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]
A RESOLUTION related to the purchase of materials, supplies or equipment, and
the furnishing of services; authorizing the execution of a contract with
Brown and Caldwell, Inc., in the amount of $1,080,459, plus applicable
taxes, budgeted from the ES Wastewater Fund, for engineering services
related to the Puget Sound Nutrients General Permit (PSNGP), pursuant to
Contract No. CW2260224.

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

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

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

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

Section 2. That the proper officers of the City are hereby authorized to
enter into a contract with Brown and Caldwell, Inc., in the amount of $1,080,459,
plus applicable taxes, budgeted from the ES Wastewater Fund,
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

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

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

WHEREAS the Board of Contracts and Awards has concurred with the recommendation for award as set forth in the attached Exhibit “A”; Now,

Therefore,

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

Section 1. That the Council of the City of Tacoma concurs with the Board of Contracts and Awards to adopt the recommendation for award as set forth in the attached Exhibit “A,” and authorizes the waiver of competitive procurement procedures as deemed in the best interests of the City.

Section 2. That the proper officers of the City are hereby authorized to enter into a contract with Central Pierce Fire & Rescue in the amount of $900,000, plus applicable taxes, budgeted from the General and Public Safety Capital funds,
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

A RESOLUTION related to the purchase of materials, supplies or equipment, and the furnishing of services; authorizing the execution of a contract with 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 services (Varonis), for an initial contract period of three years, pursuant to Contract No. C2080.

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

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

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

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

Section 2. That the proper officers of the City are hereby authorized to enter into a contract with 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 (Varonis),
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

A RESOLUTION relating to the multi-family property tax exemption program; authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Louis Rudolph Homes LLC for the 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.

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

WHEREAS the City has, through Ordinance No. 25789, enacted a program whereby property owners in Residential Target Areas may qualify for a Final Certificate of Tax Exemption which certifies to the Pierce County Assessor-Treasurer that the owner is eligible to receive a limited property tax exemption, and

WHEREAS Louis Rudolph Homes LLC is proposing to develop 10 new market-rate and affordable rate rental housing units to consist of:

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Type of Unit</th>
<th>Average Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Rate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>One bed, one bath</td>
<td>442 Square Feet</td>
</tr>
<tr>
<td>4</td>
<td>Two bed, one bath</td>
<td>650 Square Feet</td>
</tr>
<tr>
<td>Affordable Rate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>One bed, one bath</td>
<td>442 Square Feet</td>
</tr>
<tr>
<td>1</td>
<td>Two bed, one bath</td>
<td>650 Square Feet</td>
</tr>
</tbody>
</table>

WHEREAS 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, 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.”
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: Legal description approved:

______________________________
Deputy City Attorney Chief Surveyor

______________________________
Public Works Department
EXHIBIT “A”

PROJECT DESCRIPTION

Address: 4306 South Lawrence Street

Tax Parcel: 2890001270

<table>
<thead>
<tr>
<th>Number of units</th>
<th>Type of Unit</th>
<th>Average Size</th>
<th>Expected Rental Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>One Bed, One Bath</td>
<td>442 SQ FT</td>
<td>$1575</td>
</tr>
<tr>
<td>4</td>
<td>Two Bed, One Bath</td>
<td>650 SQ FT</td>
<td>$1775</td>
</tr>
<tr>
<td>Affordable Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>One Bed, One Bath</td>
<td>442 SQ FT</td>
<td>$1575</td>
</tr>
<tr>
<td>1</td>
<td>Two Bed, One Bath</td>
<td>650 SQ FT</td>
<td>$1773</td>
</tr>
</tbody>
</table>

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

A RESOLUTION relating to the multi-family property tax exemption program; 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-rate and affordable rental housing units located at 5436 South Puget Sound Avenue in the South Tacoma Way Mixed-Use Center.

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

WHEREAS the City has, through Ordinance No. 25789, enacted a program whereby property owners in Residential Target Areas may qualify for a Final Certificate of Tax Exemption which certifies to the Pierce County Assessor-Treasurer that the owner is eligible to receive a limited property tax exemption, and

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

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Type of Unit</th>
<th>Average Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Rate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Studio</td>
<td>400 Square Feet</td>
</tr>
<tr>
<td>16</td>
<td>One bedroom, one bath</td>
<td>475 Square Feet</td>
</tr>
<tr>
<td>5</td>
<td>Two bedroom, one bath</td>
<td>708 Square Feet</td>
</tr>
<tr>
<td>Affordable Rate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Studio</td>
<td>400 Square Feet</td>
</tr>
<tr>
<td>6</td>
<td>One bedroom, one bath</td>
<td>475 Square Feet</td>
</tr>
<tr>
<td>1</td>
<td>Two bedroom, one bath</td>
<td>708 Square Feet</td>
</tr>
</tbody>
</table>

WHEREAS 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, 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 South Puget Sound, LLC, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted ______________________________

__________________________________________

Attest:

__________________________________________

Mayor

City Clerk

Approved as to form: Legal description approved:

__________________________________________

Deputy City Attorney Chief Surveyor

__________________________________________

Chief Surveyor Public Works Department
EXHIBIT “A”

PROJECT DESCRIPTION

Address: 5436 South Puget Sound Avenue

Tax Parcel: 4695000061

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

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

BY REQUEST OF MAYOR WOODARDS AND COUNCIL MEMBERS DANIELS AND DIAZ

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

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

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

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

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

WHEREAS the opportunity to grow and learn from other cities is a unique opportunity that the City can provide our young leaders so that they can continue to engage in conversations here at home, and
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
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