

CITY COUNCIL MINUTES

City Council Chambers, 4:00 P. M.
Tuesday, June 28, 1966

Council met in regular session. Present on roll call 9: Bott, Cvitanich, Finnigan, Haley, Herrmann, Johnson, Murtland, Price and Mayor Tollefson.

Mr. Haley moved that the minutes of the meeting of June 14, 1966 be approved as submitted. Seconded by Mr. Murtland. Voice vote taken. Motion carried.

Mayor Tollefson welcomed the teachers in the Community Resources Workshop who had been acquainting themselves with the workings and problems of City government at a seminar held in the Council Chambers.

Mr. Donald P. Clough of San Francisco, Western Regional Director for the American Social Health Association, reported that his organization had found commercialized prostitution to be at a minimum in the City of Tacoma. The survey produced an "A" rating and local officials were to be commended for keeping prostitution at an irreducible minimum.

Mayor Tollefson explained that the City of Tacoma had not requested the survey but he was gratified for the fine report submitted on the City by Mr. Clough.

HEARINGS & APPEALS:

a. This is the date set for hearing on the request submitted by Western Finance Co. for the rezoning of property located on the east side of So. Manitou Way in the vicinity of So. 56th from an "R-3" to a "C-2" District.

No one appearing and no protests being made, Mrs. Price moved to concur in the recommendation of the Planning Commission and that an ordinance be drafted approving the rezone. Seconded by Dr. Herrmann. Voice vote taken. Motion carried.

b. This is the date set for hearing on the petition submitted by the Public Works Department for the vacation of the North 15 feet of So. 88th St. between Ainsworth & Sheridan Ave. extended.

No one appearing and no protests being made, Dr. Herrmann moved to concur in the recommendation of the Planning Commission and that an ordinance be drafted approving the rezone. Seconded by Mr. Johnson. Voice vote taken. Motion carried.

c. The City Planning Commission recommending denial of the petition submitted by George D. Poe & Co. for the rezoning of the property located on the north side of No. 33rd St. west of Shirley St. from an "R-2" to an "R-4" District.

An appeal had been filed on June 20, 1966.
Suggested date for hearing is August 2, 1966

Mr. Johnson moved that Tuesday, August 2, 1966 at 4:00 P. M. be set as the date for hearing on the appeal of George D. Poe & Co. Seconded by Mrs. Price. Voice vote taken. Motion carried.

RESOLUTIONS:

Resolution No. 18760

Fixing Monday, July 25, 1966 at 4:00 P. M. as the date for hearing on L I D 3646 for storm drains in No. 23rd St. from Vassault to Defiance & Bristol & Defiance from No. 23rd to Westgate Blvd.

Mr. Haley moved that the Resolution be adopted. Seconded by Dr. Herrmann.

The Resolution was passed unanimously by voice vote.
Ayes 9; Nays 0; Absent 0.

Resolution No. 18761

Awarding contract to Munson-Smith Motors, Inc. for the furnishing of (2) pick-up trucks on its bid of \$4,609.49 incl. sales tax and for (2) cabs & chassis on its bid of \$4,422.49 incl. sales tax.

Mr. Haley moved that the Resolution be adopted. Seconded by Mr. Cvitanich.

The Resolution was passed unanimously by voice vote.
Ayes 9; Nays 0; Absent 0.

Resolution No. 18762

Awarding contract for L I D 3621 to G. C. Casebolt Co. on its bid of \$14,766.86 incl. sales tax.

Mr. Haley moved that the Resolution be adopted. Seconded by Dr. Herrmann.

The Resolution was passed unanimously by voice vote.
Ayes 9; Nays 0; Absent 0.

Resolution No. 18763

Accepting a sealed bid from Irene Manthou for the south 25 feet of Parcel D-11-B in the amount of \$2,000.00 situated within the Center St. Urban Renewal Project No. Wash. R-1.

Mr. Haley moved that the Resolution be adopted. Seconded by Mr. Finnigan.

The Resolution was passed by voice vote.
Ayes 8; Nays 1, Cvitanich; Absent 0.

Resolution No. 18764

Accepting a sealed bid from Leland T. Baker & Joseph H. Baker, a partnership, for Parcel B-29, D-11-A & part of D-11-B in the amt. of \$39,100.00 situated within the Center St. Urban Renewal Project No. Wash. R-1.

