

CITY COUNCIL MINUTES

City Council Chambers, 2:30 P. M.
Tuesday, April 24, 1962

Council met in regular session. Present on roll call 7: Bott, Cvitanich, Haley, Murtland, Olson, Price and Mayor Tollefson. Absent 2: Porter and Steele. Porter coming in at 2:40 P. M. and Steele at 2:45 P. M.

Mr. Cvitanich moved that on Page 3, 12th line from the bottom in the April 10th minutes, where Paul Nieman's name appears, that this name be changed to "D. E. Nemetz". Seconded by Mr. Bott. Motion carried.

Mrs. Price moved that the minutes of April 10th, 1962 as corrected be approved. Seconded by Mr. Steele.

Voice vote was taken on the minutes as corrected. Motion carried.

HEARINGS & APPEALS:

This is the date to which the hearing has been continued from the meeting of April 21, 1961 on the Old City Hall disposition.

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Mr. Robert Evans, President of Allied Arts, stated that Dr. Arthur Anderson, Structural Consultant, was unable to attend the meeting today but had addressed a letter to the Mayor and the members of the City Council stating in part : "The building could be made into an excellent school of Arts and Science for students in the Junior and Senior High School age bracket. Such a school, designed for students with serious educational objectives could make an outstanding contribution to the needs of our community and country. In addition to the school facilities, it would also be possible to include an auditorium at the uppermost level of the reconstructed building. This auditorium would be useful for small conventions and meetings requiring space for as many as 1100 people, and since it is convenient to the Winthrop and Doric Hotels, it would serve a long-felt need in the downtown area. They respectfully request a period of six months in which to continue their studies on ways and means to utilize the Old City Hall."

Mr. Evans, further stated, a Clockmaker from San Francisco has inspected the works of the clock in the Old City Hall building and said they basically are sound and can be put in good running order for about \$500.00. The mechanism as it stands is worth \$30,000. He thought the old hands could be put back that were removed sometime ago. There seems to be a lot of vandalism in the building which, he felt, could be corrected by barring the lower floor windows. It is the feeling of the Allied Arts that they could solicit sufficient funds to renovate the building. He suggested that a year's extension would give them more time to complete studies.

Mrs. Olson asked if a year's extension were granted, would they proceed immediately to repair the clock.

Mr. Evans said the Clockmaker would be here next Saturday to commence work on the clock as Allied Arts has already received a \$500.00 donation toward the work.

Mr. Haley said he thought it was a crime that the building and the tower have been allowed to decay, it is an eyesore to the downtown area. He thought the Council should take direct steps in preventing vandalism from defacing any more of the interior or exterior of the building. He stated he was concerned with the preservation of the building. He noted the bells had been a gift to the City by the late Mr. and Mrs. Hugh C. Wallace in memory of their daughter. Mr. Wallace was a prominent Tacoman who served as Ambassador to France during World War I. Mr. Haley called the bells, "a connecting link to the past; a symbol of our civic spirit and pride." He urged the Council to take immediate steps to put the clock in working order. He then moved that the City take immediate action to repair the clock at the City's expense. Seconded by Mr. Steele.

Mrs. Price asked Mr. Rowlands in what condition is the building at the present time, and what would the cost be to close the building to prevent vandalism.

Mr. Rowlands explained that the masonry and walls are in good and safe condition, but the interior should be entirely revamped. He stated he could not give an estimate of the cost at this time, but would present some figures next week. The question is: "whether the building is to remain, or be demolished." Until that matter is resolved, the City is spending an undue amount of money trying to maintain the building.

Mr. Porter moved to amend Mr. Haley's motion to continue the hearing for one year before any action is taken on demolishing the building. No second.

Mr. Murtland suggested that inquiries be made of the Utilities Dept. in respect to lighting the tower, in making it a landmark.

Mr. Bott said, inasmuch as the Allied Arts are willing to spend \$500.00 to repair the clock, even though it is City property and their responsibility, he felt it would give them pride of accomplishment as one of their projects. Mr. Bott then moved to amend the motion to allow the the Allied Arts the authority to proceed immediately to repair the clock. Seconded by Mr. Cvitanich.

Mayor Tollefson agreed that the building should be preserved, and the chimes and clock should be put back in working order. He suggested that the motion be rephrased to contain all of the suggestions presented.

Mr. Steele then moved:

1. That the City Hall clock be repaired and financed by the Allied Arts up to the sum of \$500.00
2. That the City finance the refurbishing of the clock tower and boarding of the windows to prevent vandalism.
3. That the Utility Division be requested to properly illuminate the tower.
4. That the City grant a year's extension before any determination is made for the disposition of the building.

Seconded by Mr. Haley.

Voice vote was taken on the motion Motion carried.

Mayor Tolleson asked that the Rules be suspended so that a presentation can be made to former Mayor Ben Hanson

Councilman Gerry Bott presented former Mayor Ben Hanson with the gavel that he used in presiding over the City Council sessions over the last four years. It was engraved, "Ben Hanson 1958-1962"

Former Mayor Ben Hanson accepted the gavel with thanks

RESOLUTIONS:

Resolution No. 17017:

Awarding contract to Concrete Construction Co., for Sidewalks Construction Fund #62 in the amount of \$21,711.38 which was determined to be the lowest and best bid.

It was moved by Mr. Steele 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. 17018:

Authorizing the proper officers to execute a lease with the United States Army Corps of Engineers for the U. S. O. building on the corner of South 13th and Fawcett Avenue for a recreation center for a period of five years.

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

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chair man

Resolution No. 17019:

Authorizing the Public Utility Board to call for bids for the construction of water mains in So. 27th from Sheridan to M and So. K to So. J Street and the cost of engineering and relocation of existing water main be payable from the Center St Urban Renewal Project Expenditures Acct. No. Wash. R-1 and not to exceed \$20,000

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

Mr. Rowlands said this Resolution is for the purpose of constructing the streets to enable the City to reopen and dispose of several parcels of land through owner participants and developers so that the private rebuilding of the Center Street area can commence.

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 17020:

Authorizing the proper officers to enter into an agreement with the property owner for the repair or replacement of the sidewalk at 422 North I Street.

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. 17021:

Authorizing the proper officers of the City to execute on behalf of the City a local improvement assessment deed to Brookdale Enterprises, Inc., for the sum of \$10.00 for property located at So. 31st & Proctor Street.

It was moved by Mr. Steele 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. 17022:

Authorizing the proper officers of the City to execute and deliver to the City a local improvement assessment deed upon payment of \$2,164.14, for property located near East 38th and East D Street.

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

Mr. Rowlands explained this property is being bought by Public Works from the L I D Guaranty Fund. The area has some very fine gravel deposits which the Public Works Dept. can use. After the gravel is removed, it will then be sold to the State in connection with the Freeway development.

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

FIRST READING OF ORDINANCES:

Ordinance No. 17045:

Amending Chapter 13.06 of the Official Code of the City by adding two new sections 13.06.120-26 and 13.06.060-3 to include property on the NE corner of North 30th and Pearl Sts. in the "C-1" and "R-4" Multiple Family Dwelling District and renumbering Sec. 13.06.120-23 to Sec. 13.06.120-27 to correct a duplication in section numbering. Read by title.

Mr. Cvitanich asked if Mr. Calkins, City Engineer, voted against this proposal at the Planning Commission meeting on the basis that the petitioner submitted only partial plans for development of this project.

Tom Lowry, Attorney, representing Mueller Investment Company, said his client could not submit any additional plans at this time since they are not sure how extensive their development will be.

Mr. Murtland asked if the Planning Commission had ever been requested to submit a minority report. He inquired if this would be available since he felt the City Council is hampered with the limited amount of information received on their recommendations.

Mayor Tollefson stated, it is not customary that a minority report be submitted but if any member of the Planning Commission wishes to have his comments recorded, this can be accomplished at his request.

The Ordinance was then placed in order of final reading.

Ordinance No. 17046:

Amending Sec. 3 of Ordinance No. 16747 for L I D 4679 which provides for paving on Skyline Drive & Hawthorne Drive from No. 18th to 24th Streets. Read by title.

Mr. Rowlands explained, there is a slight change in the amount of work that is to be done by the property owners. The estimate made by the Public Works Dept. has been increased whereby the City participates to the extent over and above that which is assessed against the property owner. This estimate is higher due to the fact that prices are higher than they were a year ago.

The Ordinance was then placed in order of final reading.

Ordinance No. 17047:

Amending Sections 2, 5, 7 and 8 of Ordinance No. 16921 passed November 7, 1961 relating to Urban Renewal & establishing the land disposition policies and procedures in the Center St. Project. Read by title.

Mr. Rowlands said an explanation outline has been submitted by the Urban Renewal office dated April 18th which explains the series of changes included. This is the requirement of the policy established by the Council last year. He pointed out there were minor changes on three points. On item (2) making permissive, rather than mandatory, the City Council's determination to accept alternate parcelization, basically, it provides for making the award to a bidder other than the highest bidder in cases where the City Council deems a lesser bid to be in the public interest. This gives the Council the determination, to make a decision, when all of the information is obtained.

Bob Maffin, Urban Renewal Director, explained that the Urban Renewal Administration suggested that these be separated so that the Council would be in a better position to avoid problems that have occurred where these matters were combined when the price and design were in the same competitive bid.

Mrs. Olson asked what was meant in Section 7 where it states: "The acceptance of the bid which is other than the high bid will only be made in the public interest and in furtherance of the Washington Urban Renewal Law."

Mr. Maffin explained that under the Federal Urban Renewal requirements, normally when a bid is awarded on a competitive pricing basis, price is the only consideration, however, under the Washington Law the price is only one of several considerations which the Council may follow in awarding a bid.

The question was raised in reference to the word "furtherance" being used in Section 7.

Mayor Tollefson asked Mr. McCormick if he thought that language was satisfactory.

Mr. McCormick remarked, he thought it was proper.

Mr. Porter thought it would be clearer to use the word "in accordance" rather than "furtherance".

Mr. Maffin said the reason "furtherance" was used, was the fact that it was set forth in the letter from the Urban Renewal Administration. He was sure there would be no objection if the Council wished to make a change.

Mayor Tollefson said he hesitated to make any changes, because, if there has been a court decision construing the word "furtherance" in Urban Renewal cases, he would rather keep that language. He thought the Council should check further before making any changes. Since the Ordinance will come up again for final reading next week, it can be clarified at that time, he added.

The Ordinance was then placed in order of final reading.

FINAL READING OF ORDINANCES:

Ordinance No. 17044:

Vacating the West 10 feet and East 10 feet of So. M Street between So. 28th St. and Center St. and the alley between L & M Streets from Center to So. 28th Street. (Petition of City Council) Read by title and passed.

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Roll call was taken on the Ordinance resulting as follows:

Ayes 9; Nays 0; Absent 0.

The Ordinance was then declared passed by the Chairman.

REPORTS:

- a. Report from the Fire Dept. for the month of March 1962.
- b. Report from the Tacoma Police Dept. for the month of Feb 1962.
- c. Report from the Director of Finance for the month of March 1962.
- d. Report from the Traffic Division for the month of March 1962.

COMMENTS:

Mr. Steele asked to be excused at 3:35 P. M. as he had a Court case scheduled.

Mr. Murtland brought up the Dog Control Ordinance which was passed April 10, 1962, proposing that the City and the Humane Society have a temporary toleration policy of less enforcement on dogs for a period of five weeks, until June 1st. This would give the dog owners an opportunity to build fences or to provide means for their control.

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Mr. Bott asked if it were possible to delay the enforcement of this law until June 1st since the Ordinance is effective.

Mr. McCormick, City Attorney, said there have been many laws passed, which take a certain period of adjustment and it is not unusual to have a period in which people would have to acquaint themselves with the law, in this case, to build fences, etc. This is followed in regard to traffic laws, also in obtaining licenses for cars, etc. The best method is just to use good common sense in putting it into action.

Mr. Bott said he did not think the Council should take official action in postponing the enforcement of the law as he felt this was the duty of the Humane Society.

Mayor Tollefson indicated that the City Manager could consider that the Council wishes the law to be enforced with "reasonableness."

Mr. Fidler, Director of the Humane Society, said he was certain that enforcement of the law can be worked out.

Mrs. Price suggested a meeting of the Council and the Humane Society in a couple of weeks to get a report from them on how this law is being carried out and some of the problems encountered.

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Mr. Murtland asked if there had been any more information in regard to the installing of a loud speaking system in the Council Chambers.

Mr. Rowlands stated they had contacted other parties in that field and a report might be forthcoming next Tuesday.

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Mr. Haley said he was pleased that action has been taken in regard to restoring the Old City Hall clock and chimes. He thought the Council should urge those who have carillon bells in the City to use them, particularly for the next six months, during the World's Fair.

Mayor Tolliefson suggested that the Mayor's office write to the people in the City who have carillon bells urging them to ring their bells.

Mr. Cvitanich asked what was the status of the Patrol Boat.

Mr. Rowlands said the larger boat is patrolling, but the smaller boat's motor is in bad shape and will have to be replaced.

Mr. Rowlands said he would like to have the Council look at one of the City buses that has been renovated, after the meeting that is parked in the rear of the building.

Mr. Rowlands asked the Council's permission to attend a conference at the expense of the University of Colorado of the Bureau of Governmental Research on May 18, 19th, 1962 to participate in the program which they are sponsoring.

Mr. Cvitanich moved that the City Manager be given permission to attend and participate in the program. Seconded by Mrs. Olson. Motion carried.

There being no further business to come before the Council, upon motion duly seconded and passed, the meeting adjourned at 4:10 P. M.


Mayor of the City Council

Attest:

