



## Legislation Passed February 2, 2021

The Tacoma City Council, at its regular City Council meeting of February 2, 2021, 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. 40741**

A resolution appointing individuals to the Board of Building Appeals.  
[Doris Sorum, City Clerk; Bill Fosbre, City Attorney]

### **Resolution No. 40742**

A resolution revising the appointments of City Council Members to various national, state, regional, and local committees, boards, and commissions, including the City Council's Standing Committees, for the year 2021.  
[Mayor Woodards]

### **Resolution No. 40743**

A resolution declaring surplus and authorizing the sale of approximately 1.19 acres of Tacoma Power property, located in central unincorporated Lewis County near Mossyrock, adjacent to Mayfield Lake, to Michael and Cheryl Jensen, for the amount of \$125,500.  
[Greg Muller, Real Estate Officer; Chris Robinson, Power Superintendent]

### **Amended Resolution No. 40744**

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Fawcett Avenue QOZB LLC, for the development of 368 multi-family market-rate and affordable rental housing units, located at 1502-1542 Fawcett Avenue, in the Downtown Regional Growth Center.  
[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

### **Ordinance No. 28734**

An ordinance amending Chapter 1.12 of the Municipal Code, relating to the Compensation Plan, to implement rates of pay and compensation for employees represented by the International Brotherhood of Electrical Workers, Local 483, Tacoma Power Unit, and Human Resources Unit.  
[Dylan Carlson, Senior Labor Relations Manager; Bill Fosbre, City Attorney]



## RESOLUTION NO. 40741

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

3 A RESOLUTION relating to committees, boards, and commissions; appointing  
4 individuals to the Board of Building Appeals.

5 WHEREAS vacancies exist on the Board of Building Appeals, and

6 WHEREAS, at its meeting of January 13, 2021, the Infrastructure,

7 Planning, and Sustainability Committee conducted interviews and recommended  
8 the appointment of individuals to said board, and

9 WHEREAS, pursuant to City Charter Section 2.4, the persons named on  
10 Exhibit "A" have been nominated to serve on the Board of Building Appeals; Now,  
11 Therefore,

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

13 That those nominees to the Board of Building Appeals, listed on Exhibit "A,"  
14 are hereby confirmed and appointed as members of such board for such terms as  
15 are set forth on the attached Exhibit "A."  
16

17 Adopted \_\_\_\_\_  
18

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

21 Attest:

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

24 Approved as to form:

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



**EXHIBIT "A"**

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**BOARD OF BUILDING APPEALS**

Appointing **James Collins** to "Position 5 – Structural Engineer" to fill an unexpired term to expire August 31, 2025.

Appointing **Michael Tagles** to "Position 6 – Mechanical Engineer" to fill an unexpired term to expire August 31, 2025.



## RESOLUTION NO. 40742

1 BY REQUEST OF MAYOR WOODARDS

2 A RESOLUTION relating to committees, boards, and commissions; appointing  
3 members of the City Council to various national, state, regional, and local  
4 committees, boards, and commissions, including the City Council's  
5 standing committees, for the year 2021.

6 WHEREAS the Mayor and City Council members are called upon to  
7 serve on a number of local, regional, state, and national committees, boards,  
8 and commissions, and

9 WHEREAS vacancies presently exist on certain committees, boards, and  
10 commissions, and

11 WHEREAS, pursuant to the Tacoma City Charter and the rules,  
12 regulations, and procedures of the City Council, the City Council Members  
13 named on Exhibit "A" have been nominated to serve on said committees,  
14 boards, and commissions listed thereon; Now, Therefore,

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

16 That those nominees to the committees, boards, and commissions listed  
17 on Exhibit "A" are hereby confirmed, and the City Council Members designated  
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1 thereon shall be appointed as members of such committees, boards, and  
2 commissions, as set forth on said Exhibit "A."

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4 Adopted \_\_\_\_\_

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6 \_\_\_\_\_  
7 Mayor

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9 Attest: \_\_\_\_\_  
10 City Clerk

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12 Approved as to form: \_\_\_\_\_  
13 City Attorney

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EXHIBIT "A"

