The Tacoma City Council, at its regular City Council meeting of October 15, 2019, adopted the following resolutions and/or ordinances. The summary of the contents of said resolutions and/or ordinances are shown below. To view the full text of the document, click on the bookmark at the left of the page.

**Resolution No. 40445**
A resolution setting Tuesday, October 29, 2019, at approximately 5:15 p.m., as the date for a public hearing by the City Council on the proposed Ad Valorem and Emergency Medical Services tax levies for 2020.

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

**Resolution No. 40446**
A resolution setting Tuesday, October 29, 2019, at approximately 5:15 p.m., as the date for a public hearing by the City Council, pursuant to RCW 35.94.040, on the surplus and potential use of the excess capacity of the Tacoma Power Commercial Network where the user pays for the capital and operating costs related to the excess capacity, while the City retains full ownership of the Network; and on the surplus and potential sale of related inventory, equipment, and vehicles.

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

**Resolution No. 40447**
A resolution awarding a contract to Bridgestone Americas Tire Operations, LLC, in the amount of $3,900,000, plus applicable taxes, budgeted from various departmental funds, for Citywide purchases of tires, tubes, and services, through March 31, 2024 - NASPO ValuePoint Contract No. 19102.

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

**Resolution No. 40448**
A resolution awarding a contract to ImageTrend, Inc., in the amount of $384,415.75, plus applicable taxes, budgeted from the Emergency Medical Services Special Revenue Fund, for an electronic patient care reporting system, for a contract period of five years, for a projected contract total not to exceed $624,000.00 - Specification No. FD19-0239F.

[Teresa Green, Fire Department Manager; Toryono Green, Fire Chief]
Resolution No. 40449
A resolution authorizing an increase to the contract with Clean Energy, d.b.a. Clean Energy Corp., in the amount of $250,000, plus applicable taxes, for a total of $549,500, budgeted from the Solid Waste Fund, for ongoing preventative maintenance, replacement of two compressors, and the addition of two on-site compressors to meet operational needs for the Solid Waste Management fleet, through March 13, 2021 - Specification No. ES16-0546N.  
[Lewis Griffith, P.E., Solid Waste Division Manager; Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 40450
A resolution authorizing the use of $250,000 from the General Fund, to support the predevelopment costs of the Asia Pacific Cultural Center's capital campaign, to redevelop the 4851 South Tacoma Way site.  
[Jeff Robinson, Director, Community and Economic Development]

Resolution No. 40451
A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Konstantin Kurkov, for the development of 12 multi-family market-rate and affordable rental housing units, located at 7427 South "D" Street, in the Upper Pacific Mixed-Use Center.  
[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]
RESOLUTION NO. 40445

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

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

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

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

Section 1. That the hearing required by RCW 84.55.120, for the purpose of setting the Ad Valorem levies for General Property tax and Emergency Medical Services tax for the 2020 fiscal year, shall commence on October 29, 2019, at approximately 5:15 p.m., in the City Council Chambers, First Floor, Tacoma Municipal Building, 747 Market Street, Tacoma, Washington.
Section 2. That the Clerk of the City of Tacoma shall give proper notice of
the time and place of said hearing.

Adopted ______________________

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
Deputy City Attorney

Mayor
RESOLUTION NO. 40446

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

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

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

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

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

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

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

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

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

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

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

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

Adopted 

__________________________
Mayor

Attest:

__________________________
City Clerk

Approved as to form:

__________________________
City Attorney
RESOLUTION NO. 40447

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

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 Bridgestone Americas Tire Operations, LLC, in the amount of $3,900,000, plus applicable taxes, budgeted from Various
Departmental Funds, for Citywide purchases of tires, tubes, and services, through March 31, 2024, pursuant to NASPO ValuePoint Contract No. 19102, consistent with Exhibit “A.”

Adopted ______________________

__________________________________
Mayor

Attest:

__________________________________
City Clerk

Approved as to form:

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

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 ImageTrend, Inc., in the amount of $384,415.75, plus applicable taxes, budgeted from the Tacoma Fire Department Emergency Medical Services Special Revenue Fund, for an electronic patient care reporting (ePCR)
system, for a contract period of five years, for a projected contract total not to exceed $624,000.00, pursuant to Specification No. FD19-0239F, consistent with Exhibit “A.”

Adopted ________________

____________________________
Mayor

Attest:

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City Clerk

Approved as to form:

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

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 increase Contract No. 4600012338 with Clean Energy, d.b.a. Clean Energy Corp, in the amount of $250,000, for a cumulative contract amount of $549,500, plus applicable taxes, budgeted from the Solid Waste Fund, for ongoing preventative maintenance, replacement of two compressors, and the addition of two on-site air compressors to meet operational needs for the Solid Waste Management fleet,
through March 13, 2021, pursuant to Specification No. ES16-0546N, consistent with Exhibit “A.”

Adopted ____________________

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Mayor

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
City Attorney
RESOLUTION NO. 40450

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

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

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

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

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

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

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

WHEREAS a financial commitment from the City for predevelopment costs associated with market studies, architecture, engineering, and environmental and geotechnical services would help secure future funding from additional partners and is crucial to APCC’s ability to reach the fundraising goal for the project, and will provide reciprocal consideration in the form of identified public benefits; 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 an agreement for a one-time payment in the amount of $250,000, budgeted from the General Fund, including specific public benefit consideration to support the Asia Pacific Cultural Center’s redevelopment project at 4851 South Tacoma Way, in
consideration of the public benefits set forth in the agreement attached as Exhibit “A,” said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted ______________________

____________________________________
Mayor

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
Deputy City Attorney
EXHIBIT “A”

REDEVELOPMENT SCOPE OF WORK

Asia Pacific Cultural Center (APCC) Capital Construction Campaign

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

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

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

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

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

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

The following pages include the environmental designs for the APCC planned construction.
THREE FLOORS OF SENIOR HOUSING
CULTURAL CENTER COURTSDAY
ENTRY TO PARKING
OFFICES
SOUTH 50TH STREET
STUDIO AND CLASSROOMS
ARCADE FOR FOOD COURT & OUTDOOR DINING
ENTRY TO PARKING
SOUTH PROMA WAY
SOUTH 50TH STREET
RESOLUTION NO. 40451

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

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

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

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

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

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 7427 South “D” Street in the Upper Pacific Mixed-Use 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 12 years, to Konstantin Kurkov, for the property located at 7427 South “D” Street in the Upper Pacific Mixed-Use Center, as more particularly described in the attached Exhibit “A.”

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

Adopted ________________________

__________________________________
Mayor

Attest:

__________________________________
City Clerk

Approved as to form: Legal description approved:

__________________________________
Deputy City Attorney

Chief Surveyor

Public Works Department
EXHIBIT “A”

LEGAL DESCRIPTION

Tax Parcel: 7850100031

Legal Description:

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

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

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