

*Dusk
Copy*

CITY COUNCIL MINUTES

**City Council Chambers, 7:00 P. M.
Tuesday, June 6, 1961**

Council met in regular session. Present on roll call 9: Bott, Cvitanich, Easterday, Murtland, Olson, Porter, Price, Steele and Mayor Hanson.

Mr. Easterday moved that the minutes of the meeting of May 23, 1961 be approved as submitted. Seconded by Mr. Murtland. Voice vote taken Motion carried.

HEARINGS AND APPEALS:

This is the date set for hearing on the petition submitted by the Tacoma School District No. 10, for the vacation of So. 23rd east of So. "J" and alleys to the south within the McCarver School area.

Mayor Hanson said the Planning Commission has recommended approval of this petition.

Mr. Easterday moved that the proper Ordinance be drafted vacating So. 23rd east of So. J and alleys to the south within the McCarver School area. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

This is the date set for hearing on the appeal submitted by Hugo Metzler, Jr. attorney, representing Harley Bailey in reference to the rezoning of property located at the S. W. corner of So. 64th & Yakima Ave. to be rezoned from an "R-2" District to a "C-P-N" District.

Mr. Hugo Metzler, Attorney representing Mr. Bailey, explained that there is approximately seven acres of land involved in this rezoning petition. Mr. Bailey either owns most of the land or has an option to buy the remainder. If this rezoning is approved he is prepared to start the project immediately, which will cost in the neighborhood of \$1,000,000.00. The present plan embodies a super market, a drug store, a variety store and a barber shop and beauty parlor combined with other allied allowable retail outlets.

Mr. Metzler said the question to be considered is whether or not there is a need for a shopping center in this particular area. All four corners at South 64th and Yakima are presently zone "R-1". Changing the northwest, northeast and southeast corners to "R-2" and rezoning a 600 foot square area on the southwest corner, would be consistent with the declared policy of the Planning Commission, thereby eliminating a choked intersection by providing off street parking for shoppers using Yakima Avenue as well as South 64th Street by car. He said Yakima Avenue will presently be converted to a principal thoroughfare upon the completion of the bridging of the Center Street gulch, now in progress. It is anticipated that Yakima Avenue will probably carry

ten thousand cars a day. The facilities on South Yakima at the present time are inadequate to serve the needs of the people, particularly so far as super markets, drug stores and variety stores are concerned. It is estimated that the potential sales volume would average between seven million and fourteen million dollars annually, and that there are between twelve thousand and twenty-four thousand households to be served by such a facility; the high figures being reflected by the analysis submitted by the petitioner and the low figures by the analysis submitted by the Planning Department. The opinions of qualified and potential operators are that a profitable operation would result from a potential annual gross volume of \$1,600,000.00 from the super market alone.

Mr. Metzler further added he did not think there was any doubt as to the need for this "C-P-N" Shopping Center. Another question is whether or not this particular location is in line with the policy that has been adopted by the Planning Commission. He thought such action would be in conformance with previous policies of the Planning Commission in providing a centralized area with adequate retail outlets and proper parking facilities, for which there is a potential market within an area of approximately one and one-quarter square miles.

Mr. Murtland said he has noticed that in the letter submitted by the Planning Commission in answer to Mr. Bailey's appeal, it is stated that the applicant's estimate of the potential number of households within the logical trade area of the proposed center is exaggerated. The Planning Department report found a total of 1,770 households within a two minute driving time and a total of 4,242 households within a three minute driving time as compared to the 12,000 to 24,000 households referred to in the appeal. Also the Planning staff's estimate as to the proposed sales volume is a little over \$2,600,000 as compared to the 7 and 14 million dollars annually according to the estimate of the petitioner.

Mr. Metzler said he is certain that the figures submitted in the letter from the Planning Commission are based on a smaller area than the area the petitioner feels will be a potential market. When Yakima Ave. becomes a thoroughfare and 61st Street is put through to connect with 62nd Street, he did not think there was any question as to the potential market.

Mr. John Bussanich representing the Park-N-Shop Super Market said he thought a super market within this area could undoubtedly do a million and a half dollars the first year, and should increase from then on.

Mr. Rowlands said he thought the Council should note on the Land Use Plan submitted that the Planning Department made a recommendation as to the possible site 180' x 180' for a Commercial development on 64th and Yakima to a "C-1" District; also is indicated a proposed extension and treatment of Thompson Avenue as extended.

Mr. Murtland asked how many feet of the adjoining residential area could be utilized for off street parking should a "C-1" zoning be utilized.

Mr. Buehler said 200 feet of the Residential area could be used for this purpose for a total of 380' unless it was otherwise stipulated.

Mr. Porter said he did not believe that any restriction could be placed on the 200 feet on a commercial zoning.

Mr. Hamilton, Assistant City Attorney, said he believed that was correct.

Mr. Bott asked Mr. Buehler, if, in a "C-P N" District, the developer would be limited to the exact boundaries of the area.

Mr. Buehler said that was correct.

Mrs. Price asked Mr. Buehler if the restrictions under a "C-P-N" zoning were not greater than under a straight commercial "C-1" zone.

Mr. Buehler replied that it was.

Mr. Murtland asked if this were zoned in "C-1" on the 180' as suggested, would that permit a super market of at least the same size as proposed by Mr. Bailey; and if not, what would be the limit.

Mr. Buehler said it would not permit the same size super market. The recommendation states, it is felt that public interest would be better served and promoted by a relatively small scale food store at this location, which would be a size comparable to the one in Westgate.

Mr. Benson, Senior Planner, explained that the recommendation for the 180 foot square development on the Southwest corner was to include both store and parking as it was felt this would meet the actual need in the area. However, from the standpoint of the possibility of extending 200 feet into the residential area, there are restrictions in reference to screening, etc., so there would be that protection to the residents.

Mr. Benson further added he would also like to comment on the market analysis made. The Planning Dept. worked quite extensively on the figures submitted by Mr. Bailey in support of his center and found an over-estimation as pointed out in the Planning Commission's report. The findings were that the Center could probably develop about 2 1/2 million dollars worth of business of which a major portion would be through a super market. Analyzing this, it was felt that the business would be coming from either existing centers already close to the homes in the area while the major source of new business would occur in the area to the southwest of Mr. Bailey's proposal, where there is a building boom of new homes at this time. In conclusion, the Planning Commission's findings were that although there was no doubt a small center could probably succeed at this particular location, it was not the best location for a shopping center in this area.

