



Legislation Passed November 7, 2023

The Tacoma City Council, at its regular City Council meeting of November 7, 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. 41289

A resolution awarding a contract to Brown and Caldwell, Inc., in the amount of \$1,080,459, plus applicable taxes, budgeted from the Wastewater Fund, for engineering services related to the Puget Sound Nutrients General Permit - Contract No. CW2260224.

[Teresa Peterson, P.E., Civil Engineer; Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 41290

A resolution awarding a contract to Central Pierce Fire & Rescue, in the amount of \$900,000, plus applicable taxes, budgeted from the General Fund and Capital Project Fund, for one Kovatch Mobile Equipment Corp Predator Pumper Engine, for a projected contract total of \$900,000 - Not Practicable to Bid.

[Teresa Green, Business Services Senior Manager; Toryono Green, Fire Chief]

Resolution No. 41291

A resolution awarding a contract to SHI International Corp., in the amount of \$869,632, plus applicable taxes, budgeted from the Information Systems Fund, for the Varonis Microsoft 365 Data Security subscription service, for an initial contract period of three years - Contract No. C2080.

[Paul Federighi, Assistant Director; Daniel Key, Director, Information Technology]

Resolution No. 41292

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Louis Rudolph Homes LLC, for the development of ten multi-family market and regulated rate rental housing units, located at 4306 South Lawrence Street, in the Tacoma Mall Mixed-Use Center.

[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

Resolution No. 41293

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with X2 South Puget Sound, LLC, for the development of 48 multi-family market and regulated rate rental housing units, located at 5436 South Puget Sound Avenue, in the South Tacoma Way Mixed-Use Center.

[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

Resolution No. 41294

A resolution authorizing the one-time use of Council Contingency Funds, in the amount of \$20,000, to sponsor the travel arrangements for the Mayor's Youth Commission of Tacoma to the National League of Cities conference.

[Mayor Woodards]



RESOLUTION NO. 41289

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 Brown and Caldwell, Inc., in the amount of \$1,080,459, plus applicable
4 taxes, budgeted from the ES Wastewater Fund, for engineering services
related to the Puget Sound Nutrients General Permit (PSNGP), pursuant to
Contract No. CW2260224.

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

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

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

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

17 Section 2. That the proper officers of the City are hereby authorized to
18 enter into a contract with Brown and Caldwell, Inc., in the amount of \$1,080,459,
19 plus applicable taxes, budgeted from the ES Wastewater Fund,
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for engineering services related to the Puget Sound Nutrients General Permit (PSNGP), pursuant to Contract No. CW2260224, consistent with Exhibit "A."

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Interim City Attorney



RESOLUTION NO. 41290

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and
2 the furnishing of services; authorizing the waiver of competitive
3 procurement procedures as deemed in the best interests of the City; and
4 authorizing the execution of a contract with Central Pierce Fire & Rescue,
5 in the amount of \$900,000, plus applicable taxes, budgeted from the
6 General and Public Safety Capital Project funds, for the purchase of one
7 Kovatch Mobile Equipment Corp Predator Pumper Engine.

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,

14 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
17 Board of Contracts and Awards to adopt the recommendation for award as set
18 forth in the attached Exhibit "A," and authorizes the waiver of competitive
19 procurement procedures as deemed in the best interests of the City.

20 Section 2. That the proper officers of the City are hereby authorized to
21 enter into a contract with Central Pierce Fire & Rescue in the amount of
22 \$900,000, plus applicable taxes, budgeted from the General and Public Safety
23 Capital funds,
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for the purchase of one Kovatch Mobile Equipment Corp Predator Pumper
Engine, consistent with Exhibit "A."

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Interim City Attorney



RESOLUTION NO. 41291

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 SHI International Corp., in the amount of \$869,632, plus applicable taxes,
4 budgeted from the Information Systems Fund, for the Varonis Microsoft 365
Data Security subscription services (Varonis), for an initial contract period of
three years, pursuant to Contract No. C2080.

