



## 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.

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### **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

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

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

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

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

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

23 Unplatted Property:

24 The South 310 feet of the North 510 feet of the following  
25 described property;



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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



1 WHEREAS the estimated cost of the improvements described above is  
2 \$342,651, except the sum of \$245,625, with the balance assessed against  
3 property benefitted by the improvements, and

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

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

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

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

22 Section 2. That the Department of Public Works shall give proper notice  
23 of the time and place of said hearing by mail at least 15 days before the date set  
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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



## RESOLUTION NO. 40660

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

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

12 East 48th Street from East "D" Street west to East "C" Street,  
13 thence north in East "C" Street approximately 390 feet, and

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

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

22 Those portions of the Southwest Quarter of the Southeast  
23 Quarter, Section 16, Township 20 North, Range 03 East, W.M.,  
24 described as follows:  
25  
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Platted Property:

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

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

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

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

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

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

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

16 and,

17 Unplatted Property:

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

21 Beginning at a point on the North line 1,850.5 feet West of the  
22 Northeast section corner; Thence South 130 feet; Thence East  
23 165 feet; Thence North 130 feet; Thence West 165 feet to the  
24 Point of Beginning; Except the West 100 feet thereof.

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

and



1 WHEREAS the estimated cost of the improvements described above is  
2 \$278,962, except the sum of \$161,838, with the balance assessed against  
3 property benefitted by the improvements, and

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

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

9 Now, Therefore,

10  
11 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

12 Section 1. That Monday, October 26, 2020, at 5:00 p.m., is hereby fixed as  
13 the date and time, and the Council Chambers on the first floor of the Tacoma  
14 Municipal Building, 747 Market Street, in the City of Tacoma, or alternatively, a call  
15 in option will be provided until the end of the COVID-19 emergency, as the place  
16 when and where said request will be heard by the Hearing Examiner and that all  
17 persons who may desire to object to the formation of the Local Improvement  
18 District shall do so in writing and file such remonstrance with the City Clerk before  
19 5:00 p.m. on Monday, October 26, 2020, or shall appear and present their  
20 objections at the hearing before the Hearings Examiner of the City of Tacoma and  
21 that his recommendations thereafter transmitted to the Council of the City of  
22 Tacoma.  
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25 Section 2. That the Department of Public Works shall give proper notice of  
26 the time and place of said hearing by mail at least 15 days before the date set for



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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



## RESOLUTION NO. 40661

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

6 WHEREAS RCW 84.55.120 requires that a taxing district, other than the  
7 state, that collects regular levies shall hold a public hearing on revenue sources for  
8 the district’s following year’s current expenses budget, and  
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10 WHEREAS the hearing must include consideration of possible increases in  
11 property tax revenues and shall be held prior to the time the taxing district levies the  
12 taxes or makes the request to have the taxes levied; Now, Therefore,

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

14 Section 1. That the hearing required by RCW 84.55.120, for the purpose of  
15 setting the proposed Emergency Medical Services (“EMS”) tax levy for 2021, and  
16 the proposed Ad Valorem tax levy for 2021, shall commence on Tuesday,  
17 October 27, 2020, upon completion of Regular Agenda Items, no earlier than  
18 5:15 p.m., in the City Council Chambers, First Floor, Tacoma Municipal Building,  
19 747 Market Street, Tacoma, Washington, unless the Governor’s proclamation  
20 limiting in-person meetings is still in effect and then a call in option will be provided.  
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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

1 A RESOLUTION relating to the Biennial Budget; setting Tuesday, October 27,  
2 2020, and Tuesday, November 10, 2020, upon completion of Regular  
3 Agenda Items, no earlier than 5:15 p.m., as the dates for the public hearing  
4 on the City of Tacoma's proposed 2021-2022 Biennial Operating Budget,  
5 and proposed 2021-2026 Capital Facilities Program and 2021-2022 Capital  
6 Budget.

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

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

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

21 WHEREAS state law provides an exception for an amendment to the Capital  
22 Facilities Element of the Comprehensive Plan, which may be adopted separately  
23 from other amendments to the Comprehensive Plan if adoption occurs concurrently  
24 with the adoption or amendment of the City's budget; Now, Therefore,  
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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.



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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

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

7 WHEREAS th e City has a need to execute an Interlocal Agreement  
8 (“Agreement”) with the University of Washington Tacoma Puget Sound Institute  
9 (“UWT”) to facilitate the development of effective strategies for protecting the Puget  
10 Sound, and

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

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

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

23 WHEREAS the Agreement will enable the City, participating agencies,  
24 government and non-government stakeholders and collaborators to have  
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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

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 Tac Build LLC, for the development of six  
 4 multi-family market-rate and affordable rental housing units to be located at  
 5 1016 South Yakima Avenue 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 Tac Build LLC, is proposing to develop six new market-rate and  
 15 affordable rental housing units to consist of:

Number of Units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
4	Studio	450 Square Feet	\$1,255
Affordable Rate			
2	Studio	450 Square Feet	\$1,211 (including utilities)

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21 WHEREAS the Director of Community and Economic Development has  
 22 reviewed the proposed property tax exemption and recommends that a conditional  
 23 property tax exemption be awarded for the property located at 1016 South Yakima  
 24 Avenue in the Downtown Regional Growth Center, as more particularly described in  
 25 the attached Exhibit "A"; Now, Therefore,  
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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:  
  
\_\_\_\_\_  
Deputy City Attorney

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



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

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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

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 Tac Build LLC, for the development of 35  
 4 multi-family market-rate and affordable rental housing units to be located at  
 5 1712 Tacoma Avenue South 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 Tac Build LLC, is proposing to develop 35 new market-rate and  
 15 affordable rental housing units to consist of:

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

16 as well as four on-site residential parking stalls, and

17 WHEREAS the Director of Community and Economic Development has  
 18 reviewed the proposed property tax exemption and recommends that a conditional  
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1 property tax exemption be awarded for the property located at 1712 Tacoma  
 2 Avenue South in the Downtown Regional Growth Center, as more particularly  
 3 described in the attached Exhibit "A"; Now, Therefore,

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

5  
 6 Section 1. That the City Council does hereby approve and authorize a  
 7 conditional property tax exemption, for a period of 12 years, to Tac Build LLC, for  
 8 the property located at 1712 Tacoma Avenue South in the Downtown Regional  
 9 Growth Center, as more particularly described in the attached Exhibit "A."

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

14 Adopted \_\_\_\_\_

15 \_\_\_\_\_

16 Attest:

17 Mayor

18 \_\_\_\_\_

19 City Clerk

20 Approved as to form:

21 Legal description approved:

22 \_\_\_\_\_

23 Deputy City Attorney

24 \_\_\_\_\_

25 Chief Surveyor  
 26 Public Works Department



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

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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

1 BY REQUEST OF MAYOR WOODARDS

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

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

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

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

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

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

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

22 WHEREAS the City Manager's salary schedule was not increased by the  
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1 3 percent general wage adjustment until after her annual performance review was  
2 conducted, and

3 WHEREAS the City Council now desires to approve the 3 percent general  
4 wage adjustment to the City Manager's salary schedule, and continue to pay the  
5 City Manager at step 5B but on the new schedule, which is equal to \$272,563.20  
6 annually, constituting a \$7,924.80 increase above her current salary; in addition,  
7 the City Council desires to continue to pay the maximum IRS allowed annual  
8 deferral contribution to the City Manager's 457(b) plan and add to this amount the  
9 Age 50 Catch-up annual deferral contribution, currently equal to \$6,500, with all  
10 contribution amounts to be paid by the end of January 2021, and  
11

12 WHEREAS the City Council recommends ratification of the annual *City*  
13 *Manager Performance Review*, and further recommends amending the  
14 employment compensation agreement with Elizabeth Pauli, retroactive to May 16,  
15 2020, to include the new annual salary and the continued payment of the  
16 maximum deferred compensation contribution including the Age 50 Catch-up  
17 annual deferral contribution currently equal to \$6,500 to the City Manager's  
18 457(b) plan; Now, Therefore,  
19

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

21 Section 1. That the City Council hereby ratifies the *City Manager*  
22 *Performance Review* for the period of June 2019 through May 2020, as on file in  
23 the office of the City Clerk.  
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25 Section 2. That the City Council hereby authorizes the execution of an  
26 amendment to the employment agreement with Elizabeth Pauli, retroactive to



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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

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

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

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

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

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

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

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

19 WHEREAS, to allow broad participation and create multi-sector change, the  
20 City will invite multi-sector leaders with a shared vision for an anti-racist Tacoma to  
21 bring their unique resources, provide subject matter expertise, and create  
22 additional community connections to support and empower this effort, and  
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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  
1 Coordinating or Transformation Teams, serve as a link to resources and  
2 information from the City, and

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

9  
10  
11 WHEREAS this recommendation supports the direction outlined by the  
12 Mayor and Council in Resolution No. 40622, affirming the City of Tacoma's  
13 commitment to anti-racist systems transformation across the City, and

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

18  
19 WHEREAS the extent of the need for this systems transformation effort  
20 could not have been foreseen or reasonably evaluated at the time the City adopted  
21 its biennial budget, and

22  
23 WHEREAS Ordinance No. 22569 requires an affirmative vote of not less  
24 than six members of the Council in order to withdraw moneys from this fund; Now,  
25 Therefore,

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

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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 \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

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

Approved as to form:

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





## RESOLUTION NO. 40668

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

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

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

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

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

22 WHEREAS body worn cameras for Tacoma Police Department ("TPD")  
23 officers were a recommendation of the City's Project PEACE initiative, and this  
24 Fund allocation would provide \$150,000 to support the purchase of body worn  
25 cameras for TPD beginning in January 2021, and  
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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  
1 partners on how they can work in collaboration to meet this goal, and

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

7  
8 WHEREAS households in all jurisdictions and income ranges (including  
9 those making more than \$70,000 per year) are impacted by the high cost of  
10 housing, and across Greater Pierce County, more than 60 percent of home-owning  
11 households and 40 percent of renters spend a disproportionately high percentage  
12 of their income on housing costs, and

13  
14 WHEREAS elected leaders from across Pierce County, including Mayors of  
15 each city and town, and leaders from the Puyallup Tribe, were invited by Mayor  
16 Woodards and County Executive Bruce Dammeier to learn more about the local  
17 housing market and its impacts, and

18  
19 WHEREAS this group of leaders conducted a series of workshops and  
20 panels in 2019 and 2020 in an effort to work collaboratively to address issues  
21 related to housing, and seek ways to increase their long-term, collective impacts on  
22 housing; this coalition is currently known as the South Sound Housing Affordability  
23 Partners ("SSHAP"), and

24  
25 WHEREAS in alignment with the direction from the first Mayoral Roundtable  
26 meetings, this coalition will create a sustainable pathway to greater housing



1 opportunity in Pierce County while honoring each jurisdictions' individual community  
2 needs and circumstances, and

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

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

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

18 WHEREAS in conversations with community members during COVID-19,  
19 Mayor Woodards has heard from many residents with a strong desire to assist their  
20 neighbors, as well as a rising number of community members experiencing new or  
21 heightened levels of need due to the impacts of the pandemic, and

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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



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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 \_\_\_\_\_

\_\_\_\_\_  
Mayor

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

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