



## Legislation Passed August 8, 2023

The Tacoma City Council, at its regular City Council meeting of August 8, 2023, 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. 41253**

A resolution awarding a contract to R.L. Alia Company, in the amount of \$598,175.00, plus applicable taxes, plus a 15 percent contingency, budgeted from the Wastewater Fund and Surface Water Fund, for wastewater and stormwater improvements along East "C" Street and East 48th Street, for a projected contract total of \$687,901.25  
- Specification No. ES23-0056F.

### **Resolution No. 41254**

A resolution awarding a contract to R.L. Alia Company, in the amount of \$1,084,473.50, plus applicable taxes, plus a 15 percent contingency, budgeted from various departmental funds, for wastewater and stormwater sewer improvements along South Cushman Avenue, South 35th Street, and South Wright Avenue, for a projected contract total of \$1,247,144.52 - Specification No. ES23-0055F.

### **Resolution No. 41255**

A resolution authorizing the execution of a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with Louis Rudolph Homes LLC, for the development of 20 multi-family market-rate rental housing units, located at 3579 South "G" Street, in the Lincoln Mixed-Use Center.

### **Ordinance No. 28880**

An ordinance vacating a portion of undeveloped South 35th Street, west of South "G" Street, to facilitate expansion of public school sports fields and parking.

(Tacoma School District No. 10; File No. 124.1437)

[Jeff H. Capell, Hearing Examiner]



## RESOLUTION NO. 41253

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and  
2 the furnishing of services; authorizing the execution of a contract with R. L.  
3 Alia Company, in the amount of \$598,175.00, plus applicable taxes, plus a  
4 15 percent contingency, budgeted from the Wastewater and Surface Water  
5 funds, for wastewater and stormwater improvements along East "C" Street  
6 and East 48th Street, for a projected contract total of \$687,901.25, pursuant  
7 to Specification No. ES23-0056F.

8 WHEREAS the City has complied with all applicable laws and processes  
9 governing the acquisition of those supplies, and/or the procurement of those  
10 services, inclusive of public works, as is shown by the attached Exhibit "A,"  
11 incorporated herein as though fully set forth, and

12 WHEREAS the Board of Contracts and Awards has concurred with the  
13 recommendation for award as set forth in the attached Exhibit "A"; Now, Therefore,

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

15 Section 1. That the Council of the City of Tacoma concurs with the Board of  
16 Contracts and Awards to adopt the recommendation for award as set forth in the  
17 attached Exhibit "A."  
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Section 2. That the proper officers of the City are hereby authorized to enter into a contract with R. L. Alia Company, in the amount of \$598,175.00, plus applicable taxes, plus a 15 percent contingency, budgeted from the Wastewater and Surface Water funds, for wastewater and stormwater improvements along East "C" Street and East 48th Street, for a projected contract total of \$687,901.25, pursuant to Specification No. ES23-0056F, consistent with Exhibit "A."

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

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

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



## RESOLUTION NO. 41254

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and  
2 the furnishing of services; authorizing the execution of a contract with  
3 R.L. Alia Company, in the amount of \$1,084,473.50, plus applicable taxes,  
4 plus a 15 percent contingency, budgeted from various departmental funds,  
5 for wastewater and stormwater sewer improvements along  
6 South Cushman Avenue, South 35th Street, and South Wright Avenue,  
7 for a projected contract total of \$1,247,144.52, pursuant to  
8 Specification No. ES23-0055F.

9 WHEREAS the City has complied with all applicable laws and processes  
10 governing the acquisition of those supplies, and/or the procurement of those  
11 services, inclusive of public works, as is shown by the attached Exhibit "A,"  
12 incorporated herein as though fully set forth, and

13 WHEREAS the Board of Contracts and Awards has concurred with the  
14 recommendation for award as set forth in the attached Exhibit "A"; Now, Therefore,

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

16 Section 1. That the Council of the City of Tacoma concurs with the Board of  
17 Contracts and Awards to adopt the recommendation for award as set forth in the  
18 attached Exhibit "A."

19 Section 2. That the proper officers of the City are hereby authorized to  
20 enter into a contract with R.L. Alia Company, in the amount of \$1,084,473.50, plus  
21 applicable taxes, plus a 15 percent contingency, budgeted from various  
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1 departmental funds, for wastewater and stormwater improvements along South  
2 Cushman Avenue, South 35th Street, and South Wright Avenue, for a projected  
3 contract total of \$1,247,144.52, pursuant to Specification No. ES23-0055F  
4 consistent with Exhibit "A."  
5

6 Adopted \_\_\_\_\_  
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9 Mayor

10 Attest:

11 \_\_\_\_\_  
12 City Clerk

13 Approved as to form:

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15 City Attorney  
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## RESOLUTION NO. 41255

1 A RESOLUTION relating to the multi-family property tax exemption program;  
 2 authorizing the execution of a Multi-Family Housing Eight-Year Limited  
 3 Property Tax Exemption Agreement with Louis Rudolph Homes LLC, for the  
 4 development of 20 multi-family market-rate rental housing units to be located  
 at 3579 South "G" Street, in the Lincoln Mixed-Use 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 WHEREAS the City has, through Ordinance No. 25789, enacted a program  
 9 whereby property owners in Residential Target Areas may qualify for a Final  
 10 Certificate of Tax Exemption which certifies to the Pierce County  
 11 Assessor-Treasurer that the owner is eligible to receive a limited property tax  
 12 exemption, and

13 WHEREAS Louis Rudolph Homes LLC, is proposing to develop 20  
 14 market-rate rental housing units to consist of:

Number of Units	Type of Unit	Average Size
Market Rate		
20	One bedroom, one bath	442 Square Feet

15 as well as three on-site residential parking stalls, and

16 WHEREAS the Director of Community and Economic Development has  
 17 reviewed the proposed property tax exemption and recommends that a conditional  
 18 property tax exemption be awarded for the property located at 3579 South "G"  
 19 Street in the Lincoln Mixed-Use Center, as more particularly described in the  
 20 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 eight years, to Louis Rudolph Homes LLC, for the property located at 3579 South "G" Street in the Lincoln Mixed-Use Center, as more particularly described in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with Louis Rudolph Homes 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"**

**PROJECT DESCRIPTION**

Address: 3579 South G Street

Tax Parcel: 7470032410

Number of Units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
20	One bedroom, one bath	442 Square Feet	\$1,600.00

**LEGAL DESCRIPTION**

Legal Description:

BEGINNING AT A POINT 223.685 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 102, AMENDATORY MAP OF FIRST SCHOOL LAND ADDITION TO THE CITY OF TACOMA, ACORDING TO THE PLAT THEREOF RECORDED JULY 22, 1903, RECORDS OF PIERCE COUNTY, WASHINGTON.

THENCE SOUTH 50 FEET;  
THENCE EAST 142 FEET;  
THENCE NORTH 50 FEET;  
THENCE WEST 142 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.





## ORDINANCE NO. 28880

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2  
3 AN ORDINANCE related to the vacation of City right-of-way; vacating a portion  
4 of undeveloped South 35th Street, west of South "G" Street, to facilitate  
5 expansion of public school sports fields and parking; and adopting the  
6 Hearing Examiner's Findings, Conclusions, and Recommendations  
7 related thereto.

8 WHEREAS all steps and proceedings required by law and by  
9 resolution of the City Council to vacate the portion of the right-of-way  
10 hereinafter described have been duly taken and performed; Now, Therefore,

11 BE IT ORDAINED BY THE CITY OF TACOMA:

12 Section 1. That the City Council hereby adopts the Hearing Examiner's  
13 Findings, Conclusions, and Recommendations as contained in the Hearing  
14 Examiner's Report and Recommendation to the City Council bearing File  
15 No. 124.1437 and dated April 11, 2023, which Report is on file in the office of  
16 the City Clerk.  
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Section 2. That the portion of undeveloped South 35th Street, west of South "G" Street, legally described as follows:

ALL THAT PORTION OF SOUTH 35TH STREET RIGHT-OF-WAY ABUTTING BLOCKS 8401 AND 8502, THE TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, WASHINGTON TERRITORY, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD JULY 7, 1884, IN THE OFFICE OF THE PIERCE COUNTY AUDITOR, FROM THE WEST RIGHT-OF-WAY LINE OF "G" STREET TO THE WEST LINE OF SAID BLOCKS 8401 AND 8502 AND PLAT.

is hereby vacated, and the land so vacated is hereby surrendered and attached to the property bordering thereon, as a part thereof, and all right or title of the City in and to the portion of the right-of-way so vacated does hereby vest in the owners of the property abutting thereon, all in the manner provided by law; provided, however, that there is hereby retained and reserved, pursuant to the statutes of the state of Washington, the following easements, to-wit:



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Real Property Services

A 50-foot-wide City utility easement, 25 feet on either side of the centerline of existing sewer and storm water lines shall be retained within the vacation area.

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

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

Approved as to form:

Property description approved:

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

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

Location: A portion of undeveloped South 35th Street, west of South "G" Street

Petitioner: Tacoma School District No. 10

Request No.: 124.1437