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

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

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

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

17 Section 2. That the proper officers of the City are hereby authorized to
18 enter into a contract with SHI International Corp., in the amount of \$869,632, plus
19 applicable taxes, budgeted from the Information Systems Fund, for the Varonis
20 Microsoft 365 Data Security subscription service (Varonis),
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for an initial contract period of three years, pursuant to Contract No. C2080,
consistent with Exhibit "A."

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Interim City Attorney



RESOLUTION NO. 41292

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 Louis Rudolph Homes LLC for the
 4 development of 10 multi-family market-rate and affordable rental housing
 units to be located at 4306 South Lawrence Street in the Tacoma Mall
 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
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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 Louis Rudolph Homes LLC is proposing to develop 10 new
 16 market-rate and affordable rate rental housing units to consist of:

Number of Units	Type of Unit	Average Size
Market Rate		
4	One bed, one bath	442 Square Feet
4	Two bed, one bath	650 Square Feet
Affordable Rate		
1	One bed, one bath	442 Square Feet
1	Two bed, one bath	650 Square Feet

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 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
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Development on an annual basis, and rent will be capped at 30 percent of those income levels, adjusted annually, and

WHEREAS the project will provide three parking spaces, and

WHEREAS the Director of Community and Economic Development has reviewed the proposed property tax exemption and recommends that a conditional property tax exemption be awarded for the property located at 4306 South Lawrence Street in the Tacoma Mall Mixed-Use 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 Louis Rudolph Homes LLC, for the property located at 4306 South Lawrence Street in the Tacoma Mall Mixed-Use Center, as more particularly described in the attached Exhibit "A."



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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 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: 4306 South Lawrence Street

Tax Parcel: 2890001270

Number of units	Type of Unit	Average Size	Expected Rental Rate
<i>Market Rate</i>			
4	One Bed, One Bath	442 SQ FT	\$1575
4	Two Bed, One Bath	650 SQ FT	\$1775
<i>Affordable Rate</i>			
1	One Bed, One Bath	442 SQ FT	\$1575
1	Two Bed, One Bath	650 SQ FT	\$1773

The affordable units will be rented to households whose income is at or below 70% of Pierce County AMI, adjusted for household size, as determined by HUD on an annual basis. Rent will be capped at 30% of those income levels, adjusted annually. The project will include three parking spaces.

LEGAL DESCRIPTION

Legal Description:

LOTS 3 AND 4, IN BLOCK 24, CASCADE PARK ADDITION TO TACOMA, W.T., AS PER MAP RECORDED IN BOOK 1 OF PLATS, AT PAGE 120, RECORDS OF PIERCE COUNTY AUDITOR.

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



RESOLUTION NO. 41293

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 X2 South Puget Sound, LLC, for the
 4 development of 48 multi-family market-rate and affordable rental housing
 units located at 5436 South Puget Sound Avenue in the South Tacoma Way
 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

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 X2 South Puget Sound, LLC, is proposing to develop 48 new
 16 market-rate and affordable rental housing units to consist of:

Number of Units	Type of Unit	Average Size
Market Rate		
16	Studio	400 Square Feet
16	One bedroom, one bath	475 Square Feet
5	Two bedroom, one bath	708 Square Feet
Affordable Rate		
4	Studio	400 Square Feet
6	One bedroom, one bath	475 Square Feet
1	Two bedroom, one bath	708 Square Feet

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

WHEREAS the project will also include 22 on-site residential parking spaces, and

WHEREAS the Director of Community and Economic Development has reviewed the proposed property tax exemption and recommends that a conditional property tax exemption be awarded for the property located at 5436 South Puget Sound Avenue in the South Tacoma Way Mixed-Use 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 X2 South Puget Sound, LLC, for the property located at 5436 South Puget Sound Avenue in the South Tacoma Way 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 12-Year Limited Property Tax Exemption Agreement with X2
 1 South Puget Sound, LLC, said document to be substantially in the form of the
 2 proposed agreement on file in the office of the City Clerk.
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4 Adopted _____
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6 _____
 Mayor

7 Attest:
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 City Clerk

9 Approved as to form:
 10 _____
 11 Deputy City Attorney

Legal description approved:
 12 _____
 Chief Surveyor
 Public Works Department

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EXHIBIT "A"