Mr. Garen, member of the Planning Commission, said an extensive hearing was held on this rezoning petition and the Commission gave it its best judgment. The consensus seemed to be that there was no real need for such a shopping center in this area.

Several members of the audience spoke on the rezoning, both protesting and favoring the "C P N" zoning.

After further discussion Mr. Steele moved that the Planning Commission's recommendation be overruled and the proper Ordinance be drawn to rezone this area a "C-P N" District. Seconded by Mr. Easterday.

Mr. Steele said, speaking on the motion and as Mr. Garen stated this was a close question for the Planning Commission to determine, and no doubt, it was determined on their premise that no need was shown for such

a shopping center. However, from all evidence submitted, it seemed logical to have this type of zoning rather than to require structure on the existing "C-1" zone which he felt would increase the traffic hazard on Yakima Ave. and make for a blind corner.

Mr. Easterday said he had received many many calls requesting that this rezoning be granted.

Mr. Bott said he also has received letters and calls in regard to this rezoning and he is concerned with the fact that some of the people might feel that it will be ill advised to rezone this property, where others are in favor of it. In view of the fact that the area is now a "C-1" zone and Mr. Bailey does have the right to go ahead and build the Commercial establishments now such as he desires, it would mean then that he could go 200 feet from the boundaries which would make it 380 feet from the corner each way without any restrictions whatsoever. But if this were zoned a "C-P-N" Shopping area, then there will be restrictions that will be included in the contract, therefore making it necessary that it be screened to protect the neighbors. He felt this it would be to their advantage to have a "C-P-N" rather than a "C-1" area which it is now. For that reason, he added, he will see fit to support this recommendation.

Voice vote was taken on the motion. Motion carried.

COMMUNICATION:

Communication from Homer King requesting to speak before the City Council in reference to Urban Renewal matters presented to the City Council recently.

Mr. Murtland suggested that this be delayed until the Resolution pertaining to Urban Renewal be considered.

Mayor Hanson said, if this was satisfactory to the members of the Council, this will be delayed.

There being no objections, the next order of business was undertaken.

RESOLUTIONS:

Resolution No. 16593 (As amended)

Authorizing the establishment of a Citizen's Housing Committee.

It was moved by Mr. Steele that the Resolution be adopted. Seconded by Mr. Murtland.

Mr. Rowlands said this Resolution incorporates the suggestions made by the Council last week.

Voice vote taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16596 (As amended)

Establishing Urban Renewal Project positions for the Department of Urban Renewal.

It was moved by Mr. Steele that the Resolution be adopted. Seconded by Mrs. Price.

Mr. Rowlands said he would like to bring the Council up to date on the discussions which were held with the Urban Renewal Director, Personnel Director and Mr. Ketler, Representative of the Civil Service League, and himself during the last week. He said four positions are listed on the first page of the Resolution which are now in the Compensation Plan of the City. It is recommended as vacancies occur in the future that these positions be filled from the existing employment list. He explained that on the second page there is listed an Accounts & Records Clerk, No. 1, and it is suggested that the Accounts and Records Clerk be placed at the end of the first four positions on page one and be called, Accounts Clerk which is the same salary range as 16.5. We already have an Accounts Clerk and it is felt that that particular position can be added to the four, making five positions in all. In the future they will be filled from the Civil Service list.

Mr. Murtland asked if these five positions will be under Civil Service and the others to be appointed.

Mr. Rowlands said that was correct, because it will be difficult to determine how long this Urban Renewal program will last. It may last for a number of years, then again, it may last for five or six years, no one knows for certain, but these five positions are quite comparable to positions already existing in the Service. Therefore this would be a reasonable solution to the whole problem.

Mayor Hanson asked Mr. Ketler if he has examined this Resolution.

Mr. Ketler said he had and is satisfied with the Amendment.

Mayor Hanson said he would now allow Mr. King to speak before the Council since he has made application, if there are no objections from the Council.

Mr. King explained that approximately 3 weeks ago Mr. Rowlands presented a request for a loan of \$25,000 for a study for the Urban Renewal and since that time he has been doing some investigating on Urban renewal matters all over the U. S. He said he believes that Tacoma, Seattle and all of this area is a part of the Pacific Coast region of Urban Renewal.

He said he had a letter from the Controller General of the U. S. reporting on the reviews made on the Urban Renewal activity in the San Francisco Regional office of the Housing & Home Finance Agency Act. of 1959 noting the principle deficiencies during their review which was summarized. (1) Inflated prices paid for certain slum property. (2) Tentative allowances for non-cash local grant-in-aid credit which in our opinion do not meet all statutory or administrative requirements for credit. (3) A significant number of families from an Urban Renewal project being re-located into sub-standard housing.

The local communities provide non-cash local grant-in-aid as a portion of their share of cost of slum clearance and Urban Renewal projects. The amounts of non-cash grant-in-aid allowed by the Urban Renewal administration becomes part of the cost of the project, 2/3rds of which is borne by the Federal Government. They noted that credit was tentatively allowed for some non-cash local grants-in-aid although on the basis of our review they believe (1) That the improvements were in excess of the needs of the project. (2) That the amount of credit was not properly determined. (3) That credit was allowed for ineligible facilities. (4) The percent of the benefit to the project was not supported. The Commissioner of Urban Renewal Administration has agreed to disallow about \$255,000 of the grant-in-aid credit for facilities commented on, in our report.

Mr. King continued, the Sub-committee is concerned that adequate safeguards are being taken to see that families are transferred as painlessly as possible to alternative decent housing they can afford. The Sub-committee urges the Federal authorities, charged with overseeing relocation exercise increased vigilance, to make sure that the municipalities are in fact doing an effective and humane job in this area. Every effort should be made to insure a workable relocation plan with adequate personnel to supervise the working of the program. If displaced families are merely shuffled to another slum area or an area which is on the verge of becoming a slum, the problem is only aggravated further. He said he agreed with this report, and wanted to bring this to the Council's attention. He said he had several other authenticated publications which he would make available to the Council should they so desire. His principle thought is that before Tacoma goes any further with Urban Renewal, this should be looked into and not rushed, yet he approved any reasonable method of improving this State if it is done honestly and intelligently.

