

CITY COUNCIL MINUTES

City Council Chambers
Tuesday, February 16th, 1971.

The meeting was called to order by Mayor Johnston at 7:00 P. M.

Present on roll call 9: Corsi, Egan, Finnigan, Herrmann, Jarstad, Maule, Moss, Schroeder and Mayor Johnston. Absent 0.

The Flag Salute was led by Mrs. Egan.

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Mayor Johnston asked if there were any corrections or omissions to the minutes being submitted for January 26, 1971.

Mr. Moss moved to approve the minutes as submitted. Seconded by Mr. Corsi. Voice vote was taken and motion carried.

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HEARINGS & APPEALS:

- a. This is the date set for hearing for the rezoning of the north side of East 34th Street between "A" and East "B" Street from an "R-4" to a "C-2" District. (Submitted by Mickey's, Inc.)

Mr. Russ Buehler, Planning Director, explained this property is one block off of Pacific Avenue. Last November it had been before the Council on an appeal by the petitioners and had been referred back to the Planning Commission at that time. He added the Planning Commission held another hearing on the matter in January of this year and approved the petition, subject to the conditions specified in the letter of January 18th to the City Council.

Mr. Finnigan asked why the Planning Commission had changed its decision.

Mr. Buehler said the petitioner had revised his plans and now will have the development all on one side of the street rather than on both sides. Previously some of the Planning Commissioners had understood it was to be zoned as "R-2"; whereas it is "R-4." This would allow apartments of any size provided the set-back for parking is included. It is now felt that according to the new arrangement, the added traffic would not interfere with the other peak hour traffic in the area.

Mrs. Egan asked if the petitioner is building an apartment house or just the restaurant as he had planned.

Mr. Buehler stated that the property across the street on the south side is zoned "R-4" and would allow for an apartment to be built later, but they are proposing to build only the restaurant at the present time.

Mr. Ed Lane, attorney representing the petitioner, explained that the Planning Commission had considered this matter twice before. The first request submitted included a restaurant with an apartment unit on one side of the street and the parking across the street. The Commission did not approve of the parking across the street. The plan was then redesigned and is now to have only the restaurant on the north side of the street, with the street area widened, and parking on the

same side. They feel it will provide a fine facility for the community as now planned, especially since the traffic will not interfere with the school or the peak hour traffic. He pointed out that the revised petition for a "C-2" zoning, rather than the "R-4", will be more desirable especially in relation to the land use.

Mr. Finnigan asked when the owner anticipates building the apartment building of 54 units.

Mr. Lane said there is no planned time for that at the present time; it had been an alternate proposal.

Mr. Finnigan asked how wide the bridges are which run across 34th Street in that area.

Mr. Buehler replied the bridge is two lanes which was built sometime ago and primarily only direct traffic going across it with only nominal turning movement. The petitioner plans to widen the street in his area in order to give all the turning movements as requested by the Public Works Dept.

Mr. Moss asked who would be paying for widening the road.

Mr. Lane explained that the Public Works Dept. had recommended the widening and as it would be the petitioner's property they would pay for the widening.

Mr. Moss asked if there would be sufficient land remaining across the street to construct an apartment building at a later date and also if the petitioner would have to come before the Planning Commission again if he decides to construct an apartment.

Mr. Buehler advised the petitioner would not be taking any additional right of way at that time as the width is already there and it would just require widening on their part.

Mayor Johnston said the most unique way to approach rezoning is the threat of building what the property has been zoned for as opposed to what they want to do. He does not feel the Council should "cloud" themselves with the apartment house consideration at this time.

Mayor Johnston asked if the petitioner was willing to meet all the conditions and if the architect has any graphic material to demonstrate the nature of the proposed building.

Mr. Lane said the petitioner was willing to meet all conditions and that the architect was present.

Mr. Robert Jones, architect for the petitioner, said the project had been carefully reviewed by the City Engineers and considerations made by the City could be followed. He commented this is one of the most outstanding settings in the Northwest. It is planned to have an exciting but unassuming style of building approximately 18 feet in height with a heavy concrete base and heavy timber structure of which the community could be very proud. The construction will begin within six months.

Mr. Finnigan asked if the plans had been approved by both the Fire and Police Department relative to the narrow bridges.

Fire Chief James Reiser advised that the matter had been studied and there would be no objections as long as accesses are maintained and hydrants are installed in accordance with A.I.A. recommendations.

Mr. Buehler said the plans had gone to each department twice and the police department had no objections.

Dr. Herrmann moved to concur in the recommendation of the Planning Commission to approve the rezoning requested. Seconded by Mrs. Egan. Voice vote was taken. Motion carried.

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b. This is the date set over for hearing on the appeal filed by James W. & Avis Lemons relative to the action taken by the Board of Adjustment on the petition for an area variance on the west side of Tyler Street approximately 550 feet south of So. 36th Street.

The City Clerk announced that a communication was received from the attorney representing the petitioner, requesting a postponement of the hearing until after June 4th, 1971, as the case is pending in court.

Mr. Finnigan moved to continue the hearing until after June 4th. Seconded by Mr. Corsi. Voice vote was taken. Motion carried.

PETITIONS:

Nelsen, Krona & Ziegler, Architects requesting rezoning of the southwest corner of So. 15th and Puget Sound Avenue from an "R-2" to an "R-2-T" District.

Referred to the City Planning Commission.

COMMUNICATIONS:

a. Communications received from Representatives A. A. Adams, P. J. Gallagher and Thomas A. Swayze, Jr., Speaker of the House, relative to House Bill 297.

Mayor Johnston asked that this communication be placed on file.

b. Communication received from James W. Lively relative to the Housing Improvement Program.

Mayor Johnston asked that this communication be placed on file.

RESOLUTIONS:

Resolution No. 21048

Authorizing fringe benefits for the temporary position of Project Technician and Relocation Aide.

Mr. Finnigan moved that the resolution be adopted. Seconded by Mr. Maule.

Mr. Gary Sullivan, Director of Urban Renewal, explained that this resolution is to approve the fringe benefit allowances for temporary personnel which was inadvertently omitted from the resolution.

Voice vote was taken on the resolution, resulting as follows:

Ayes 9: Corsi, Egan, Finnigan, Herrmann, Jarstad, Maule, Moss, Schroeder and Mayor Johnston.

Nays 0.

The Resolution was declared passed by the Chairman.

Resolution No. 21049

Authorizing the execution of an agreement with the architectural firm of Harris, Reed and Litzenberger for the design and specifications for the pedestrian mall in the area between 9th and 13th Street on Broadway.

Verbatim Transcript - as requested.

Finnigan: I move the adoption.

Corsi: Second.

Mayor: Mr. Sullivan, is there anything you would care to add?

Sullivan: Mr. Mayor, and members of the Council, the only thing I would like to add, unless there are questions by the Council, I believe the Explanatory Note explains what is involved in this contract. We did consider of course, in preparing this contract, whether or not it would be necessary to go to competitive bid. It is my understanding from the Legal Department that a contract for personal services need not be subjected to competitive bidding; and therefore we recommended Council approval of the contract to Harris, Reed and Litzenberger, along with the association of Mr. McGranahan. This is not an arbitrary decision; there was a design study made in which five or six firms participated about a year ago. It has been before the Planning Commission and I have passed a copy of the Planning Commission's recommendation. It has also been before the Broadway Mall Committee, which recommends that this firm be awarded the contract for design.

The contract is in phases. The first will be one in which the architects will work with the owners on Broadway in order to come in with a reasonable period of time and allow the Council to determine what type of mall this will be, basically. That is, whether it will be closed entirely to vehicular traffic other than emergency loading, or a modified mall. I believe most of the Council have been able to see the slide presentation that the architects presented. At that time the Council will make that determination: shall we close the mall entirely to vehicular traffic, except as indicated; or shall we allow some type of modified form of vehicular access.

From there on it goes through four other stages: design development stage, construction document phase, bidding phase, and supervision phase. The first thing is to determine just what form as far as vehicular traffic, and alternative routes which will be available. That is the first step we will take, and then we will back to the Council for a further determination.

