

Council Chambers, 4:00 P. M.
Monday, April 20, 1959

Council met in regular session. Present on roll call 9: Anderson, Benrud, Easterday, Goering, Humiston, Perdue, Porter, Price and Mayor Hanson.

It was moved by Mr. Anderson that the minutes of the meeting of April 13, 1959 be approved as submitted. Seconded by Dr. Humiston. Roll call: Ayes 9; Nays 0; Absent 0.

Mayor Hanson explained, before they proceed with the regular order of business, Mr. John A. Honan would like to speak before the Council.

Mr. John A. Honan, of 1223 North J Street, presented a petition with fifty-six (56) signatures protesting the proposed Teenage Club being located at North 13th & J Street, and also petitioning the City Council to re-activate Fire Station #3 on North 13th & J Street. Mr. Honan called attention to the need for this station. He said that within one block, in two directions, there are two grade schools housing approximately 1200 students; within three blocks, the Aquinas Academy High School, and within six blocks Annie Wright Seminary. He added that fire protection for these schools has been moved over 2 miles away, and urged the Council to give very careful consideration to this problem. 93

Mr. Rowlands explained that representatives from the Tacoma Youth Center Organization were present at last week's Study Session requesting the use of the old Fire Station at North 13th & J Street, but no action has been taken on the matter as yet.

Mayor Hanson asked Mr. Honan if there was any disapproval on the part of the property owners as to the contemplated use of the building by the Teenage Club.

Mr. Honan explained that most of the signees of this petition showed a definite disapproval as the area is a sound residential area, and if the building is used as a Teenage Club the property values will go down. He said they realized the need for this Club, but believed there would be other locations that would be more suitable, possibly in the downtown area.

Mrs. Goering asked if the residents in the area protested the moving of the Fire Station when it was moved, or are they protesting now because the Teenage Club wished to use the building as a Teenage Center.

Mr. Honan said that many of the residents at the time discussed the filing of a petition in opposition to the moving of the station but did not find time to do so.

Mrs. James P. Healy, residing at 1721 No. Steele, stated that their major concern was that the Fire Station was moved. She also pointed out that there are a number of schools in the area and the safety of their children is a vital concern of the parents.

Mrs. Louis Shaddey, of 907 North 13th Street, advised that she believes this area requires more fire protection than many areas that have new homes, churches and apartment houses. She said they were eager to cooperate with the Planning Commission in trying to find a better location for the Teenage Club.

Mr. Bratrud asked Mr. Rowlands when was the station vacated?

Mr. Rowlands said that it was vacated approximately a month ago. He said the Representatives from the Fire Underwriters were here for about three months and completed their studies about three weeks ago. He said one of the problems they studied was whether there would be proper coverage by combining the two companies in one station. Their report was that the two companies could be combined in one area, thereby making it more economical and still giving proper coverage to all the homes and schools. He said, at last week's Study Session several Council Members asked what plans were being formulated by this youth group to see whether it was feasible for them to continue, and also, how they expected to finance the Club. This report would have to come in before any action can be taken, or any consideration given by the Council.

Mayor Hanson explained that after the report is received from the Tacoma Youth Center Organization, a report should also be obtained from the Building Inspector as to the condition of the building and its future use. After this information is received and discussed by the Council, a Public Hearing will be held where the citizens will be given an opportunity to be heard.

RESOLUTIONS:

Resolution No. 15720

BY HUMISTON:

Fixing Tuesday, May 12, 1959 at 4:00 P. M. as the date for hearing on L I D 1898 for sanitary sewers in No. 46th from Darien Drive to Lexington St. ; Frace from No. 46th to approx. 43rd St. ; also the alley between No. 12th and No. 13th from Cheyenne to Mullen Street.

It was moved by Mr. Anderson to adopt the Resolution, seconded by Mr. Easterday.

Adopted on roll call April 20, 1959
Ayes 9; Nays 0; Absent 0.

Resolution No. 15721

BY PORTER:

Fixing Tuesday, May 12, 1959 at 4:00 P. M. as the date for hearing on L I D 2190 for concrete sidewalks in the area of So. 72nd St. from So. D to So. Tacoma Way

It was moved by Mr. Perdue to adopt the Resolution, seconded by Mrs. Pr

Adopted on roll call April 20, 1959
Ayes 9; Nays 0; Absent 0.

Resolution No. 15722

BY PERDUE:

Fixing Tuesday, May 12, 1959 at 4:00 P. M. as the date for hearing on D 6762 for modern street lights mounted on existing wooden poles, including wiring, transformers, etc.; in the area of So. 12th Street and East of Union Avenue. 123

It was moved by Mr. Perdue to adopt the Resolution, seconded by Mr. Anderson.

Adopted on roll call April 20, 1959
Ayes 9; Nays 0; Absent 0.

Resolution No. 15723

BY BRATRUD:

Authorizing the proper officers of the City to execute and deliver to Ella Abucevicz a local improvement assessment deed in the amount of \$923.87 for property located at the northwest corner of South Trafton and So. 52nd Street.

It was moved by Mr. Anderson to adopt the Resolution, seconded by Mr. Perdue.

Adopted on roll call April 20, 1959
Ayes 9; Nays 0; Absent 0.

Resolution No. 15724

BY GOERING:

Authorizing the proper officers of the City to execute and deliver a written agreement with Worthen, Wing, Seifert & Forbes and Brown and Caldwell, engineers, for the planning and construction of a Puyallup Avenue-Bay Street pumping station and outfall.

Mr. Rowlands advised that this agreement for the pumping station was worked out by the Legal Department and Public Works Department, and it spells out quite clearly the responsibilities of the engineers and what we expect them to do in the way of proper performance.

Mr. Schuster, Director of Public Works, advised that the companies are aware of just how much money is available for this project and that they feel they will be able to do the work well within those figures.

It was moved by Mr. Anderson to adopt the Resolution, seconded by Mr. Perdue.

Adopted on roll call April 20, 1959
Ayes 9; Nays 0; Absent 0.

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Resolution No. 15725

BY EASTERDAY:

Authorizing the proper officers of the City to Enter into an agreement with the Washington State Highway Commission providing for the payment by the State to the City for the placing of an asphaltic concrete pavement over that portion of the City streets which are utilized for a temporary detour for the 38th Street traffic in conjunction with the Freeway Interchange at South 38th Street.

Mr. Rowlands advised that Ordinance No. 16205 provided for the improvement of L I D 4654 for the grading and some improvement of the street, but did not provide for asphalt paving. He said the State Highway Department will pay the \$12,000.00 for the paving as it is a portion of the Freeway Interchange.

It was moved by Mr. Anderson to adopt the Resolution, seconded by Mr. Perdue.

Adopted on roll call April 20, 1959
Ayes 9; Nays 0; Absent 0.

Resolution No. 15726

BY GOERING:

Authorizing and directing the proper officers of the City of Tacoma to execute for and on behalf of the City of Tacoma an agreement with the State of Washington acting through the Washington State Highway Commission pertaining to the construction by the State of storm and sanitary sewers in the vicinity of South 40th and "M" Street in the Lincoln Gulch area.

Mr. Rowlands stated that under this agreement, the State Highway Dept. will pay \$112,000.00 for the storm drain and the City will put in the sanitary sewers. There are other sewers in the area of 40th & "M" Streets for which the State will pay \$89,000.00. This will enable the State, with the re-laying of these lines, to use the Lincoln Gulch as a fill area and will allow an additional parking area for about 1000 cars.

It was moved by Mr. Perdue to adopt the Resolution, seconded by Mr. Anderson.

Adopted on roll call April 20, 1959
Ayes 9; Nays 0; Absent 0.

Resolution No. 15727

BY HUMISTON:

Authorizing the Auditor of the State of Washington to withhold funds from the State Motor Vehicle Fund in the approximate amount of \$41,755.30 in the event

aid budgeted funds available for payment on June 30, 1960 are not sufficient to pay the entire cost of said City participation or the City is otherwise unable to make payment therefor.

