



City of Tacoma City Council Minutes

747 Market Street, First Floor, Tacoma WA 98402

City Council Chambers

August 29, 2017

5:00 PM

CALL TO ORDER

Acting Mayor Mello called the meeting to order at 5:05 p.m.

ROLL CALL

Present: 8 - Blocker, Campbell, Ibsen, Lonergan, McCarthy, Mello, Thoms
and Walker Lee

Absent: 1 - Mayor Strickland

Deputy Mayor Thoms participated telephonically.

FLAG SALUTE

The flag salute was led by Council Member Blocker.

MOMENT OF SILENCE

ITEMS FILED IN THE OFFICE OF THE CITY CLERK

1. [17-0892](#) Minutes of the Economic Development Committee, July 25, 2017.
2. [17-0887](#) Minutes of the Public Utility Board special meeting, July 20, 2017.
3. [17-0888](#) Minutes of the Public Utility Board study session, July 26, 2017.
4. [17-0889](#) Minutes of the Public Utility Board meeting, July 26, 2017.

CONSENT AGENDA

5. [17-0853](#) Minutes of the City Council study session, August 1, 2017.
6. [17-0885](#) Minutes of the City Council study session, August 8, 2017.
7. [17-0803](#) Minutes of the City Council meeting, August 8, 2017.
8. [17-0805](#) Minutes of the City Council meeting, August 15, 2017.

FINAL READING OF ORDINANCES

9. [ORD28447](#) An ordinance amending Chapter 13.06 of the Municipal Code, entitled “Zoning”, to reclassify approximately 11,500 square feet of property, located at 715 and 719 East 56th Street, from an R-2 Single-Family Dwelling District to a C-1 Neighborhood Commercial District, to allow for the construction of a gas station, including site improvements and the installation of an underground storage tank.
(Match, LLC; File No. LU16-0294)
[Jeff H. Capell, Hearing Examiner]

MOTION: Council Member Campbell moved to adopt the Consent Agenda, including final reading of Ordinance No. 28447.

SECONDED BY: Council Member Lonergan.

ACTION: Voice vote was taken and carried to adopt the Consent Agenda, including final reading of Ordinance No. 28447. The Consent Agenda was declared adopted.

Ayes: 8 - Blocker, Campbell, Ibsen, Lonergan, McCarthy, Mello, Thoms and Walker Lee

Absent: 1 - Mayor Strickland

COMMUNICATIONS

10. [17-0874](#) City Clerk transmitting the Citizen Commission on Elected Salaries decision regarding the Mayor and Council Members annual salary.

This item was informational only.

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS/ANNOUNCEMENTS

There were no proclamations, recognitions, presentations or announcements.

PUBLIC COMMENT

Public Comment began at 5:12 p.m.

No one came forward to address the City Council.

Public Comment ended at 5:13 p.m.

REGULAR AGENDA

11. [17-0890](#) A motion may be considered to authorize the City's full and final settlement of all claims against the City in the matter of Christopher Mantle v. City of Tacoma, Pierce County Superior Court Cause No. 16-2-05754-9, upon payment by the City in the amount of \$68,000.

MOTION: Council Member Campbell moved to authorize the City's full and final settlement of all claims against the City in the matter of Christopher Mantle v. City of Tacoma, Pierce County Superior Court Cause No. 16-2-05754-9, upon payment by the City in the amount of \$68,000.

SECONDED BY: Council Member Lonergan.

ACTION: Voice vote was taken and carried. The motion was declared adopted.

Ayes: 8 - Blocker, Campbell, Ibsen, Lonergan, McCarthy, Mello, Thoms and Walker Lee

Absent: 1 - Mayor Strickland

12. [17-0891](#) A motion may be considered to authorize the City's full and final settlement of all claims against the City by GATX Rail Corporation, Claim No. B-012-17, upon payment by the City in the amount of \$35,126.