~~2020~~2021 CITY COUNCIL APPOINTMENTS

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1. Association of Washington Cities Board – Blocker
2. Association of Washington Cities Large City Advisory Committee – Blocker, Thoms (alternate)
3. Association of Washington Cities Legislative Priorities Committee – Ushka Blocker, Thoms (alternate)
4. City Manager Performance Review Committee – Woodards, Blocker, Hunter, McCarthy, Ushka (alternate)
5. Community Council Liaison – Hines, Thoms
6. Community Vitality and Safety Committee – Beale, Blocker, Hines, Ushka, Hunter (alternate)
7. Cross District Association of Tacoma – Hunter, Thoms (alternate)
8. Crystal Judson Family Justice Center – Thoms, Ushka, Hines (alternate)
9. Economic Development Board Executive Committee – Woodards
10. Economic Development Committee – Blocker, McCarthy, Thoms, Ushka, Beale (alternate)
11. Firemen’s Pension Fund Board of Trustees – Woodards, Hines (alternate)
12. ForeverGreen Trails – Thoms
13. Foundation for Tacoma Schools – Woodards, Hunter (alternate)
14. Government Performance and Finance Committee –Hines, Hunter, Thoms, Walker, Blocker (alternate)
16. Infrastructure, Planning, and Sustainability Committee – Beale, McCarthy, Hunter, Walker, Ushka (alternate)
17. Investment and Finance Committee – Woodards
18. Joint Municipal Action Committee – Blocker, Walker, Hunter (alternate)



- 1 19. Law and Justice Council – Ushka
- 2 20. Law and Justice Community Oversight Subcommittee – Ushka
- 3 21. National League of Cities – Blocker, Ushka (alternate)
- 4 22. Parks Policy Group – Ushka, Walker
- 5 23. Pierce County Commission Against Domestic Violence – UshkaHines,
- 6 UshkaHines (alternate)
- 7 24. Pierce County Flood Control Zone District Advisory Committee – Beale
- 8 25. Pierce County Regional Council – HinesBeale, Thoms, Ushka,
- 9 Blocker (alternate)
- 10 26. Pierce Transit Board – Woodards, McCarthyBeale, Walker
- 11 27. Police Disability and Pension Fund Board – Woodards, McCarthy (alternate)
- 12 28. Puget Sound Clean Air Agency Board/Board of Directors –Beale, Walker
- 13 (alternate)
- 14 29. Puget Sound Regional Council/Executive Board – Woodards,
- 15 Thoms (alternate)
- 16 30. Puget Sound Regional Council/Economic Development District Board –
- 17 ~~Thoms~~, Blocker, Thoms (alternate)
- 18 31. Puget Sound Regional Council/Growth Management Policy Board – Beale,
- 19 Ushka (alternate)
- 20 32. Puget Sound Regional Council/Transportation Policy Board –Walker,
- 21 McCarthy (alternate)
- 22 33. Puyallup Tribe Community Contribution Committee [2 percent] – Woodards,
- 23 Ushka (alternate)
- 24 34. Regional Access Mobility Partnership – Thoms
- 25 35. Safe Streets Board – Beale
- 26 36. Sound Transit Board – Woodards



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- 37. South Sound 911 – Hunter, Thoms, Hines (alternate)
- 38. Tacoma Arts Commission – Hines, Blocker (alternate)
- 39. Tacoma Council of PTA/City Government Liaison – Thoms
- 40. Tacoma Employees' Retirement System Board of Administration – Woodards
- 41. Tacoma Gang Reduction Project Executive Steering Committee – Blocker (Chair), Ushka (Vice-Chair)
- 42. Tacoma-Pierce County Board of Health – Blocker, Ushka, ~~Beale~~Hines (alternate)
- 43. Tidelands Subarea Planning Steering Committee – Woodards, Hunter~~McCarthy~~, Thoms (alternate)
- 44. Urban Waters Board of Directors – McCarthy, Hines (alternate)
- 45. U.S. Conference of Mayors – Woodards
- 46. WorkForce Central – Woodards, Hunter~~McCarthy~~, Ushka, (Council Member alternate only)
- 47. Zoo Trek Authority – Hines, Walker





## RESOLUTION NO. 40743

1 A RESOLUTION relating to surplus property; declaring certain real property  
2 owned by the Department of Public Utilities, Light Division (d.b.a. "Tacoma  
3 Power"), consisting of approximately 1.19 acres of property located in  
4 central unincorporated Lewis County near Mossyrock, adjacent to Mayfield  
5 Lake, surplus to the needs of the City; and authorizing the negotiated sale  
6 and conveyance of said property to Michael and Cheryl Jensen for the  
7 amount of \$125,500.

8 WHEREAS the City of Tacoma, Department of Public Utilities, Light  
9 Division (d.b.a. "Tacoma Power"), owns approximately 1.19 acres of property  
10 located in central unincorporated Lewis County near Mossyrock, adjacent to  
11 Mayfield Lake, identified as a portion of Lewis County Assessor Tax Parcel  
12 No. 028327-001-000 ("Property"), as more fully described in the documents on file  
13 in the office of the City Clerk, and

14 WHEREAS Tacoma Power has determined the Property is no longer  
15 essential for continued effective utility service, and

16 WHEREAS Michael and Cheryl Jensen have offered to purchase the  
17 Property for \$125,500, which is deemed acceptable by Tacoma Power and the  
18 Department of Public Works, Real Property Services Division, and

19 WHEREAS the terms and conditions of the Purchase and Sale Agreement  
20 were reviewed by the City Attorney's Office and approved by Tacoma Power and  
21 Real Property Services, and

22 WHEREAS, on December 9, 2020, by adoption of Public Utility Board  
23 Resolution No. U-11227, the Property was declared surplus to Tacoma Power's  
24 needs and approved for sale, pending confirmation from the City Council, and  
25

26



1 WHEREAS, on January 26, 2021, pursuant to RCW 35.94.040 and  
2 TMC 1.06.280, the City Council conducted a public hearing on the proposed sale  
3 of said Property, and

4 WHEREAS, there being no foreseeable need for continued City ownership  
5 of the Property, the sale of said Property appears to be in the best interests of the  
6 City, pending final approval from the City Council; Now, Therefore,

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

8 Section 1. That the City Council does hereby find and concur with the  
9 Tacoma Public Utility Board's determination and declaration, pursuant to Public  
10 Utility Board Resolution No. U-11227, that the approximately 1.19 acres of property  
11 located in central unincorporated Lewis County near Mossyrock, adjacent to  
12 Mayfield Lake, identified as a portion of Lewis County Assessor Tax Parcel  
13 No. 028327-001-000 ("Property"), owned by the City of Tacoma, through its  
14 Department of Public Utilities, Light Division, is surplus to the needs of Tacoma  
15 Power and Tacoma Public Utilities.  
16  
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18 Section 2. That, consistent with RCW 35.94.040, RCW 35.22.020, and  
19 Article I, Section 1.2, and Article IX, Section 9.1, of the City Charter, the City  
20 Council does hereby find and determine that the Property is not required for, and is  
21 not essential to, continued public utility service or continued effective utility service  
22 and, pursuant to applicable law, is properly declared surplus property and excess to  
23 the needs of Tacoma Power, Tacoma Public Utilities, and the City.  
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Section 3. That the request of the Tacoma Power, to sell the Property to Michael and Cheryl Jensen for the amount of \$125,500, is hereby approved.

Section 4. That the proper officers of the City are hereby authorized to execute all necessary documents to convey the Property to Michael and Cheryl Jensen for the amount of \$125,500, said documents to be substantially in the form of those on file in the office of the City Clerk.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

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

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

Requested by Public Utility Board  
Resolution No. U-11227



# RESOLUTION NO. 40744

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 Fawcett Avenue Owner, LLC, for the  
 4 development of 368 multi-family market-rate and affordable rental housing  
 units to be located at 1502-1542 Fawcett Avenue in the Downtown Regional  
 Growth Center.

5 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of  
 6 Washington, designated several Residential Target Areas for the allowance of a  
 7 limited property tax exemption for new multi-family residential housing, and  
 8

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

15 WHEREAS Fawcett Avenue Owner, LLC, is proposing to develop 368 new  
 16 market-rate and affordable rental housing units to consist of:

Number of Units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
41	Studio	446 Square Feet	\$1,467
209	One bedroom, one bath	640 Square Feet	\$2,100
44	Two bedroom, two bath	992 Square Feet	\$3,260
Affordable Rate			
10	Studio	446 Square Feet	\$1,211 (including utilities)
53	One bedroom, one bath	640 Square Feet	\$1,385 (including utilities)
11	Two bedroom, two bath	992 Square Feet	\$1,558 (including utilities)

22 as well as 268 on-site residential parking stalls, and  
 23

24 WHEREAS the Director of Community and Economic Development has  
 25 reviewed the proposed property tax exemption and recommends that a conditional  
 26 property tax exemption be awarded for the property located at 1502-1542 Fawcett



Avenue in the Downtown Regional Growth Center, as more particularly described in 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 Fawcett Avenue Owner, LLC, for the property located at 1502-1542 Fawcett 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 Fawcett Avenue Owner, 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 Parcels: 201510-0010,-0020,-0030,-0040,-0050, -0060,-0070,-0080,-0090, -0100, -0110 & -0120

Legal Description:

That portion of the Northeast Quarter of the Southeast Quarter of Section 05, Township 20 North, Range 03 East of the Willamette Meridian, more particularly described as follows:

Lots 1 through 19, inclusive, Block 1510, Map of New Tacoma Washington Territory, according to the plat thereof recorded February 3, 1875, records of the Pierce County Auditor.

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



# ORDINANCE NO. 28734

1 AN ORDINANCE relating to pay and compensation; amending Chapter 1.12 of the  
 2 Tacoma Municipal Code to implement rates of pay and compensation for  
 3 employees represented by the International Brotherhood of Electrical  
 4 Workers, Local 483, Tacoma Power Unit, and Human Resources Unit; and  
 5 declaring the effective dates thereof.

BE IT ORDAINED BY THE CITY OF TACOMA:

6 Section 1. That Section 1.12.355 of the Tacoma Municipal Code is hereby  
 7 amended, effective retroactive to January 1, 2021, to read as follows:

Code	A	Job Title	1	2	3	4	5
11060		Human Resources Assistant	<del>22.88</del>	<del>24.02</del>	<del>25.24</del>	<del>26.49</del>	<del>27.81</del>
11140		Human Resources Specialist	<del>29.80</del>	<del>31.28</del>	<del>32.85</del>	<del>34.48</del>	<del>36.20</del>
11150		Human Resources Analyst	<del>35.05</del>	<del>36.84</del>	<del>38.65</del>	<del>40.58</del>	<del>42.64</del>

Code	A	Job Title	1	2	3	4	5
11060		Human Resources Assistant	<del>23.11</del>	<del>24.27</del>	<del>25.48</del>	<del>26.75</del>	<del>28.09</del>
11140		Human Resources Specialist	<del>30.08</del>	<del>31.58</del>	<del>33.16</del>	<del>34.82</del>	<del>36.56</del>
11150		Human Resources Analyst	<del>35.41</del>	<del>37.18</del>	<del>39.04</del>	<del>40.99</del>	<del>43.04</del>

15 Section 2. That Section 1.12.355 of the Tacoma Municipal Code is hereby  
 16 amended, effective January 1, 2022, to read as follows:

Code	A	Job Title	1	2	3	4	5
11060		Human Resources Assistant	<del>23.11</del>	<del>24.27</del>	<del>25.48</del>	<del>26.75</del>	<del>28.09</del>
11140		Human Resources Specialist	<del>30.08</del>	<del>31.58</del>	<del>33.16</del>	<del>34.82</del>	<del>36.56</del>
11150		Human Resources Analyst	<del>35.41</del>	<del>37.18</del>	<del>39.04</del>	<del>40.99</del>	<del>43.04</del>

Code	A	Job Title	1	2	3	4	5
11060		Human Resources Assistant	<del>23.34</del>	<del>24.51</del>	<del>25.73</del>	<del>27.02</del>	<del>28.37</del>
11140		Human Resources Specialist	<del>30.38</del>	<del>31.90</del>	<del>33.49</del>	<del>35.17</del>	<del>36.93</del>
11150		Human Resources Analyst	<del>35.76</del>	<del>37.55</del>	<del>39.43</del>	<del>41.40</del>	<del>43.47</del>

23 Section 3. That Section 1.12.355 of the Tacoma Municipal Code is hereby  
 24 amended, effective July 1, 2022, to read as follows:  
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Code	A	Job Title	1	2	3	4	5
11060		Human Resources Assistant	<del>23.34</del>	<del>24.51</del>	<del>25.73</del>	<del>27.02</del>	<del>28.37</del>
11140		Human Resources Specialist	<del>30.38</del>	<del>31.90</del>	<del>33.49</del>	<del>35.17</del>	<del>36.93</del>
11150		Human Resources Analyst	<del>35.76</del>	<del>37.55</del>	<del>39.43</del>	<del>41.40</del>	<del>43.47</del>

Code	A	Job Title	1	2	3	4	5
11060		Human Resources Assistant	<u>23.57</u>	<u>24.76</u>	<u>25.99</u>	<u>27.29</u>	<u>28.65</u>
11140		Human Resources Specialist	<u>30.68</u>	<u>32.22</u>	<u>33.82</u>	<u>35.52</u>	<u>37.30</u>
11150		Human Resources Analyst	<u>36.12</u>	<u>37.93</u>	<u>39.82</u>	<u>41.81</u>	<u>43.90</u>

Section 4. That Section 1.12.640 of the Tacoma Municipal Code is hereby amended, effective as provided by law, to read as follows:

\*\*\*  
 5516 A Telecommunications Utility Worker (CSC 5516), when assigned in writing as Lead, shall receive an applied rate of 10 percent additional pay per hour above the current step rate of pay. ~~The classification of Telecommunications Utility Worker (CSC 5516) is comprised of all non-automatic steps, and progression within the salary range is based on merit.~~ A Telecommunications Utility Worker (CSC 5516) will be eligible to receive non-automatic steps 4 and 5 based on criteria set forth within the collective bargaining agreement.

\*\*\*  
 Section 5. That Section 1 is effective retroactive to January 1, 2021. That Section 2 is effective January 1, 2022. That Section 3 is effective July 1, 2022. That Section 4 is effective as provided by law.

Passed \_\_\_\_\_

\_\_\_\_\_  
 Mayor

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

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