Legislation Passed October 6, 2020

The Tacoma City Council, at its regular City Council meeting of October 6, 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. 40659
A resolution setting Monday, October 26, 2020, at 5:00 p.m., as the date for a hearing by the Hearing Examiner to consider Local Improvement District No. 3970, to extend the wastewater main in North 48th Street from Lexington Street east 150 feet, thence south in Lexington Street, approximately 680 feet, and all other work necessary for the extension. [Ralph Rodriguez, LID Administrator; Kurtis D. Kingsolver, P.E., Director, Public Works; Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 40660
A resolution setting Monday, October 26, 2020, at 5:00 p.m., as the date for a hearing by the Hearing Examiner to consider Local Improvement District No. 3971, to extend the wastewater main in East 48th Street from East “D” Street west to East “C” Street, thence north in East “C” Street, approximately 390 feet, and all other work necessary for the extension. [Ralph Rodriguez, LID Administrator; Kurtis D. Kingsolver, P.E., Director, Public Works; Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 40661
A resolution setting Tuesday, October 27, 2020, upon completion of Regular Agenda Items, no earlier than 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 2021. [Katie Johnston, Budget Officer; Andy Cherullo, Director, Finance]

Resolution No. 40662
A resolution setting Tuesday, October 27, and Tuesday, November 10, 2020, upon completion of Regular Agenda Items, no earlier than 5:15 p.m., as the dates for the first and second public hearings by the City Council on the proposed 2021-2022 Biennial Operating Budget, 2021-2022 Capital Budget, and the 2021-2026 Capital Facilities Program. [Katie Johnston, Budget Officer; Andy Cherullo, Director, Finance]
Resolution No. 40663
A resolution authorizing the execution of an Interlocal Agreement with the University of Washington Tacoma (UWT) Puget Sound Institute, in the amount of $396,005, budgeted from the Wastewater Fund, to establish a modelling center and sustainable program of work at the UWT Puget Sound Institute, to address regional modelling needs, stakeholder engagement, and model applications, through May 30, 2022.
[Daniel C. Thompson, Business Operations Division Manager; Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 40664
A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Tac Build LLC, for the development of six multi-family market-rate and affordable rental housing units, located at 1016 South Yakima Avenue, in the Downtown Regional Growth Center.
[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

Resolution No. 40665
A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Tac Build LLC, for the development of 35 multi-family market-rate and affordable rental housing units, located at 1712 Tacoma Avenue South, in the Downtown Regional Growth Center.
[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

Resolution No. 40666
A resolution ratifying the Annual Performance Review of the City Manager and authorizing the execution of an amendment to the employment agreement with Elizabeth Pauli to serve as City Manager, retroactive to May 16, 2020.
[Mayor Woodards]

Resolution No. 40667
A resolution authorizing the one-time use of $75,000, budgeted from the Council Contingency Fund, to stand-up a community-led, multi-sector systems transformation effort to address all institutions, systems, policies, practices, and contracts impacted by systemic racism, with initial priority being given to policing in the City of Tacoma, in alignment with Resolution No. 40622.
[Mayor Woodards]
Resolution No. 40668

A resolution authorizing the one-time use of $282,000, budgeted from the Council Contingency Fund, for a comprehensive package of expenses aligned with community needs in the 2019-2020 biennium, including: the purchase of body worn cameras for Tacoma Police Department personnel, a council-requested fossil fuel study, language access and translation services, the City’s portion of funding 2020 activities of the South Sound Housing Affordability Partners, a faith community audit, and virtual programming for all ages in conjunction with the 2020 Tacoma Reads program.

[Mayor Woodards]
RESOLUTION NO. 40659

A RESOLUTION relating to the extension of an 8-inch diameter wastewater main; setting Monday, October 26, 2020, at 5:00 p.m., as the date for a hearing by the Hearing Examiner to consider the construction of certain improvements and to form Local Improvement District No. 3970 in order to provide long-term financing for the improvements.

