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**CITY COUNCIL MINUTES**

City Council Chambers, 7:00 P. M.  
Tuesday, October 10, 1961

Council met in regular session. Present on roll call 8: Bott, Cvitanich, Easterday, Murtland, Olson, Price, Steels and Mayor Hanson. Absent 1, Porter.

Mr. Easterday moved that the minutes of September 19, 1961 be approved as submitted. Seconded by Mrs. Price. Voice vote taken. Motion carried.

Mayor Hanson asked of the Council had examined the minutes of September 26, 1961.

Mr. Cvitanich asked that a correction be made on page 9, line 18 of the minutes where it stated that Mr. Hamilton said, "I really don't know the answer to that, being not much conservative by nature..." Mr. Cvitanich said he believed Mr. Hamilton said "being conservative by nature."

Mrs. Price asked that a correction be made on page 8, line 5 from the bottom of the page where the name "Vernon S. Lyons" appears. She said this should be corrected to read "Verna S. Lyon."

Mrs. Price then moved that the minutes be approved as corrected. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

HEARINGS & APPEALS:

This is the date set for hearing on the appeal filed by Arthur Munson from the decision of the Planning Commission in denying his petition for the rezoning of the west side of Yakima Ave. between So. 46th & So. 48th St where Yakima Ave. converges with Thompson Ave. from an "R-2" to a "C-1" District.

53.104  
54.2  
64.143

Mr. Robert Jacques, Attorney, representing Arthur Munson explained that several months ago a similar petition was presented to the Planning Commission for the rezoning of this triangular area formed by South 46th Street, Yakima Avenue and the new arterial "cut-off" connecting Yakima Avenue to Thompson Avenue. At that time the Planning Commission recommended this not be granted. The petitioner then appealed the decision to the City Council and requested that it be referred back to the Planning Commission for their reconsideration. However, this was also denied.

Mr. Jacques said Mr. Munson feels that additional information has been submitted which justifies this rezoning and is asking the Council to consider this appeal on that basis. A number of the residents who opposed the previous rezoning petition are now highly favorable to the rezoning.

He said this irregular shaped lot that has been created by the Yakima Avenue cut-off has been rendered unusable as residential property. Because

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the cut-off street is an arterial these lots are commercial properties and should therefore be zoned accordingly. Mr. Munson desires the reclassification in order that a service station can be built on this triangular section.

Mr. Steele asked if the piece of property on the SE corner of So. 48th and Yakima was not also a service station site. It was explained that it was.

Mr. Bott asked if it were not true that the petitioner was granted some property when the street went through to compensate him for his property being cut up.

Mr. Jacques said he believed that Mr. Munson was given a piece of property plus \$2000. However, he said Mr. Munson is not asking for further compensation on this. He said he is asking that the Council rezone this property to a "C-1" classification.

Mr. Benson, Senior Planner explained that the basic reasons for the Planning Commission recommending denial of this petition are: first of all, the rezoning is requested for the construction of a service station. Out of the 8 corners in the area of 56th & Yakima and Park Ave., five of the corners are developed with service stations; three have developed within the last year or two. There are also two gas stations in the immediate area of this requested rezoning. In the 38th Street district there are more service stations and four are underway. The Commission felt that the area was well serviced with this type of facility. Another reason for denial of the application is that the property owner of the piece of property in question has been compensated both by cash and by another piece of property for the street being cut through his land. However, he added, the main point that should be kept in mind is the fact that the Commission had to take into account the general welfare of the City, particularly as they waited for the new arterial going through Yakima Avenue and Thompson Avenue. The approval of commercial zoning on both sides of this new transition could result in traffic congestion on this arterial street.

Mr. Heritage, a resident of the area, spoke in opposition to the rezoning. He said if this area is zoned commercial, there will no doubt be a service station constructed on the one corner. This in itself is undesirable as it lowers the property value of the surrounding residences. Further more, according to "C-1" zoning regulations, if this area is rezoned commercial, Safeway Stores, Hogan's or someone else could use the other section for the construction of a supermarket and large parking lot. This rezoning has twice been denied by the Planning Commission and once by the City Council and basically there has been no new evidence presented supporting this rezoning.

Mrs. Price asked that action on this appeal be postponed for one week so as to give the Council an opportunity to look at the property in question.