Mayor Hanson thanked Mr. King for his presentation and said he would like to make a comment with reference to the approach of the U. S. Chamber of Commerce. He said they contend that there are other means of taking care of this problem. This problem has been with us for years and years and growing progressively worse. The Chamber of Commerce has been unable to come forth with any solution before. Here is an Urban Renewal Program that has strong bi-partisan support. It has proven to be effective not only in terms of the by-product which means having placed old run down property of value back into use, but it has resulted in millions of dollars of additional revenues to the governmental bodies, but more important it has put the properties back into productive use. Now the U. S. Chamber of Commerce in which he considers to be a very reactionary position, comes out and blasts the program. This is one of the most essential and progressive programs that this country has embarked upon by actually recognizing the problems of our expanding population and their concentration in Urban areas. With reference to reports of problems in the Urban Renewal Administration, there is no question that any program as massive and as far reaching as Urban Renewal, there will be problems, however, that certainly cannot be construed as an argument against the program itself. Every decision is re-analyzed and re-checked, but that still does not mean that there may not be areas where further corrections should be made. However it certainly cannot be construed as being an objection to the basic philosophy of the Urban Renewal program.

Mr. Easterday said he will vote for this Resolution. However, to him there seems to be a terrific staff for the amount of work involved. He realized that this staff probably is necessary by virtue of the red tape attached in obtaining the grant. At the same time, he would not support this if the money were coming from general taxation, and if it were money that could be budgeted to pay the Firemen, Policemen, etc. The City has these credits by virtue of the Yakima Avenue Bridge being constructed, the M Street Bridge, to carry over to another project. If it were not for that fact, he would be opposed to this Resolution, but inasmuch as the credit is already established and been allowed, he will vote for this.

Mr. Cvitanich said approximately a year ago he voted "no" on the hiring of any additional personnel for the Urban Renewal Department, primarily because of his concern for Civil Service. A year later it's led to this problem. He asked Mr. Kettler if the Civil Service Board were contacted.

Mr. Kettler said he did not know.

Mr. Cvitanich asked Mr. Rowlands if he knew if they were contacted.

Mr. Rowlands said to his knowledge the Civil Service Board had not been involved in this particular proposition.

Mr. Lund, Ass't. Personnel Director, said they had not be contacted, but this suggestion was in accordance with the Civil Service Rules which provides, that, for these type of positions that they can or cannot use the list. In this Resolution, the Council has indicated their intention that the list will be utilized.

Mr. Cvitanich said the third question he has is in regard to the relocation, which Mr. King mentioned. He added, a question was posed at a prior Council meeting and a subsequent meeting was held with Mr. Bergeson - rather than going into a complete discussion on finding homes for these people who are displaced, we went into the area of \$8500 apartment houses for the people of retired age of 60 years and over. To date he has seen no definite program for the relocation of these displaced people in the Urban Renewal areas.

Mr. Rowlands said Mr. Bergeson reviewed with the Council the idea of low cost apartments for elderly people. In connection with the relocation program, Mr. Maffin has indicated to his knowledge with possibly one exception, everyone has been satisfactorily relocated. As a matter of fact, Mr. Bergeson, just this past week indicated, that he was surprised not only from the fact that the people in the Urban Renewal area had been relocated satisfactorily, but also those who have been displaced by the Freeway development. There have been very few who have had to go out to the housing area.

Mr. Porter said in the past month there has been proposed several raises for several positions in the Urban Renewal Dept. He asked if this Resolution accomplishes any of those raises.

Mr. Rowlands said this Resolution does accomplish that objective.

Mr. Porter then moved that the Resolution be postponed for two weeks, until June 20th. Seconded by Mr. Cvitanich.

Roll call was then taken, resulting as follows:

Ayes 7; Nays 2, Steele and Mayor Hanson; Absent 0. Motion carried.

Mr. Porter said he believes inasmuch as this Resolution accomplished these raises it should have been called to their attention.

Mayor Hanson said the matter has been before the Council for discussion for a number of weeks and he believed the only change in the Resolution was to provide certain people with Civil Service status, so it certainly did not come before the Council as any matter of surprise.

Mr. Rowlands said this matter was reviewed very carefully position by position with the Council so he assumed that this was agreeable with the Council, otherwise, he added, any amount of time could have been spent on the matter, if the Council wished.

Mr. Bott said, inasmuch as this does establish the classification set up for these new positions for a salary increase, and since the argument has been right along that our staff is underpaid, and that Tacoma is the primary Urban Renewal area, and as he felt our staff is the one more highly qualified than many others, when other cities go into Urban Renewal, they will be raiding our staff. With that thought in mind Mr. Bott moved that an amendment be made to the Resolution, that any employee of the Urban Renewal Dept. who is not under Civil Service be required to sign or negotiate a tenure of office contract similar to that which the teachers have. Seconded by Cvitanich. He said he felt this was only fair if the City is going to educate them and pay for this education, the City should be able to reap some benefit.

Mayor Hanson said any Council member has the right to ask for such an amendment for Council consideration. The Ordinance will be before the Council in two weeks.

Mr. Cvitanich asked if it would be possible to hear from the Civil Service Board on these reclassifications either by letter or verbally?

Mayor Hanson said that would be possible.

Mr. Rowlands said he would like to make it very clear that the Federal Government is a partner in this Urban Renewal undertaking. Both the regional district officials from the Urban Renewal Department have suggested that this survey be conducted. Mr. Lund and Mr. Bixel from the Personnel Department without any pressure being placed upon them, objectively, prepared this survey and came up with recommendations as to salary ranges in which these various positions should be placed. So this is the result of the survey of the Personnel Department and is certainly not the result of any duress placed on any official by the Urban Renewal personnel.

Mr. Lund said the Personnel Department did perform the survey and the salary recommendations are their recommendations and not those of the Urban Renewal Department.

Mayor Hanson asked that the next order of business be taken up at this time.

Resolution No. 16597:

Awarding contract to Woodworth & Co., Inc. for L I D 4676 & Improvement 3025-E in the amount of \$89,582.95 which was determined to be the lowest and best bid.

It was moved by Mr. Easterday that the Resolution be adopted. Seconded by Mrs. Price.

Voice vote was taken on the Resolution.
The Resolution was then declared adopted by the Chairman.