Mr. Gilbert Schuster, Director of Public Works, advised that the Department is going to advertise for bids on this improvement on April 28, and the work will be started this coming summer. It might be that all of this work will not be completed in 1959. He added that this is simply a guarantee that should the City not pay their share, then the money would be paid from the Gas Tax Funds.

It was moved by Mr. Perdue to adopt the Resolution, seconded by Mr. Anderson.

Adopted on roll call April 20, 1959
Ayes 9; Nays 0; Absent 0.

FINAL READING OF ORDINANCES:

Ordinance No. 16328

Approving and confirming the Assessment Roll L I D 6757 for the cost of ornamental street lights on wooden poles with overhead wiring on Junett Street from South 60th to So. 62nd Street. Read by title and passed.

Roll call: Ayes 9; Nays 0; Absent 0.

Ordinance No. 16329

Providing for the improvement of L I D 1994 for sanitary sewers in Narrows Drive, North 23rd Street, Bridgeview Drive, North 26th Street. Read by title and passed.

Roll call: Ayes 9; Nays 0; Absent 0.

Ordinance No. 16330

Providing for the improvement of L I D 6763 for Ornamental lighting on steel or concrete standards on So. Tacoma Avenue from 35th to 38th; So. Thompson ave. from 35th to 48th; G from So. 38th to 48th; Park Avenue from So. 48th to So. 64th Street. Read by title and passed.

Roll call: Ayes 9; Nays 0; Absent 0.

UNFINISHED BUSINESS:

The Director of Public Works presents the Assessment roll for the cost of the Improvement in L I D 2283 for oil mat seal on Montgomery Street from So. 74th to So. 76th Streets.

49:282

24
52:118

40
51:346

46:354
142
159

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It was moved by Mr. Anderson that May 26, 1959 be set as the date for hearing on the Assessment roll for L I D 2283. Seconded by Mr. Bratrud. Roll call: Ayes 9; Nays 0; Absent 0.

ITEMS FOR FILING IN THE OFFICE OF THE CITY CLERK:

Report from the Police Department for the month of March 1959.

Report from the Fire Department for the month of March, 1959.

70th Annual Report of the Fire Department for 1959.

Report from the Director of Finance for the month of March, 1959.

Mayor Hanson advised that the matter of the leasing of City owned property on Dock Street, which was discussed at last week's meeting, resulted in the receipt of several letters and phone calls.

Mr. Rowlands explained that Mr. Marush was present, and was represented by his Attorney, Mr. Bonneville, and also a letter was received from the Coast Iron & Machine Works and one from John Cologerou and John Gerontis, partners of "Johnny's Seafood."

Mr. Reha, Attorney, representing Johnny's Seafood, said they are interested in leasing the property at 1123 Dock Street and asked that the property be leased by competitive bidding. He said they are interested in leasing this property as it is adjacent to their business.

The letter from Mr. R. C. McRae of Coast Iron & Machine Works was read also requesting that they be given an opportunity to negotiate for a lease on this property or that the property in question be put up for bid.

Dr. Humiston asked if the property had been leased to the Marush Company since the discussion at last week's meeting.

Mr. Rowlands advised that last week the City Attorney was instructed to prepare a lease for Mr. Marush, but that it had not been completed. In the meantime, he said, these two letters had been received, indicating further interest in the property by other people.

Mr. L. R. Bonneville, Attorney for Mr. Marush, asked how could the property be leased by bid? He said, what would be a price and a lease for one would not apply to another company or business. He explained that Mr. Marush leased the property, now known as "Johnny's Seafood," 20 years ago as unimproved property and built the existing building and maintained it up to this time. He said if Mr. Marush is permitted to lease the property at 1123 Dock Street, he has agreed to demolish the existing building and construct a new building that will be a credit to the City of Tacoma.