Mayor Hanson said action on the appeal can be postponed until next week but tonight will conclude the hearing on the petition.

Mrs. Price then moved that action on the appeal be postponed until October 17, 1961. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

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**RESOLUTIONS:**

**Resolution No. 16768:** (postponed from the meeting of Oct. 3, 1961)

Directing the firm of Knight, Vale & Gregory certified public accountants, in accordance with Sec. 7.14 of the City Charter to audit all of the accounts and books of the City of Tacoma and further provide a comprehensive report of the financial condition of the City for the year 1961. 106  
54:146

Mr. Cvitanich said inasmuch as Mr. Porter was unable to attend the meeting tonight, he would like to move that the Resolution be postponed for one week until October 17, 1961. Seconded by Mr. Easterday. Voice vote taken. Motion carried.

Mrs. Price asked if it would be possible to meet with the firm of Knight, Vale & Gregory to go over some of the plans for the audit. She thought such a meeting should be held before action is taken on this Resolution.

Mayor Hanson said he thought the Council should be meeting with them as soon as possible and asked that such a meeting be arranged.

**Resolution No. 16769:**

Fixing Monday, November 13, 1961 at 4:00 P. M. as the date for hearing for an oil mat surface on So. 73rd from "I" to "J" Street. L I D 2335.

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

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

**Resolution No. 16770:**

Fixing Monday, November 13, 1961 at 4:00 P. M. as the date for hearing on L I D 2336 for grading and oil mat surface on East 46th from East "K" to approximately 775 feet east.

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

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

**Resolution No. 16771:**

Fixing Monday, November 13, 1961 at 4:00 P. M. as the date for hearing on LID 6791 for modern street lights on ornamental standards, on No. M from Division to Steele Street.

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

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16772:

Accepting certain offers to sell real property situated within the Center St. Urban Renewal Project designated Project No. Wash. R-1.

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

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16773:

Authorizing the proper officers of the City to execute a deed conveying to the State of Washington, Dept. of Highways, six parcels of property in the area from 29th and A Streets northerly, which is needed for the construction of the Freeway.

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

Mr. Rowlands explained that Parcels 1 and 2 are the properties in which the Garage and Refuse Utility Garage is located. Parcels 3, 4, 5, and 6 are generally located in a gulch and are of no particular value to the City. The State has agreed that parcels 1 and 2 will not have to be conveyed to them until approximately 120 days prior to the date they are actually needed for the construction of the Freeway which could be within a year or two.

Mr. Easterday asked how much would the State be paying for this land.

Mr. Rowlands said they would be paying \$70,600 which he thought was a fair amount. For the other small parcels a nominal sum will be received, approximately \$275.

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16774:

Authorizing the proper officers of the City to execute a quitclaim deed to the Southcenter Corporation in the amount of \$1.00 for property of vacated So. 46th St. between State and Fife to correct a technical defect in the title.

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

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16775:

Establishing (6) standing Committees of the City Council charged with the responsibility of determining and fixing policies covering a multitude of important and complex problems and subjects.

Mrs. Olson moved for a week's postponement on the Resolution until October 17, 1961. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

Resolution No. 16776:

Authorizing the Mayor of the City of Tacoma or in his absence the Deputy Mayor to exercise such Urban Renewal Project powers set forth in Section 15 of said Chapter 42, Laws of 1957, and rescinding Resolution No. 15235 passed March 3, 1958.

Mrs. Olson moved that the Resolution be postponed for 1 week to October 17th, 1961. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

Mr. Cvitanich asked if there were some areas that the Mayor could act as the local public agency on the State level and the City Manager on the Federal level. Was there any various avenues of authority in this regard?

Mr. McCormick said he could not answer this at this moment, but would check into the matter.

Resolution No. 16777:

Authorizing the proper officers of the City to enter into an agreement with the Chase Manhattan Bank, New York City as the City's cremation agency, providing for the cremation of bonds and interest coupons that have been cancelled or paid and rescinding Resolution No. 16710 passed August 15, 1961.

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

Mr. Rowlands said a substitute Resolution has been distributed to the Council this evening containing a minor change. It was thought that the City Treasurer also has the right to cremate these coupons but it was found that this should all be done in New York. Therefore it is the intent in this Resolution to clarify the matter. There was also a change in the last line

of the Resolution, changing the word Ordinance to Resolution.

Mr. Steele then moved that the Resolution be amended to conform to the new Resolution presented this evening. Seconded by Mrs. Price. Voice vote taken. Motion carried.

Voice vote was then taken on the Resolution as amended.

The Resolution was declared adopted by the Chairman.

Resolution No. 16778:

Authorizing the contract for furnishing and installing of manual double and single parking meters to Motor Products Corporation, Duncan Parking Meter Division, in the amount of \$17,853.68.

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

Mr. Rowlands said there are also a few minor changes to be made in this Resolution. As the Traffic Engineer makes his analysis of the location of these meters it is sometimes difficult to pinpoint them specifically. For example, 102 single meters might be needed and 118 double meters, etc. There may be some slight variations. Therefore, in the 6th paragraph in which the number of meters is specified, it is desirable to have the word "approximately" inserted in front of the first, second and third sentences. Another change to be made in the same paragraph is in the computation of the sales tax @ 4% - the figure instead of being \$686.68 should read \$756.68. This will also change the total figure to \$17,923.68.

Mr. Steele moved that the word "approximately" be inserted in front of the first, second and third sentences in the 6th paragraph and that the figure reflecting the sales tax be changed from \$686.68 to \$756.68 and that the total be changed to \$17,923.68. Seconded by Mrs. Price.

Mr. Bott asked at the completion of the installation of these meters if there will be any of the present meters left.

Mr. Rowlands said there will be quite a number left.

Mr. Bott said in that event he would move that the City retain 50 of these trade in meters at the minimum price of \$10 apiece for the repair and replacement of the present meters.

Mayor Hanson said before entertaining Mr. Bott's motion, they would take action on Mr. Steele's motion to amend the Resolution. Voice vote taken. Motion carried.

Mayor Hanson said the Council would now act on Mr. Bott's motion to increase the appropriation \$500 and retain 50 of the single meters.

Mr. Bott said he makes that motion reluctantly as he opposes the purchase of the meters in the first place because he thinks it is an added \$10,000 expenditure not needed, but, with the thought in mind of salvaging some of that, he makes the motion. Seconded by Mr. Steele. Voice vote taken. Motion carried.

Voice vote was then taken on the Resolution as amended.

The Resolution was declared adopted by the Chairmen.

FIRST READING OF ORDINANCES:

Ordinance No. 16903:

Adopting the annual Budget of the City for the fiscal year 1962. Read by title.

Mr. Murtland said he seemed to be the only one to speak against the particular budget that the Council tentatively adopted last Friday. He said he did want the Council to think it over, as there is still an opportunity at least, in some of the fields, to make changes before the final adoption. As he has indicated before, he did not believe that the City can afford the budget as it is set up. He believed that they are taking away from certain areas, the money that is needed to properly administer them and as far as the raise in salary and wages are concerned, the amount that has been approved by motion last week is not necessary, the amount as to individual salaries or collectively. For that reason he cautioned the Council and asked them to again review it to determine whether this is the proper budget for the City of Tacoma.

Mrs. Price asked Mr. McCormick if the Council was able to change the budget now.

Mr. McCormick said the Council actually adopted the budget Friday and cannot change it. However, he added, that does not mean that all of the money has to be spent. When the compensation plan is presented in Ordinance form, if the Council wishes, they may lower the wage scales, but they may not expend more money than has been budgeted for salaries and wages.

Mr. Murtland said, in the event the Council determines to change the overall wage increase that has been given, would that be possible.

Mr. McCormick said that would be possible.

Mr. Cvitanich said he thought the Council should give serious consideration to removing the appointive positions from the classified pay plan for the coming year. As it stands now on a percentage increase, "the rich get richer and the poor get poorer." In Seattle, the appointive positions are put on a set maximum salary and percentage increases are not given. The salaries are evaluated yearly and if justifiable a flat increase is given. If the percentage continues, the differential is going to be twice what it is now over a period of 3 or 4 years.

The Ordinance was then placed in order of final reading.

Ordinance No. 16904:

Fixing the amount of tax levies necessary to raise the amount of the estimated expenditures for the General Fund and for the payment of principal and interest upon the general bonded indebtedness of the City of Tacoma for the year 1962. Read by title and placed in order of final reading.