Resolution No. 16598:

Authorizing the proper officers of the City to execute a local improvement assessment deed on behalf of the City to the State of Washington for unimproved property located east of McKinley Avenue and East 30th St. for the sum of \$200.00.

It was moved by Mrs. Price that the Resolution be adopted. Seconded by Mr. Porter.

Mr. Rowlands said the State desires this property for right of way purposes.

Mr. Murtland asked if \$200 was a fair price for the lots in this location and who determined the amount.

Mr. Rowlands replied that the assessed valuation of the property as determined by the Public Works Department was \$123.00.

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16599:

Authorizing the proper officers of the City to execute on behalf of the City a local improvement assessment deed to A. E. & E. A. Berger for property located on the east side of Whitman between No. 42nd and No. 40th Street for the sum of \$10.00.

It was moved by Mrs. Price that the Resolution be adopted. Seconded by Mr. Murtland.

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16600:

Authorizing the acceptance of an advance of not to exceed \$25,000 from the Housing and Home Finance Agency of the United States to aid in financing the cost for preliminary planning for the proposed construction of a Department of Public Works Maintenance and Storage facilities Structure.

It was moved by Mr. Murtland that the Resolution be adopted. Seconded by Mr. Bott.

Mr. Easterday said he voted against the Resolution authorizing the filing of an application for this grant and at that time went into detail as to his reasons, and for those same reasons, he added, he will also vote against this Resolution.

Mr. Cvitanich said the same thing holds true with his vote on this Resolution.

Roll call was then taken on the Resolution resulting as follows:

Ayes 7; Nays 2, Cvitanich and Easterday; Absent 0.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16601:

Authorizing the acceptance of an advance not to exceed \$25,000 from the Housing and Home Finance Agency of the United States to aid in financing the cost of the preliminary planning for the construction of the 15th St. Bridge over the City Waterway.

It was moved by Mr. Easterday that the Resolution be adopted. Seconded by Mrs. Price.

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16602:

Accepting certain offers to sell real property situated within an Urban Renewal Project designated project No. Wash. R-1.

It was moved by Mrs. Price that the Resolution be adopted. Seconded by Mr. Steele.

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16603:

Establishing a ten minute parking zone in front of Shields Grocery Store at 4529 South M Street.

It was moved by Mr. Easterday that the Resolution be adopted. Seconded by Mr. Cvitanich.

Mr. Rowlands said this request was made and Mr. Kosai, Traffic Engineer, checked the situation and felt that the request was justified.

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16604:

Authorizing the City Council of the City of Tacoma to avail itself of the offer of the Tacoma Chapter of the Washington Society of Certified Public Accountants to assist the City in setting up the procedures for the selection of a firm of Certified Public Accountants.

The Resolution was read in full.

It was moved by Mr. Cvitanich that the Resolution be adopted. Seconded by Mr. Porter.

Mr. Bott moved that the first paragraph beginning with "WHEREAS," and the second paragraph beginning with "That the Council" be deleted in their entirety from the Resolution. Also in the last paragraph, the words "and to further make provisions for the financing of the cost thereof." be deleted. Seconded by Mr. Steele.

Mr. Bott said, in effect this would be accepting the offer of the Society of Certified Public Accountants to assist the Council in setting up procedures.

Mr. Porter said he understands the purpose for which Mr. Bott is making the amendment, but inasmuch as this is not a contract and does not specify any definite amount, he believes the Council would not be bound by passing this Resolution as it exists and that the Council could determine the cost later without striking those parts from the Resolution.

Mr. Bott said he did not agree as the Resolution states that it is the intent of the Council that there should be a current audit of all the books and accounts of the City.

Mr. Steele said he thought these deletions made this Resolution clearer. Also, he said, when this subject was discussed on a prior occasion, the matter of an audit in Portland was brought up. It was determined that the firm of Wells, DeLap and King in Portland had made the audit and a copy of the report was requested. Mr. V. G. DeLap who made the report was kind enough to come to Tacoma tonight to answer any questions the Council might have in regard to the type of audit in Portland or offer any assistance the Council may wish.

Mayor Hanson said he knows reference was made to a private audit of the operations in Portland for something under \$10,000. He thought the Council would be interested in knowing what type of audit this contemplates and are very pleased and appreciative of Mr. DeLap taking the time to make this trip to Tacoma. He asked Mr. DeLap to describe the type of audit performed for Portland and the budgetary aspects of the cost involved.

Verbatim as requested by Olson

Mr. DeLap: My firm has conducted an annual audit for the City of Portland since 1952, as required by the City Charter. That audit has included the funds accountings, called the General Funds of the City, a special fund of the City. It includes the City Water Utility, and the Municipal Paving plan; it does not include the Public Dock Commission, which is a very large operation - the Commission of Public Docks which has its own Board and own audit made by independent certified public accountants. It does not include the Recreational Commission which is another nominal size which has its own independent audit; it does not include the Police and Firemen Fund which, while under the City Council, has its own Board who has an independent audit.

We have the Urban Renewal which is the Portland Development Commission which is not included in this audit, they also have an independent audit with selective auditors, which they select. With those large exceptions our firm audits the general accounts in the City, the Utility Account, the Water Department Utility Account; the Paving Account. Our audit fee for last year, which I may be off \$500 one way or the other, was in the neighborhood of \$12,750.00. In the budget for this coming year to June 30, 1961, that has been increased by \$1500; there is budgeted approximately \$14,250; the City of Portland has been able on account of the very good system of accounting, and by making a thorough review of the internal check and internal control of the operations of the City, to satisfy us that the revenues and expenditures are being properly processed and have been able to conduct that audit and remunerate our staff in a proper manner, and have been able to finance it and are satisfied that we will continue to do so. Of course, if we should run into something, it is provided in our contract with the City, if we should run into a situation in our audit that in our opinion would require further check or we find that the internal control is broken down, in our audit we find that certain conditions exist and we would recommend additional work, we would expect the City Council to cooperate by empowering us to proceed to do that additional work; or on the other hand we would make an exception in our recommendation that in that respect the accounts of the City did not fairly state the conditions of the City. That condition has been in the audits we have been making since 1951.

Mayor Hanson asked Mr. DeLap if he was familiar with the Washington State provisions with reference to auditing of Municipal Accounts?

Mr. DeLap said he was somewhat familiar with it. He spent 2 or 3 days in Spokane in February. He was called there by two firms of accountants who were engaged by the Council to recommend some improvements in the City's accounts. At that time he surveyed Spokane's operations and had occasion to go into the Washington set up and is somewhat familiar with that.