Mr. Haley moved that the Resolution be adopted. Seconded by Mr. Finnigan.

Mr. Corey Richmond, Urban Renewal Director, explained that this property was formerly the Golden Rule Bakery Bldg. He added, H. D. Baker & Co. was the successful bidder for the building and they plan an extensive remodeling program and to use the building in connection with their office supply business.

Mr. Rowlands explained the new developments in the Center Street project area have increased property tax returns by 459 percent, from \$7,694 per year to \$39,496 per year. He added, the re-development of the Center Street area is near to 70 percent completed and he felt this was an admirable record.

The Resolution was passed by voice vote.
Ayes 8; Nays 1, Cvitanich; Absent 0.

Resolution No. 18765

Authorizing the creation of a Joint Airport Zoning Board with Pierce County.

Dr. Herrmann moved that the Resolution be adopted. Seconded by Mrs. Price.

Mr. Rowlands suggested that the Council members give further thought to the two members of the board to be appointed by the City.

Mr. Haley moved that the Resolution be postponed for one week, until July 5, 1966. Seconded by Mr. Finnigan. Voice vote taken. Motion carried.

Resolution No. 18766

Authorizing the execution of an agreement with Economic Research Associates for a space study of the County-City Bldg.

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Mrs. Price moved that the Resolution be adopted. Seconded by Mr. Finnigan.

Mr. Finnigan explained that the space study of the County-City Bldg. had been under discussion at the meeting of the County-City Bldg. Committee for some time. He added, the Economic Research Associates of Los Angeles have submitted the best offer for making the study. The need for this mainly stems for the need of additional

court rooms, however there are other departments also in need of space. This study would project the need until about 1980, he added.

The Resolution was passed unanimously by voice vote. Ayes 9; Nays 0; Absent 0.

Resolution No. 18767

Authorizing the proper officers of the City to file an application with the Economic Development Administration for grant assistance to finance the construction of an interceptor sanitary sewer across the Port Industrial Area.

Mr. Finnigan moved that the Resolution be adopted. Seconded by Mr. Johnson.

Mr. Robert Hamilton, chief assistant City attorney, explained that the Federal Government now subscribes that Resolutions be written in form of their certificate, which he has prepared.

Mr. Haley moved that the substitute Resolution be adopted. Seconded by Mr. Finnigan.

Mr. Finnigan said since this application is for 50-50 federal matching funds for a sanitary sewer project for the tideflats industrial area, he wondered what was the time limit.

Mr. David Stevens, Federal-State coordinator, stated there was no prescribed limit under this particular program.

Mr. Rowlands said, he felt that the City of Tacoma deserves any aid that could be obtained as within the last fifteen years the City has been setting up programs trying to abate pollution in the streams and the bays. There are funds available for such projects and applications must be submitted this week before the fiscal year deadline. He added, that a proposed three million dollar street improvement program for the area had been deleted from the application because of anticipated difficulties in raising the local matching money.

Mr. Schuster, Public Works Director, stated the sewer and drain program involves \$1.7 million interceptor sewer across the tideflats, linking Marine View Drive and Northeast Tacoma with the City's central treatment plant. The program would tie in with the \$8 million federally aided sewer and drain project being started by the Port of Tacoma.

Mr. Finnigan asked what would be used to match the sewer and drain funds if approved.

Mayor Tollefson explained, the City would rely primarily on sewer utility revenue bonds and local improvement district assessments.

The substitute Resolution was passed unanimously by voice vote. Ayes 9; Nays 0; Absent 0.

Dr. Herrmann moved that the rules be suspended to consider Resolution No. 18768. Seconded by Mrs. Price. Voice vote taken. Motion carried.

Resolution No. 18768

Awarding contracts for heating fuel requirements for July 1, 1966 to June 30, 1967 to Griffin-Galbraith Co. on Item 1; J. P. Myers Fuel Co. on Items 2, 6 & 7; and McKenzie Fuel, Inc. on Items 3, 4 & 5.

Mrs. Price moved that the Resolution be adopted. Seconded by Dr. Herrmann.

Mr. Rowlands stated that the staff felt the bids were excellent and they were very close to those received last year.

The Resolution was passed unanimously by voice vote. Ayes 9; Nays 0; Absent 0.