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Ordinance No. 16905:

Authorizing the condemnation of property in the area of the Puget Park Gulch for storm drain trunk lines. Read by title.

Mr. Rowlands said there should be a slight change made in this Ordinance on the first page, 8th line so as it will read "payable from the Sewer Construction Fund" rather than from the Storm Drainage Fund.

Mr. Easterday moved that the Ordinance be amended to "payable from the Sewer Construction Fund". Seconded by Mr. Steele. Voice vote taken. Motion carried.

The Ordinance was then placed in order of final reading.

Ordinance No. 16906:

Vacating the alley between Pearl & Visscher Sts. from No. 45th to No. 46th Sts. (petition of C. A. Hogan) Read by title and placed in order of final reading. 53:167  
54:102  
54:156

FINAL READING OF ORDINANCES:

Ordinance No. 16900:

Amending the Official Code of the City relating to zoning by adding two new sections 13.06.130-15 and 13.06.120-18 to include property on the east side of No. Pearl St. between No. 26th and No. 30th in the "C-2" and "C-1" Commercial District. Read by title and passed.

Roll call was taken on the Ordinance resulting as follows:

Ayes 8; Nays 0; Absent 1, Porter.

The Ordinance was then declared passed by the Chairman.

Mr. Murtland leaving temporarily.

Ordinance No. 16901: (as Amended)

Amending the Official Code of the City relating to zoning by adding a new section 13.06.065-12 to include property on the east side of Pacific Ave. between So. 76th and So. 79th Sts. in a "R-4-L" Low-Density Multiple Family Dwelling District. (petition of Major Investment Inc.) Read by title and passed. 53:132  
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Roll call was taken on the Ordinance resulting as follows:

Ayes 7; Nays 0; Absent 2, Porter and Murtland.

The Ordinance was then declared passed by the Chairman.

Mr. Murtland returning at this time.



Ordinance No. 16902:

Amending Ordinance No. 16623 which vacated the alley between Mullen and Gove from So. 50th extended to So. 52nd St. Read by title and passed.

Roll call was taken on the Ordinance resulting as follows:

Ayes 8; Nays 0; Absent 1-Porter

The Ordinance was then declared passed by the Chairman.

UNFINISHED BUSINESS:

The Director of Public Works presents the assessment roll for the cost of L I D 6769 for street lights on wooden poles at intersections in the vicinity of East 32nd and R Streets.

Mr. Easterday moved that Monday, November 13, 1961 at 4:00 P. M. be fixed as the date for hearing on the assessment roll for L I D 6769. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

ITEMS FILED IN THE OFFICE OF THE CITY CLERK:

- a. Report from the Planning Department for the months of July and August 1961.
- b. Personnel Report for the month of August 1961.

COMMENTS:

Mr. Rowlands said each Council member has received a report distributed by the Association of Washington Cities on the proposed sales tax initiative. The AWC is attempting to take a ballot throughout all the State to find out if public officials are willing to move along aggressively in carrying out the purpose of the initiative.

Mayor Hanson said it has been requested that this information be furnished to the Association not later than November 1st. He asked the Council to examine the material carefully. The matter will be discussed further at the next Council meeting.

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Mayor Hanson said an invitation has been received from Mr. Henry Peterson to meet the 400 troops who are coming into Fort Lewis on October 12th at 2:30 P. M. Anyone interested can meet at the National Bank of Washington, North Fort Lewis and transportation will be furnished from that point to where the troops will be arriving. This will be the first contingent to arrive at Fort Lewis under the stepped-up military operation, and members of the Council, City Officials and citizens are urged to attend and properly greet this first contingency. If members of the Council wish transportation, arrangements

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could be made to meet at the County City Building at 2:00 P. M.

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Mayor Hanson said he has the Ordinance setting up the increased salaries for Council and Mayor. He asked if it is the desire of the Council to give this first reading tonight or if they would prefer having it placed on the Agenda next week for first reading.

Mr. Easterday moved that the rules be suspended in order that this Ordinance be considered tonight. Seconded by Mr. Cvitanich.

Mr. Murtland said he would speak against that motion as he has spoken against it several times. He said he could see no reason to suspend the rules except in case of an emergency. As far as he could see this was no emergency and, therefore, there is no reason why it could not be placed on the Agenda for first reading next week. He thought the usual procedure should be continued.