Mayor Hanson asked if there are auditory controls supervised by the State in Oregon.

Mr. DeLap said there were not. In Oregon the Cities are under almost complete home rule and they are empowered by their City Council and their Charter provisions to set up their auditing and their financial affairs without any supervision by the State. However, the 1959 Legislature passed a law which brings all Cities under a compulsory audit either by the independent accountant or by the State Division of Auditors, which during the past year has been engaged in the same situation as prevailed in the Counties, the School Districts, etc.

Mayor Hanson asked if in his work in Spokane, he was able to form an opinion with reference to how extensive the present Washington State Municipal Audit is, in comparison with the one he performs in Portland.

Mr. DeLap said he was not approaching it from that angle, but he did get the very definite impression that the Washington Auditors are primarily concerned with the legal performance of expenditures with the Washington State Laws and do a great deal of detailed checking of vouchers and work similar to what the City of Portland does which is handled by 2 or 3 desks. For example,

one man there has been on the job for a year, checks all appropriations for approvals and budget authorizations, etc. He is employed by the City. He thought that was similar to the work done by the Washington State Auditors/

Mr. Bott said the City of Portland then does not have any State Auditors assigned with them on a full time basis.

Mr. DeLap said they did not.

Mayor Hanson asked if Mr. DeLap's principle function was more in the area of an operational audit, analyzing the efficiency of the operation.

Mr. DeLap said he wouldn't say that it would be. That might be a by-product as constructive suggestions and criticisms are offered. For example, they have a rather poor control over their inventories and we suggested improvements which they put into effect. Primarily their audit is supposed to be one where they can give an opinion on the financial statements of the City's revenues and expenditures.

Mayor Hanson said when a City employs its own auditing staff, then this would be a check on the efficiency of their operation?

Mr. DeLap said it would be. Portland has an Auditor and staff and we have 1 or 2 men assigned to the internal audit function, going over the different departments, checking with recommendations. We go over their work and take that into consideration with the work that we do.

Mr. Bott asked Mr. Gaisford how this compared with Tacoma's auditing

Mr. Gaisford said in regard to our State examination as you all know, there are resident auditors here 24 hours a day during the entire year. The only question he would have in regard to this, is the time spent in the particular internal audit made by the company Mr. DeLap is representing - what is the time element in regard to days and months in respect to this particular audit.

Mr. DeLap said somewhere between 1200 and 1700 hours.

Mr. Bott asked if he would consider this a complete audit or a spot check.

Mr. DeLap said this definition of audit, is something auditors cannot agree upon. He would call it a general audit. They do not, of course, check all the detailed city operations as they never would get through, they tried that. They rely a good deal upon their survey of the internal control of the City and then making test checks of the operations and satisfying themselves that the revenues and expenditures are being properly accounted for.

Mr. Porter asked if he certified to that.

Mr. DeLap said they have been able to do so for the past several years with one major exception which has been partially corrected last year. Portland's Land and Building Account was not set up on the book's properly and his firm has been making an exception to that. This past year for the first time they were able to attach their opinion right to the City Auditor's statement; before that, they were obliged to get their own set of statements on account of certain differences. However, now this has been ironed out.

Mrs. Olson asked if they were working at this all the time, or if they came in at a specified period of time.

Mr. DeLap said the contract provides that the audit for the year ending June 30th must be on file by December 31st.

Mrs. Olson said they were never more than 6 months behind.

Mr. DeLap said no they were not. It was a current audit and they are available for consultation at any time. They confer with the Commissioner of Finance currently, at least on the average of approximately 13 times a month.

Mrs. Olson asked if they had a commission form of Government in Portland.

Mr. DeLap said, they did, and they were available to the Commissioners and to the elected officials for consultation.

Mr. Murtland asked if they checked every department every year in the general sense.

Mr. DeLap replied that they did.

Mrs. Price asked Mr. DeLap if he would give his interpretation of a running audit as provided for in Tacoma's City Charter.

Mr. DeLap said he assumed it would be a current audit similar to the one he performs in Portland - a current audit of the affairs of the City.

Mrs. Olson said there is a scientific sampling technique which is employed by most auditors, and asked Mr. DeLap if that was correct.

Mr. DeLap said there is one that is rather recent but he doubted whether it was being employed by post auditors. He thought that a firm of auditors in drawing up their program take into consideration, after they make their survey of the system, as to what checks should be made.

Mrs. Olson said using some sort of a consistent technique of sampling you can feel that you are quite secure examining every receipt, especially when the auditor at his own discretion goes into any and every department of the City. She wondered if it would be possible to make a request to see a copy of Mr. DeLap's contract with the City of Portland.

Mr. Rowlands said they have received a copy of their contract and would have copies run for the Council members.

Mr. Murtland asked Mr. DeLap if his firm has a certain personnel employed 8 hours a day for this audit of the City of Portland.

Mr. DeLap said, they did not.

Mrs. Olson said she thought there was some confusion existing in the minds of some of the members of the City Council and herself included as to the definition of the terms, legal audit, as opposed to a financial audit, regardless of which audit they begin with, they end up talking about the other one. She thought that is where the confusion exists in the Council's mind as they try to determine what is the best step to take, or the best method of procedure, or whether or not they are actually complying with Section 7.14 of the Charter. She asked if it would be possible for Mr. DeLap to give the Council a quick definition of a legal audit which is performed by Washington's State Auditors as opposed to a financial audit which is performed by his firm for the City of Portland.

Mr. DeLap said in order to make the audit, his firm makes, for the City of Portland, they must be cognizant of all of the Charter provisions and State laws which affect the City's operation, therefore, they would be making both a legal and financial audit.

Mrs. Olson said the function which they perform in their audit for the

City of Portland is not to determine whether or not the funds have necessarily been legally spent, in other words what is the necessity of their audit.

Mr. DeLap said it is, certainly, to satisfy ourselves that funds are legally spent. That would be the difference perhaps between that and a commercial audit, there are more provisions to watch for in a City Audit than in a private audit.

Mr. Steele said Mr. DeLap has indicated there are several departments excluded from their contract; those of the municipal functions are also audited by other firms; therefore, the fee for their audit is just a part of the total cost.

Mr. DeLap said that was true. Their fee would probably not be over half of the total cost.

Mr. Cvitanich said, speaking against the amendment - where in the Charter does it provide for a piecemeal audit? Secondly, the statements made 8 years ago by Dr. Battin necessarily hold true today? Do we base everything upon that report. Third and last, quoting from the National Association of City Managers, the 1955 Edition, on Municipal Finance Administration, page 143, second paragraph, "It is the duty of the Council to provide for a thorough audit of the year's transactions (see Chapter 15). This is called the 'post audit' because it is made after the transactions have been completed. This audit should not be conducted by an agent of the Chief Administrator or anyone chosen by him. An independent post audit serves three important purposes. It substantiates the honesty, legality and propriety of transactions and exposes any improper practices, discoveries during the audit. It recommends needed improvements in financial procedure. It verifies a financial statement which has been prepared and submitted by the Chief Administrator and the Chief Fiscal Officer during the year. Thereby assuring the Council that there has been no misrepresentation of financial conditions."

Mr. Cvitanich said this is in no way meant as an accusation toward Mr. Gaisford or Mr. Rowlands or anyone else. However, according to Section 7.14 of the Charter what other way can the Council proceed than an audit by a firm of independent certified public accountants.

Mayor Hanson said this check is performed not only in the post audit aspect but actually it is a current check by the employees of the State, not of the City. On the other matter, the Council has the opinion of the City Attorney with reference to the meaning of running audit and generally it is concluded that the running audit is a matter to be construed by the Council.

Mr. Murtland: (Verbatim requested by Cvitanich) Since last week's meeting I have tried to give this some thought as to what that particular section Mr. Cvitanich brings forth, actually means. I think the words are rather plain in some respects. I would like to suggest before we vote on this particular amendment or on the Resolution itself, that perhaps we check with some higher authority - we have Mr. Dodd who has spoken here for the local Society, but we do have the American Institute of CPA's which perhaps if we could ask them for an opinion, would be willing to do so. We have our Washington Society here. There is also the National Municipal Finance Officer's Association. What interests me, going along with Mr. Cvitanich, although we speak about the spirit of it and what Mr. Steele and I might have intended once upon a time when we voted in favor of it, still we do have the wording which, perhaps, in order to clarify it for those people who are not as close to it as we are, we

should ask for something a little different, a little farther out in left field and have somebody look at it, because otherwise we have the phrase running audit and we haven't had anybody come up and say they have heard of that word before and been able to define what running means as far as an audit is concerned. I would like to suggest something like that, probably the City Attorney would be the best qualified person to write a letter and send along an excerpt of our particular Charter and ask these three different groups, certainly professionals in this field - "Now if you had that before you what would you say it was?" Then I think maybe we can take and go ahead with this Resolution like this we still don't know what we will require, we still will be looking for it.

Mayor Hanson said he would go along with that. However, unless there is a well established meaning in auditing circles, and he thought it was pretty well established that there is none, then that analysis of the meaning should be done in light of what existing audits we presently perform.

Mr. Steele said the Council has spent several weeks on this particular matter and he thought from the information received from the Auditors with whom the Council has talked, possibly what is intended is a current audit, that this Resolution as amended by Mr. Bott will put the Council in a workable position where they will be authorized to meet with someone to proceed with this audit and work out some program for this year, 1961, that will satisfy the requirements of the Charter.

Mr. Porter said he thought it wise that the Council find out exactly what the phrase in the charter "running audit" means but he thought it was perhaps much more important to get down to a good sound common sense basis on the audit and have a general independent certified audit made of the City.

Mr. Bott said his amendments were made with the thought that the Council can meet with a group who has so graciously offered to cooperate. He thought the Council should respect their offer which may aid the Council to determine what they do want.

Mrs. Price suggested that the Council act upon the Resolution now and then perhaps it could be set up for either a committee of the Council as a whole to meet with members of the CPA.

Roll call was then taken on Mr. Bott's motion to amend the Resolution by striking the first two paragraphs of the Resolution and also striking the words "and to further make provisions for the financing of the cost thereof," from the last paragraph, resulting as follows:

Ayes 5; Nays 4, Cvitanich, Easterday (passing), Olson, Porter; Absent 0.
Motion carried.

Voice vote was then taken on the resolution as amended.

The Resolution was then declared adopted as amended by the Chairman.

Mrs. Price asked if a date could be set at this time for a meeting with the CPA'S.

Mayor Hanson said this could be arranged for the regular Tuesday noon meeting of the Council two weeks hence on June 20th. He asked Mr. Dodd if this would be convenient for his group.

Mr. Dodd answered that it would.

Mr. Murtland asked that a letter be sent air mail to the Associations he

mentioned earlier in the discussion so that an answer might be obtained for this meeting, as to what their interpretation of Section 7.14 of the Charter would be.

Resolution No. 16605:

Directing the proper officers of the City to make available the quarters located on the east side of the second floor lobby in the County-City Bldg. for use of the members of the City Council and the City Public Information Officer.

It was moved by Mr. Easterday that the Resolution be adopted. Seconded by Mrs. Price.

Mrs. Olson said this matter was discussed sometime ago at one of the study sessions. There has been many surveys and reports made for the Council by outside experts and by many members of the City's staff. Unfortunately these reports are no longer available because of inadequate space or facilities for the collecting and storing of these documents. She said she thought these many bulletins, surveys and reports would be very helpful to the members of the Council if they were available.

It seemed to her that a City the size of Tacoma should be able to provide for its elective officials and their public relations officer some space in the building for their own use. Mrs. Olson said she has noticed that the solarium on the east side of the second floor lobby is not being utilized, therefore, she has spoken with Commissioner Sprinker who is Chairman of the Building Facilities Committee about this room and he informed her that the space was originally designed as a public lounge area but it was subsequently decided it would not be used for that purpose. She added, this solarium would be of adequate space and could be curtained with draperies which should not be too expensive. It could be supplied with desks, chairs already available in the building, or perhaps with a large conference table.

She said she mentions this space because it apparently is available. If there is other space of equal size and equal availability in the building, then this should be considered in its stead, she added.

Mr. Rowlands said that area is available. There would be some expenditures involved, however, that would be quite costly: lighting, wiring, telephone, etc. Certainly if it is the Council's wish, the expense will be checked.

Mr. Porter said it is ridiculous that the Council has to conduct their business as council members in their homes, as many are doing at the present time.

Mr. Steele said the matter of utilizing this solarium for any office area for Council members seemed to him a waste of space. There is the conference room available for research and study and each Department has ample material on file. It seemed to him this would be a duplication of what is already available.

Mr. Cvitanich said the Conference Room is practically in constant use. It is very seldom that there is not a meeting being conducted that involves the total staff of some particular department.

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

FIRST READING OF ORDINANCES:

Ordinance No. 16825:

Authorizing and directing the City Attorney of the City of Tacoma to condemn property for the purpose of the construction, installation and maintenance of a storm sewer in the vicinity of So. Tacoma Way. Read by title and placed in order of final reading.

Ordinance No. 16826:

Creating and establishing a new fund in the City of Tacoma to known as the "Public Works Building Fund". Read by title.

Mr. Rowlands explained that this Ordinance and the following Ordinance are creating funds required by the H H F A.

The Ordinance was then placed in order of final reading.

Ordinance No. 16827:

Creating and establishing a new fund in the City of Tacoma known as "15th Street Bridge Construction Fund". Read by title and placed in order of final reading.

Ordinance No. 16828:

Amending Sections 4, 6 and 7 of Ordinance No. 16660 in reference to Bench advertising. Read by title and placed in order of final reading.

FINAL READING OF ORDINANCES:

Ordinance No. 16814:

Amending Section 1.12.400 of the Compensation Plan by adding a new position of Community Services Officer. Read by title.

Mr. Rowlands said inasmuch as the Council postponed the Resolution in reference to the Urban Renewal personnel, he would appreciate this Ordinance be held over also.

Mr. Cvitanich moved that the Ordinance be postponed for two weeks until June 20, 1961. Seconded by Mr. Easterday. Voice vote taken.
Motion carried.

Ordinance No. 16820:

Amending the Official Code of the City relating to zoning by adding a new section known as Sec. 13.06.065 (10) to include property on the Nwly and Swly corners of Center and Tyler Sts. in a "R-4-L" Multiple-Family low Density Dwelling Dist. (A. H. Barnhisel-petition) Read by title and passed.

Roll call was then taken on the Ordinance resulting as follows:
Ayes 9; Nays 0; Absent 0.

The Ordinance was declared passed by the Chairman.

Ordinance No. 16821:

Amending the Official Code of the City relating to zoning by adding a new section known as Sec. 13.06.115 (2) to include property on the east side of Sprague Frontage Road between So. 72nd and So. 76th Sts. in a "C-P-N" Planned Neighborhood Shopping Center District. (Oscar Hokold-petition)
Read by title.

Mayor Hanson explained that this area which is requested to be rezoned had been before the Council several months ago which was voted down, and later reinitiated by the Council at the request of Mr. Tollefson who represented the petitioner.

Mayor Hanson said he wrote to Mr. Bugge, Director of State Highways for his reaction on the effect this rezoning would have on the Freeway operation. He has not yet received a reply but will supply the Council with a copy as soon as it is received, he added.

Mayor Hanson said this rezoning has been recommended by the Planning Commission for approval, and if this is approved there will be in conjunction with this, a development of a very substantial number of residential properties in this undeveloped area.

Mr. Easterday said in view of the fact that the Mayor has requested a communication from the Highway Department, and has not yet received a reply, he moved that no action be taken on this Ordinance tonight and that it be postponed for two weeks until June 20, 1961. Seconded by Mrs. Olson. Voice vote taken. Motion carried.

Mr. Tollefson, representing Mr. Hokold, said the concern about this type of development is the effect it will have on the other property in the area and how the property owners feel about it, whether it is good planning within the study of the Planning Commission, and finally what effect it would have upon the traffic and the overall general welfare of the area. He said he has circulated petitions in the area in the last couple of days and practically every property owner indicated they favored the shopping center.

Mr. Jones, a resident of 7015 South Sheridan, who circulated one of these petitions, said there isn't a shopping center in the area within walking distance. He said he had contacted 75 different people and only three did not sign the petition favoring this proposed center.

Mr. Tollefson said he contacted Mr. Bugge approximately two weeks ago and pointed out the proposed plans and asked him to advise on what he thought of such a development. He asked him if he would be willing to tell the City Council that this is the type of development he had in mind two years ago when he sent a letter requesting the Planning Commission to proceed on a plan for a development for this area. Mr. Bugge said that the "C-P-V" and "C-P-N" zoning were submitted to the State Highway Dept. and were approved, and that in itself should answer the question as "CPN" comes within the same type of service.

The "CPN" primarily will be a super market, it will attract the people in the area to the east of the service road. It will not attract people from off the Freeway or from the south or the north. The people in those areas already have these services. He said they believe this is the best planned development of the entire area. This is the ideal way in which to set up a business zone because it is on the edge of a residential area, blocked off on the one side so that there can be no possibility of blight to the other side. It is best not to have a planned development with residences all around and the business in the center. A neighborhood shopping center at the edge of a residential area is the best way to develop it. Previously, Mr. Benson of the Planning Dept. pointed out also that traffic control in this area will be controlled the same as in the "C-F-V" and the "C-F-P", a continuing contractual relationship by the developer with the City of Tacoma. All the details have been worked out with the Traffic Department as to ingress and egress from the area to the adjacent streets and to the adjacent freeway and through streets. As Mr. Bugge pointed out, had it been intended this area was not to be used, they would have provided clover leaves at 72nd and 84th without any frontage roads. He asked that the Council give this rezoning their very close consideration and approve the petition of Mr. Hokold.

Mr. Murtland said his one concern here has been the traffic problem. If the Traffic Engineer should determine that one way traffic would be the best possible way this should be handled, would they make any strenuous objections and would they adhere to this decision.

Mr. Tollefson said they must abide by the contract and could not do otherwise.

Mrs. Olson asked if there would be any expense making this frontage road into a one way road.

Mr. Kosai, Traffic Engineer, said the only expense involved would be the necessary time at the intersection directing traffic.

Mrs. Olson said according to the Zoning regulations it should be ascertained that there is a need before a "C-P-N" zone is established. The Council having voted to consider an Ordinance requested by Mr. Bailey, how does that effect the market analysis for the Hokold Petition.