PROJECT DESCRIPTION

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Address: 5436 South Puget Sound Avenue

Tax Parcel: 4695000061

Number of units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
16	Studio	400 SQ FT	\$1265
16	One Bed, One Bath	475 SQ FT	\$1475
5	Two Bed, One Bath	708 SQ FT	\$1750
Affordable Rate			
4	Studio	400 SQ FT	\$1247 *(including utility allowance)
6	One Bed, One Bath	475 SQ FT	\$1425 *(including utility allowance)
1	Two Bed, One Bath	708 SQ FT	\$1603 *(including utility allowance)

The affordable units will be rented to households whose income is at or below 70% of Pierce County AMI, adjusted for household size, as determined by HUD on an annual basis. Rent will be capped at 30% of those income levels, adjusted annually. The project will include 22 parking spaces.

LEGAL DESCRIPTION

Legal Description:

LOTS 14 THROUGH 22, BLOCK 1, HUNTS PRAIRIE ADDITION TO TACOMA, W.T., ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 90, RECORDS OF PIERCE COUNTY, WASHINGTON;

EXCEPT THE WEST 10 FEET THEREOF APPROPRIATED BY THE CITY OF TACOMA FOR ALLEY PER SUPERIOR COURT CAUSE NO. 27198, RECORDS OF PIERCE COUNTY.

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



RESOLUTION NO. 41294

1 BY REQUEST OF MAYOR WOODARDS AND COUNCIL MEMBERS DANIELS
2 AND DIAZ

3 A RESOLUTION authorizing the one-time use of funds, in the amount of \$20,000,
4 budgeted from the Council Contingency Fund, to sponsor the Mayor's Youth
5 Commission of Tacoma travel arrangements to the National League of
6 Cities Conference (NLC).

7 WHEREAS the Mayor's Youth Commission of Tacoma ("Commission")
8 was formally established by Resolution 40502 in December of 2019 after a year
9 of outreach and development with youth on what they would want to see in a
10 youth-focused commission, and

11 WHEREAS since then, the Commission has engaged with students and
12 organizations across Tacoma to address topics such as youth mental health,
13 climate change, homelessness and housing, public safety in schools, and
14 leadership development, and

15 WHEREAS the Commission has also shown national leadership since its
16 inception, having attended a United States Conference of Mayors youth
17 convening, and the National League of Cities conference to join youth leaders
18 from across the country to learn and grow together, and

19 WHEREAS the Commission showed great leadership and brought back
20 skills and ideas that have propelled them through the pandemic successfully
21 and continue to create strong youth engagement in Tacoma, and

22 WHEREAS the opportunity to grow and learn from other cities is a
23 unique opportunity that the City can provide our young leaders so that they can
24 continue to engage in conversations here at home, and
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WHEREAS these opportunities also allow our young people to gain meaningful experience that will help make them successful as they graduate high school and enter the world to become our next generation of leaders, and

WHEREAS this funding would allow the City to send our Commission leadership team and chaperones to the annual conference this fall to engage with other youth commissions and build valuable skills that they will bring back to our community, and

WHEREAS Commission participants can attend all regular conference sessions available, and have access to specific sessions and opportunities focused specifically on youth attendees, and

WHEREAS, at the October 31, 2023, Study Session, Mayor Woodards shared a Council Consideration Request to authorize the one-time use of \$20,000 from the Council Contingency Fund to sponsor the Mayor's Youth Commission of Tacoma travel arrangements to the NLC, and

WHEREAS City staff will negotiate and execute an agreement for services, with terms and deliverables for the City's contribution, or pay for the travel directly as reasonable and appropriate, and

WHEREAS RCW 35.34.250 and 35.34.260 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



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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:

Section 1. That one-time funding in the amount of \$20,000, budgeted from the Council Contingency Fund, is hereby approved for the purpose of sponsoring the Mayor's Youth Commission of Tacoma travel to National League of Cities.

Section 2. That the proper officers of the City are hereby authorized to confirm deliverables with National League of Cities for the purposes hereinabove enumerated, and document as appropriate.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney