Legislation Passed March 3, 2020

The Tacoma City Council, at its regular City Council meeting of March 3, 2020, 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. 40562**
A resolution appointing and reappointing individuals to the Sustainable Tacoma Commission.
[Doris Sorum, City Clerk; Bill Fosbre, City Attorney]

**Resolution No. 40563**
A resolution appointing Joseph Colon to the Tacoma Public Library Board of Trustees for a five-year term to expire on March 18, 2025.
[Mayor Woodards]

**Resolution No. 40564**
A resolution reappointing Sara Irish to the Tacoma Public Library Board of Trustees for a five-year term to expire on March 18, 2025.
[Mayor Woodards]

**Resolution No. 40565**
A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Koz on MLK Way LLC, for the development of 156 multi-family market-rate and affordable rental housing units, located at 824 Martin Luther King Jr. Way, in the Downtown Regional Growth Center.
[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

**Resolution No. 40566**
A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Schuur Bros Inc, for the development of seven multi-family market-rate and affordable rental housing units, located at 4323 South Puget Sound Avenue, in the Tacoma Mall Mixed-Use Center.
[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

**Resolution No. 40567**
A resolution authorizing the execution of a Letter of Agreement with the Professional and Technical Employees, Local 17, and the International Brotherhood of Electrical Workers, Local 483, Supervisors' Unit, for the accretion of the Solid Waste Collection Supervisor classification.
[Dylan Carlson, Senior Labor Relations Manager; Bill Fosbre, City Attorney]
Resolution No. 40568

A resolution authorizing the execution of a Letter of Intent with Metropolitan Park District of Tacoma and The Soccer Club of Tacoma, establishing terms for the negotiation of future agreements regarding a potential soccer stadium, and future adjacent development in the vicinity of Cheney Stadium.

[Steve Victor, Deputy City Attorney; Bill Fosbre, City Attorney]
RESOLUTION NO. 40562

BY REQUEST OF COUNCIL MEMBERS BEALE, HINES, HUNTER, AND McCARTHY

A RESOLUTION relating to committees, boards, and commissions; appointing and reappointing individuals to the Sustainable Tacoma Commission.

WHEREAS vacancies exist on the Sustainable Tacoma Commission, and

WHEREAS, at its meeting of December 4, 2019, the Infrastructure, Planning, and Sustainability Committee ("Committee") conducted interviews and recommended Gabe Moaalii to a short list for future vacancies on the commission, as they occur, and

WHEREAS, at its meeting of February 5, 2020, the Committee discussed and recommended the appointment of Ms. Moaalii to one of the upcoming vacancies, and

WHEREAS, at its meeting of February 19, 2020, the Committee conducted interviews and recommended the appointment and reappointment of Katin Kendrena and Emily Pinckney to said commission, 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 Sustainable Tacoma Commission; Now, Therefore,
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That those nominees to the Sustainable Tacoma Commission, 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”

SUSTAINABLE TACOMA COMMISSION

Appointing Katin Kendrena to the “Youth” position to serve a one-year term, effective May 1, 2020, to expire April 30, 2021.

Appointing Gabe Moaali to serve a three-year term, effective May 1, 2020, to expire April 30, 2023.

Reappointing Emily Pinckney to serve a three-year term, effective May 1, 2020, to expire April 30, 2023.
RESOLUTION NO. 40563

BY REQUEST OF MAYOR WOODARDS

A RESOLUTION relating to committees, boards, and commissions; appointing an
individual to the Board of Trustees for the Tacoma Public Library.

WHEREAS a vacancy exists on the Board of Trustees for the Tacoma Public
Library, and

WHEREAS, under Tacoma City Charter Section 2.4, appointments may be
made by a majority vote of the City Council from names presented in writing to the
City Council by the Mayor, and

WHEREAS the Mayor has nominated Joseph Colon to serve on the Board of
Trustees of the Tacoma Public Library for a five-year term to expire on March 18,
2025; Now, Therefore,

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

That Joseph Colon is hereby appointed to serve on the Board of Trustees
of the Tacoma Public Library for a five-year term to expire on March 18, 2025, and
until a successor is appointed.

Adopted ________________

Mayor

Attest:

_____________________
City Clerk

Approved as to form:

_____________________
City Attorney
RESOLUTION NO. 40564

BY REQUEST OF MAYOR WOODARDS

A RESOLUTION relating to committees, boards, and commissions; reappointing an individual to the Board of Trustees for the Tacoma Public Library.