FINAL READING OF ORDINANCES:

Ordinance No. 18079

Amending Chapter 13.06 of the Official Code of the City by adding a new section 13.06.065 (55) to include property at the east side of Pacific Ave. and south of So. 88th St. extended in an "R-4-L" District. (Petition of Charles E. DeLauro.)

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

Ayes 9; Nays 0; Absent 0.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18080

Amending Chapter 13.06 of the Official Code of the City by adding a new section 13.06.120 (47) to include property on the N.E. corner of No. proctor & No. 24th Sts. in a "C-1" District. (Petition of Safeway Stores, Inc.)

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

Ayes 9; Nays 0; Absent 0.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18081

Amending Chapter 13.06 of the Official Code of the City by adding a new section 13.06.065 (56) to include property in the vicinity of No. 26th St. & Narrows Dr. in an "R-4-L" District. (Petition of E. Albert Morrison.)

Mr. Finnigan stated he had checked this property the past week and he still felt this was spot zoning and should not be approved.

Mr. Haley agreed with Mr. Finnigan that this area should not be rezoned.

Mayor Tollefson stated he had checked the property also and felt that the entire area should have been kept residential but since there are two other sections in the immediate area zoned "R-4-L" he did not feel this was spot zoning under the circumstances.

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

Ayes 6; Nays 3, Cvitanich, Finnigan and Haley; Absent 0.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18082

Suspending the issuance of building permits for (6) months in the New Tacoma Urban Renewal Project No. Wash. R-14.

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

Ayes 8; Nays 1, Finnigan; Absent 0.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18083

Authorizing the condemnation & acquisition of (85) parcels of property located within New Tacoma Urban Renewal Project No. Wash. R-14.

Mr. Finnigan asked if all of the appraisals on these parcels of land have been completed.

Mr. Richmond, Urban Renewal Director, stated the appraisals are virtually completed on the property to be acquired along Pacific Ave. from 9th to 13th Sts. and a federal official will be in Tacoma July 11th to begin reviewing these with the department and it is hoped they can acquire properties by the latter part of July.

Mayor Tollefson stated this Ordinance is a procedural step in the processing of the Urban Renewal Plan No. Wash. R-14. It does not mean that condemnation would be started soon.

Mr. Richmond explained, the City will resort to condemnation only if negotiations for purchase of the property fail.

Mr. Finnigan said he was concerned that downtown property owners are confused about the City's plans and he urged the City's Urban Renewal Department to mount an informational campaign.

Mayor Tollefson requested that Mr. Richmond work with the news media for the purpose of a press release to be sure that these people affected in the Urban Renewal Project No. "R-14" and other interested parties are informed of the procedural steps that are being put to use in this area.

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

Ayes 8; Nays 0; Absent 1, Cvitanich.
The Ordinance was declared passed by the Chairman.

REPORTS:

MC-477 Cost Estimate to Repair Old City Hall. 294

Mr. Rowlands said he understands that the Council members wish to preserve the old City Hall building and make repairs at a minimal expense for one year.

Mr. Schuster, Public Works Director, stated it was also requested that if anything were to be removed it was to be photographed and kept until such time when a decision is made as to what is to be done with the building.

Mr. Finnigan and Mr. Haley felt the period for study of a proposed use for the building should be three years instead of one year since the only help of the Civic Arts Commission is volunteered.

After some discussion, Mayor Tollefson requested that the old City Hall building be preserved at a minimal expense so that the building will be presumably safe for a period of one year. Within this period the Civic Arts Commission is expected to submit a proposal for its future use.

Mr. Haley requested that steps be taken to preserve the clock tower in the old City Hall as the machinery is of a very delicate nature.

ITEMS FILED IN THE OFFICE OF THE CITY CLERK:

- a. Personnel report for the month of May 1966.
- b. Tacoma Police Dept. report for the month of May 1966.
- c. Report of the Director of Finance for the month of May 1966.