WHEREAS the City has received Advisory Survey No. 8572-A, having received the consent of a majority of property the owners for the laying of an 8-inch diameter wastewater main with tees and/or risers for wastewater laterals, utility access maintenance points, and all other work necessary to complete the same in accordance with the plans and specification to be prepared by the City Engineer along:

    North 48th Street from Lexington Street east 150 feet, thence south in Lexington Street, approximately 680 feet, and

WHEREAS such improvements may also include wastewater lateral connections from the wastewater main to the property line, provided, however, that where such wastewater lateral connections are installed, the installation shall be considered a sole benefit to the abutting property and the costs of the wastewater lateral installation shall be assessed as a sole benefit, and not prorated throughout the district, and

WHEREAS the real property to be benefited by the improvements, and which will constitute Local Improvement District No. 3970, is described as follows:

Unplatted Property:

The South 310 feet of the North 510 feet of the following described property;
Commencing at the Southwest corner of the Five Views Addition to Tacoma, Washington, according to Plat recorded in Volume 12, at page 28, records of the Pierce County Auditor, said corner being 819.5 feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 23, Township 21 North, Range 02 East, W.M.; Thence East 165 feet to the True Point of Beginning; Thence South 03°50’17” East 551.84 feet; Thence East 120 feet; Thence North 03°50’17” West 551.84 feet; Thence West 120 feet to the Point of Beginning.

Together with the South 100 feet of the North 200 feet (measured at right angles to North 48th Street) of the following described property;

All of that part of the Northwest Quarter of the Southwest Quarter of said Section 23, lying South of North 48th Street and East of Lexington Street as said streets were conveyed to the City of Tacoma by Deeds recorded under Pierce County Auditor No.’s 1267285 and 1658301 and West of a line beginning at a point 130 feet East of the intersection of the South line of North 48th Street and the East line of Lexington Street; Thence Southerly in a straight line to the City monument located at the intersection of North 46th Street and Lexington Street, as shown on the Plat of Wiborg’s Narrows View Addition to Tacoma, Washington, according to Plat recorded in Volume 12, at page 47, records of Pierce County Auditor;

All situate in the City of Tacoma, County of Pierce, State of Washington;

and,

**Short Platted Property:**

Lots 1 & 2, City of Tacoma Short Plat No. 76-661, recorded in Book 13, at page 31, records of the Pierce County Auditor, Washington.

All situate in the City of Tacoma, County of Pierce, State of Washington;

and
WHEREAS the estimated cost of the improvements described above is $342,651, except the sum of $245,625, with the balance assessed against property benefitted by the improvements, and

WHEREAS the actual assessments may vary from assessment estimates, so long as they do not exceed a figure equal to the increased true and fair value the improvement adds to the property, and

WHEREAS, pursuant to RCW 35.43.125, a public hearing shall be held on the creation of a proposed L.I.D. that is initiated by Advisory Survey No. 8572-A; Now, Therefore,

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

Section 1. That Monday, October 26, 2020, at 5:00 p.m., is hereby fixed as the date and time, and the Council Chambers on the first floor of the Tacoma Municipal Building, 747 Market Street, in the City of Tacoma, or alternatively, a call-in option will be provided until the end of the COVID-19 emergency, as the place when and where said request will be heard by the Hearing Examiner, and that all persons who may desire to object to the formation of the Local Improvement District shall do so in writing and file such remonstrance with the City Clerk before 5:00 p.m. on Monday, October 26, 2020, or shall appear and present their objections at the hearing before the Hearing Examiner of the City of Tacoma and that his recommendations thereafter transmitted to the Council of the City of Tacoma.

Section 2. That the Department of Public Works shall give proper notice of the time and place of said hearing by mail at least 15 days before the date set
for the hearing to the owners or reputed owners of all lots, tracts, and parcels of
land or other property to be specially benefitted by the proposed improvements,
as shown on the rolls of the county assessor, directed to the address shown
thereon, as required by law.

Adopted ______________

Attest: ____________________________

Mayor

City Clerk

Approved as to form: Property description approved:

Deputy City Attorney Chief Surveyor

Public Works Department
RESOLUTION NO. 40660

A RESOLUTION relating to the extension of an 8-inch diameter wastewater main; setting Monday, October 26, 2020, at 5:00 p.m., as the date for a hearing before the Hearing Examiner to consider the construction of certain improvements and to form Local Improvement District No. 3971 in order to provide long-term financing for the improvements.

WHEREAS the City has received Advisory Survey No. 8634, having received the consent of a majority of property owners for the laying of an 8-inch diameter wastewater main with tees and/or risers for wastewater laterals, utility access maintenance points, and all other work necessary to complete the same in accordance with the plans and specification to be prepared by the City Engineer along:

East 48th Street from East “D” Street west to East “C” Street, thence north in East “C” Street approximately 390 feet, and

WHEREAS such improvements may also include wastewater lateral connections from the wastewater main to the property line, provided, however, that where such wastewater lateral connections are installed, the installation shall be considered a sole benefit to the abutting property and the costs of the wastewater lateral installation shall be assessed as a sole benefit, and not prorated throughout the district, and

WHEREAS the real property to be benefited by the improvements, and which will constitute Local Improvement District No. 3971, is described as follows:

Those portions of the Southwest Quarter of the Southeast Quarter, Section 16, Township 20 North, Range 03 East, W.M., described as follows:
Platted Property:

West 204.247 feet of the North 100 feet of the South 392.265 feet of Block 54, Amended Map of First School Land Addition to the City of Tacoma, as per plat recorded in Volume 7, Pages 77 & 77A, records of the Pierce County Auditor;

Together with the West 214.242 feet of the South 42.265 feet of the North 256.015 feet of said Block 54;

And Together with West 214 feet of the North 10 feet of the South 250 feet of said Block 54;

And Together with North 140 feet of the West 214 feet of the South 240 feet of said Block 54; Except the South 50 feet of the West 120 feet thereof;

And Together with the South 50 feet of the North 100 feet of the South 150 feet of said Block 54; Except the West 100 feet thereof;

And Together with the South 50 feet of said Block 54; Except the West 150 feet thereof;

All situate in the City of Tacoma, County of Pierce, State of Washington.

and,

Unplatted Property:

That portion of the Northwest Quarter of the Northeast Quarter of Section 21, Township 20 North, Range 03 East, W.M., more particularly described as follows:

Beginning at a point on the North line 1,850.5 feet West of the Northeast section corner; Thence South 130 feet; Thence East 165 feet; Thence North 130 feet; Thence West 165 feet to the Point of Beginning; Except the West 100 feet thereof.

All situate in the City of Tacoma, County of Pierce, State of Washington;

and
WHEREAS the estimated cost of the improvements described above is $278,962, except the sum of $161,838, with the balance assessed against property benefitted by the improvements, and

WHEREAS the actual assessments may vary from assessment estimates, so long as they do not exceed a figure equal to the increased true and fair value the improvement adds to the property, and

WHEREAS, pursuant to RCW 35.43.125, a public hearing shall be held on the creation of a proposed L.I.D. that is initiated by Advisory Survey No. 8634;

Now, Therefore,

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

Section 1. That Monday, October 26, 2020, at 5:00 p.m., is hereby fixed as the date and time, and the Council Chambers on the first floor of the Tacoma Municipal Building, 747 Market Street, in the City of Tacoma, or alternatively, a call in option will be provided until the end of the COVID-19 emergency, as the place when and where said request will be heard by the Hearing Examiner and that all persons who may desire to object to the formation of the Local Improvement District shall do so in writing and file such remonstrance with the City Clerk before 5:00 p.m. on Monday, October 26, 2020, or shall appear and present their objections at the hearing before the Hearings Examiner of the City of Tacoma and that his recommendations thereafter transmitted to the Council of the City of Tacoma.

Section 2. That the Department of Public Works shall give proper notice of the time and place of said hearing by mail at least 15 days before the date set for
the hearing to the owners or reputed owners of all lots, tracts, and parcels of land
or other property to be specially benefitted by the proposed improvements, as
shown on the rolls of the county assessor, directed to the address shown thereon,
as required by law.

Adopted ________________

__________________________________________
Mayor

Attest:

__________________________________________
City Clerk

Approved as to form:          Property description approved:

__________________________________________
Deputy City Attorney        Chief Surveyor

Public Works Department
A RESOLUTION relating to revenue sources; setting Tuesday, October 27, 2020, upon completion of Regular Agenda Items, no earlier than 5:15 p.m., as the date for a public hearing on the proposed Emergency Medical Services (“EMS”) tax levy for 2021, and the proposed Ad Valorem tax levy for 2021.

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 proposed Emergency Medical Services (“EMS”) tax levy for 2021, and the proposed Ad Valorem tax levy for 2021, shall commence on Tuesday, October 27, 2020, upon completion of Regular Agenda Items, no earlier than 5:15 p.m., in the City Council Chambers, First Floor, Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, unless the Governor’s proclamation limiting in-person meetings is still in effect and then a call in option will be provided.
Section 2. That the Clerk of the City of Tacoma shall give proper notice of the time and place of said hearing.

Adopted _____________________________

________________________________________
Mayor

Attest:

________________________________________
City Clerk

Approved as to form:

________________________________________
Deputy City Attorney
RESOLUTION NO. 40662

A RESOLUTION relating to the Biennial Budget; setting Tuesday, October 27, 2020, and Tuesday, November 10, 2020, upon completion of Regular Agenda Items, no earlier than 5:15 p.m., as the dates for the public hearing on the City of Tacoma’s proposed 2021-2022 Biennial Operating Budget, and proposed 2021-2026 Capital Facilities Program and 2021-2022 Capital Budget.

