



## Legislation Passed May 14, 2024

The Tacoma City Council, at its regular City Council meeting of May 14, 2024, 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. 41423**

A resolution authorizing an increase to the contract with Convergent Technologies LLC, in the amount of \$300,000, plus applicable taxes, budgeted from the Facilities Fund, for continuation of projects including facility technology integration and security system services for new and existing systems in facilities maintained by Public Works, for a projected contract total of \$775,000 - Contract No. CW2251475.

[Stephen Kruger, Operations Manager; Ramiro A. Chavez, P.E. PgMP, Director, Public Works]

### **Resolution No. 41424**

A resolution awarding a contract to Specialized Pavement Marking, LLC, in the amount of \$1,125,564.89, plus applicable taxes, plus a five percent contingency, for a cumulative total of \$1,181,843.13, budgeted from the Street Fund, for repainting and maintaining existing roadway striping, including applicable bike lane striping, throughout portions of the City - Specification No. PW24-0016F.

[Basel Kitmitto, Project Manager; Ramiro A. Chavez, P.E. PgMP, Director, Public Works]

### **Resolution No. 41425**

A resolution awarding a contract to Axum General Construction, Inc., in the amount of \$4,530,140.50, plus applicable taxes, plus a 10 percent contingency, for a cumulative total of \$4,983,154.55, budgeted from the Transportation Capital Fund, for improvements along "J" Street, from North 3rd Street to South 27th Street - Specification No. PW23-0085F.

[Charla Kinlow, Project Manager; Ramiro A. Chavez, P.E. PgMP, Director, Public Works]

### **Resolution No. 41426**

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with AA Legacy Properties LLC, for the development of 20 multi-family market-rate and regulated rate rental housing units, located at 4302 South Puget Sound Avenue in the Tacoma Mall Mixed-Use Center.

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

### **Resolution No. 41427**

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Stealth Investments LLC, for the development of 16 multi-family market-rate and regulated rate rental housing units, located at 711 South 7th Street in the Downtown Regional Growth Center.

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

**Ordinance No. 28967**

An ordinance amending Chapter 12.10 of the Municipal Code, related to Water - Regulations and Rates, by amending Section 12.10.400, entitled "Rates - Inside and outside City limits", effective July 1, 2024.

[Andrew Zaremba, Utilities Economist; Scott Dewhirst, Water Superintendent]



## RESOLUTION NO. 41423

1 A RESOLUTION related to the purchase of materials, supplies or equipment,  
2 and the furnishing of services; authorizing the increase of Contract  
3 No. CW2251475 with Convergent Technologies, LLC, in the amount of  
4 \$300,000, plus applicable taxes, for a cumulative total of \$775,000,  
5 budgeted from the Facilities Fund, for continuation of projects such as  
6 facility technology integration and security system services for new and  
7 existing systems in the facilities managed by Public Works.

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."

18 Section 2. That the proper officers of the City are hereby authorized to  
19 increase Contract No. CW2251475 with Convergent Technologies, LLC, in the  
20 amount of \$300,000, plus applicable taxes, for a cumulative total of \$775,000,  
21 budgeted from the Facilities Fund, for continuation of projects such as facility  
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1 technology integration and security system services for new and existing systems  
2 in the facilities managed by Public Works, consistent with Exhibit "A."

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

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

7 Attest:

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

10 Approved as to form:

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12 \_\_\_\_\_  
City Attorney

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## RESOLUTION NO. 41424

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 Specialized Pavement Marking, LLC, in the amount of \$1,125,564.89, plus  
4 applicable taxes, plus a five percent contingency, for a cumulative total of  
5 \$1,181,843.13, budgeted from the Street Fund, for repainting and  
6 maintaining existing roadway striping, including applicable bike lane striping,  
7 throughout portions of the City, pursuant to Specification No. PW24-0016F.

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:

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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 Specialized Pavement Marking, LLC, in the amount of \$1,125,564.89, plus applicable taxes, plus a five percent contingency, for a cumulative total of \$1,181,843.13, budgeted from the Street Fund, for repainting and maintaining existing roadway striping, including applicable bike lane striping, throughout portions of the City, pursuant to Specification No. PW24-0016F, consistent with Exhibit "A."

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

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

Approved as to form:

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



## RESOLUTION NO. 41425

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 Axum General Construction, Inc., in the amount of \$4,530,140.50, plus  
4 applicable taxes, plus a 10 percent contingency, for a cumulative total of  
5 \$4,983,154.55, budgeted from the Transportation Capital Fund, for  
6 improvements along "J" Street, from North 3rd Street to South 27th Street,  
7 pursuant to Specification No. PW23-0085F.

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 Axum General Construction, Inc., in the amount of \$4,530,140.50, plus applicable taxes, plus a 10 percent contingency, for a cumulative total of \$4,983,154.55, budgeted from the Transportation Capital Fund, for improvements along "J" Street, from North 3rd Street to South 27th Street, pursuant to Specification No. PW23-0085F, consistent with Exhibit "A."

