charter shall conclusively establish that the Authority has been established in compliance with the procedures of this ordinance.

Section 6. Board of Directors; Officers. A Board is hereby established to govern the affairs of the Authority. The initial Board of the Authority shall consist of eleven members appointed pursuant to the formula provided in the Charter. The initial Board shall be comprised of representatives of the following city, county and fire district agencies as follows:

<table>
<thead>
<tr>
<th>Relative size of most recent approved Communications Assessment</th>
<th>Number of Board Seats</th>
<th>Appointing Authority Name/Title of Appointee</th>
</tr>
</thead>
<tbody>
<tr>
<td>As among City and County Contract Agencies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1st largest communications assessment</td>
<td>2</td>
<td>Tacoma City Council Council Member Lillian Hunter; Council Member Robert Thoms</td>
</tr>
<tr>
<td>2nd largest communications assessment</td>
<td>2</td>
<td>Pierce County Council Executive Bruce Dammeier; Council Member Doug Richardson</td>
</tr>
<tr>
<td>3rd largest communications assessment</td>
<td>1</td>
<td>Lakewood City Council Council Member Michael Brandstetter</td>
</tr>
<tr>
<td>4th largest communication assessment</td>
<td>1</td>
<td>Puyallup City Council Council Member Julie Door</td>
</tr>
<tr>
<td>5th, 6th and 7th largest communications assessments</td>
<td>2</td>
<td>Joint resolution of legislative authorities of Fife, Sumner, and Bonney Lake; City of Fife; Council Member Tim Curtis; City of Sumner; Mayor Bill Pugh</td>
</tr>
<tr>
<td>As among Fire District Contract Agencies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1st largest communications assessments</td>
<td>1</td>
<td>Central Pierce Fire District Board of Commissioners Commissioner Matt Holm</td>
</tr>
<tr>
<td>2nd largest communications assessment</td>
<td>1</td>
<td>West Pierce Fire District Board of Commissioners Commissioner Dan Rankin</td>
</tr>
<tr>
<td>All Fire District Contract Agencies with small communications assessments</td>
<td>1</td>
<td>Pierce County Fire Commissioners Association Board Commissioner Pat McElligott</td>
</tr>
</tbody>
</table>
Successor Board members shall be appointed and serve their terms as provided in the Charter. All corporate powers of the Authority shall be exercised by or under the authority of the Board, and the business, property, and affairs of the Authority shall be managed under the supervision of the Board, except as may be otherwise provided by law or in the Charter. The Board shall have officers as provided in the Charter.

Section 7. Meeting. Within ninety (90) days after the effective date of this ordinance, the current Executive Director of the Interlocal Agency, or designee, shall call an organizational meeting of the initial Board, giving at least ten (10) days’ advance written notice to each, unless waived in writing. At such meeting, the Board shall organize itself, appoint initial officers, select its place of business, and adopt a code of ethics policy. All Board meetings, including executive, all other permanent and ad hoc committee meetings, shall be open to the public to the extent required by chapter 42.30 RCW.

Section 8. Funds of the Authority. All money belonging to or collected for the use of the Authority coming into the hands of any officer thereof shall immediately be deposited with the treasurer or other legal depository consistent with Washington State law to the credit of the Authority for the benefit of the funds to which they belong. The use of funds of the Authority for any purpose not authorized by law by any officer having possession or control thereof is prohibited.

Section 9. Discrimination Prohibited. Membership to the Board shall not be directly or indirectly based upon or limited by age, sex, marital status, sexual orientation, race, creed, color, national origin, honorably discharged veteran or
military status, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability.
Furthermore, the Authority shall not discriminate in any matter related to employment because of age, sex, marital status, sexual orientation, race, creed, color, national origin, honorably discharged veteran or military status, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability. The Authority shall, in all solicitation or advertisements for employees placed by or on behalf of the Authority, if any, state that all qualified applicants will receive consideration for employment without regard to age, sex, marital status, sexual orientation, race, creed, color, national origin, honorably discharged veteran or military status, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability.

Section 10. Dissolution. The Authority is formed to provide an essential public purpose of providing emergency communication services within Pierce County. The City recognizes that dissolution of the Authority without a successor public safety answering point authorized to assume its duties would have a significant impact on the local governments, customers, and individuals that the Authority is intended to serve. Dissolution of the Authority shall be permitted as provided in the Charter.

Section 11. Insurance. The Authority shall maintain in full force and effect public liability insurance in an amount sufficient to cover potential claims for bodily injury, death, or disability and for property damage, which may arise from or be
related to projects and activities of the Authority, and covering the City as to such activities of the Authority.

The insurance required under this section may be fulfilled by acquiring excess liability or umbrella liability coverage. However, in all cases, certificates of insurance must be filed with the City.

