

CITY COUNCIL MINUTES

City Council Chambers
Tuesday, September 29, 1970

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

Mayor Johnston announced that before calling the roll, the City Clerk will swear in the new Council member, Mr. Ronald Corsi. Mr. Corsi was then sworn in by the City Clerk.

Present on roll call 6: Billett, Corsi, Finnigan, Herrmann, Jarstad and Mayor Johnston.

The Flag Salute was led by Dr. Herrmann.

Mayor Johnston asked if there were any omissions or corrections to the minutes of the meeting of September 8th, 1970.

Mr. Finnigan moved that the minutes of September 8th be approved as submitted. Seconded by Dr. Herrmann. Voice vote was taken. Motion carried.

Mayor Johnston announced Tacoma's Daffodil Festival Queen, Miss Shelley Grobey and her chaperon, Mrs. John Condon, were present to perform a special assignment.

Queen Shelley explained to the Council that Miss Portland, the Fur Rendezvous Queen from Anchorage, Alaska, the Seattle Sea Fair Queen and she had been sent by Western Airlines to St. Paul and Minneapolis, where she had presented keys of the City of Tacoma to their mayors. She stated in turn the Mayor of Minneapolis had sent back an Honorary Citizenship Award to be presented to Tacoma's Mayor Johnston in recognition of his outstanding character and achievements, and in the hope, there will be stronger bonds between the two cities.

HEARINGS & APPEALS:

a. This is the date set for hearing for the rezoning from an "R-2" and "R-4-L" District to a "CFP" District of the east side of Hosmer St. between So. 84th and 82nd Sts. (Submitted by Silver Falcon, Inc.)

Mr. Buehler, Planning Director, explained this request is to allow the owners to add a motel complex, a restaurant and other service operations adjacent to the area they already own. Their present holdings are zoned "R-4-L", but there is a 50' sewer easement running through their present property which limits the type of building as a usable site. The petitioner has now purchased the entire site and plan to develop it into a complex of freeway service-type uses. The Planning Commission by a vote of 6 to 0 approved the petition. No objections were received from the public.

Mr. Don Schweger, Secretary-Treasurer of the Silver Falcon, Inc., said they plan to put in a restaurant-cocktail bar combination first, to be leased. Their company is erecting a 200-unit motel in Olympia. He added they will comply with all the City regulations set forth.

Mayor Johnston asked if the finance arrangements have all been made.

Mr. Schweger said that since interest rates have come down, the developer had the means to get the necessary financing.

Mr. Corsi asked if the developers had submitted detailed renderings of the buildings through the Planning Commission and asked what the aesthetic aspects would be.

Mr. Schweger replied they had not yet submitted any detailed plans, but have laid out an over-all plan showing how the buildings could be arranged. After studying the franchises they found there would be a few changes to be made, but it would still be a two-story type building and would extend back to 84th Street. He added there would be no parking between the buildings and 84th Street, but the parking would be in the center, accessible to the restaurant and motel area.

Mr. Pinnigan asked about the over-all timetable planned.

Mr. Schweger said they hope to open the restaurant and cocktail bar before the end of the year and have the motel units ready by spring. They are planning to lease the restaurant to a chain owner from Arlington under the name Bryan's Turkey House. He commented he had developed a considerable number of other developments such as homes, apartments and motel complexes such as some in the Swan Creek area, the Golden Ridge homes in Steilacoom and others around Tacoma.

Mr. Jarstad moved to concur in the recommendation of the Planning Commission to approve the rezone. Seconded by Dr. Herrmann. Voice vote was taken and carried unanimously.

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b. This is the date set for hearing for the rezoning from an "R-2" to an "R-5" District of the area bounded by Warner St., So. 16th, Lawrence St., and So. 17th St. (Submitted by First Assembly of God).

Mr. Buehler suggested the two requests for rezoning and the vacation petition by the Assembly of God Church be taken up together. He explained the request for the vacation is for a right-of-way which had not been developed by the City. The rezoning is for a portion approximately one-square block in area for the erection of a 160-unit retirement facility sponsored by the church. There would be parking areas, with accesses coming from Puget Sound Avenue and they do not anticipate any on So. Lawrence near the residents. This would improve the present access which crosses through to Franklin School and to Franklin Park. There are various business establishments already in the area, such as a bank, Allenmore Medical Center and the Boy Scout office. Mr. Buehler further pointed out there are some 16-foot alleys included in the present vacation area and a large sewer line along Warner Street would have to remain free in order to service the area, as well as a main water line along 17th Street. All of the conditions placed upon this rezone have been agreed upon and this facility is to be placed as far from adjacent residents as possible, he added. Several hearings have been held by the Planning Commission and a petition was filed objecting to the facility. He stated there is already some R-5 zoning nearby.

Mr. Harold Gray, representing the Assembly of God Church said in recent years the government has noted the increasing need for Senior Citizens' retirement homes. He added they had built one home for the elderly in 1928 which only accommodated approximately 14 people. The space had later been used for a Sunday School. They have now purchased eight acres of land to develop part of that property as a home for senior citizens. He said they applied to HUD for a government loan, which had been approved by the offices of HUD and by the Senate Finance Committee. The omnibus appropriation bill, which has been vetoed by the President some weeks ago, had contained the appropriation for the retirement facility. However, the portions of the bill, which are now being negotiated between Congress and the President, are not involved in the veto and the HUD office has assured it will only be a matter of a few days until the finalization of that bill is accomplished and then the HUD financing will be available.

He further stated the property has been purchased and the money to construct the present church building has been borrowed from a local bank, which holds a first mortgage on the entire piece of property. The bank has released from the mortgage this certain block on which they wish to build as the property had to be free and clear in order to get the loan from HUD. A home such as this would be very desirable for the senior citizens since it is close to a park, adjacent to a golf course and next to a church.

Mr. Gray further explained some residents in the area have expressed concern regarding the location and the height of the building. He showed drawings to illustrate the position of the building and the view would not be blocked to residents if it were placed as presently proposed. This will be a comparatively narrow building running north and south, with the narrow end facing the residents. There would be 310 feet between the facility and the nearest residence. Many meetings were held with the residents in the neighborhood and many questions were asked. Some adjustments were made as the result, one of which was to move the location of the building from the original location and to remove the access from South Lawrence to Warner, and to build a sidewalk for children to walk to school. He added the cost of the building would be approximately \$2,400,000 and anticipate starting construction next spring.

Mr. Vaughn Cole, residing at 3221 So. 17th, stated the church had agreed to make the suggested changes, however, many residents had signed the petition, but some are objecting to the plan. He said their main complaint was to the location and the height of the building. His home is only 220 feet from the proposed seven-story building and would be just as objectionable for other residents living at the top of the hill. His suggestion was that they place the building along Warner Street instead of Lawrence, and pointed out if this recommendation were accepted, his house would be 400 feet away instead of 200 feet.

Mr. Billett asked Mr. Gray if any consideration had been given to having a series of buildings, only three or four stories each.

Mr. Gray replied this had been explored with HUD and had been concluded the present plan was the better way to proceed. He did not know if HUD would approve a series of buildings as they are required to have the dining facilities for older people available right at the same building. It may appear there is an ample amount of property, however, it is actually limited as the space north of the church is used for parking and the balance of the space is already being used for other church purposes. If the building were running along Warner Street, the residents would have their view obstructed by a broader side of the building and if the building were any closer to the church, HUD would not loan the money as it would appear the facility was available only to members of that congregation. He pointed out that another nearby retirement home sponsored by another church has 200 units and is now completely full and has a waiting list.

Mr. Billett said he would like to have the opportunity to look over the property before voting on the proposal, especially in view of the fact that adjacent areas are zoned "R-2".

Mr. Corsi also desired that the hearing be postponed.