Mr. Benson said it was originally found that the location as proposed by Mr. Hokold was in an area where the potential for new development existed, particularly south of 72nd and there is no substantial shopping center in that area. Mr. Bailey's rezoning would affect only a small portion of the area covered by Mr. Hokold's shopping center and would not make it unfeasible.

Mr. Buehler pointed out on the map that as far as the sphere is concerned the Hokold shopping center would be further away from the Bailey center than the existing centers are to the Bailey shopping center.

Mrs. Olson said in other words it would then continue to be the opinion of the Planning Dept. and Commission that there would still be a need for this facility proposed by Mr. Hokold.

Mr. Buehler said that was correct.

Mr. Steele leaving at this time.

Ordinance No. 16822:

Amending the Official Code of the City relating to zoning by adding two new sections 13.06.120 (21) and 13 (12) to include both sides of Center St. between Huson and Gove Sts. in the "C-1" Commercial District and repealing Ordinance 16786 passed May 2, 1961. Read by title and passed.

Roll call was taken on the Ordinance resulting as follows:

Ayes 8; Nays 0; Absent 1, Steele.

The Ordinance was then declared passed by the Chairman.

Ordinance No. 16823:

Vacating So. Oakes St. and the alley between Cushman & Sheridan Ave. from the north line of So. Tacoma Way to south line of NPRR right of way. (Ben & Wally Etseksen-petition) Read by title and passed.

Roll call was taken on the Ordinance resulting as follows:

Ayes 8; Nays 0; Absent 1, Steele.

The Ordinance was then declared passed by the Chairman.

Ordinance No. 16824:

Consenting to the assignment of the franchise rights of Julio Grassi and Eugene F. Reardon, doing business as the State Wide Advertising Co., to the State Wide Advertising Co., Inc. a corporation organized and existing under and by virtue of the laws of Washington. Read by title and passed.

Roll call was taken on the Ordinance resulting as follows:

Ayes 8; Nays 0; Absent 1, Steele.

The Ordinance was then declared passed by the Chairman.

UNFINISHED BUSINESS:

The Director of Utilities and Director of Public Works present the following assessment rolls for hearing:

L I D 5326 for cast iron water mains in No. 11th from Bennett to Highland; No. 9th from Baltimore to Shirley; Shirley from No. 9th to No. 10th. No. 10th from Shirley to Bennett; Dahl Drive from Bennett to Winnifred St.

L I D 6768 for modern street lights on wooden poles on East T from Wright Ave. to Sherman and Roosevelt from East 32nd to Gregory St.

Mr. Easterday moved that Monday, July 10, 1961 be fixed as the date for hearing on the assessment rolls for L I D 5326 and L I D 6768. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

REPORTS:

Report on the Broadway Mall submitted by the City Planning Commission. Filed in the Office of the City Clerk.

ITEMS FILED IN THE OFFICE OF THE CITY CLERK:

- a. Report from the Tacoma Municipal Court for the month of May 1961.
- b. Report from the Personnel Dept. for the month of April 1961.
- c. Report from the Light Division for the month of April 1961.

COMMENTS:

Mr. Porter asked to be excused from the meeting of June 13th as he would be attending a meeting on the East Coast.

Mr. Cvitanich moved that Mr. Porter be excused from the meeting of June 13th. Seconded by Mrs. Olson. Voice Vote taken. Motion carried.

Mr. Murtland asked to be excused from the meetings of June 13, 20 and 27th, 1961 as he has to go east because of his father's illness.

Mr. Easterday moved that Mr. Murtland be excused from the meetings of June 13, 20, 27, 1961. Seconded by Cvitanich. Voice vote taken. Motion carried.

Mrs. Olson said she has noticed that there are some conferences in Washington D. C. next week and inasmuch as Mr. Porter is going East next week, she wondered if the Council might officially designate him as the representative of the City of Tacoma to attend some of the conferences.

Mayor Hanson said he thought that would be fine, and Mr. Porter as Deputy Mayor would automatically be representing the City. He said he was going to ask that the Council authorize him to go to Washington, D. C. to attend the Mayors' conference at which time special attention is being given to the Sister City Program. Tacoma did receive a special award from the State Dept. for its program. He said he also had other matters that he would like to investigate while there in reference to Mt. Rainier Ordnance Depot, etc.

Mr. Murtland moved that Mayor Hanson be authorized to attend the conference in Washington D. C. Seconded by Mr. Porter. Voice vote taken. Motion carried.

Mayor Hanson said an invitation has been received from Goodwin Chase of the National Bank of Washington offering to set up a luncheon meeting and program with the Tacoma City Council, the Seattle City Council, the two Port Commissions and the two Boards of County Commissioners for a discussion of matters of mutual concern. Mr. Chase suggested the luncheon meeting be held at the Country Club for either June 23, 30th or July 7th, 1961 and would like to

know if the Council would accept the invitation, and if so, what date would be the most convenient

It was the concensus of the Council that June 30th would be an acceptable date.

Mayor Hanson announced that the new L I D Committee for the months of June, July and August is Mr. Bott, Mrs. Price and Mrs. Olson.

Mayor Hanson said the U. S. S. Hornet will be visiting Tacoma for 3 days, June 16, 17 and 18th and there will be approximately 3000 officers and men visiting the City. He said he knew Tacoma will want to do every thing possible to make their stay in Tacoma pleasant. Investigation is being made into setting up a special bus service for them on a minimum cost shuttle service basis, something like the County-City Building run. Any suggestions from the Council will be welcomed, he added.

Mrs. Price asked how many of the Council members were planning on attending the Fishing Derby, Thursday, June 15th, 1961. Five of the Council members indicated they would attend

Mrs. Arthur Alsos, 7015 N. 17th, Chairman of the Citizens Committee on Air Pollution spoke in protest of the destruction to property by the fumes of the Smelter. She also claimed that the fumes were detrimental to her children's health. She asked the City Council to take official action on the part of the City of Tacoma in regard to this problem

384
53:59

Mayor Hanson said the City recognizes the problem that confronts the residents of the area but doesn't want to force the Smelter into expenditures which might cause it to curtail operations. This is the dilemma before the Council. He said it was well Mrs. Alsos brought this before the Council and it will be placed on the Agenda for further discussion within the next month or so.

There being no further business to come before the Council, upon motion duly seconded and passed, the meeting adjourned at 11:30 P. M.

Ben Hanson
Mayor of the City Council

Attest: *Josephine M. Nelson*
City Clerk