COMMENTS:

Mr. Rowlands reminded the Council members of the 31st Annual Institute of Government to be held on Friday, July 8th, at the University of Washington, in Seattle. The subject under discussion will be "Washington State Constitution--Stumbling Block or Stepping Stone." He asked any member of the Council wishing to attend to notify his office so they can arrange transportation. ✓

Mr. Rowlands explained that the Hilltop Neighborhood Improvement Council has requested that the City apply for a federal survey and planning advance under the Urban Renewal program for the area bounded generally by 7th Ave., So. 27th, Tacoma and Sprague Avenues. He added, the Council has discussed the proposal and a resolution authorizing the application will be prepared for next Tuesday's meeting. ✓

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Mr. Corey Richmond, Urban Renewal Director, said the study would establish the condition of buildings and would suggest various "treatments" for sections of the area. He indicated the City expects recommendations for conservation of code-enforcement programs under which home owners can take advantage of long-term federal loans with low interest rates to improve their property. In some cases under the program, elderly persons on low incomes could receive outright grants for improvement projects up to \$1,500, he added.

Mr. Richmond noted that the Hilltop area probably needs additional playgrounds and open space and indicated the City would probably try to line up developers to build new low-cost and moderate-cost housing in the area.

Mayor Tollefson said, before anything is done a study must be made which would amount to taking a full inventory and notifying the people what would be required to help them up-grade their living quarters.

Mr. Cvitanich asked if there was any federal program under which residents on low fixed incomes could get federal grants to pay local improvement district assessments.

Mr. Richmond said such assessments sometimes are considered reimbursable improvement costs in renewal areas.

Mr. Rowlands stated that federal officials are considering legislation to authorize massive citywide projects.

Mr. Bott asked if the Council had not gone on record as promising that no new urban renewal project would be started without an affirmative vote of the people in the area.

Assistant City Manager, John Sankovich, stated he had checked the minutes and found that the Council had promised to get an expression from residents of a potential renewal area, but a vote was not specifically pledged.

Mr. Cvitanich asked if Mr. Rowlands had heard from the Metropolitan Park Dept. as to the back-stop at Jane Clark Playground.

Mr. Rowlands informed him that the Park Board stated that \$2,000 was needed to repair the back-stop properly and they did not have the funds to do so, but temporary repairs would be made.

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Mr. Haley asked what progress has been made for any program to take care of the Allied Arts Bldg.

Mr. Rowlands explained that the San Francisco office of HUD had suggested that the City submit its application on the basis of having this facility geared to a community wide area. After that was accomplished HUD decided that the facility be geared to that particular neighborhood. What is involved now is that certain uses be included in the Allied Arts building. Perhaps, a new application should be submitted now or perhaps wait for the successful passage of Initiative No. 226.

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Mr. Stevens stated that applications that are geared in with the "Anti-Poverty" program would have priority at the federal level.

Mr. Haley stated that something should be done as the building has become not only a place of blight but also harmful and undesirable situations are being created within the building.

Mr. Schuster stated it has been a constant problem both to this Dept. as well as to the Police Dept.

Mr. Haley said he had requested that information be submitted in regard to air pollution last week, but he would like to have a report now in regard to Federal and State funds that are available for a program against air pollution.

Mr. Rowlands stated he would submit a report as soon as possible.

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Mr. Cvitanich reminded the Council that the Board of Equalization will meet on Tuesday, July 5, 1966 at 9:00 A. M.

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Mr. Bott asked about the status of the Bonneville Hotel. Mr. Schuster stated that the call for bids went out two weeks ago and will be opened July 5th, at 11:00 A. M. in the Council Chambers.

Mr. George Wingard, a member of the Community Resources Workshop, asked if some process could be worked out where the City could use its own money, rather than sending it back to Washington and then having to "beg" to get it back. He felt an organized campaign for such action should be instituted.

Mayor Tollefson explained, the cities have gone to the Federal Government for assistance as they have received a "deaf" ear at the State level. He agreed it might be better government to keep the money at home and in the years to come, this may come about, as the States and Cities are diligently working out this problem. It would be ideal if they could obtain a pro-rata share of the federally collected dollar.

Mr. Bill Eleanor, property owner, asked why a new sewage disposal plant could not be constructed on the south side of the Puyallup River instead of on Ruston Way.

Mayor Tollefson stated in the Comprehensive Sewer Plan it is shown that the firm of Brown & Caldwell recommended the site for the next plant. They are one of the finest firms for this type of study in the United States.

There being no further business to come before the Council, upon motion duly seconded and passed the meeting adjourned at 6:30 P.M.

J. M. Johnson

Mayor of the City Council

Attest: *Josephine Metton*

City Clerk