Mr. Jarstad moved to continue the hearing for two weeks to allow Mr. Billett and Mr. Corsi to study the matter. Voice vote was taken and the motion carried unanimously.

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c. This is the date set for hearing for the vacation of streets So. 16th to So. 18th, from Union to Lawrence; vacation of alleys betw. So. 16th and So. 18th, Union to Puget Sound, also betw. So. 16th and So. 17th, Warner to Lawrence Sts. (Submitted by First Assembly of God Church).

Mr. Jarstad moved to continue the hearing for two weeks to allow Mr. Billett and Mr. Corsi to study the matter. Voice vote was taken and motion carried unanimously.

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RESOLUTIONS:

Resolution No. 20898

Authorizing the sale of salvage items to various bidders.

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

Mr. Corsi asked if the Council thought the Board of Contracts and Awards had reviewed the matter sufficiently.

Mr. Jack Doidge, Supervisor of Purchasing for the Dept. of Public Utilities, explained the department sells such items about three times a year and the procedure is approved by the Board of Contracts and Awards and by the Utilities Board. He said since copper is the main item and the sale price is down about 10% since the last sale and whereas the general copper market has dropped about 25% in the last three months, they consider this is a good bid. The other items are nearly in line with the past bids and remain fairly consistent over the years.

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

Ayes 6: Billett, Corsi, Finnigan, Herrmann, Jarstad and Mayor Johnston.

Nays 0. Absent 0.

The Resolution was declared passed by the Chairman.

Resolution No. 20899

Authorizing the sale of a parcel of land at So. 36th & 37th on Lawrence & Alder Sts. to A. F. Gratzner on his bid of \$42,476.00.

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

Mr. Bob Anderson, Acting Director of Public Works, explained that some years ago this property was originally purchased by the City for use as a bulkhead and later sold for \$1,100 to a private individual. Later on the City bought part of the property to construct 21st Street. The property was evaluated by the appraisers and the price was set at \$41,650. The present bid is approximately \$800 over that figure.

Mr. Finnigan asked if the sale included all 150 lots in the parcel.

Mr. Anderson replied the bid is only on 17 lots and is quite an irregular parcel with a hill and a hollow to the north and the west.

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

Ayes 6: Billett, Corsi, Finnigan, Herrmann, Jarstad and Mayor Johnston.

Nays 0. Absent 0.

The Resolution was declared passed by the Chairman.

Resolution No. 20900

Awarding contract to Lige Dickson Company for W. O. 95006 on its bid of \$10,950.95.

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

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

Ayes 5: Corsi, Finnigan, Herrmann, Jarstad and Mayor Johnston.

Nays 1: Billett (abstaining).

The Resolution was declared passed by the Chairman.

Resolution No. 20901

Awarding contract to Tucci & Sons, Inc. for LID 3704 on its bid of \$4,999.25.

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

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

Ayes 6: Billett, Corsi, Finnigan, Herrmann, Jarstad and Mayor Johnston.

Nays 0.

The Resolution was declared passed by the Chairman.

Resolution No. 20902

Authorizing the proper officers of the City to execute an agreement with Olympic Pipeline Company for the extension of pipeline facilities in the vicinity of East " E" and East 3rd Sts.

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

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

Ayes 6: Billett, Corsi, Finnigan, Herrmann, Jarstad and Mayor Johnston.

Nays 0.

The Resolution was declared passed by the Chairman.

Resolution No. 20903

Accepting and approving the final plat of Indian Hill West on the east side of Indian Hill West on the east side of Brown's Point Boulevard between 50th & 51st Sts. N. E. extended.

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

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

Ayes 6: Billett, Corsi, Finnigan, Herrmann, Jarstad and Mayor Johnston.

Nays 0.

The Resolution was declared passed by the Chairman.

Resolution No. 20904

Fixing Tuesday, October 6, at 7:00 P.M. as the time for public meeting on the preliminary plat of Bel Air Addition on the east side of "A" St. in the vicinity of 74th St.

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

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

Ayes 6: Billett, Corsi, Finnigan, Herrmann, Jarstad and Mayor Johnston.

Nays 0.

The Resolution was declared passed by the Chairman.

Resolution No. 20905

Fixing Monday, October 26, at 4:00 P. M. as the date for hearing for LID 6932 for street lights on ornamental standards on North Bennett from No. 14th to No. 18th Sts.

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

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

Ayes 6: Billett, Corsi, Finnigan, Herrmann, Jarstad and Mayor Johnston.

Nays 0.

The Resolution was declared passed by the Chairman.

Resolution No. 20906

Fixing Monday, October 26, at 4:00 P. M. as the date for hearing on LID 4956 for paving on American Lake Blvd, from Gove to Mullen Sts.

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

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

Ayes 6: Billett, Corsi, Finnigan, Herrmann, Jarstad and Mayor Johnston.

Nays 0.

The Resolution was declared passed by the Chairman.

Resolution No. 20907

Fixing Monday, October 26th, at 4:00 P. M. as date for hearing on LID 6930 for street lights on ornamental standards on Prospect from So. 74th to So. 76th Sts.

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

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

Ayes 6: Billett, Corsi, Finnigan, Herrmann, Jarstad and Mayor Johnston.

Nays 0.

The Resolution was declared passed by the Chairman.

FINAL READING OF ORDINANCES:

Ordinance No. 19210

Creating a new fund in the General Fund to be designated as the "Model Cities Action Year Revolving Fund" and appropriating the sum of \$12,000.00 or so much thereof as maybe necessary for certain activities of the Model Cities Program.

Mr. Herman Walker, Director of the Model Cities Program, reviewed the history of the Tacoma program for the benefit of the two new Council members. He related that the Demonstration Cities and Metropolitan Development Act of 1966 had been passed by Congress to initiate improvements in the quality of living and the geographic aspects of metropolitan areas for cities of all sizes by providing financial and technical assistance. He explained the mayors and council members of the selected cities have full control over the programs, under the guidelines

of the Act. This would include City control over labor, industry, church and benevolent organizations aiding in the program. The federal agencies work together in administering the program throughout the United States. The City of Tacoma first submitted an application in 1967 but was not approved at that time. However, in 1968 the City reapplied and was among the 150 cities included in the Demonstration Cities. Tacoma's planning year began in August, 1969, which included planning in the areas of health, education, physical environment, law and justice, recreation and culture. This comprehensive planning during the first year is monitored by the government under the Dept. of Housing and Urban Development. The Model Cities department submits monthly and quarterly reports.

Mr. Walker continued they have received widespread support throughout the community for commitments for technical assistance and other administrative types of commitments. The first year is a planning year and the next four are considered action years, being an altogether five-year program. It is assumed most cities should have been able to resolve their dilemmas in five years. The City has approved the Model Cities Advisory Association which was made up from a cross-section of the community and the Executive Board, consisting of 25 members, which meets twice a month to make decisions for the operation of the program. HUD has earmarked \$1.8 million for the Tacoma Model Cities program and the Federal agency's regional coordinating committee has reviewed the comprehensive Plan and unanimously approved the program.

The department is now waiting for a further official approval to go ahead, which is to come from Washington, D. C., but the Model Cities program has run out of funds. Up until now the Department has been able to hold the present staff, but they have been working with no assurance of any future funding.

He urged the Council to approve the present ordinance requesting \$12,000 so that the program may be carried on until it receives official approval from Washington, D. C.

Mr. Corsi asked how many members are on his staff at present and how are they providing for their families if they are not receiving any pay. He also asked if they are entitled to unemployment compensation.

Mr. Walker said there were eight members working and at the last pay period they were paid for only six days, being four days short of pay. He said some staff members had been offered other positions, but they wanted to stay with the program. They are not entitled to unemployment compensation.

