



## 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.

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### **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

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

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

5 WHEREAS vacancies exist on the Sustainable Tacoma Commission, and

6 WHEREAS, at its meeting of December 4, 2019, the Infrastructure,

7 Planning, and Sustainability Committee (“Committee”) conducted interviews and

8 recommended Gabe Moalii to a short list for future vacancies on the

9 commission, as they occur, and

10 WHEREAS, at its meeting of February 5, 2020, the Committee discussed

11 and recommended the appointment of Ms. Moalii to one of the upcoming

12 vacancies, and

13 WHEREAS, at its meeting of February 19, 2020, the Committee conducted

14 interviews and recommended the appointment and reappointment of Katin

15 Kendrena and Emily Pinckney to said commission, and

16 WHEREAS, pursuant to the City Charter Section 2.4 and the Rules,

17 Regulations, and Procedures of the City Council, the persons named on

18 Exhibit “A” have been nominated to serve on the Sustainable Tacoma

19 Commission; Now, Therefore,  
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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"**

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**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 Moalii** 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

1 BY REQUEST OF MAYOR WOODARDS

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

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

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

9  
10 WHEREAS the Mayor has nominated Joseph Colon to serve on the Board of  
11 Trustees of the Tacoma Public Library for a five-year term to expire on March 18,  
12 2025; Now, Therefore,

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

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

20 \_\_\_\_\_  
Mayor

21 Attest:  
22 \_\_\_\_\_  
23 City Clerk

24 Approved as to form:  
25 \_\_\_\_\_  
26 City Attorney



# RESOLUTION NO. 40564

1 BY REQUEST OF MAYOR WOODARDS

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

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

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

9  
10 WHEREAS the Mayor has nominated Sara Irish to serve on the Board of  
11 Trustees of the Tacoma Public Library for a five-year term to expire on March 18,  
12 2025; Now, Therefore,

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

14 That Sara Irish is hereby reappointed to serve on the Board of Trustees of  
15 the Tacoma Public Library for a five-year term to expire on March 18, 2025, and  
16 until a successor is appointed.  
17

18  
19 Adopted \_\_\_\_\_

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Mayor

21 Attest: \_\_\_\_\_

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23 \_\_\_\_\_  
City Clerk

24 Approved as to form: \_\_\_\_\_

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26 \_\_\_\_\_  
City Attorney



## RESOLUTION NO. 40565

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 Koz on MLK Way LLC, for the development  
4 of 156 multi-family market-rate and affordable housing units to be located at  
5 824 Martin Luther King Jr Way 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 Koz on MLK Way LLC, is proposing to develop 156 new market-  
15 rate housing units to consist of 48 studio units, with an average size of 350 square  
16 feet and renting for approximately \$950 per month, 50 one-bedroom, one-bath units  
17 with an average size of 470 square feet and renting for approximately \$1,100 per  
18 month, 20 two-bedroom, one-bath units with an average size of 735 square feet  
19 and renting for approximately \$1,450 per month, and four three-bedroom, one-bath  
20 units with an average size of 960 square feet and renting for approximately \$1,700  
21 per month; and 12 affordable-rate studio units with an average size of 350 square  
22 feet and renting for approximately \$950 per month, 13 affordable-rate one-  
23 bedroom, one-bath units with an average size of 470 square feet and renting for  
24 approximately \$1,284 per month including utilities, five affordable-rate two-  
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1 bedroom, one-bath units with an average size of 735 square feet and renting for  
2 approximately \$1,444 per month including utilities, and one affordable-rate three-  
3 bedroom, one-bath unit with an average size of 960 square feet and renting for  
4 approximately \$1,604 per month including utilities, as well as three live/work units,  
5  
6 31 on-site residential parking stalls, and 6,500 square feet of retail space, and

7 WHEREAS, although at this time, the expected market-rate rents and the  
8 affordable rents are nearly the same and are deemed “affordable,” over the 12-year  
9 exemption period, as the market-rate rents increase, the 31 affordable units will  
10 continue to comply with the allowable and affordable rates, and  
11

12 WHEREAS the Director of Community and Economic Development has  
13 reviewed the proposed property tax exemption and recommends that a conditional  
14 property tax exemption be awarded for the property located at 824 Martin Luther  
15 King Jr Way in the Downtown Regional Growth Center, as more particularly  
16 described in the attached Exhibit “A”; Now, Therefore,  
17

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

19 Section 1. That the City Council does hereby approve and authorize a  
20 conditional property tax exemption, for a period of 12 years, to Koz on MLK Way  
21 LLC, for the property located at 824 Martin Luther King Jr Way in the Downtown  
22 Regional Growth Center, as more particularly described in the attached Exhibit “A.”  
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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

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

Legal description approved:

\_\_\_\_\_  
Deputy City Attorney

\_\_\_\_\_  
Chief Surveyor  
Public Works Department



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

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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

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 Schuur Bros Inc, for the development of  
4 seven multi-family market-rate and affordable housing units to be located at  
5 4323 South Puget Sound Avenue in the Tacoma Mall Mixed-Use 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 Schuur Bros Inc, is proposing to develop five new market-rate  
15 housing units to consist of five two-bedroom, two and one-half bath units with an  
16 average size of 1,000 square feet and renting for approximately \$1,400 per month;  
17 and two affordable-rate two-bedroom, two and one-half bath units with an average  
18 size of 1,000 square feet, and renting for approximately \$1,444 per month with  
19 utility allowance, as well as seven on-site residential parking stalls, and

20 WHEREAS, although at this time, the expected market-rate rents and the  
21 affordable rents are nearly the same and are deemed "affordable," over the 12-year  
22 exemption period, as the market-rate rents increase, the two affordable units will  
23 continue to comply with the allowable and affordable rates, and  
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WHEREAS the Director of Community and Economic Development has reviewed the proposed property tax exemption and recommends that a conditional property tax exemption be awarded for the property located at 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:  
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Deputy City Attorney

Legal description approved:  
\_\_\_\_\_  
Chief Surveyor  
Public Works Department



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

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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

1 A RESOLUTION relating to collective bargaining; authorizing the execution of a  
2 Letter of Agreement negotiated between the City of Tacoma and  
3 Professional and Technical Employees, Local 17 (PROTEC17) and the  
4 International Brotherhood of Electrical Workers (IBEW), Local 483,  
5 Supervisors Unit.

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

9 WHEREAS Resolution No. 39810, adopted September 12, 2017, authorized  
10 the execution of the four-year Collective Bargaining Agreement ("CBA") between  
11 the City of Tacoma and the International Brotherhood of Electrical Workers (IBEW),  
12 Local 483, Supervisors Unit, on behalf of the employees represented by IBEW, and

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

17 WHEREAS the City, IBEW, and PROTEC17 have negotiated a Letter of  
18 Agreement ("LOA") which provides for the following: (1) accretion of the  
19 classification of Solid Waste Collection Supervisor (CSC 5017) from the  
20 PROTEC17 Unit into the IBEW, Local 483 Supervisors Unit; (2) a general wage  
21 increase of 3 percent and an additional 6.75 percent as a market adjustment,  
22 retroactive to January 1, 2019; and (3) a general wage increase of 2.25 percent,  
23 retroactive to January 1, 2020, and  
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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 \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
  
\_\_\_\_\_  
City Clerk

Approved as to form:  
  
\_\_\_\_\_  
Deputy City Attorney





## RESOLUTION NO. 40568

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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



1 is no longer part of the proposed project; MPT continues to independently consider  
2 public soccer fields at other locations, and

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

8           WHEREAS, the completed feasibility study was presented to the City  
9 Council and the MPT Board of Park Commissioners in a public study session on  
10 July 9, 2019, and  
11

12           WHEREAS, following the study session, TSCOT, MPT and the City  
13 negotiated high-level conceptual terms for how the project could be funded and  
14 developed, which terms are currently included in a Letter of Intent, which was  
15 studied by the MPT Board of Park Commissioners at its Study Session on Monday,  
16 February 3, 2020, and by the City Council at its Study Session on Tuesday,  
17 February 4, 2020; Now, Therefore,  
18

19           BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:  
20

21           Section 1. The City Council authorizes execution of a non-binding Letter of  
22 Intent ("LOI") among Metropolitan Park District of Tacoma, The Soccer Club of  
23 Tacoma and the City establishing terms for the negotiation of future agreements  
24 regarding a potential future soccer stadium and future adjacent development, in  
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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 \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
  
\_\_\_\_\_  
City Clerk

Approved as to form:  
  
\_\_\_\_\_  
Deputy City Attorney