Mayor: Any questions of Mr. Sullivan by the Council?

Moss: I recall reading the first five proposals that came through, and they were very similar, with just some slight variations. Now we have the

opportunity at this time, as I see it, to get the best creative design out of Harris & Reed that we can. They are pretty well free to interpret that mall concept.

Sullivan: Mr. Moss, what was involved in the matter that is under study by the various committees and the Planning Commission, and I believe the Council at one time in study session, was the concept. It wasn't intended to handcuff the architect who was finally selected, to a given design. They will study these things and make their recommendations, and then in the schematic phase they will present it to you and to a public hearing either after that stage or at the design development stage to show just how it will look. So they are not handcuffed.

Mayor: Any further questions by the Council. (There were none at this point.)
Madam, did you wish to speak? Will you identify yourself, please.

Virginia Shackelford: I am Virginia Schackelford, 1105 No. "L". First, in going back to the rather dazzling

Mayor: This is a rather facetious question, but are you speaking for or against the resolution?

Shackelford: Against. I am just raising three questions, that I hope you will consider before you go too much deeper into this thing. One just very light question, but I was rather curious. Going back to the rather dazzling mall that was presented to us by Mr. Rowlands back in 1963, it was proposed that we emulate Knoxville, Tennessee, and call it the "Gay Way." And I was wondering if you read that rather long article in the Magazine Section Sunday and if we still intended to call it the "Gay Way."

Mayor: We'll let someone else answer that question.

Shackelford: But at that time, there is one thing that came up, and I am wondering if it can be explained what has happened to it. Because I think it should have some bearing upon any decisions made now. At the time we had this hassle in 1963 as whether to have the urban renewal or not, downtown, the mall was very much a part of it. At one time it fell through because the government said the buildings had to be brought up to a certain seismic strength, and this would have cost an extra million dollars and the downtown businessmen said it couldn't be done. So they went off on another tack of perhaps having their own, much simpler mall than the one proposed by Dave Rowlands. Then, according to the Minutes at the time, and the newspaper, Mr. Maffin said that in order to have urban renewal, they had to subscribe to the mall; that it was part of the urban renewal; that it was based upon credit. And that without the mall the urban renewal thing would fall clear through. And so it stated that the second step would be to install this kind of mall, and for the plan to be financially feasible, commitments for the mall and \$250,000 cash contribution from downtown business-

men would have to be pledged to the City Council before August 6th of 1963 because the Escalade credits expired on September 20th; and so involved with the Escalade and the credit was this mall.

Now, according to the papers on July 23rd the pledge drive

Mayor: What year are we talking about?

Shackelford: 1963. This was when they adopted the urban renewal; but part of it was the mall. And part of it was this \$250,000 contribution by the downtown businessmen.

Mayor: I just wanted the Council to realize that you are quoting from newspaper articles of a decade ago.

Shackelford: Yes. So the property owners had pledged to the City Council in order to obtain urban renewal from Washington, D.C.. They had pledged \$250,000. Now, since this was part of the agreement at the time these pledges were made, I am wondering what has happened to the money -- to the pledges, and what has happened to the whole plan; because it was very much a part of the urban renewal at the time. It was part of the whole agreement.

Mayor: I don't think this Council is bound by newspaper articles a decade ago.

Shackelford: It's not newspaper articles, Mr. Mayor; this was part of the agreement with Washington D.C. And that's why I am curious to what has happened to it since. Why has it just been forgotten? And apparently you are just going to start all over again.

Mayor: What has transpired, of course, since 1963 suggests that we really aren't starting all over again. I think that the Urban Renewal Regional office is as excited about the actions of this Council in making the new Tacoma project a reality as the majority of the City appears to be. The quotations from 1963 really are not a fair argument against a contract for consulting design work on the Broadway Plaza.

Shackelford: It's not against it, Mr. Mayor; I am trying to say

Mayor: You suggested it when you came to the microphone to speak. You were speaking in opposition, Mrs. Shackelford.

Shackelford: To going ahead with it, yes. Now, I am asking what happened to it then. That was part of the written agreement with Washington, D.C., Mr. Mayor, in order to get the urban renewal, in order to obtain the downtown urban renewal project. This was part of it. This is part of the credit.

Mayor: It's appropriate for me at this time to ask Mr. Hamilton ...

Shackelford: Yes. That's what I am asking for; I am curious as to what happened.

Mayor: Maybe Mr. Sullivan might be appropriate to ask, because he was in the legal department at that time. Mr. Sullivan ...

Sullivan: It is my recollection that what Mrs. Shackelford is referring to is that, when defining the adequacy of an urban renewal project there has to be what is known as an adequate financing plan. And originally, in about 1963 the financing plan was proposed to be a mall in the area under consideration here. And the mall, at that time, was to be financed on the basis of an L.I.D. and a cash contribution of \$250,000 on the part of private capital. It is further my understanding that this laid in limbo for a while; didn't work out to be an adequate financing plan, and in lieu of it there was an amendment of the contract and a substitute form of financing was arranged, like we are talking and what Mrs. Shackelford is referring to is how we arrive at our one-third contribution to the total cost of our project.

What occurred then was that the garage structures that were erected and given to the City by the Downtown Parking Corporation in association with the Local Development Company was substituted as the one-third contribution for the urban renewal plan. That was done by an amendatory to the contract. And that replaced the one-third source of our credits by the parking garages, which of course are now a reality, and in hindsight probably a better source of credit than would have been the mall.

In the meantime the mall remained in the budget as a project improvement, and that is one of the things I examined when I came up to the Urban Renewal office was to determine where the mall fits in now. I knew where it fit in before and I was interested in finding out where it fit in at the present time. And as I explained, two weeks ago, when we were here with the resolution of intent, it fits in now because it's a project improvement -- just as a street etc. Glancing through your urban renewal plan you won't find where Street B or Street A or Street C is going to be approved, but you will find it in the financing plan and in the budget because they are known as project improvements.

That's exactly how the mall is being carried now -- as a project improvement in the approved HUD budget. And so there was a change in the financing; you are correct. But the change has been approved.

Shackelford: Well, you see, I wasn't aware that it had been amended, but I knew it was very much a part of it at the time,

Mayor: I am sorry that you weren't advised, Mrs. Shackelford.

Shackelford: Is this to be funded, then, downtown by a third from the City, or from the businessmen?

Sullivan: The mall will be financed as a project improvement and as a project expenditure, just as any other street vault, sidewalks etc. It's 100% out of the project improvement. That of course comes out of your net

budget, and your net budget is share two-thirds, one-third. So the one-third share will in effect be picked up by the one-third contribution in the form of the garages. So actually the contribution in the form of the garages supplanting that which would have been made by the L.I.D. portion, is actually being picked up to proportionately share the one-third share of the project expenditure for the mall.

Shackelford: In other words, do the businessmen downtown take any of this at all? Are they putting in any money toward this?

Sullivan: Well, if you mean are they going to come in and give money -- no, it's going to be financed as a project improvement. As I say, it's part of the net budget. The net budget, net expenditure is two-thirds federal grant and one third from the non-cash in aids. And that non-cash in aid comes in the form of the parking garages, which were put together by the Downtown Parking Association and by the Local Development Company. So as far as an actual contribution -- we are hoping that certainly as the thing goes along they may make their way clear or find their way clear to make some additional donations, but not required.

I might add also that in respect to one of the earlier matters that you raised insofar as the rehabilitation of property along Broadway, that is a part of the plan, as you state. We have met with the owners; we have met with HUD and we are preparing a program to get the cooperation of the properties indicated as rehabilitation properties, to meet the seismic requirements and the other requirements of the code. Because it doesn't make sense, at least to me and probably not to the Council, not to comply with the balance of the plan when spending money for the mall. That's certainly the intention of the Dept. of Urban Renewal and I expect the Council would concur.

Shackelford: The businessmen

Finnigan: Mr. Sullivan, this is where a private capital investment is going to come in -- where the people who are utilizing the building, and they are going to put in their own private investment to bring these buildings up to code so that they can be used in conjunction with the Broadway Mall, is that correct?

Sullivan: That's correct, and it will be substantial, and as you will note this contract ----- so that if we are not getting the cooperation we move along, the Council can say, "Let's not proceed any further." ----- plus the garage contribution which we don't want to forget.

Finnigan: But I want to point out that this is a very substantial private investment, and the Broadway Mall is no good without the people putting in the private investment on the buildings bordering the Broadway Mall.

Shackelford: Just wanted to get it all clarified. One more question then.....

Corsi: Mr. Mayor..... Mr. Sullivan, while we are on this. In essence, what Mrs. Shackelford is pointing out to us is that the project structure, as it stands today in 1971, is far superior and more advantageous from the City's standpoint than it could possibly could have been in 1963, is that the way read it?

Sullivan: I think so, and I think we are fortunate to have it turn out this way, at least in my judgment.

Mayor: You would agree to that, wouldn't you, Mrs. Shackelford?

Shackelford: Well, comme si, comme sa; it depends on how you look at it.

Mayor: Don't you agree with it?

Shackelford: No. Now, just one more thing: if you are going to go through with this mall from 9th to 13th, how many businesses will be involved? The reason I ask is, when they have these downtown special sales they claim there are 70 firms and professional offices. Now, professional offices are not businesses. The only businesses that were on this page, to bring people downtown, are nine businesses. Nine businesses from 9th to 13th -- it doesn't seem to me it is going to be much of a mall.

Mayor: Do you think that question is worthy of an answer?

Shackelford: Yes, I do. Do we have specific businesses that are going to come in and fill up those gapping holes, or should we wait to put this mall until we have businesses who will contribute something to having a mall? What about the Bon Marche building we have sitting there? It's a mess from 9th to 13th really. I think nine businesses is rather pathetic when you compare it to the Tacoma Mall. How are you going to get businesses downtown?

Mayor: I would like to answer that by asking you a question. What do you think the alternative to this is? What is the solution to Broadway, Mrs. Shackelford? You are opposing all the construction action this concerned Council is attempting to make. Now give us an honest answer. What do you think the solution to downtown Tacoma is? Make it very clear; make it very simple. I think everybody in this room -- this Council, and everybody who is listening on the radio -- will be very interested in Mrs. Shackelford's interpretation of the solution of downtown Tacoma. Please give me your answer.

Shackelford: Yes, Mr. Mayor, I would be delighted to. Well, to begin with, all of this would not have happened if we had not

Mayor: Just give me an answer to my question; don't wander around.

Shackelford: This would not have happened if we had not demolished these buildings before there were businesses moving into them.

Mayor: You know that's not true; just answer my question. We are not talking about the past, Mrs. Shackelford. And the reason I ask this question is you come up with your very destructive comments. Now I am asking you very simply this evening -- tell me and this Council and this City what the solution, from your point of view, is to downtown Tacoma, inasmuch as you don't like our solution.

Shackelford: I will take great exception, Mr. Mayor, to your speaking of my "destructive" suggestions. I came up tonight because members of this Council obviously do not know about the original agreement in '63, and I think it was very important to bring it for the people to know. And I don't consider that destructive.

As to my present proposal -- I think we should go back again -- and that refers to "now", Mr. Mayor, to the statement made by the Director of Urban Renewal that the eventual future of downtown did not concern a downtown business district. It was going to eventually going to be lot of high-rise apartments and office buildings and professional buildings and some banks, and that's it. Now, when you have that in the future, why are we spending money on a mall when we are forcing businessmen who put their money into the mall -- they are helping to subsidizing the dying of the downtown.

Mayor: Mrs. Shackelford, I asked you very simply what your solution for the downtown is, and you are quoting an urban renewal director. I don't know if you are quoting Mr. Sullivan. But please tell us your solution.

Shackelford: The downtown businessmen are going to have to do it themselves, the same as the businessmen who risk money into the Tacoma Mall and the other business districts that we have in Tacoma.

Jarstad: Mr. Mayor.

Mayor: Mr. Jarstad.

Jarstad: Mrs. Shackelford, do you have any idea how much money the downtown businessmen have put into new buildings in the last four or five years? How many millions, tens of millions, and even hundreds of millions they have put into new buildings in the over-all

Shackelford: Do you really think this mall is going to help?

Jarstad: You are talking about the total urban renewal program; that's what you have been discussing here tonight. You say the downtown businessmen haven't been doing anything. Have you ever tried to figure out how many millions of dollars have been spent for new buildings by the establishment, by the downtown bankers or businessmen or whatever you you are referring to? I see new buildings sticking up all over. And

I hear of five new high-rises that are on the drawing boards to go up in downtown -- which will cost perhaps another hundred million dollars in the next few years. So it seems to me there has been a great deal of money spent by downtown businessmen to improve the core of the City.

Shackelford: There has been a lot of tax-payers money spent also, Mr. Jarstad. If you figure the "slippage", which I have never in 13 years been able to get the answers to -- the government accounting office can in other cities; but here I can't find the "slippage" factor, and I am sure there must be. Because when you take the total cost of the whole thing -- of the ninety businesses that closed their doors that never opened them again, of the buildings that were purchased and demolished, that we paid for, and then are sold back than less than we paid -- you add all this up and it is going to take considerable taxes to undo the harm that has been done. As I said at the beginning, we fought this out, and it should have been done by private enterprise. We have been told by the Tribune, when they were "selling" us this, of Pomona, of Knoxville, and many other places. But everywhere they mentioned, it was done by private money, not federal money.

Moss: Mr. Mayor.

Mayor: Mr. Moss.

Moss: The example, Mrs. Shackelford, that comes to mind immediately is the Bon Marche, which you mentioned. And the reason they went to the Mall is that building is simply costing them more money than it was to abandon it and build elsewhere. That's the highest and best free enterprise system there is: when it gets too expensive, leave it. Now that is the pattern across the country, and it is leaving some awful wrecks of the core of the City. The alternatives are to allow that to continue, or to see if we can't pool together our interests and resources, utilize other tools and reconstruct it. If I am missing the boat in that respect; if there are some outstanding motivations that will cause private industry to do the thing that is more expensive to them than moving out, then perhaps that is where I am missing the boat, and maybe you can correct me in that respect.

Shackelford: Well, as you say they moved out. But what are we supposed to do? Continue to subsidize a place that is dying? If it is going to live it will live because people get down there and make it live -- not because we subsidize it.

Moss: Would you be satisfied, then, to see more and more businesses vacate the downtown and leave it in the same shape as the Bon Marche?

Shackelford: No. But you really think this mall, the way you are going to close off the traffic and everything is going to save the downtown?

Moss: One of the things that makes the Tacoma Mall very attractive, I think

they did some real innovative things: (a) they provided acres and acres of parking. That's another one of our problems, but there are two of them up so far. They made it attractive and convenient and comfortable and modern and light and airy and new and exciting ...

Shackelford: And they did it with their own money, Mr. Moss, with risk money, and that's what I am saying. If people with ideas would come in downtown they could make it a great place too

Moss: Now -- there we are.

Shackelford: It's risk capital. Because if they are willing to put their own money in it, it must mean something; otherwise it doesn't.

Moss: The end product, Mrs. Shackelford, is profit. Now, where is the profit in coming downtown and building the building, destroying that building so that you can build a new, modern facility? There is none. You go by acreage, and develop that, and let that core City go to "pot." Because there is no advantage.

Shackelford: Well, if there is no advantage, Mr. Moss, you have answered your own question. And there's no advantage to subsidizing the thing either.

Moss: Well, I'll pass.

Mayor: I believe Mr. Corsi was next.

Corsi: I will defer to Mr. Finnigan.

Finnigan: I will be very brief. There are people, like Mrs. Shackelford, in the City of Tacoma, who, no matter how much you try to explain, no matter how many facts you give, no matter how many theories you have, no matter how much planning you try to do, will always have a negative thought. And Mrs. Shackelford has been here since 1962 that I recall; she never appreciated any urban renewal project that has come before the Council -- we recognize the responsibility of the local governmental body to try to provide means to try to rebuild Tacoma where the rebuilding is needed. You cannot compare the Tacoma Mall with downtown Tacoma. They started from scratch out there, with modern methods and new ideas. Downtown Tacoma is a long-established, outmoded to some extent, and we are trying to rebuild it. The Dean-Witter building is going to be a beautiful thing. The Washington Bank building is a beautiful thing. All these buildings -- the Pacific First Federal and so on -- all these buildings together are going to help to build downtown Tacoma. We are trying to provide what the federal government has asked us to do. Here it is: you have the responsibility now; try to do something for your own community.

There is nothing wrong, as I see it, to utilizing the funds that they have provided, and try to utilize it wisely. They are guiding us constantly right from the very start of these programs, and I would like

to suggest that we could sit here all night and discuss this with Mrs. Shackelford and that she would leave the Council Chambers with exactly the same feeling, or worse.

Shackelford: I was going to say the same thing, Mr. Finnigan. I came up mainly to get straightened out, and Mr. Sullivan straightened it out for me. You all know how I feel and it is rather redundant to discuss it any more.

Mayor: Thank you, Mrs. Shackelford. Mr. Corsi.

Corsi: I was just going to make the comment that we have a letter on record from the Downtown Business Association totally endorsing this concept. I don't see how a city could remain totally healthy if the heart of it is sick and dying. When the heart of the city tends to erode, it affects the entire body of the city. I have no specific interest in the development of the downtown area, but I would do everything within my power to see to it that we had a healthy, vital, imaginative, attractive downtown core.

Mayor: Mr. Maule on my right points out that on the "A" Street level of the National Bank of Washington Plaza, and I bring this to Mrs. Shackelford's attention and everyone's attention, that the model of the new "A" Street Spur, which points out that the main traffic pattern, the main arterial into the City will in the future be not what we have known it to be in the past, but will route vehicular traffic in the area of the parking facilities, and the pedestrian can bridge over to Broadway or take the escalades to Broadway. I might just point out, and specifically for Mrs. Shackelford -- I don't know if she reads a lot, but I know she has coached people in reading -- a week or two ago in the Sunday Edition of the Seattle Post Intelligencer there was a column that pointed out that there was a new spirit in Tacoma; that there was a National Bank of Washington, parking garages, bridges to Broadway and that there would be a Broadway Plaza which would create for the heart of downtown Tacoma a complex that would be the envy of every city in America. And I believe that, and I am sure that most of this Council believes it. And I have talked to enough people in this community to know that most of them believe it.

There will always be voices that say you shouldn't do it, for some philosophical reason, and we have tragically listened to those voices in the past. But we are through listening to them because the potential of our City is at our threshold and I think we are going to move into it.

Mr. Jarstad.

Jarstad: I would like to comment one final time on the thought of urban renewal. Our Port Commission told us recently that by 1980 all available port facilities would be filled. They had an increase of 25% last year, and their increases have been accelerating recently; and with the increase of the docking facilities of the Commencement Bay we will need

many of the supporting firms: marine insurance, law, and the various offices and businesses that go with the port activity, for what will probably be the greatest shipping port on the west coast. And a person, whom I have a great deal of confidence in on such matters, looking ahead for Tacoma and speaking about the cost of urban renewal, said that ten years from now the increase in taxation in one year of the valuation of buildings -- in the urban renewal department or urban renewal areas -- would equal the total cost that has been put out in the taxpayers' money for urban renewal. And that would continue to be a gain, year after year in the future. It is an accelerating program to get these things underway. And if there had been more support it probably could have been five years ahead of where it now. The people who have stalled it and fought it have probably cost the city hundreds of thousands of dollars.

Mayor: Call for the question.

End of Verbatim

A voice vote was taken on the resolution, resulting as follows:

Ayes 9: Corsi, Egan, Finnigan, Herrmann, Jarstad, Maule, Moss, Schroeder and Johnston.
Nays 0.

The resolution was declared passed.

Resolution No. 21050

Approving the settlement of the claim of Your Voice of Deliverance Revival Center in the sum of \$700.00 for property damage.

Dr. Herrmann moved that the resolution be adopted. Seconded by Mr. Moss.

Mr. Robert Hamilton, Acting City Attorney, explained the Liability Insurance which the City has recently purchased is a \$1,000 deductible policy and therefore any claims under that amount the City is responsible for that amount. The City Code requires that any claim against the City over \$500 must be approved by the Council by resolution. The incident in question involved the backing up of a sewer which did substantial damage to the Revival Center. The matter has been tentatively settled, except for the Council's approval for the amount set forth in this resolution.

Mr. Maule said that he had noticed on the explanatory notes that the other people who were involved had been paid a slightly smaller amount than what their claims were and asked if there was a reason for that.

Mr. Hamilton replied he had not been involved in the adjustments of the claims but could only surmise, that in going through the claims, some items had not been accurately determined or that a compromise figure had been made.

Roll call was taken on the resolution, resulting as follows:

Ayes 9: Corsi, Egan, Finnigan, Herrmann, Jarstad, Maule, Moss, Schroeder and Mayor Johnston.

Nays 0.

The Resolution was declared passed by the Chairman.

Resolution No. 21051

Authorizing a temporary loan of \$3,500.00 or so much as may be necessary from the General Fund to the Model Cities Revolving Fund.

Mayor Johnston moved that the resolution be adopted. Seconded by Mrs. Egan.

Mayor Johnston stated that he had a memorandum relative to a phone call which was received this morning by the City staff from Dr. Clapp, who is in the management and budget division of the White House in Washington, D.C. Dr. Clapp had specifically advised that the City of Tacoma would receive a letter this week which would definitely state that funds for the First Year of Action of the Model Cities Program through December 31, 1971, would be received.

Mayor Johnston said the First Year Program called for \$1.8 million, but Dr. Clapp had advised that the amount to be received would be only an appropriate amount, inasmuch as by the first of next year the Administration intends to have a community development program which will be a new approach to urban problems and the Model Cities problems would probably relate to the new approach. Dr. Clapp also advised that Tacoma would be in a position to apply for a continuation of the Model Cities Program through these new areas of programming.

Mayor Johnston further stated he felt the Council has expressed not only to this City, but to the federal government, its dedication to the concept of Model Cities and what it means to the people living in the City of Tacoma. He strongly urged the Council to vote in favor of the resolution.

Mr. Fred VanCamp, Civil Service League business representative, asked for some clarification on the Council's authorization of a temporary loan of \$3,500. He asked if the Council would be endorsing the concept set forth in C D A No. 11 communication. He added the Civil Service employees are not yet satisfied that the proper answers have been received. They haven't taken any action of being in favor or against the Model Cities Program as that is a decision for the Council to make, but they are concerned about the C D A letter. He asked if that letter received from Washington would be endorsing the C D A No. 11 or if there would still be room for negotiation.

Mayor Johnston said he did not think the No. 11 letter would particularly endorse any specific detail. In view of the commitments made, Mayor Johnston pointed out that any action by the Council would serve to assure that the dedicated staff of the Model Cities program is available.

Mr. Fred VanCamp remarked there is still time for negotiation on the C D A No. 11 letter.

Mayor Johnston said he did not think there was a commitment required by the C D A letter.

Mr. Frank Russell, new Director of Model Cities, advised that he had just sent a communication to Mr. McCormick, Mr. Hatfield and Mr. Bixel inviting them to a conference to be held by the Dept. of Housing and Urban Development in Seattle, March 3rd through March 5th, specifically relative to the C D A No. 11 letter. He stated they are definitely interested in Mr. VanCamp's views on letter No. 11 as well as those of all other City departments, inasmuch as that letter is designed to work in concert with the City government. He said Mr. VanCamp would be most welcome to attend this conference if the City could make his time available.

Mrs. Shackelford said she had been asked to come before the Council to represent the Tacoma Citizens Association and to clarify the statement made by Frank Russell at last week's Council meeting when he said he "spoke for the entire area" in the Model Cities Program. She said they took exceptions to the statement since they do not feel he is speaking for them. They are also disturbed in the event the program

goes through and since the Model Cities Board has adopted a rule to meet in executive sessions excluding the public unless invited and considering the fact they have authority over large sums of money and the hiring and firing of personnel. She also said they would like to know if the Council is considering implementing the recommendations made by the audit firms concerning the Model Cities Program. She suggested that it be coordinated with Planning, Urban Renewal and Public Works as there is a great deal of overlapping.

Voice vote was taken on the resolution, resulting as follows:

Ayes 9: Corsi, Egan, Finnigan, Herrmann, Jarstad, Maule, Moss, Schroeder and Mayor Johnston.

Nays 0.

The Resolution was declared passed by the Chairman.

Resolution No. 21052

Authorizing the sale one International Harvester Diesel Engine to K. R. Guinther for the sum of \$528.00.

Dr. Herrmann moved that the resolution be adopted. Seconded by Mr. Corsi.

Mr. Marshall McCormick, Acting City Manager, said he has talked to Mr. Schuster, who is ill, and was advised that the engine in question is obsolete. It had been purchased by the City at a cost of \$367 as surplus in 1959, but it had been so expensive to operate, it was not practical. This is the reason it was put up for sale. He added both he and Mr. Schuster have recommended that the Council accept the bid.

Voice vote was taken on the resolution, resulting as follows:

Ayes 9: Corsi, Egan, Finnigan, Herrmann, Jarstad, Maule, Moss, Schroeder and Mayor Johnston.

Nays 0.

The Resolution was declared passed by the Chairman.

Resolution No. 21053

Awarding contract to Lynnwood Equipment, Inc. on its bid of \$61,213.14 for one compactor-dozer.

Dr. Herrmann moved that the resolution be adopted. Seconded by Mr. Corsi.

Mr. John Bronow, Chief of Utilities Services for Public Works, explained the equipment desired would replace an old piece of equipment which is worn out. The new compactor dozer had been budgeted last year, but in order to wait until funds were available the purchasing was carried over. The proposed equipment weighs in excess of 56,000 lbs. which compacts the refuse and saves invaluable space and makes it easier to cover the refuse.

Mrs. Egan asked why Public Works did not consider buying a used machine, as described in the second bid.

Mr. Bronow said the machine from the second bid was not an old machine and had been a demonstrator, but did not have the equipment required. This type of equipment gets very heavy use and a secondhand one did not have as good a blade as the new bulldozer would have.

Mayor Johnston asked if this was the grinding equipment that had been approved and ordered a number of months ago. He also asked how long it would take to install the equipment.

Mr. Bronow advised that the plans for the site preparation had been delivered just that day. The grinding machine itself will not be delivered for approximately six months, but the foundation work will begin probably in March. It may be approximately seven or eight months before the system is operating.

Voice vote was taken on the resolution, resulting as follows:

Ayes 9: Corsi, Egan, Finnigan, Herrmann, Jarstad, Maule, Moss, Schroeder and Mayor Johnston.

Nays 0.

The Resolution was declared passed by the Chairman.

Resolution No. 21054

Awarding contract to Lige Dickson Co. on its bid of \$313,713.54 for Improvement No. 4907 and W. O. No. 91137.

Mr. Corsi moved that the resolution be adopted. Seconded by Mrs. Egan.

Mr. Bob Engle, Engineer for Public Works, explained this project is part of an urban arterial street program which will be a width of 44 feet with extra widening at the intersections.

Mr. Finnigan asked if the road work and closing of the streets in that location was due to the urban arterial improvement which is planned.

Mr. Engle explained that the present construction was relative to the gas main being lowered into the street by the Washington Natural Gas Co. prior to the street construction.

Mr. Finnigan asked how long that construction would take and how far will the mains be laid.

Mr. Engle said the construction will be between Center and So. 25th St. and along 25th for approximately one block.

Mr. Moss said he had looked over the area recently and there appears to be an extensive repair.

Mr. Engle said the reason for the increased construction in the area was that the present grade had to be lowered 14 feet below the present grade to accommodate the present utilities.

Mr. Finnigan felt the work of the gas company and the City should have been better coordinated.

Mr. Engle explained that the gas company is paying the cost and has elected to do the work prior to the street construction. This is a high pressure gas line which is very expensive work and the gas company is assuming the street construction will be approved by the Council.

Mr. Jarstad commented that the bid award was \$65,000 under the engineer's estimate and felt this is a great saving to the Department.

Voice vote was taken on the resolution, resulting as follows:

Ayes 9: Corsi, Egan, Finnigan, Herrmann, Jarstad, Maule, Moss, Schroeder and Mayor Johnston.

Nays 0.

The Resolution was declared passed by the Chairman.

Resolution No. 21055

Authorizing the partial release of easements to the Port of Tacoma in the area of Port of Tacoma Road & East-West Thruway which is no longer needed by the Light Division.

Dr. Herrmann moved that the resolution be adopted. Seconded by Mrs. Egan.

Mr. A. J. Benedetti, Assistant Director of Utilities, explained this action involves the release of several easements over which the City has power transmission lines. The Port of Tacoma has requested these releases in connection with the development of the Blair Waterway and will pay the cost of approximately \$67,000 and will furnish additional easements as required by the City.

Voice vote was taken on the resolution, resulting as follows:

Ayes 9: Corsi, Egan, Finnigan, Herrmann, Jarstad, Maule, Moss, Schroeder and Mayor Johnston.

Nays 0.

The Resolution was declared passed by the Chairman.

Resolution No. 21056

Authorizing the sale of distribution poles and equipment formerly used by the Light Division to the Town of Milton for the sum of \$4,272.00 plus tax which is declared surplus by the Department.

Mr. Benedetti explained that the town of Milton, a wholesale customer of the Light Division, has asked to purchase distribution poles and equipment since the area served from Fife Way was recently annexed to the town of Milton for the sum of \$4,272.

Mr. Benedetti stated the equipment is surplus to the needs of the City.

Voice vote was taken on the resolution, resulting as follows:

Ayes 9: Corsi, Egan, Finnigan, Herrmann, Jarstad, Maule, Moss, Schroeder and Mayor Johnston.

Nays 0.

The Resolution was declared passed by the Chairman.

FIRST READINGS OF ORDINANCES:Ordinance No. 19304

Amending Chapter 13.06 of the Official Code by adding a new section 13.06.050(26) to include property on the Southeast corner of So. 12th and Highland Streets in an "R-3" District. (Mallos and Hoheim)

The ordinance was placed in order for final reading.

FINAL READING OF ORDINANCES:

Ordinance No. 19297

Amending Section 1.12.414 & 430 of the Official Code relative to pay and compensation to add two new classifications Human Relations Commission Director and Human Relations Commission Field Work Coordinator.

Roll call was taken on the ordinance, resulting as follows:

Ayes 9: Corsi, Egan, Finnigan, Herrmann, Jarstad, Maule, Moss, Schroeder and Mayor Johnston.

Nays 0.

The Ordinance was declared passed by the Chairman.

Ordinance No. 19298

Amending Chapter 13.06 of the Official Code by adding a new section 13.06.045(13) to include Wapato Hills Addition between So. 56th and 58th Streets and between Ferry and Sprague Ave. in an "R-2-T" District. (Fred Roberson)

Roll call was taken on the ordinance, resulting as follows:

Ayes 9: Corsi, Egan, Finnigan, Herrmann, Jarstad, Maule, Moss, Schroeder and Mayor Johnston.

Nays 0.

The Ordinance was declared passed by the Chairman.

Ordinance No. 19299

Amending Chapter 13.06 of the Official Code by adding a new section 13.06.120(62) to include property on the Southwest corner of So. 80th and Pacific Ave. in a "C-1" District. (Petition of United Mutual Savings Bank)

Roll call was taken on the ordinance, resulting as follows:

Ayes 9: Corsi, Egan, Finnigan, Herrmann, Jarstad, Maule, Moss, Schroeder and Mayor Johnston.

Nays 0.

The Ordinance was declared passed by the Chairman.

Ordinance No. 19300

Approving and confirming the Assessment Roll for L.I.D. 4906 for paving on McBride from Orchard to Ferdinand; Huson from No. 38th to McBride; and Madison from No. 16th to No. 18th Streets.

Roll call was taken on the ordinance, resulting as follows:

Ayes 9: Corsi, Egan, Finnigan, Herrmann, Jarstad, Maule, Moss, Schroeder and Mayor Johnston.

Nays 0.

The Ordinance was declared passed by the Chairman.

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Ordinance No. 19301

Approving and confirming the Assessment Roll for L.I.D. 4921 for alley paving between No. 21st and No. 22nd from Pine to Junett Streets.

Roll call was taken on the ordinance, resulting as follows:

Ayes 9: Corsi, Egan, Finnigan, Herrmann, Jarstad, Maule, Moss, Schroeder and Mayor Johnston

Nays 0.

The Ordinance was declared passed by the Chairman.

Ordinance No. 19302

Approving and confirming the Assessment Roll for L.I.D. 6898 for intersection street lighting along State St. from So. 39th to So. 41st; and other nearby streets.

Roll call was taken on the ordinance, resulting as follows:

Ayes 9: Corsi, Egan, Finnigan, Herrmann, Jarstad, Maule, Moss, Schroeder and Mayor Johnston.

Nays 0.

The Ordinance was declared passed by the Chairman.

Ordinance No. 19303

Approving and confirming the Assessment Roll for L.I.D. 6908 for intersection street lighting along 57th Ave. N.E. from 29th St. N. E. to 31st St. N. E. and other nearby streets.

Roll call was taken on the ordinance, resulting as follows:

Ayes 9: Corsi, Egan, Finnigan, Herrmann, Jarstad, Maule, Moss, Schroeder and Mayor Johnston.

Nays 0.

The Ordinance was declared passed by the Chairman.

UNFINISHED BUSINESS:

The Director of Public Works presents the assessment rolls for the following:

LID 3706 for sanitary sewers along alley between Prospect Street and Wapato from So. 49th and So. 51st Streets.

LID 4886 for paving on East 51st Street from "I" to "K" Streets.

LID 4905 for paving on Fremont Street from No. 23rd to No. 27th from Fremont to Vistaview Drive; Vistaview Drive from 100' south of No. 27th to 100' north of No. 27th.

Dr. Herrmann moved that the date of hearing be set for Monday, March 22nd, at 4 P.M. Seconded by Mr. Corsi. Voice vote was taken. Motion carried.

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Mr. McCormick pointed out that the City at present has one and one-half police courts, with Judge DeWitt Ryland on full time and Judge Waldo Stone spending half his time with the City and half with the County courts. The calendars of both the police courts and the justice courts are becoming more and more crowded. The redistricting committee has decided some time ago that the number of courts in Pierce County should be increased so there would be three full judgeships for the County's business and another half-time judge for the City Municipal Court. Therefore, the courtroom which had been used half-time by Judge Stone would now be used full time, but the only space available for such a courtroom in the building would be the space occupied by the Park Board.

Mr. McCormick said he had talked to the Park Board officials and they are looking elsewhere for occupancy. However, he added they have decided to build their own building in Wright Park which would take approximately six months, but it is hoped the Park Board can find something within the next week or ten days.

He added there has been some tentative estimates of the exact costs for remodeling of the office into a court room and including furnishings. He said he would like to have a meeting with the judges and the Council to review the plans as there would have to be some emergency appropriations for the construction and remodeling, also for the salaries of the judges as of April 1st.

Mr. Maule asked why this was not included in the budget.

Mr. McCormick explained that it was not known until two months ago that the Park Board was going to build its own new building.

Mrs. Egan commented that part of the court plans was discussed relative to the budget.

Mr. McCormick remarked if the Council recalls at the budget discussion, it was pointed out that this courtroom allowance would not be included in the budget at that time, but would be coming back to the Council for approval at a later date.

Mayor Johnston explained as a member of a committee of the County-City Building, he had participated in a discussion on this matter and it was not known until three weeks ago exactly where would be the most logical location for the new courtroom facility.

Mr. Maule felt that some estimate for remodeling a room should have been included in the budget and the money set aside.

Mr. McCormick said Mr. Maule's comments are logical, but at the time the budget was discussed there had not been time to make any estimates prior to the time the budget was discussed and adopted.

Mr. Jarstad asked if the Council Chambers had been considered as a temporary courtroom for the City.

Mr. McCormick replied this had been considered for use when it is not being used by the Council or other groups. He said he would like to meet with the judges and also to get some estimates.

Mr. Finnigan asked if it would be full-time court or half-time court.

Mr. McCormick said it would be full time and would require a room to accommodate six jurors at a time.

Mr. Finnigan thought the Council Chambers could be used temporarily and suggested that the Planning Commission meetings which are the most active aside from the Council meetings, could be scheduled for some other time.

REPORTS BY CITY MANAGER:

Mr. McCormick, Acting City Manager, said the Kiwanis Club had contacted him by phone relative to using the Old Fire Hall facilities for a period of 60 days for a project concerning the Girls Scout Camp. He added that they have large row boats and need a place to scrape and paint three of the boats.

He had contacted Mr. Ron Button, Building Inspector, regarding the safety of the building and had been advised the heat and water were turned off at present, but would be safe for the work in question. He said the utilities could be turned on for their use and he recommended that the group should provide fire insurance for a minimum of \$50,000 coverage and also a public liability policy to be approved by the City Attorney.

Mr. Finnigan asked if this use would require replacing the window on the top floor.

Mr. McCormick replied the City probably should put up a sheet of veneer over the window for protection from the rain.

Mr. Finnigan recommended approval of the requested use of the building.

Mrs. Egan asked if the public liability insurance would cover young people or men who might be working on the boats. She also asked if it would cover theft of the boats.

Mr. McCormick replied it would cover the possible injury to the workers, but not any theft.

Mayor Johnston recommended approval so that the building could be used by this worthwhile group.

Mr. McCormick said he would advise the group that approval was granted and send a copy for the Mayor's office file.

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Mr. McCormick explained that he has been checking into the advisability of buying a building for the City's use which is diagonally across from the present County-City Building. However, he found that the minimum price the owner would sell was double the appraisal value. He said Mr. Button, Building Inspector, estimated it would cost an additional \$50,000 to bring the building up for use which would be prohibitive. Mr. McCormick said he would not pursue the matter any further in this regard.

Mr. Jarstad asked if the City had made any study relative to building its own building on property near the County-City Building, especially since modern building techniques are more economical these days.

Mr. McCormick stated the City does not own any property near the County-City Building, but does own some property next to the Transit Building headquarters on Sprague Street and it has been determined that the property there would be legally feasible for the City's use. This could be financed by charging it off to various departments. Mr. McCormick thought the Council should explore this possibility even though it is some distance from the County-City Building. It could be used only by departments who do not require a close interdepartmental contact.

He added the possibility of renting space in the I.B.M. Building across from the County-City Building on 9th Street had been explored, as space is needed for the Human Relations group, the Neighborhood Youth Corps, and the Trainee Corps.

Mayor Johnston felt the Council would concur that the cost of the building diagonally across from the County-City Building would be prohibitive.

Mr. McCormick commented that Mr. Jarstad's solution of building on the City's own property would be more feasible.

COMMENTS BY MEMBERS OF THE COUNCIL:

Mr. Finnigan commented that aside from the fact that an ordinance this evening had provided for a Director and another staff member for the Human Relations Commission, the Commission had been having difficulty obtaining a quorum at their meetings. He said they are anxious to have a vacancy filled as soon as possible especially since they have another meeting in two days.

Mayor Johnston said he has five names that he plans to nominate next week, but asked Mr. Hamilton if action could be taken at this time.

Mr. McCormick said he had dictated a letter to both the Human Relations Commission and the Trainee Corps giving all the information and it would be in the Council's hands shortly.

Mr. Hamilton advised that according to Section 2.4 of the Charter, appointments could be made by a majority vote of the Council members, but that the names of the candidates to be acted upon are required to be in writing to be technically correct.

Mr. Schroeder suggested the Human Relations Commission could postpone their meeting until after the new appointees had been properly installed.

Mayor Johnston advised that he had already prepared the list of names and the background resumes of each candidate and suggested that perhaps the Council could recess in order to review them at this time.

Mayor Johnston moved to recess in order that the Council members could review a resume of the five nominees. Seconded by Dr. Herrmann.

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The Council recessed from 9:15 to 9:30, at which time they reconvened.

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Mayor Johnston announced that the members had reviewed the resume of the nominees and will now place the name of Mrs. Velma W. Halliburton, residing at 7807 So. Alaska St., for nomination.

Mr. Moss moved that Mrs. Halliburton be nominated as a member of the Human Relations Commission. Seconded by Mr. Maule. A voice vote was taken, and the motion unanimously carried.

Mayor Johnston moved that Rev. Robert Yamashita be nominated as a member of the Human Relations Commission. Seconded by Mr. Finnigan. A voice vote was taken and the motion unanimously carried.

Mayor Johnston moved that Mr. Jack Warnick be nominated as a member of the Humans relations Commission. Seconded by Mr. Finnigan. A voice vote was taken and the motion unanimously carried.

Mayor Johnston moved that Mrs. Ruth Kors be nominated as a member of the Human Relations Commission. Seconded by Mr. Corsi. A voice vote was taken and unanimously carried.

Mayor Johnston moved that Rev. Robert H. Davis be nominated as a member of the Human Relations Commission. Seconded by Mr. Finnigan. A voice vote was taken and unanimously carried.

Mayor Johnston said he would contact the attorney's office later to determine the various terms of office for the appointees.

Mayor Johnston moved to nominate Councilman Harold Moss as a representative of the Council, to the Human Relations Commission. Seconded by Mr. Finnigan. A voice vote was taken, and unanimously carried.

Mayor Johnston said he hoped it would not be too long before a Director for the Commission is selected, and that they could move forward and fill out the void in the urban society.

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COMMENTS BY MEMBERS OF THE COUNCIL:

Mr. Schroeder said he had received the information from Mr. Gary Sullivan which he had requested relative to the sale of the last parcel of property in the Center Street urban renewal project. He felt this of great importance as the Council considers further projects of this kind. He quoted statistics regarding the conditions before the urban renewal and following the urban renewal. The information is as follows:

	<u>Before renewal in 1959</u>	<u>After urban renewal in 1969</u>
Assessed value of property	\$291,140	\$1,611,752
Annual taxes paid to City, one year	20,485	140,867
Number of employees in the area	(not determined)	1,148

Mr. Schroeder pointed out that the number of employees is ten times as many now as was, before renewal. The valuation of property increased 453%, and the taxes increased 587% for one year. The total city expense incurred was \$94,932. He felt these statistics illustrated the strongest possible reasons for having urban renewal, and that this could not help but convince every citizen to go forward with these urban renewal projects. He said he would have copies of the report made for each Council member.

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Mr. Jarstad explained Fire Chief Reiser had suggested that a bond issue be put on the ballot for the new fire boats to be purchased. Last Fall as part of the Design for Progress, \$450,000 was anticipated for this equipment. However, now it is estimated that \$650,000 could purchase two new boats, which would be faster. This is urgently needed to protect the insurance rates on properties in the Port area.

He also pointed out the City should move on this as soon as possible as it will take a great deal of time preparing the necessary papers that will be needed before final action can be taken.

Mayor Johnston said there is always a certain amount of discussion as to whether a matter such as this is to be put on the general or primary ballot. He commented that Chief Reiser might have an opportunity to discuss it and determine which elections in the Fall would be more appropriate.

Mr. McCormick pointed out that it is too late to have this on the election ballot for March 9th, however, it could be put on the September or November ballot. It has to be certified to the Election Dept. 45 days prior to the election.

Fire Chief Reiser advised the Council that he had appointed Captain Otis Hay as Training Chief in the Fire Dept. Chief Reiser said he appreciated having the matter of the fire boat brought to the Council's attention as the need is becoming very urgent. He added the fire boat that is being used is slow and cumbersome which compares to an old car; whereas new ones would be faster and more efficient and could be operated with the same crew used at present on the one boat.

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CITIZENS' COMMENTS:

Mrs. James Eastman, PTA Safety Chairman for Seward Elementary School, said she would like to have the three persons mentioned in the letter from that school district speak to the Council.

Mrs. Shirley Smith, President of the PTA from the school, stated representatives from the school group were present this evening to make some requests relative to the proposed bridge in the area from Alaska Street to the Tacoma Mall area. They feel that a pedestrian overpass at So. 48th should also be constructed as a safety measure for the children attending the school.

Mr. Nelson, principal of the school, explained the dilemma that would be caused at the school site as a result of the proposed widening of So. 48th Street. He added there is approximately 60 families with over 100 children in that proximity going to school and there is no other alternate route. Alaska Street would also serve as a feeder from So. 38th and So. 56th Street and funnel all pedestrian traffic into the one intersection.

Mr. Maule asked when the Seward School was constructed.

Mr. Nelson advised it had been constructed in 1962, but prior to that time the children attended Reed School, and then when the Freeway was finished, due to So. 38th Street becoming such a heavily traveled arterial, they were requested to attend Seward School in order to avoid crossing 38th Street.

Mr. Nelson further added at present the school is isolated as it is bound entirely by the Alaska and So. 48th Street arterials. The school feels the best and least expensive solution would be to have an overhead pedestrian crossing at Wilkeson Street. Mr. Nelson stated that heavy traffic makes turns both to the right and to the left off the Freeway and proceeds right into the same crossing the children are presently expected to use, as there is no other choice.

Mr. Finnigan asked what the proposed width of 48th Street is at its high point for an overpass.

Mr. Nelson said the roadbed would be 48 feet, with a 5 foot sidewalk on each side, plus 26 feet for the inclination steps; the total would be approximately 84 feet across.

Mayor Johnston asked at what point in the development of the proposed 48th Street bridge did Mr. Nelson become aware of the problem the school is now confronted with.

Mr. Nelson said it came to his attention in November, 1970. At that point he had called the Central School office to see if any plans had been made with the City in relation to the problem. He had then asked the school officials to meet with the City engineers, but the City had not felt that a pedestrian overpass was warranted. The second week in January, they had later met with Mr. Kosai, Mr. Bob Anderson and Mr. Crumbley of Public Works traffic department. Mr. Nelson said they would like to see a precedent set for projects of this type relative to cross-town arterials near schools.

Mr. Maule commented that Mr. Nelson had indicated he had contacted the school offices and found there were no plans by the City for the streets involved in this problem; whereas the City had designated the arterial on 48th Street as far back as 1950. He added that he was very disturbed as this is the second time in the past month that the schools have made requests for changes in the streets as a result of their apparent lack of foresight.

Mr. Nelson said he has been in the school district for some time, but is not aware of the amount of coordination between the School Board and the City in relation to planning of schools as related to arterials, etc. He said he did not know the sequence of the events in the planning.

Mr. Maule said he was fully in favor of providing safety measures but hated to be placed in a position whereby the School Board was rallying for support to cover its lack of foresight.

Mr. Nelson stated perhaps the situation was his fault as he had not realized 48th Street was planned to be an arterial when the matter was on the bond issue three or four years ago, but that hind-sight was better than foresight. He added

he would like to see a precedent set for having the School Board and the City get together to coordinate their plans in the future and get the problems ironed out as far as six years ahead.

Mr. Bill Beatty, a parent and a resident at 43rd and Alaska and previously at 38th & Alaska, said his children attended school in that district. He stated that some years ago Mr. Crumbley of the Traffic Dept. of Public Works had estimated a cost of \$40,000 to build a pedestrian overpass walkway, but even more to build an underpass. He pointed out that as he drives a service truck all day, he often sees safety hazards which could have been prevented if more forethought had been used in the planning. He said he had called the Concrete Technology Corporation to find out how long a span could be constructed without having a support in the middle of it. He had discussed the matter with the City engineers and found that there needed to be approximately 16 steps leading down from the pedestrian overpass and at \$20 per foot for a concrete beam overpass that would be considerably less than the \$40,000 quoted for the overpass.

Mr. Beatty commented the question was raised in Mr. Anderson's office as to whether it was the School Board's responsibility to construct the pedestrian overpass across the highway or if it should be figured in when the road was built.

Mr. Moss questioned if the group was asking the City to fund the footbridge near Seward School.

Mr. Toney Shelton, 807 Baylor Street, Business Manager and Secretary of the School Board, commented that each Council member had received a letter showing the School Board's action in supporting the Seward PTA efforts. He said the relationship between the City and the Schools is something everyone could be proud of and they had granted each other favors back and forth such as when the City needed a site to place garbage and the School had let them use 22 acres and in turn the City was allowed to buy land around that site and benefited. Although there has been some differences over the years, it has been a tremendous relationship. He also said these relationships should be improved.

Mr. Shelton said he was not aware why he had not known about the City's plan to make 48th Street an arterial. These things just happen and they try to do the best job they can, but still need help from others. Relative to the School's financing the pedestrian overpass, to the best of his knowledge it would not be possible. He did not know if it were legal to go that far from the school to spend money not directly connected with the school even if it had to do with the children's safety. He hopes the overpass will be included in the \$1.3 million when the other construction is done by the City.

Mr. Corsi said he agreed with Mr. Shelton's viewpoint over the differences the schools are having with the City's planning, but somewhere along the line they should chiefly consider the safety of the children. He pointed out the fact the City has a 10-year plan, but sometimes plans have to be changed because they don't work out. What they are faced with now is a decision as to (1) is the pedestrian overpass feasible, (2) what is it going to cost, (3) who is going to pay for it. He did not feel it should be incumbent on the people to make engineers of themselves, but that it is incumbent upon the Council and the City departments who have the expertise to put the figures together and make the decisions. He felt if there is funding as part of the \$1.3 million, then the 90/10% funds should compensate for that.

Mr. Jarstad felt it was an important precedent to be considered and suggested the possibility of using urban arterial funds for other pressing areas where additional overpasses could be built for the benefit of school traffic.

Mr. Shelton commented he did not want the Council to get "hung up" on the word "precedent"; it was used only to show the City had not funded any overpasses, although one overpass had been funded over near Reed School. The word "precedent"

did not mean the Council had not been concerned with safety; they have been.

Mr. Moss stated at this point the only question is , "who is going to do it." Everyone agrees it is a grand idea, but no one sees how it can be done. How are they going to solve a very pressing need which has been defined by the community.

Mr. Shelton suggested they should all sit down and seek legal advice and look at their funds available and determine if this could be incorporated in the over-all budget. He said he would be glad to get the School's attorney to see if they could legally make such an expenditure if funds were available.

Mrs. Egan felt the problem situation requires a pedestrian overpass and it would be only fair if Mr. Kosai of the Public Works Dept. were allowed to say something on the other side of the question.

Mr. Maule said he knew very few people in the School District, but as a Councilman and a father, he felt that one of the highest priorities in the Schools is the traffic flow around the schools. Having only been on the Council since last October, he said he was not thoroughly familiar with the School Board's activities, but the request for the relocation of Mason-Tyler and the present request showed lack of planning. As a citizen he hopes they will make better plans as to the traffic and the location of the schools.

Mr. Yoshio Kosai explained that the Public Works Dept. had discussed this matter previously and is working with all of the schools, Police Dept. and with Administration. They have been meeting once a month as the Tacoma School Safety Advisory Committee, which has been a model for many cities for over twelve years. He said he had met with the school committee in November and subsequently written a letter to Mrs. Eastman stating the City's position at that time. They had reviewed the guidelines, financing and the safety problem throughout the City at a number of meetings.

He commented that only one accident had occurred last year, at an intersection, at the time a school patrolman was on duty.

He added many schools have large volumes of traffic and he had advised the committee that 48th Street might have up to 7,000 vehicles per day and by 1990, the consultants estimate as many as 16,500 per day on 48th Street and the 48th Street Prospectus estimated by 1985, there would be 10,000 per day. On that basis comparing other school crossings having 5,000 per day or more and the safety records, it had been the recommendation of the Traffic Dept. of Public Works Dept. that the children cross with the signal at 48th and Alaska Streets.

Relative to the stairway at 48th and Wilkeson, he said it could or could not be eliminated. If there is a stairway, some people might cross 48th at Wilkeson; or to eliminate it some people could go down the bank itself and still cross 48th Street. School crossing problems are very difficult and the Department tries to do the best it can. There is no question that a pedestrian overcrossing would be safer than crossing the street at the same grade as the street.

Mrs. James Eastman pointed out there are no sidewalks along Alaska and only banks along the side and therefore much more dangerous for the children who walk along that street. She felt the stairs proposed would be very dangerous especially on icy mornings and especially for children. She said there would be 200 children crossing at that corner in the mornings; whereas if the pedestrian overpass were constructed, it would eliminate all the congestion. There will be an overflow of traffic from 38th Street and from 56th Street.

Mayor Johnston said there is no question that the School Board and the Council will discuss the matter further at its earliest convenience. However, as he sees the matter, he feels the Public Works Dept. often is more concerned with the construction and with moving automobiles than with the amenities of life. As he sees the total picture, the City is building an overpass over South Tacoma Way which

takes one over to 48th Street as a by-pass to the Tacoma Mall. To review the projects, 38th Street was the number one priority for the City in the urban arterial program because of its frequency of accidents and congestion. He said when considering 48th Street, we must not lose sight of the fact that it is not a typical street. There is going to be heavy amount of traffic and it could possibly be that the Public Works Dept. might have been delinquent in not recognizing the amenities involved in an overpass.

Mayor Johnston said whether we can legally involve these funds with an overpass is something that a council with the two elected bodies with their legal advisors will resolve, but at least the people from the school area can be assured we will sit down together and try to resolve it, as the Council is certainly concerned with the well-being of children.

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Mayor Johnston moved to suspend the rules to hear comments relative to the Senior Centers, Inc. Seconded by Mr. Moss. Voice vote was taken and motion carried.

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Mr. Allen Radcliffe, Secretary of Board of Trustees, Senior Centers, Inc., stated that the Senior Centers program was originated three years ago with the stipulation that the operational expenses of the local senior center will be "spun off" in three years. They had some correspondence with the Council during the last budget session in an attempt to procure some operating funds for several of the centers and pursued several alternatives as well. They have now worked out an arrangement with the Housing Authority to help with funding and with the Park Department on a temporary basis for the operation of Wright Park Senior Center. They find no governmental jurisdiction of any kind, except that of the Council, which seems to have any authority to make any decisions relative to the Old Fire Station. The operating funds for the program at that location will expire on February 28th unless funds can be found. He asked that his group be allowed to meet with the Council as soon as possible to see if any solution can be found.

Mayor Johnston said he would arrange a meeting.

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ITEMS FILED IN THE OFFICE OF CITY CLERK:

- a. Minutes of Board of Adjustment meeting of January 14th, 1971.
- b. Monthly Report, Citizens' Information and Service Bureau, January, 1971.
- c. Tacoma-Pierce County Humane Society Report, January, 1971.
- d. Tacoma-Pierce County Health Dept., Vital Statistics Report for week ending Feb. 6th
- e. 1970 Annual Report, Citizens' Information and Service Bureau.
- f. Dept. of Public Works filing quarterly Grantee Report of Expenditures on the Refuse Crusher Demonstration Grant for the period ending December 31, 1970.
- g. Dept. of Public Works filing Update Cost Estimate for Wilkeson Street.
- h. Dept. of Public Works filing EDA Grant Application for sewerage facilities in Port Industrial Area.
- i. Personnel Report for December, 1970
- j. Metropolitan Park District Annual Budget, 1971.
Placed on file.

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Dr. Herrmann moved to adjourn the meeting. Seconded by Mr. Finnigan. The meeting was adjourned at 10:55 P.M.

Attest:

Josephine Melton
Josephine Melton - City Clerk

Gordon B. Johnston
Gordon B. Johnston - Mayor