MOTION: Council Member Campbell moved to authorize the City's full and final settlement of all claims against the City by GATX Rail Corporation, Claim No. B-012-17, upon payment by the City in the amount of \$35,126.

SECONDED BY: Council Member Lonergan.

ACTION: Voice vote was taken and carried. The motion was declared adopted.

Ayes: 8 - Blocker, Campbell, Ibsen, Lonergan, McCarthy, Mello, Thoms and Walker Lee

Absent: 1 - Mayor Strickland

APPOINTMENTS

13. [RES39791](#) A resolution appointing Katie Baird to the Board of Ethics. [Doris Sorum, City Clerk; Bill Fosbre, City Attorney]

MOTION: Council Member Campbell moved to adopt Resolution No. 39791.

SECONDED BY: Council Member Lonergan.

ACTION: Voice vote was taken and carried. The Resolution was declared adopted.

Ayes: 8 - Blocker, Campbell, Ibsen, Lonergan, McCarthy, Mello, Thoms and Walker Lee

Absent: 1 - Mayor Strickland

PURCHASE RESOLUTIONS

14. [RES39792](#) A resolution awarding a contract to Pape & Sons Construction, Inc., in the amount of \$299,999.00, plus applicable sales tax, plus a 15 percent contingency, for a total of \$344,998.85, budgeted from the Surface Water Fund, for the construction of approximately 800 linear feet of underground storm sewer pipe and roadway surface restoration near the intersection of Meeker Avenue Northeast and 33rd Street Northeast - Specification No. ES17-0058F.
[Geoffrey M. Smyth, P.E., Science and Engineering Division Manager; Michael P. Slevin III, P.E., Director, Environmental Services]

MOTION: Council Member Campbell moved to adopt Resolution No. 39792.

SECONDED BY: Council Member Lonergan.

ACTION: Voice vote was taken and carried. The Resolution was declared adopted.

Ayes: 8 - Blocker, Campbell, Ibsen, Lonergan, McCarthy, Mello, Thoms and Walker Lee

Absent: 1 - Mayor Strickland

15. [RES39793](#) A resolution awarding a contract to R.L. Alia Company, in the amount of \$667,991, plus applicable sales tax, budgeted from the Surface Water and Wastewater Funds, for stormwater spot repairs and re-establishing wastewater service, through December 31, 2017 - Specification No. ES17-0268F.
[Geoffrey M. Smyth, P.E., Science and Engineering Division Manager; Michael P. Slevin III, P.E., Director, Environmental Services]

MOTION: Council Member Campbell moved to adopt Resolution No. 39793.

SECONDED BY: Council Member Lonergan.

ACTION: Voice vote was taken and carried. The Resolution was declared adopted.

Ayes: 8 - Blocker, Campbell, Ibsen, Lonergan, McCarthy, Mello, Thoms and Walker Lee

Absent: 1 - Mayor Strickland

16. [RES39794](#) A resolution awarding a contract to Irwin Seating Company, in the amount of \$10,478,175.40, including applicable sales tax and a 10 percent contingency, budgeted from the Capital Projects Fund, for Tacoma Dome fixed and telescopic seating - Specification No. PF17-0234F.

[Jon Houg, Deputy Director; Kim Bedier, Director, Tacoma Venues and Events]

MOTION: Council Member Campbell moved to adopt Resolution No. 39794.

SECONDED BY: Council Member Lonergan.

ACTION: Voice vote was taken and carried. The Resolution was declared adopted.

Ayes: 8 - Blocker, Campbell, Ibsen, Lonergan, McCarthy, Mello, Thoms and Walker Lee

Absent: 1 - Mayor Strickland

17. [RES39795](#) A resolution awarding a contract to Carahsoft Technology Corporation, in the amount of \$288,053.29, plus applicable sales tax, budgeted from the Information Systems Fund, for Zscaler Secure Web Gateway filtering services for a three-year term - NASPO Master Contract Number AR2472, Washington Master Contract Number 05116.

[Ron Jimerson, Information Technology Manager; Jack Kelanic, Director, Information Technology]

MOTION: Council Member Campbell moved to adopt Resolution No. 39795.

SECONDED BY: Council Member Lonergan.

ACTION: Voice vote was taken and carried. The Resolution was declared adopted.

Ayes: 8 - Blocker, Campbell, Ibsen, Lonergan, McCarthy, Mello, Thoms and Walker Lee

Absent: 1 - Mayor Strickland

18. [RES39796](#) A resolution authorizing an increase to the contract with Northwest Cascade, Inc., in the amount of \$700,000, plus applicable sales tax, for a cumulative total of \$900,000, budgeted from various department funds, for Citywide waste pumping services on an as-needed basis through January 2019 - Washington State Department of Enterprise Services Contract No. 07612. [Patsy Best, Procurement and Payables Division Manager; Andrew Cherullo, Director, Finance]

MOTION: Council Member Campbell moved to adopt Resolution No. 39796.

SECONDED BY: Council Member Lonergan.

ACTION: Voice vote was taken and carried. The Resolution was declared adopted.

Ayes: 8 - Blocker, Campbell, Ibsen, Lonergan, McCarthy, Mello, Thoms and Walker Lee

Absent: 1 - Mayor Strickland

19. [RES39797](#) A resolution authorizing an increase to the contract with Aramark Uniform Services LLC, in the amount of \$100,000, plus applicable sales tax, for a cumulative total of \$1,082,000, budgeted from various department funds, for Citywide apparel and linen rental and laundry services on an as-needed basis, through January 2018 - Specification No. CT12-0309F. [Patsy Best, Procurement and Payables Division Manager; Andrew Cherullo, Director, Finance]

MOTION: Council Member Campbell moved to adopt Resolution No. 39797.

SECONDED BY: Council Member Lonergan.

ACTION: Voice vote was taken and carried. The Resolution was declared adopted.

Ayes: 8 - Blocker, Campbell, Ibsen, Lonergan, McCarthy, Mello, Thoms and Walker Lee

Absent: 1 - Mayor Strickland

RESOLUTIONS

20. [RES39798](#) A resolution authorizing the execution of an agreement with the Department of Ecology, Washington Conservation Corps, in the amount of \$608,667, budgeted from the Surface Water Fund, to assist in the maintenance and restoration of the City's habitat restoration sites and passive open spaces, from October 2, 2017, through November 9, 2018.
[Geoffrey M. Smyth, P.E., Science and Engineering Division Manager;
Michael P. Slevin III, P.E., Director, Environmental Services]

MOTION: Council Member Campbell moved to adopt Resolution No. 39798.

SECONDED BY: Council Member Lonergan.

ACTION: Voice vote was taken and carried. The Resolution was declared adopted.

Ayes: 8 - Blocker, Campbell, Ibsen, Lonergan, McCarthy, Mello, Thoms and Walker Lee

Absent: 1 - Mayor Strickland

21. [RES39799](#) A resolution declaring surplus and authorizing the execution of a Quitclaim Deed to convey a 780 square-foot parcel, located adjacent to 610 East 64th Street, to Good Hope Community Church, for the amount of \$1,513.20.
[Troy Stevens, Senior Real Estate Specialist;
Kurtis D. Kingsolver, P.E., Director, Public Works]

MOTION: Council Member Campbell moved to adopt Resolution No. 39799.

SECONDED BY: Council Member Lonergan.

ACTION: Voice vote was taken and carried. The Resolution was declared adopted.

Ayes: 8 - Blocker, Campbell, Ibsen, Lonergan, McCarthy, Mello, Thoms and Walker Lee

Absent: 1 - Mayor Strickland

22. [RES39800](#) A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with HQC USA LLC, for the development of 132 multi-family market-rate units and 34 affordable rental units, located at 1210 Tacoma Avenue South in the Downtown Regional Growth Center.
[Debbie Bingham, Economic Development Specialist;
Ricardo Noguera, Director, Community and Economic Development]

MOTION: Council Member Campbell moved to adopt Resolution No. 39800.

SECONDED BY: Council Member Lonergan.

ACTION: Voice vote was taken and carried. The Resolution was declared adopted.

Ayes: 7 - Blocker, Campbell, Ibsen, Lonergan, Mello, Thoms and Walker Lee

Absent: 2 - McCarthy and Mayor Strickland

23. [RES39801](#) A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with RDM Construction Services, LLC, for the development of three multi-family market-rate units and one affordable rental unit, located at 640 North Prospect Street in the Sixth Avenue Mixed-Use Center.
[Debbie Bingham, Economic Development Specialist;
Ricardo Noguera, Director, Community and Economic Development]

MOTION: Council Member Campbell moved to adopt Resolution No. 39801.

SECONDED BY: Council Member Lonergan.

ACTION: Voice vote was taken and carried. The Resolution was declared adopted.

Ayes: 7 - Blocker, Campbell, Ibsen, Lonergan, Mello, Thoms and Walker Lee

Absent: 2 - McCarthy and Mayor Strickland

24. [RES39802](#) A resolution authorizing a Development Mitigation Agreement with Prologis, L.P., in the amount of \$13,500, for the construction of traffic improvements by the City near the Prologis, L.P. logistics center in the Tide Flats/Port of Tacoma area.

[Josh Diekmann, Assistant Division Manager;
Kurtis D. Kingsolver, P.E., Director, Public Works]

MOTION: Council Member Campbell moved to adopt Resolution No. 39802.

SECONDED BY: Council Member Lonergan.

ACTION: Voice vote was taken and carried. The Resolution was declared adopted.

Ayes: 8 - Blocker, Campbell, Ibsen, Lonergan, McCarthy, Mello, Thoms and Walker Lee

Absent: 1 - Mayor Strickland

FINAL READING OF ORDINANCES

25. [ORD28450](#) An ordinance amending Title 1 of the Municipal Code, entitled “Administration and Personnel”, by amending various sections to rename the Public Assembly Facilities Department as the Tacoma Venues and Events Department.

[Kim Bedier, Director, Tacoma Venues and Events]

ACTION: Roll call vote was taken and carried. The Ordinance was declared passed.

Ayes: 8 - Blocker, Campbell, Ibsen, Lonergan, McCarthy, Mello, Thoms and Walker Lee

Absent: 1 - Mayor Strickland

PUBLIC HEARINGS AND APPEALS

27. [17-0851](#) This is the date set for a public hearing on the sale of approximately .30 acres of property, located at the southwest corner of 51st Street Northeast and Caledonia Road Northeast, in unincorporated Pierce County, to Jeff and Mary Norton, for the amount of \$160,000.
[Greg Muller, Real Estate Officer; Chris McMeen, Deputy Water Superintendent]

The public hearing began at 5:38 p.m.

Speaking before the City Council:

1. Tim Scott, citizen.

The public hearing ended at 5:41 p.m.

26. [17-0824](#) (Continued from the meeting of August 22, 2017)
Margaret Y. Archer, Gordon Thomas Honeywell LLP, representing the appellant William and Ann Riley and Heather L. Burgess, Phillips Burgess PLLC, representing the appellant YWCA Pierce County appealing the recommendation of the Hearing Examiner regarding the Final Assessment Roll for Local Improvement District No. 8645 for construction of permanent pavement and other appurtenances located on Broadway from South 2nd Street to South 9th Street; St. Helens Avenue from South 7th Street to South 9th Street; Market Street from St. Helens Avenue to South 9th Street; South 4th Street from Stadium Way to Broadway; South 7th Street from Broadway to St. Helens Avenue.
(Local Improvement District No. 8645; File No. HEX 2017-004)

The appeal began at 5:42 p.m.

MOTION: Council Member Campbell moved to convene to Closed Session in Room 148 pursuant to RCW 42.30.140(2) to deliberate the appeal, not to exceed 15 minutes.

SECONDED BY: Council Member Lonergan.

ACTION: Voice vote was taken and carried. The motion was declared adopted.

Ayes: 7 - Blocker, Campbell, Ibsen, Lonergan, Mello, Thoms and Walker Lee

Absent: 1 - Mayor Strickland

Abstain: 1 - McCarthy

The City Council convened to Closed Session at 5:44 p.m. City Attorney Bill Fosbre was present.

The Closed Session ended and the City Council reconvened at 5:59 p.m.

MOTION: Council Member Walker Lee moved to concur in the findings, conclusions and recommendations of the Hearing Examiner, and deny the appeals with the following exceptions:

1. Council rejects the use of a four percent (4%) benefit for Office/Retail/Commercial properties, and remands to the Hearing Examiner to review the record or allow the record be supplemented to determine support for the use of a one percent (1%) benefit to be used for all Office/Retail/Commercial properties and allow property owners an opportunity to object to any new assessment roll created.

2. Council remands to the Hearing Examiner the general assessments recommended for all non-profit entities including the YWCA Pierce County and directs the Public Works Department to prepare and submit a new assessment based on a special benefits analysis that takes into consideration the not-for-profit nature of these entities.

3. Council accepts the recommendation of the Hearing Examiner to reduce the interest payment to \$331,500 and directs the City to not assess the property owner's additional interest that may accrue while the final assessment roll is prepared.

SECONDED BY: Council Member Campbell.

ACTION: Voice vote was taken and carried. The motion was declared adopted.

Ayes: 7 - Blocker, Campbell, Ibsen, Lonergan, Mello, Thoms and Walker Lee

Absent: 1 - Mayor Strickland

Abstain: 1 - McCarthy

The appeal ended at 6:02 p.m.

UNFINISHED BUSINESS

There was no unfinished business.

REPORTS BY THE CITY MANAGER

City Manager Elizabeth Pauli provided information on upcoming public hearings on September 6, 2017, at the Asia Pacific Cultural Center, starting at 5:00 p.m. on the Marijuana Use Buffer Code, and following that will be another hearing on the Tacoma Mall Neighborhood Subarea Plan. She stated an informational meeting on those topics will be held on August 30, 2017, at 5:00 p.m. at the same location. She then stated on September 13, 2017, at the Greater Tacoma Convention Center, at 6:00 p.m., there will be a public hearing on the Tideflats Interim Regulations.

COMMENTS AND COMMITTEE REPORTS OF THE CITY COUNCIL

Government Performance and Finance Committee

The report was held over to the next meeting.

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Council Member Campbell stated the Tacoma Refugee Choir will host a community sing along tomorrow at the Eastside Farmers Market at 3:15 p.m. He stated tomorrow night the East Tacoma Collaborative will host a community dinner at 6:00 p.m. at the Eastside Family Support Center. He then stated the Eastside Family’s Back to School Parade and Festival will be on Tuesday, September 5, 2017, at 12:00 p.m., and will start in the Salishan neighborhood and will end at First Creek Middle School, where there will be a back to school festival.

Council Member Blocker congratulated the Hilltop Business Association for the success of the Hilltop Street Fair, noting the event has been a great asset to the community showcasing the Hilltop and bringing people together.

Acting Mayor Mello stated the City Council study session and business meeting for Tuesday, September 5, 2017, have been cancelled.

MOTION: Council Member Campbell moved to excuse Mayor Strickland from the meeting tonight.

SECONDED BY: Council Member Lonergan.

ACTION: Voice vote was taken and carried. The motion was declared adopted.

Ayes: 8 - Blocker, Campbell, Ibsen, Lonergan, McCarthy, Mello, Thoms and Walker Lee

Absent: 1 - Mayor Strickland

ADJOURNMENT

On proper motion, the meeting was adjourned at 6:06 p.m.

Ryan Mello, Acting Mayor

Doris Sorum, City Clerk