WHEREAS a vacancy exists on the Board of Trustees for the Tacoma Public Library, and

WHEREAS, under Tacoma City Charter Section 2.4, appointments may be made by a majority vote of the City Council from names presented in writing to the City Council by the Mayor, and

WHEREAS the Mayor has nominated Sara Irish to serve on the Board of Trustees of the Tacoma Public Library for a five-year term to expire on March 18, 2025; Now, Therefore,

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

That Sara Irish is hereby reappointed to serve on the Board of Trustees of the Tacoma Public Library for a five-year term to expire on March 18, 2025, and until a successor is appointed.

Adopted ______________________

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Mayor

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
City Attorney
RESOLUTION NO. 40565

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 Koz on MLK Way LLC, for the development of 156 multi-family market-rate and affordable housing units to be located at 824 Martin Luther King Jr Way in the Downtown Regional Growth 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 Koz on MLK Way LLC, is proposing to develop 156 new market-rate housing units to consist of 48 studio units, with an average size of 350 square feet and renting for approximately $950 per month, 50 one-bedroom, one-bath units with an average size of 470 square feet and renting for approximately $1,100 per month, 20 two-bedroom, one-bath units with an average size of 735 square feet and renting for approximately $1,450 per month, and four three-bedroom, one-bath units with an average size of 960 square feet and renting for approximately $1,700 per month; and 12 affordable-rate studio units with an average size of 350 square feet and renting for approximately $950 per month, 13 affordable-rate one-bedroom, one-bath units with an average size of 470 square feet and renting for approximately $1,284 per month including utilities, five affordable-rate two-
bedroom, one-bath units with an average size of 735 square feet and renting for approximately $1,444 per month including utilities, and one affordable-rate three-bedroom, one-bath unit with an average size of 960 square feet and renting for approximately $1,604 per month including utilities, as well as three live/work units, 31 on-site residential parking stalls, and 6,500 square feet of retail space, 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 31 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 824 Martin Luther King Jr Way in the Downtown Regional Growth Center, as more particularly described in the attached Exhibit “A”; Now, Therefore,

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

Section 1. That the City Council does hereby approve and authorize a conditional property tax exemption, for a period of 12 years, to Koz on MLK Way LLC, for the property located at 824 Martin Luther King Jr Way in the Downtown Regional Growth Center, as more particularly described in the attached Exhibit “A.”
Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Koz on MLK Way LLC, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted

Mayor

City Clerk

Approved as to form: Legal description approved:

Deputy City Attorney Chief Surveyor

Public Works Department
EXHIBIT “A”

LEGAL DESCRIPTION

Tax Parcels: 200822-0030, 0040 & -0050

Legal Description:

A portion of the Northeast Quarter of the Northwest Quarter of Section 05, Township 20 North, Range 3 East, Willamette Meridian, Pierce County, Washington, more particularly described as follows:

Lots 4 through 12, inclusive, Block 822, Central Addition to Tacoma, Washington Territory, according to the Plat recorded in Volume 1 of Plats, Page 74, records of Pierce County Auditor; Together with Lots 7 through 12, inclusive, Block 822, Map of New Tacoma, Washington Territory, according to the Plat thereof filed for record February 3, 1875, records of Pierce County Auditor;

Situate in the City of Tacoma, County of Pierce, State of Washington.
RESOLUTION NO. 40566

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 Schuur Bros Inc, for the development of seven multi-family market-rate and affordable housing units to be located at 4323 South Puget Sound Avenue in the Tacoma Mall 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 Schuur Bros Inc, is proposing to develop five new market-rate housing units to consist of five two-bedroom, two and one-half bath units with an average size of 1,000 square feet and renting for approximately $1,400 per month; and two affordable-rate two-bedroom, two and one-half bath units with an average size of 1,000 square feet, and renting for approximately $1,444 per month with utility allowance, as well as seven 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 two 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 4323 South Puget Sound Avenue in the Tacoma Mall 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 Schuur Bros Inc, for the property located at 4323 South Puget Sound Avenue in the Tacoma Mall 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 Schuur Bros Inc, 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

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EXHIBIT “A”

LEGAL DESCRIPTION

Tax Parcel: 2890000990

Legal Description:

A portion of the Northwest Quarter of the Southwest Quarter of Section 18, Township 20 North, Range 3 East, Willamette Meridian, Pierce County, Washington, more particularly described as follows:

Lots 11 and 12, Block 21, Cascade Park Addition to Tacoma, W.T., according to the Plat recorded in Volume 1 of Plats, Page 120, records of Pierce County Auditor.

Situate in the City of Tacoma, County of Pierce, State of Washington.
RESOLUTION NO. 40567

A RESOLUTION relating to collective bargaining; authorizing the execution of a Letter of Agreement negotiated between the City of Tacoma and Professional and Technical Employees, Local 17 (PROTEC17) and the International Brotherhood of Electrical Workers (IBEW), Local 483, Supervisors 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. 39810, adopted September 12, 2017, authorized the execution of the four-year Collective Bargaining Agreement (“CBA”) between the City of Tacoma and the International Brotherhood of Electrical Workers (IBEW), Local 483, Supervisors Unit, on behalf of the employees represented by IBEW, and

WHEREAS Resolution No. 40493, adopted December 3, 2019, authorized the execution of the four-year CBA between the City of Tacoma and the Professional and Technical Employees, Local 17 (PROTEC17), on behalf of the employees represented by PROTEC17, and

WHEREAS the City, IBEW, and PROTEC17 have negotiated a Letter of Agreement (“LOA”) which provides for the following: (1) accretion of the classification of Solid Waste Collection Supervisor (CSC 5017) from the PROTEC17 Unit into the IBEW, Local 483 Supervisors Unit; (2) a general wage increase of 3 percent and an additional 6.75 percent as a market adjustment, retroactive to January 1, 2019; and (3) a general wage increase of 2.25 percent, retroactive to January 1, 2020, and...
WHEREAS, a new section under Article 6 of the Local 483 Supervisors CBA has been added to account for those Work Rules that are separate for the Solid Waste Collection Supervisor classification, including that this classification will be eligible for an annual boot allowance of $300, and all other terms and conditions of the Local 483 Supervisors Unit CBA shall apply to the Solid Waste Collection Supervisor classification, and

WHEREAS it appears in the best interest of the City that the LOA negotiated by IBEW, PROTEC17, 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 Professional and Technical Employees, Local 17 (PROTEC17), and the International Brotherhood of Electrical Workers (IBEW), Local 483, Supervisors Unit, said document to be substantially in the form of the document on file in the office of the City Clerk.

Adopted

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Mayor

Attest:

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City Clerk

Approved as to form:

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Deputy City Attorney
RESOLUTION NO. 40568

A RESOLUTION relating to economic development; authorizing execution of a Letter of Intent among Metropolitan Park District of Tacoma, The Soccer Club of Tacoma and the City of Tacoma establishing terms for the negotiation of future agreements regarding a potential future soccer stadium and future adjacent development, in the vicinity of Cheney Stadium.

WHEREAS, in 2017, The Soccer Club of Tacoma (“TSCOT”), a joint venture of the Tacoma Rainiers and Seattle Sounders, approached Metropolitan Park District of Tacoma (“MPT”) and the City about the possibility of developing a professional soccer stadium, and co-located commercial and housing development near Cheney Stadium, and

WHEREAS, the original proposed project originally included three elements, anticipated to be phased in, but now has only two elements; the two remaining elements have been referred to as the Heidelberg Sports Village, and

WHEREAS, the first phase element consists of a 5,000 seat professional stadium that can include educational, and sports medicine facilities, and

WHEREAS, the future phase element includes surrounding mixed-use commercial and residential development with approximately 500 residential units, including affordable housing, and approximately 70,000 square feet of commercial and retail space, which numbers are drawn from the 2019 feasibility study, and

WHEREAS, the now-removed third element was new public soccer fields to be developed at a location that has some connectivity to the Heidelberg Sports Village location; during feasibility, it was determined that there was no suitable property proximate to the proposed stadium and mixed-use site, and this element
is no longer part of the proposed project; MPT continues to independently consider public soccer fields at other locations, and

WHEREAS, in order to evaluate the proposal, TSCOT, MPT and the City competitively and jointly selected Populous, one of the world's premier sports and entertainment consultants, to conduct a feasibility study, which study was funded in equal thirds by TSCOT, MPT and the City to ensure the consultant had professional obligations to all, and

WHEREAS, the completed feasibility study was presented to the City Council and the MPT Board of Park Commissioners in a public study session on July 9, 2019, and

WHEREAS, following the study session, TSCOT, MPT and the City negotiated high-level conceptual terms for how the project could be funded and developed, which terms are currently included in a Letter of Intent, which was studied by the MPT Board of Park Commissioners at its Study Session on Monday, February 3, 2020, and by the City Council at its Study Session on Tuesday, February 4, 2020; Now, Therefore,

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

Section 1. The City Council authorizes execution of a non-binding Letter of Intent ("LOI") among Metropolitan Park District of Tacoma, The Soccer Club of Tacoma and the City establishing terms for the negotiation of future agreements regarding a potential future soccer stadium and future adjacent development, in
the vicinity of Cheney Stadium. Though the LOI is not a binding contract, it must be executed by all three parties to be effective.

Section 2. The City directs that there be a robust and inclusive public outreach regarding the potential future soccer stadium and future adjacent development, in the vicinity of Cheney Stadium.

Section 3. Any future proposed binding agreements on the subject of the Letter of Intent shall be considered by the City Council for approval or rejection.

Adopted ____________________

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Mayor

Attest:

______________________________
City Clerk

Approved as to form:

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Deputy City Attorney