Section 12. Annual Reports. The Authority shall promptly, after it is available, provide its audited financial statements to the City Finance Director. If, prior the end of nine months after the end of its fiscal year, the audited financial statements are not available, the Authority shall file a copy of its unaudited financial statements with the City Finance Director, to be promptly followed by audited information. The Authority shall also file, promptly after it is available, with the City Finance Director a copy of the operating budget once it is approved by the Board. Any person shall have access to the financial statements of the Authority to the extent required by Washington State law. The Authority shall also answer fully and within a reasonable time any written inquiries by City or other public officials in the course of their duties about its finances, organization or activities.

Section 13. Access to Records. To the extent required by Washington State law, the Authority shall keep an official record of the minutes of proceedings at all meetings of the Board and any meetings of any membership and the resolutions of the Board. Any person shall have access to records and information of the Authority to the extent required by Washington State law.
Section 14. Public Corporation. The Authority is a public development authority created pursuant to RCW 35.21.730 through 35.21.755 as a separate legal entity from the City.

Section 15. Amendment to Tacoma Municipal Code. The Chapter 1.60 of the Tacoma Municipal Code is hereby amended by the addition thereto of a new Section 1.60.500, to be known and designated as “South Sound 911,” reading as follows:

Chapter 1.60
Public Corporations

Sections:

** * *
1.60.490 Ratification of prior acts.
1.60.500 South Sound 911.

** * *
1.60.500 South Sound 911. Notwithstanding anything in this chapter to the contrary, nothing in this chapter shall prevent the City Council from establishing, by ordinance, a public corporation that is not subject to the terms of this chapter. Upon the establishment and chartering of such public corporation, the ordinance authorizing such public corporation shall state that the public corporation is formed pursuant to its formation ordinance and charter and not pursuant to Chapter 1.60 of the Tacoma Municipal Code.

Section 16. Formation of the Authority. The Authority shall be established and chartered pursuant to this ordinance and its charter, and shall not otherwise be subject to the terms of Chapter 1.60 of the Tacoma Municipal Code.

Section 17. Ancillary Authority; Ratification. The City Manager, the City Manager’s designee, and other appropriate officers of the City are authorized to take any actions and to execute documents as in their judgment may be necessary or desirable in order to carry out the terms of, and complete the transactions contemplated by, this ordinance. All acts taken pursuant to the authority of this ordinance but prior to its effective date are hereby ratified.
Section 18. Liberal Construction. This ordinance shall be liberally construed so as to effectuate its purposes and the purposes of RCW 35.21.730 through 35.21.755.

Passed ________________

___________________________
Mayor

Attest:

___________________________
City Clerk

Approved as to form:

___________________________
Deputy City Attorney
AN ORDINANCE relating to the rental housing code; amending Chapter 1.95 of the Tacoma Municipal Code, the Rental Housing Code, by amending Section 1.95.060 thereof to align with the new notice requirement in Engrossed Substitute House Bill 1440 and Washington State Residential Landlord-Tenant Act.

WHEREAS Chapter 1.95 of the Tacoma Municipal Code ("TMC"), the Rental Housing Code, was enacted on November 20, 2018, pursuant to Ordinance No. 28559, and

WHEREAS TMC 1.95 currently requires (1) 60 or 120 days' written notice to a tenant before terminating tenancy, depending on the circumstances; (2) 60 days’ notice to a tenant for a landlord to increase rent, except the notice to increase rent is not required for a “fixed lease agreement [that] includes agreed-upon rent increase during the term of the tenancy or agreement”; (3) landlords to pay tenant relocation assistance in certain circumstances; and (4) landlords to provide tenants with information relevant to the rental agreement, landlord, and rental property, and

WHEREAS Engrossed Substitute House Bill (“ESHB”) 1440, which recently passed the Washington State Legislature and becomes effective on July 28, 2019, provides for a longer notice period to increase rent that what is currently set forth in Washington State Residential Landlord-Tenant Act, RCW 59.18, and

WHEREAS it is necessary to amend TMC 1.95 to align the City’s rental housing code with the new notice requirement in ESHB 1440 and the Washington State Residential Landlord-Tenant Act, RCW 59.18, and
WHEREAS the proposed amendments include (1) adding the 30-day notice to increase requirement for subsidized tenancies; and (2) deleting the general exception to the 60-day notice requirement for a “fixed lease agreement [that] includes agreed-upon rent increases during the term of the tenancy or agreement; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

That Section 1.95.060 of the Tacoma Municipal Code, relating to the Rental Housing Code, is hereby amended as set forth in the attached Exhibit “A.”

Passed ____________________

________________________________________
Mayor

Attest:

________________________________________
City Clerk

Approved as to form:

________________________________________
Deputy City Attorney
EXHIBIT “A”

1.95.060 Notice to increase rent requirements.

A landlord is required to provide the minimum of 60 days’ prior written notice, as outlined in Chapter 59.18.140 RCW, as it currently exists or is hereinafter amended, whenever the periodic or monthly housing costs to be charged a tenant will increase by any amount over the periodic or monthly rental rate charged the same tenant for the same housing unit, unless the fixed lease agreement includes agreed upon rent increases during the term of the tenancy or agreement.