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

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

Approved as to form:

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





## RESOLUTION NO. 41426

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 AA Legacy Properties LLC, for the  
 4 development of 20 multi-family market-rate and affordable rental housing  
 units to be located at 4302 South Puget Sound Avenue 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

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 AA Legacy Properties LLC, is proposing to develop 20 new  
 14 market-rate and affordable rental housing units to consist of:

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

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

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1           WHEREAS the project will also include three on-site residential parking  
2 stalls, and

3           WHEREAS the Director of Community and Economic Development has  
4 reviewed the proposed property tax exemption and recommends that a conditional  
5 property tax exemption be awarded for the property located at 4302 South Puget  
6 Sound Avenue in the Tacoma Mall Mixed-Use Center, as more particularly  
7 described in the attached Exhibit "A"; Now, Therefore,

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

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11           Section 1. That the City Council does hereby approve and authorize a  
12 conditional property tax exemption, for a period of 12 years, to AA Legacy  
13 Properties LLC, for the property located at 4302 South Puget Sound Avenue in the  
14 Tacoma Mall Mixed-Use Center, as more particularly described in the attached  
15 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 AA Legacy Properties 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: 4302 South Puget Sound Avenue

Tax Parcel: 2890000820

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**

Legal Description:

LOTS 1 AND 2, BLOCK 20, CASCADE PARK ADDITION TO TACOMA, W.T., ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE 120, IN PIERCE COUNTY, WASHINGTON.

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



## RESOLUTION NO. 41427

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 Stealth Investments LLC, for the  
 4 development of 16 multi-family market-rate and affordable rental housing  
 units to be located at 711 South 7<sup>th</sup> 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  
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15 WHEREAS Stealth Investments LLC is proposing to develop 16 multi-family  
 16 market-rate and affordable rental housing units to consist of:

Number of Units	Type of Unit	Average Size
Market Rate		
2	Studio	400 Square Feet
7	One bedroom, one bath	550 Square Feet
3	Two bedroom, one bath	700 Square Feet
Affordable Rate		
1	Studio	400 Square Feet
2	One bedroom, one bath	550 Square Feet
1	Two bedroom, one bath	700 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 one on-site residential parking stall, 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 711 South 7<sup>th</sup> 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 Stealth Investments LLC, for the property located at 711 South 7<sup>th</sup> 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



1 Stealth Investments, said document to be substantially in the form of the proposed  
 2 agreement on file in the office of the City Clerk.

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

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

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

11 Approved as to form: \_\_\_\_\_ Legal description approved:

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 13 Deputy City Attorney Chief Surveyor  
 14 Public Works Department

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**EXHIBIT "A"**

**PROJECT DESCRIPTION**

Address: 711 South 7<sup>th</sup> Street

Tax Parcel: 2006150050

<b>Number of Units</b>	<b>Type of Unit</b>	<b>Average Size</b>	<b>Expected Rental Rate</b>
<i>Market Rate</i>			
2	Studio	400 Sq Ft	\$1,600
7	One bedroom, one bath	550 Sq Ft	\$1,850
3	Two bedroom, one bath	700 Sq Ft	\$2,100
<i>Affordable Rate</i>			
1	Studio	400 Sq Ft	\$1,379 (including utility allowance)
2	One bedroom, one bath	550 Sq Ft	\$1,621 (including utility allowance)
1	Two bedroom, one bath	700 Sq Ft	\$1,824 (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. The project will include one parking stall.

**LEGAL DESCRIPTION**

Address: 711 South 7<sup>th</sup> Street

Tax Parcel: 2006150050

THE EASTERLY 40 FEET OF LOTS 10 TO 12, INCLUSIVE, BLOCK 615, PARKER'S PLAT IN NEW TACOMA, W.T., ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS, PAGE 27, IN PIERCE COUNTY, WASHINGTON. TOGETHER WITH THE WESTERLY 10 FEET OF ALLEY ABUTTING AND ATTACHED THERETO BY CITY OF TACOMA VACATION ORDINANCE NO. 1648 DATED MARCH 1, 1902.

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





## ORDINANCE NO. 28967

1 AN ORDINANCE relating to the Public Utilities Department, Water Division,  
2 (d.b.a. Tacoma Water); amending Chapter 12.10 of the Municipal Code,  
3 “Water - Regulations and Rates,” by amending Section 12.10.400, entitled  
4 “Rates - inside and outside City limits”, effective July 1, 2024.

