



Legislation Passed September 12, 2023

The Tacoma City Council, at its regular City Council meeting of September 12, 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.

Resolution No. 41266

A resolution awarding a contract to Axum General Construction, Inc., in the amount of \$511,166.17, plus applicable taxes, plus a 15 percent contingency, for a cumulative total of \$587,841.09, budgeted from various departmental funds, for pedestrian and safety improvements located at Birney Elementary School and near the School of Industrial Design, Engineering, and Art - Specification No. PW22-0395F.

[Veronica Munyao, Engineering Project Manager; Josh Diekmann, P.E. PTOE, Interim Director, Public Works]

Resolution No. 41267

A resolution awarding a contract to the Washington State Department of Ecology, in the amount of \$514,632, plus applicable taxes, budgeted from the Surface Water Fund, for two Washington Conservation Corps crews for environmental restoration on City-owned properties, from October 1, 2023, through September 30, 2024 - Direct Negotiation.

[Desiree Radice, Principal Natural Resources Analyst; Michael P. Slevin, III, P.E., Director, Environmental Services]

Resolution No. 41268

A resolution appointing and reappointing individuals to the Equity in Contracting Advisory Committee.

[Nicole Emery, City Clerk; Bill Fosbre, City Attorney]

Resolution No. 41269

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Meacham Development, LLC, for the development of six multi-family market and regulated rate rental housing units, located at 2420 South "I" Street, in the Downtown Regional Growth Center. [Debbie Bingham, Project Manager; Jeff Robinson, Director,

Community and Economic Development]



RESOLUTION NO. 41266

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 Axum
3 General Construction, Inc., in the amount of \$511,166.17, plus applicable
4 taxes, plus a 15 percent contingency, for a cumulative total of \$587,841.09,
5 budgeted from various departmental funds, for pedestrian and safety
6 improvements located at Birney Elementary School and near the School of
7 Industrial Design, Engineering, and Art, pursuant to Specification
8 No. PW22-0395F.

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 Axum General Construction, Inc., in the amount of
21 \$511,166.17, plus applicable taxes, plus a 15 percent contingency, for a
22 cumulative total of \$587,841.09, budgeted from various departmental funds,
23
24
25
26



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

for pedestrian and safety improvements located at Birney Elementary School and
near the School of Industrial Design, Engineering, and Art, pursuant to
Specification No. PW22-0395F, consistent with Exhibit "A."

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



RESOLUTION NO. 41267

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and
2 the furnishing of services; authorizing the waiver of competitive procurement
3 procedures due to direct negotiation; and authorizing the execution of a
4 contract with the Washington State Department of Ecology, in the amount of
5 \$514,632, plus applicable taxes, budgeted from the Surface Water Fund, for
6 two Washington Conservation Corps crews for environmental restoration on
7 City-owned properties, for a one-year period from October 1, 2023, through
8 September 30, 2024, pursuant to Direct Negotiation.

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 waiver competitive procurement procedures due to direct negotiation, and enter
21 into a contract with the Washington State Department of Ecology, in the amount of
22 \$514,632, plus applicable taxes, budgeted from the Surface Water Fund,
23 for two Washington Conservation Corps crews for environmental restoration on
24
25
26



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

City-owned properties, for a one-year period from October 1, 2023, through
September 30, 2024, pursuant to Direct Negotiation, consistent with Exhibit "A."

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



RESOLUTION NO. 41268

1 BY REQUEST OF COUNCIL MEMBERS BLOCKER, BUSHNELL, DANIELS, AND
2 RUMBAUGH

3 A RESOLUTION relating to committees, boards, and commissions; appointing and
4 reappointing individuals to the Equity in Contracting Advisory Committee.

5 WHEREAS vacancies exist on the Equity in Contracting Advisory
6 Committee, and

7 WHEREAS, at its meeting of August 29, 2023, the Economic Development
8 Committee conducted interviews and recommended the appointment and
9 reappointment of individuals to said committee, and

10 WHEREAS, pursuant to City Charter Section 2.4, the persons named on
11 Exhibit "A" have been nominated to serve on the Equity in Contracting Advisory
12 Committee; Now, Therefore,

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

14 That those nominees to the Equity in Contracting Advisory Committee, listed
15 on Exhibit "A," are hereby confirmed and appointed or reappointed as members of
16 such committee for such terms as are set forth on the attached Exhibit "A."
17

18 Adopted _____
19

20 _____
21 Mayor

22 Attest:
23

24 _____
25 City Clerk

26 Approved as to form:

City Attorney



EXHIBIT "A"

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26

EQUITY IN CONTRACTING ADVISORY COMMITTEE

Appointing **Angela Michaelis** to the "Certified Business No. 2" position to a three-year term, retroactive to September 1, 2023, to expire August 31, 2026.

Appointing **Clint Myers** to the "Large Prime" position to fill an unexpired term, to expire August 31, 2025.

Reappointing **Timothy Pinckney** to the "Certified Business No. 1" position to a three-year term, retroactive to September 1, 2023, to expire August 31, 2026.



RESOLUTION NO. 41269

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 Meacham Development, LLC, for the
 4 development of six multi-family market-rate and affordable rental housing
 units to be located at 2420 South "I" Street, 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 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

14 WHEREAS Meacham Development, LLC is proposing to develop six new
 15 market-rate and affordable rental housing units to consist of:
 16

Number of Units	Type of Unit	Average Size
Market Rate		
4	One bedroom, one bath	450 Square Feet
Affordable Rate		
2	One bedroom, one bath	450 Square Feet

17
 18
 19
 20
 21 WHEREAS the affordable units will be rented to households whose income
 22 is at or below 70 percent of Pierce County Area Median Income, adjusted for
 23 household size, as determined by the Department of Housing and Urban
 24 Development on an annual basis, and rent will be capped at 30 percent of those
 25 income levels, adjusted annually, and
 26



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

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 2420 South "I" Street, 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 Meacham Development, LLC, for the property located at 2420 South "I" Street, 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 Meacham Development, 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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

Number of units	Type of Unit	Average Size	Expected Rental Rate
<i>Market Rate</i>			
4	One bedroom, one bath	450	\$1500
<i>Regulated Rate</i>			
2	One bedroom, one bath	450	\$1450 (including utility allowance)

The affordable units will be rented to households whose income is at or below 70 percent of Pierce County Area Median Income, adjusted for household size, as determined by the Department of Housing and Urban Development on an annual basis. Rent will be capped at 30 percent of those income levels, adjusted annually.

LEGAL DESCRIPTION

Tax Parcel: 2024180062

Legal Description:

LOT 10, BLOCK 2418, MAP OF P.H. LEWIS ADDITION TO THE CITY OF TACOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 38, RECORDS OF PIERCE COUNTY, WASHINGTON.

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