Mr. Finnigan asked Mr. Walker if he had heard from HUD in the last few weeks.

Mr. Walker said the last word they received, they had indicated approval could come within the next ten days or within five weeks.

Mr. Billett inquired if the \$12,000 was to be an appropriation for the thirty-day period to be advanced from City funds with no definite assurance of what would follow. He said that he did not feel ready to vote on such an appropriation without knowing more of the background. He, therefore, moved to continue the matter for another week. Seconded by Mr. Jarstad. Voice vote was taken and motion carried.

The ordinance was continued for one week, until October 6th.

UNFINISHED BUSINESS:

The Director of Public Works presents the Assessment Roll for the following:

LID 3701 for sanitary sewer on Hosmer St. from 940 feet north of So. 90th St. to 400 feet North of So. 90th St.

Dr. Herrmann moved that the date of hearing be set for Monday, November 9th, at 4:00 P.M. Seconded by Mr. Finnigan. Voice vote was taken. Motion carried.

Mr. McCormick explained that he and Mr. Gaisford, Finance Director, had gone over each of the department budgets and after cutting various items, they had arrived at a balanced budget. The department is now in the process of compiling the budget. He asked that Mr. Gaisford explain the details.

Mr. Gaisford said the budget is now in balance. He added the City Manager and the Finance Director met with all general government departments as the completion date was to have been September 18th. Those departments responsible to the City Manager have agreed to take the recommended cuts and are preparing a memorandum to the Council showing what has occurred. There were a number of programs throughout all divisions that had to be taken out of the 1971 budget. He added although the revenue is up, the expenditures are also up, but he was happy to say the City had a very normal year and would be able to present a balanced budget in finished form by October 20th, along with what had been recommended by the City Manager for the year 1971. He said the recommendations which were beyond the control of the City Manager will have to be taken up with the Council.

Mr. McCormick commented he had received the finest cooperation from every department head in trying to make the necessary cuts in places where they would hurt the least insofar as the service to the public is concerned.

Mr. Jarstad asked if there was going to be a deficit as far as the state revenue is concerned.

Mr. Gaisford said he was happy to announce the City will be paying its full bill. The City is in the "black" and would be going into the year 1971 with a balanced budget. He added there is contention throughout the area concerning a drop in the economy, but personally he did not see it. He said this might be true in the Seattle area, but the revenues coming in to the City of Tacoma were up to exactly what had been expected. He explained in general government, expenditures are down and there has been a 1% drop, which is approximately \$170,000. At present the City is down approximately 5% on expenditures, but about even on revenues. At this time of the year, the City has collected approximately two-thirds of the revenues for the year, which would amount to 66% and the figure is exactly 65.7%, therefore the City is within three-tenths of 1% of the budget.

REPORTS BY CITY MANAGER:

Mr. McCormick, Acting City Manager, explained as the Council recalls, a policy was adopted by the Council last February which provided that all out of State travel or training travel should be approved by the City Council rather than the City Manager, as was done in the past. He added he has two requests that fall into this category: one is from the Police Dept. and the other from the Transit Dept. He passed out copies of the requests from the Police Dept. for travel for a training program which he has approved as City Manager, subject to the approval of the City Council. He asked that Chief Smith explain the requests.

Chief Lyle Smith explained that the Law Enforcement Intelligence Unit is a national organization which studies criminal activity. The program is divided into four zones. The conference to which the department wishes to send a delegate is being held in Southern California. The main information to be gathered is on bookmaking, gambling houses, organized crime, narcotic traffic and other current subjects vital to the Police Dept. The second function is to provide a clearing house for the information and thirdly, for personal relationships which are important between agencies for the passing of confidential information, etc.

Dr. Herrmann moved to approve the travel request. Seconded by Mr. Finnigan. Voice vote was taken and motion carried unanimously.

Mr. McCormick said the other request is from the Transit Dept. to send a man to a Transportation Institute course at Carnegie-Mellon University in Pittsburgh.

Mr. Doug Hendry, Transit Director, explained the training would be for a six-week period, which will include touring of four large cities so as to give exposure to the transit systems in large cities. This would afford Tacoma an opportunity to acquire greater knowledge of the transportation systems. He said he has appointed Mr. Walsh, who has thirty years of service in the Department, as his assistant. This will give the men in the Department an opportunity to learn the various aspects of other jobs in the department so as to move up as the time comes. He added, he himself will soon retire, and this training would be of benefit to Mr. Walsh, whom he hopes can take over the job of Director in the future.

He further explained the application for the fellowship, which has been received from the Dept. of Transportation, has not yet been finalized, but that all expenses incurred would be paid by the Dept. of Transportation, with no additional expense to the City except for Mr. Walsh's salary, which would be paid if he were on the job or at the Institute.

Mr. Jarstad asked how many other cities would be participating.

Mr. Hendry said there will be 30 cities represented. The goals of the conference is to enable professional people in transportation to seek solutions to problems based on fundamentals and practice, to continue self education in new fields and to enlarge their ability to evaluate new ideas.

Mr. McCormick pointed out that unless there is some firm commitment by the mass-transportation people prior to his departure, Mr. Walsh would be going at his own risk as far as any extra expense is concerned.

Mr. Erling Mork, assistant to the City Manager, explained the approval of the fellowship application has to be made prior to the beginning of the Institute training.

Mr. Finnigan moved to approve the request. Seconded by Dr. Herrmann. Voice vote was taken and carried unanimously.

COMMENTS BY MEMBERS OF THE COUNCIL:

Dr. Herrmann asked to be excused from the meeting next week.

Mayor Johnston moved to excuse Dr. Herrmann from the Council meeting. Seconded by Mr. Finnigan. Voice vote was taken. Motion carried.

Mayor Johnston expressed his pleasure in naming of two new Council members and welcomed them, saying they show great dedication to the City.

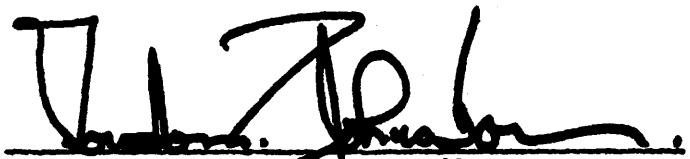
ITEMS FILED IN THE OFFICE OF THE CITY CLERK:

- a. Minutes of Executive Board Meeting, Tacoma Model Cities, September 3, 1970
- b. Minutes of Civil Service Board Meeting, September 9, 1970.
- c. Minutes of Regular Meeting Board of Park Commissioners, September 14, 1970.
- d. Tacoma Employees' Retirement System Report, September, 1970.

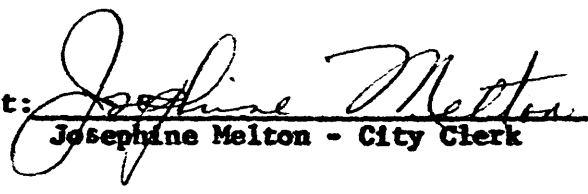
- e. Monthly Financial Report of Belt Line Division, Light Division and Water Division, August 31, 1970.
- f. Personnel Report for August, 1970.
- g. Director of Finance Report for August, 1970.
- h. Project Prospectus for 1970 New Traffic Signal Installation, So. 54th & Oakes Sts.--Dept. of Public Works.
- i. Copies of Aging Schedule for Urban Arterial Projects 1-32--Dept. of Public Works.

Placed on file.

Dr. Herrmann moved to recess the meeting until October 6, 1970, at 9:30 A.M., at which time they will reconvene in the auditorium of the Public Utilities Dept. Seconded by Mr. Finnigan. The meeting then recessed at 8:45 P. M.



 Gordon H. Johnston - Mayor

Attest: 
 Josephine Melton - City Clerk