5 WHEREAS the City of Tacoma, Department of Public Utilities, Water  
6 Division (“Tacoma Water”), has requested proposed changes to Chapter 10  
7 (“Water Regulations and Rates”) in Title 12 (“Utilities”) of the Tacoma Municipal  
8 Code (“TMC”), to insert an additional meter size to the domestic ready-to-serve  
9 rate schedule and would become effective July 1, 2024, and

10 WHEREAS beginning 2019, Tacoma Water and WestRock CP, LLC  
11 (“WestRock”) began a one-year renewal cycle for contracted water service,  
12 which was a departure from the previous agreement of five-year terms, and

13 WHEREAS on August 1, 2023, WestRock announced the closure of its  
14 Tacoma paper mill, beginning September 30 of the same year, and as a result  
15 of the announced closure, Tacoma Water and WestRock did not pursue  
16 contract negotiations with the understanding that the existing contract would  
17 expire on July 31, 2024, and

18 WHEREAS, as the WestRock wind-down and closure has progressed, it  
19 is becoming increasingly likely that the pulp mill site will continue to have an  
20 active meter with a need for domestic water service beyond the expiration of the  
21 existing contract and there is currently no mechanism by which Tacoma Water  
22 can bill for the 20” meter that the site utilizes after July 31, 2024, and  
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WHEREAS the requested changes are for additions to the domestic ready-to-serve rate schedule and would become effective July 1, 2024, and

WHEREAS the proposed additions to TMC 12.10 would ensure continuity of billing if WestRock does not pursue the installation of a smaller meter;

WHEREAS the Public Utility Board passed Resolution U-11454 on April 24, 2024, approving the proposed changes to Chapter 10 of Title 12 of the TMC set forth in Exhibit "A" and requesting that the Council approve the same; Now, Therefore,

**BE IT ORDAINED BY THE CITY OF TACOMA:**

Section 1. That Chapter 12.10 of the Tacoma Municipal Code ("TMC"), "Water - Regulations and Rates," is hereby amended, to include the modifications to TMC 12.10.400, effective July 1, 2024, to read as set forth in the attached Exhibit "A."

Section 2. That the City Clerk, in consultation with the City Attorney, is authorized to make necessary corrections to this ordinance, including, but not



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limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

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

Approved as to form:

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Chief Deputy City Attorney



EXHIBIT "A"

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**CHAPTER 12.10  
WATER – REGULATIONS AND RATES**

\* \* \*

**12.10.400 Rates – Inside and outside City limits.**

The standard charge for water supplied inside and outside the City for residential, and commercial/industrial use shall consist of a customer charge, also termed a “monthly ready to serve charge,” based on the meter size together with the rate for the quantity of water used, and public fire protection fees, where applicable. The standard charge for wholesale shall consist of a monthly ready to serve charge based on contracted peak capacity together with a rate for the quantity of water used.

For water supplied to a single premises which contains multiple dwelling units, i.e., two or more houses under the same ownership, duplexes, apartment buildings, condominiums, mobile home parks, trailer courts, industrial buildings, etc., the monthly charges will be the same as indicated above.

When water is being supplied to an existing multiple premises, i.e., two or more separate premises being served by one service and meter, the “monthly ready to serve charge” will be based on either the existing meter size or on a 5/8-inch meter size for each premises served, whichever is the greater charge.

When more than one service supplies a premises, the consumption of water for each meter shall be computed separately.

A. Standard charges:

1. The monthly ready to serve charge shall be calculated on a monthly basis, invoiced, and collected pursuant to the applicable customer service policies in accordance with the following schedule for residential, commercial/industrial, and commercial/industrial large volume.



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Residential, Commercial & Large Volume - Ready to Serve Charge						
Meter Size (Inches)	Inside City of Tacoma		Outside City of Tacoma		City of University Place	
	Rate Effective Dates					
	1/1/2023	1/1/2024	1/1/2023	1/1/2024	1/1/2023	1/1/2024
5/8	\$26.68	\$28.95	\$32.28	\$34.94	\$34.67	\$37.53
3/4	\$38.55	\$41.92	\$46.52	\$50.51	\$49.97	\$54.24
1	\$62.29	\$67.84	\$75.01	\$81.62	\$80.57	\$87.66
1.5	\$121.64	\$132.65	\$146.23	\$159.38	\$157.06	\$171.19
2	\$192.86	\$210.42	\$231.69	\$252.70	\$248.86	\$271.44
3	\$359.04	\$391.89	\$431.11	\$470.47	\$463.05	\$505.33
4	\$596.44	\$651.14	\$715.99	\$781.57	\$769.04	\$839.49
6	\$1,189.94	\$1,299.25	\$1,428.19	\$1,559.30	\$1,534.02	\$1,674.84
8	\$1,902.14	\$2,076.98	\$2,282.83	\$2,492.58	\$2,451.99	\$2,677.29
10	\$2,733.04	\$2,984.34	\$3,279.91	\$3,581.41	\$3,522.95	\$3,846.80
12	\$4,009.07	\$4,377.79	\$4,811.15	\$5,253.55	\$5,167.65	\$5,642.84
<u>20*</u>		<u>\$15,561.02</u>		<u>\$18,673.22</u>		<u>\$20,056.60</u>
* Customers who elect to receive service from the City through a 20" meter are subject to a minimum daily flow rate equivalent to 0.30 MGD, calculated monthly and assessed at the applicable Large Volume rate.						

\* \* \*