Mr. Easterday said he had a proposed amendment to this Ordinance and there is a possibility that he may not be able to attend the meeting next week.

Roll call was taken on the motion to suspend the rules resulting as follows:

Ayes 6; Nays 2, Bott and Murtland; Absent 1, Porter. Motion carried.

Ordinance No. 16907:

Amending Sec. 1.18.040 of the Official Code of the City by adding a new section 1.19.010 in reference to the Mayor and Councilmen's salaries. Read by title.

Mr. Easterday said he would like to move that the Ordinance be amended so as to provide that beginning with the next term of each Councilman, the sum of \$25.00 be received for each meeting or committee meeting, not to exceed \$2400. He felt that a Council member was entitled to be paid for the committee meetings they are required to attend as well as the regular Council meeting. However, he added, he was not desirous of making the salary excessive, therefore, he thought the maximum salary a year should be \$2400 a year rather than \$4800.

Mr. Bott said he felt that it could get rather complicated by trying to pay the Council members for each committee meeting attended.

Mr. McCormick said he wanted to point out that there would be a possibility, if there were numerous committee meetings, to receive the \$2400 in a two or three month period.

The motion failed for want of a second.

The Ordinance was then placed in order of final reading.

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Mrs. Olson said she had asked Mr. Maffin, Urban Renewal Director, to bring a map of the Center Street Project to the meeting tonight and asked if he would explain the map at this time.

Mr. Maffin pointed out on the map the parcels of land that the City has already acquired, a list of which had been provided to the Council; also he pointed out the parcels which the City does not propose to acquire, the parcels in public ownership by County tax title and access right of ways purchased for the Yakima Avenue Bridge; and the parcels scattered throughout the area that were yet to be acquired.

Mr. Easterday asked how many parcels were yet to be acquired.

Mr. Maffin said, approximately 34.

Mrs. Olson asked how much money did the acquired parcels represent.

Mr. Maffin said the quarterly report was not quite finished as yet, but he would say that it would be roughly \$718,000.

Mr. Easterday asked how much money is available to acquire all the parcels.

Mr. Vincent Fredericks, real estate Officer of Urban Renewal, said there is approximately \$1,220,000.

Mr. Easterday said, in other words, there is approximately \$500,000 left to acquire 34 parcels.

Mr. Maffin stated that was correct.

Mr. Easterday asked what the appraisals of the unacquired land amounted to.

Mr. Fredericks said it could be very close to \$500,000.

Mr. Easterday asked in the event that we go to Court and the jury awards in excess of the amount of money available, what is the procedure.

Mr. Maffin said actually the Urban Renewal Administration requires in budgeting for acquisition - that a figure is included varying from 10 to 15% for what they call encumbrance and contingency factors related to the purchasing of land through Court procedure. In other words, our acquisition budget includes a cushion for such a contingency, should that contingency arise.

Mayor Hanson said that they also add to the contingency as property participation agreements are reached. In other words if any properties scheduled for acquisition aren't necessary to acquire, you would in effect be adding to that 10 to 15 % contingency.

Mr. Maffin said you would be reducing your acquisition costs.

Mrs. Olson asked how old was the project.

Mr. Maffin stated that the project was initiated at the end of June, 1960.

Mr. Rowlands explained that in a year's time this project has moved very rapidly as compared with many throughout the West Coast.

Mayor Hanson said Mr. Maffin has mentioned a quarterly report that is to be completed, at what date is this expected to be ready.

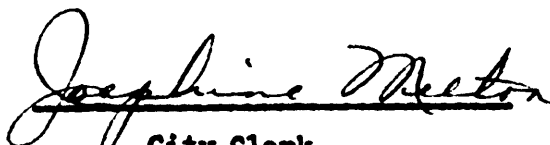
Mr. Maffin said it had to be submitted to the Urban Renewal Administration by October 20, 1961.

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Mayor Hanson asked that the Council be furnished this report as it will give the Council the answers to a good number of questions.  
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There being no further business to come before the Council, upon motion duly seconded and passed, the meeting adjourned at 8:50 P. M.

  
Mayor of the City Council

Attest:   
City Clerk