WHEREAS RCW 35.34.100 provides that, following the filing of the preliminary budget with the City Clerk, the Clerk shall publish a notice once a week, for two consecutive weeks, stating that the preliminary budget for the ensuing fiscal biennium has been filed with the Clerk; designating the date, time, and place of the legislative budget meeting; and that any taxpayer may appear and be heard for or against the budget, and

WHEREAS RCW 35.34.110 provides that a city’s legislative body shall meet on or before the first Monday of the month next preceding the beginning of the ensuing fiscal biennium for the purpose of fixing the final budget of the city at the time and place designated in the notice thereof, and

WHEREAS, additionally, proposed amendments to the Comprehensive Plan are considered annually by the Planning Commission and City Council, and, with few exceptions, RCW 36.70A.130(2)(a) requires that all proposed Plan amendments be reviewed concurrently and no more frequently than once per year, and

WHEREAS state law provides an exception for an amendment to the Capital Facilities Element of the Comprehensive Plan, which may be adopted separately from other amendments to the Comprehensive Plan if adoption occurs concurrently with the adoption or amendment of the City’s budget; Now, Therefore,
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the budget hearings prescribed pursuant to RCW 35.34.100 and 35.34.110, for the purpose of considering the proposed 2021-2022 Biennial Operating Budget and the proposed 2021-2022 Capital Budget, shall commence on Tuesday, October 27, 2020, and Tuesday, November 10, 2020, upon completion of the Regular Agenda items, no earlier than 5:15 p.m., in the City Council Chambers, First Floor, Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, unless the Governor's proclamation limiting in-person meetings is still in effect and then a call in option will be provided.

Section 2. That the public hearings prescribed pursuant to RCW 36.70A.035, for the purpose of considering the proposed 2021-2026 Capital Facilities Program, shall commence on Tuesday, October 27, 2020, and Tuesday, November 10, 2020, upon completion of the Regular Agenda items, no earlier than 5:15 p.m., in the City Council Chambers, First Floor, Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, unless the Governor's proclamation limiting in-person meetings is still in effect and then a call in option will be provided.
Section 3. That the City Clerk shall give proper notice of the time and place of said hearings.

Adopted ______________________

______________________________
Mayor

______________________________
City Clerk

Approved as to form:

______________________________
Deputy City Attorney
RESOLUTION NO. 40663

A RESOLUTION relating to wastewater; authorizing the execution of an Interlocal Agreement with the University of Washington Tacoma Puget Sound Institute ("UWT"), in the amount of $396,005, budgeted from the Wastewater Fund, to establish a modelling center and sustainable program of work at UWT, to address regional modelling needs, stakeholder engagement, and model applications, through May 30, 2022.

WHEREAS the City has a need to execute an Interlocal Agreement ("Agreement") with the University of Washington Tacoma Puget Sound Institute ("UWT") to facilitate the development of effective strategies for protecting the Puget Sound, and

WHEREAS nutrient dynamics in the Puget Sound may be playing a part in lower dissolved oxygen levels in parts of the Puget Sound, and it is necessary to understand these nutrient dynamics in order to develop strategies that will best protect and enhance the health of Puget Sound, and

WHEREAS UWT is uniquely qualified to investigate nutrient dynamics and model scenarios that will provide insights into the effects of various sources of nutrients on dissolved oxygen levels in Puget Sound, and UWT has the expertise to run and refine the Salish Sea model, and

WHEREAS an Agreement with UWT will establish a modelling center and sustainable program of work at the Puget Sound Institute, Center for Urban Waters that will address regional modelling needs on access, stakeholder engagement, and model applications, and

WHEREAS the Agreement will enable the City, participating agencies, government and non-government stakeholders and collaborators to have
increased model access, to support confidence in model results and capacity to undertake runs of interest in a timely fashion; Now, Therefore,

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

Section 1. That the proper officers of the City are hereby authorized to execute an Interlocal Agreement with the University of Washington Tacoma Puget Sound Institute ("UWT"), in the amount of $396,005, budgeted from the Wastewater Fund, to establish a modelling center and sustainable program of work at UWT, to address regional modelling needs, stakeholder engagement, and model applications, through May 30, 2022.

Section 2. That the City Manager, or designee, is hereby authorized to take and execute any additional measures or documents that may be necessary to complete this transaction which are consistent with the approved form of documents referenced by this Resolution, and the intent of this Resolution.

Adopted ____________________

__________________________
Mayor

Attest:

__________________________
City Clerk

Approved as to form:

__________________________
Chief Deputy City Attorney
RESOLUTION NO. 40664

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 Tac Build LLC, for the development of six multi-family market-rate and affordable rental housing units to be located at 1016 South Yakima Avenue 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 Tac Build LLC, is proposing to develop six new market-rate and affordable rental housing units to consist of:

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Type of Unit</th>
<th>Average Size</th>
<th>Expected Rental Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Rate</td>
<td>Studio</td>
<td>450 Square Feet</td>
<td>$1,255</td>
</tr>
<tr>
<td>Affordable Rate</td>
<td>Studio</td>
<td>450 Square Feet</td>
<td>$1,211 (including utilities)</td>
</tr>
</tbody>
</table>

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 1016 South Yakima Avenue 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 Tac Build LLC, for the property located at 1016 South Yakima Avenue 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 Tac Build 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

-2-
EXHIBIT “A”

LEGAL DESCRIPTION

Tax Parcel: 2010160060

Legal Description:

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

Lot 8, Block 1016, New Tacoma, Washington Territory, according to the Plat thereof filed for record February 3, 1875, in the Office of the County Auditor;

Together with that portion of the alley vacated under Ordinance No. 18849 of the City of Tacoma which attached to said lots by operation of law;

Situate in the City of Tacoma, County of Pierce, State of Washington.
RESOLUTION NO. 40665

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 Tac Build LLC, for the development of 35 multi-family market-rate and affordable rental housing units to be located at 1712 Tacoma Avenue South 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 Tac Build LLC, is proposing to develop 35 new market-rate and affordable rental housing units to consist of:

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Type of Unit</th>
<th>Average Size</th>
<th>Expected Rental Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Studio</td>
<td>450 Square Feet</td>
<td>$1,250</td>
</tr>
<tr>
<td>10</td>
<td>One bedroom, one bath</td>
<td>600 Square Feet</td>
<td>$1,570</td>
</tr>
<tr>
<td>3</td>
<td>Two bedroom, two bath</td>
<td>770 Square Feet</td>
<td>$1,830</td>
</tr>
<tr>
<td>Affordable Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Studio</td>
<td>450 Square Feet</td>
<td>$1,211 (including utilities)</td>
</tr>
<tr>
<td>2</td>
<td>One bedroom, one bath</td>
<td>600 Square Feet</td>
<td>$1,385 (including utilities)</td>
</tr>
<tr>
<td>1</td>
<td>Two bedroom, two bath</td>
<td>770 Square Feet</td>
<td>$1,558 (including utilities)</td>
</tr>
</tbody>
</table>

as well as four on-site residential parking stalls, 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 1712 Tacoma Avenue South 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 Tac Build LLC, for the property located at 1712 Tacoma Avenue South 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 Tac Build 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

Tax Parcel: 2017120060

Legal Description:

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

Lots 6 and 7, Block 1712, New Tacoma, Washington Territory, according to the Plat thereof filed for record February 3, 1875, in the Office of the County Auditor;

Together with that portion of the alley vacated under Ordinance No. 2048 of the City of Tacoma which attached to said lots by operation of law;

Situate in the City of Tacoma, County of Pierce, State of Washington.
RESOLUTION NO. 40666

BY REQUEST OF MAYOR WOODARDS

A RESOLUTION ratifying the Annual Performance Review of the City Manager, and authorizing the execution of an amendment to the employment compensation agreement with Elizabeth Pauli to serve as City Manager of the City of Tacoma, retroactive to May 16, 2020.

WHEREAS Section 3.1 of the Tacoma City Charter requires the City Council to review the City Manager’s performance annually, and

WHEREAS, on May 14, 2019, the City Council approved a motion authorizing the execution of an employment compensation agreement with Elizabeth Pauli to serve as City Manager of the City of Tacoma for the period of May 16, 2019, through May 15, 2021, and

WHEREAS, due to the COVID-19 pandemic, the City Council extended the timeframe to conduct the review of the City Manager’s performance for the period of June 2019 through May 2020, and rate her performance, and

WHEREAS the City Council met in Executive Session during August and September 2020 to rate her performance, and

WHEREAS the City Council has determined that Elizabeth Pauli has achieved certain performance outcomes, and, pursuant to the current employment compensation agreement, Section 5.A, she is entitled to an increase in compensation, and

WHEREAS all non-represented City employee salary schedules were increased by a 3 percent general wage adjustment in January 2020, and

WHEREAS the City Manager’s salary schedule was not increased by the
3 percent general wage adjustment until after her annual performance review was
carried out, and

WHEREAS the City Council now desires to approve the 3 percent general
wage adjustment to the City Manager’s salary schedule, and continue to pay the
City Manager at step 5B but on the new schedule, which is equal to $272,563.20
annually, constituting a $7,924.80 increase above her current salary; in addition,
the City Council desires to continue to pay the maximum IRS allowed annual
deferral contribution to the City Manager’s 457(b) plan and add to this amount the
Age 50 Catch-up annual deferral contribution, currently equal to $6,500, with all
contribution amounts to be paid by the end of January 2021, and

WHEREAS the City Council recommends ratification of the annual City
Manager Performance Review, and further recommends amending the
employment compensation agreement with Elizabeth Pauli, retroactive to May 16,
2020, to include the new annual salary and the continued payment of the
maximum deferred compensation contribution including the Age 50 Catch-up
annual deferral contribution currently equal to $6,500 to the City Manager’s
457(b) plan; Now, Therefore,

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

Section 1. That the City Council hereby ratifies the City Manager
Performance Review for the period of June 2019 through May 2020, as on file in
the office of the City Clerk.

Section 2. That the City Council hereby authorizes the execution of an
amendment to the employment agreement with Elizabeth Pauli, retroactive to
May 16, 2020, to include (1) a new annual salary of $272,563.20; and, in addition, (2) continue to pay the maximum IRS allowed annual deferral contribution (which may be adjusted in 2021) to the City Manager’s 457(b) plan account and add to the employer contribution the Age 50 Catch-up annual deferral contribution (which may be adjusted in 2021), currently equal to $6,500, with all contributions to be paid by the end of January 2021.

Adopted ________________

__________________________________________
Mayor

Attest:

__________________________________________
City Clerk

Approved as to form:

__________________________________________
City Attorney
RESOLUTION NO. 40667

BY REQUEST OF MAYOR WOODARDS, DEPUTY MAYOR BLOCKER, AND COUNCIL MEMBERS BEALE, HINES, HUNTER, McCARTHY, THOMS, USHKA, AND WALKER

A RESOLUTION authorizing the one-time use of $75,000, budgeted from the Council Contingency Fund, to stand-up a community-led, multi-sector systems transformation effort to address all institutions, systems, policies, practices, and contracts impacted by systemic racism, with initial priority being given to policing in the City of Tacoma, in alignment with Resolution No. 40622.

WHEREAS disparities by race continue to be seen across the nation and in Tacoma in almost every measure of human health and wellbeing, including perceptions of safety; incarceration and arrest rates; risk of death from homicide; annual income; net worth; access to education; and key indicators of public health, such as maternal and infant mortality, heart disease, and diabetes, and

WHEREAS these disparities remain despite the numerous national and local efforts that have been directed toward reforms and the restoration of civil rights, social justice, and equity, and

WHEREAS, in Resolution No. 40622, the Mayor and City Council committed to addressing these disparities through comprehensive and sustained transformation of all of the institutions, systems, policies, practices, and contracts impacted by systemic racism, with initial priority being given to policing in the City of Tacoma, and further declared that this work would engage organizations across all sectors, be community-led, and center the voices of those most impacted by systemic racism, and
WHEREAS transformation in this context is intended to mean comprehensive change that fundamentally enhances and radically reimagines the way we operate as a City and a community, and the goal of these transformational efforts would be to ensure that the services and opportunities provided by the City of Tacoma and throughout the City equitably serve every member of our community, including Black community members and other community members of color, and

WHEREAS more traditional equity initiatives have resulted in important incremental changes and reforms in recent decades; to further pursue changes that are transformational in nature, Resolution No. 40622 outlines a new, community-led approach that allows every organization in Tacoma to come together and take actions that forward the shared, multi-sector goal of making Tacoma an Anti-Racist City, and

WHEREAS it is envisioned that reconciliation work, such as the model that has been defined and refined by the National Network for Safe Communities, will be used to authentically acknowledge the past and present harms of systemic racism and bring the kind of true change that allows communities to be strengthened, served with greater equity, and ultimately experience healing, and

WHEREAS, to allow broad participation and create multi-sector change, the City will invite multi-sector leaders with a shared vision for an anti-racist Tacoma to bring their unique resources, provide subject matter expertise, and create additional community connections to support and empower this effort, and
WHEREAS, while the work will be community led, the initial vision is to collectively work in alignment to:

- Acknowledge the past and present harms perpetuated by racism in their sector and their organization;
- Center the voices of people most-impacted by systemic racism and allow the community to lead where we focus our efforts for systemic change;
- Commit to making substantive changes – enacting true transformation that addresses the continuing harms of systemic racism – to collectively create an Anti-Racist Tacoma;

and

WHEREAS, to keep this broad coalition of organizations and community groups organized, a Core Coordinating Team, supported by a neutral facilitators to allow independence and encourage a shared sense of community ownership, will be nominated by the Community Vitality and Safety Committee and confirmed by the City Council to guide this community-led effort, and

WHEREAS, among the Core Coordinating Team's responsibilities will be to “network weave” and ensure that contributions from throughout the community are strategically aligned, relationships are built, and resources are coordinated for maximum impact, and the Core Coordinating Team will also select members for Transformation Teams that can lead out on systems change efforts, specifically in priority areas defined by community members of color, and

WHEREAS the Core Coordinating Team and each Transformation Team will have one City of Tacoma elected official and an alternate assigned as a policy liaison to listen and learn from meeting discussion and community
engagement efforts; report back to the City Council; and, at the request of the Core Coordinating or Transformation Teams, serve as a link to resources and information from the City, and

WHEREAS, from demonstrations, communications, and City Council testimony, the community has indicated that policing must be a priority in this work, and accordingly, the City is engaged in initial current state assessment; the implementation of body worn cameras; the hiring of a new police chief; the review of use of force policies; engagement in community dialogue to define safety; and other work that will be foundational to this effort, and

WHEREAS this recommendation supports the direction outlined by the Mayor and Council in Resolution No. 40622, affirming the City of Tacoma’s commitment to anti-racist systems transformation across the City, and

WHEREAS RCW 35.33.145 and 35.34.250 authorize a withdrawal from the Council Contingency fund for any municipal expense, the necessity or extent of which could not have been foreseen or reasonably evaluated at the time of adopting the budget, and

WHEREAS the extent of the need for this systems transformation effort could not have been foreseen or reasonably evaluated at the time the City adopted its biennial budget, and

WHEREAS Ordinance No. 22569 requires an affirmative vote of not less than six members of the Council in order to withdraw moneys from this fund; Now, Therefore,
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That one-time funding in the amount of $75,000, budgeted from the Council Contingency Fund, is hereby approved for the purpose of standing-up a community-led, multi-sector systems transformation effort to address all institutions, systems, policies, practices, and contracts impacted by systemic racism, with initial priority being given to policing in the City of Tacoma, in alignment with Resolution No. 40622.

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. 40668

BY REQUEST OF MAYOR WOODARDS, AND COUNCIL MEMBERS BEALE AND USHKA

A RESOLUTION authorizing the one-time use of $282,000, budgeted from the Council Contingency Fund, for a comprehensive package of expenses aligned with community needs in the 2019-2020 biennium, including: the purchase of body worn cameras for Tacoma Police Department personnel, a council-requested fossil fuel study, language access and translation services, the City’s portion of funding 2020 activities of the South Sound Housing Affordability Partners, a faith community audit, and virtual programming for all ages in conjunction with the 2020 Tacoma Reads program.

WHEREAS, due to COVID-19, 2020 has been an unprecedented year in which city operations, policy processes, and budget development were adapted in response to multiple declarations of emergency, and

WHEREAS these changes have altered the pacing of typical allocations of Council Contingency Funds, leaving the remaining balance unassigned as the City enters the final quarter of the biennial budget, and

WHEREAS in order to efficiently allocate these dollars in a way that aligns with community needs and allows staff time to remain focused on other key initiatives, Mayor Woodards has put together a package of Council Contingency Fund (“Fund”) requests for the Deputy Mayor and Council’s consideration, and

WHEREAS body worn cameras for Tacoma Police Department (“TPD”) officers were a recommendation of the City’s Project PEACE initiative, and this Fund allocation would provide $150,000 to support the purchase of body worn cameras for TPD beginning in January 2021, and
WHEREAS in two different actions in November and December of 2019, the Council requested the Fossil Fuel Study ("Study") associated with the Tideflats Interim Regulations to bolster the limited information that staff had been providing and continues to provide in support of the Interim Regulations renewals, and

WHEREAS the Study was envisioned to include an initial comprehensive baseline report and inventory along with three additional reports on a quarterly basis, with an estimated cost of up to $50,000 in consultant services, and staff submitted a waiver for direct solicitation in February 2020, which was approved, and negotiation with BERK Consulting began, and

WHEREAS staff furloughs and budget reductions earlier this year due to COVID-19 delayed these efforts, however Planning and Development Services has indicated that City staff and the consultants have capacity to move forward with the study if necessary funding is allocated and this resolution allocates $47,000 toward this cause, and

WHEREAS as part of the City’s efforts to expand community engagement, increase access to information, and expand civic participation, City elected leaders and staff have been looking for ways to provide improved language access, including real-time Spanish translation of virtual town hall events during COVID-19, and

WHEREAS at the September 1, 2020, Study Session, the Mayor and City Council advocated for an enhanced fall budget outreach process with a strong focus on reaching broadly into the community, including improved language access,
and the Office of Management and Budget is in conversations with community partners on how they can work in collaboration to meet this goal, and

WHEREAS with one-time funds of $25,000, the City Council would be supporting enhanced outreach on the City Manager’s proposed budget as well as language access, translation services, and enhanced communications as needed while standing up the community-led systems transformation efforts outlined in Resolution No. 40622, and

WHEREAS households in all jurisdictions and income ranges (including those making more than $70,000 per year) are impacted by the high cost of housing, and across Greater Pierce County, more than 60 percent of home-owning households and 40 percent of renters spend a disproportionately high percentage of their income on housing costs, and

WHEREAS elected leaders from across Pierce County, including Mayors of each city and town, and leaders from the Puyallup Tribe, were invited by Mayor Woodards and County Executive Bruce Dammeier to learn more about the local housing market and its impacts, and

WHEREAS this group of leaders conducted a series of workshops and panels in 2019 and 2020 in an effort to work collaboratively to address issues related to housing, and seek ways to increase their long-term, collective impacts on housing; this coalition is currently known as the South Sound Housing Affordability Partners (“SSHAP”), and

WHEREAS in alignment with the direction from the first Mayoral Roundtable meetings, this coalition will create a sustainable pathway to greater housing
opportunity in Pierce County while honoring each jurisdictions’ individual community
needs and circumstances, and

WHEREAS this regional approach could ensure that governments of all
sizes have access to information and tools that will allow them to address housing
attainability across the region, and that the City’s work on affordability will not be the
sole source of attainable housing for middle and low-income families, and

WHEREAS with the onset of COVID-19, local leaders have reaffirmed their
commitment to this work, noting the potential for a historically high number of
households being subject to eviction or foreclosure when related moratoria end; an
allocated $25,000 in funding will go to Pierce County who pooled funding from
approximately ten governments to jointly hire a consultant, and is the City’s
contribution to supporting SSHAP’s work in 2020, and

WHEREAS faith community audits enable congregations to work together to
map and measure their social and economic impacts across communities, and
once completed, the results allow members of the faith community to identify and
create new opportunities to partner with government, business, media and other
sectors of civic society in service to the community, and

WHEREAS in conversations with community members during COVID-19,
Mayor Woodards has heard from many residents with a strong desire to assist their
neighbors, as well as a rising number of community members experiencing new or
heightened levels of need due to the impacts of the pandemic, and
WHEREAS one-time funding of $25,000 for a faith community audit is a first step in a larger vision to harness and align the powerful and compassionate drive to service already present in our community to meet larger human needs, and

WHEREAS Tacoma Reads is a local community reading program that seeks to unite the community in dialogue around contemporary themes through reading a common text, and is a partnership of the City and Tacoma Public Library, and supported by King’s Books, Pierce County Library System, Puyallup Public Library, Tacoma Public Schools, and University of Washington Tacoma, and

WHEREAS COVID-19 has impacted sponsorship and the format of events, and Tacoma Public Library has created an alternative plan for how community members of all ages can continue to read together, engage in activities and discussion, and connect over these stories despite the pandemic, and one-time funds of $10,000 would support virtual Tacoma Reads programming for children, young adults, and adults, and

WHEREAS RCW 35.33.145 and 35.34.250 authorize a withdrawal from the Council Contingency fund for any municipal expense, the necessity or extent of which could not have been foreseen or reasonably evaluated at the time of adopting the budget, and

WHEREAS the extent of the need for these services could not have been foreseen or reasonably evaluated at the time the City adopted its biennial budget, and
WHEREAS Ordinance No. 22569 requires an affirmative vote of not less than six members of the Council in order to withdraw moneys from this fund; Now, Therefore,

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

That one-time funding in the amount of $282,000, budgeted from the Council Contingency Fund, is hereby approved for the purpose of expenses aligned with community needs in the 2019-2020 biennium, including: the purchase of body worn cameras for Tacoma Police Department personnel, a council-requested fossil fuel study, language access and translation services, the City’s portion of funding 2020 activities of the South Sound Housing Affordability Partners, a faith community audit, and virtual programming for all ages in conjunction with the 2020 Tacoma Reads program.

Adopted ____________________

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Mayor

Attest:

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City Clerk

Approved as to form:

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Deputy City Attorney