Mr. Reha stated that at the present time there is no room for expansion of the existing businesses because of the Municipal Dock on the north and other Companies on the south. He added that they were only asking for improved conditions for the existing businesses and that the property be leased by competitive bidding.

Dr. Humiston asked to what use Johnny's Seafood would make of the property if they received the Lease.

Mr. Reha said at the present time they are required to haul their fish to Seattle for cold storage and must pay in excess of \$600.00 per month rental. Then the fish must be hauled back to Tacoma for sale here. He said they intend to build a cold storage plant on the property, thus eliminating the double hauling to Seattle for storage purposes.

Dr. Humiston asked that the City Attorney prepare a proposed amendment to the City Charter to permit the City to sell waterfront property that is not needed for municipal purposes.

Mrs. Goering stated that this was a Charter amendment that has been given some considerable thought for a long time.

Mayor Hanson pointed out that perhaps some further negotiating should be made before calling for bids on this property.

Mrs. Goering asked how the lease was progressing that was requested at last week's meeting, and for how long a period of time that it would cover.

It was pointed out that it was for a 15 year period and would carry the provision that the rentals would be reevaluated every 5 years, as required by the City Charter.

Mr. Bonneville again protested the suggested calling for bids on this property as he felt any private property owner dealing with property doesn't normally run an advertisement in the paper, as the party he is dealing with does not want his business known to others, and in dealing with the City, he added, it is known publicly.

Dr. Humiston said this is public property and the dealings must be completely public, and where there is competition they must try to get as good a price as possible for the City. He said it does not matter for what purpose the property is to be used.

Mr. Anderson suggested that the three firms interested in leasing this property submit a letter stating for what purpose the building will be used, and the amount of rent they would be willing to pay, then the Council could decide which was the best offer. He added that there should be a definite date set for these proposals to be submitted, and should also contain a deposit in the proposal.

Dr. Humiston requested that the Building Inspector make a survey of the property and building in question to ascertain whether the building should be torn down or whether it could remain. Dr. Humiston asked, that in addition to the Building Inspector's report on the building, that the Manager submit a draft of the call for bids on the proposed lease.

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Mayor Hanson stated he thought this would be the better way to proceed on the matter, and if there were no objections he would request the Manager to submit this information for next week's meeting.

Mr. Rowlands advised that a letter was received from James C. Buckley, Inc. regarding the proposed Airport.

Mr. Buckley pointed out in his letter that it would be desirable for the City to prepare cost estimates for a true north-south runway, and also determine the most economical location on the Peninsula site for a true north-south runway consistent with the provision of adequate building areas comparable to those which can be obtained with the runway aligned to N 11° E. He explained that it is important that this estimate be completed and ready for use when the F. A. A. releases the results of its evaluation. If the F. A. A. concludes that the ideal alignment is true north-south, but that a deviation to the east might be accepted up to 11°, then the final decision would be likely to turn on the comparative costs of a true north-south installation versus an installation of N 11° E. In this event, the City should be able to promptly submit an estimate as to the comparative costs, and if the true north-south alignment is more costly, then a ready basis for requesting a prompt approval for the runway aligned N 11° E will be available.

Mr. Rowlands stated that this letter was discussed by Mr. Schuster, Public Works Director, and Mr. Anderson, City Engineer, earlier in the day and they are endeavoring to obtain a fairly accurate figure without having to spend 2 or 3 weeks "in the Field," which he said would be rather costly.

Mr. Rowlands announced that there would be a meeting Tuesday, April 21, 1959, at "The Farm" on the Seattle Highway regarding the Annexation of the area in South King County. They requested that the City Council and some of the staff attend this meeting. He asked if the Council members wished to attend the dinner and meeting to contact him so that reservations can be made.

Mr. Rowlands asked how many Council members would be attending the Association of Washington Cities Convention, which is to be held in Port Angeles this year on June 10, 11 and 12. He asked that reservations be made early inasmuch as accommodations are limited.

Mr. Anderson advised that the three largest cities in the State are requested to choose their representatives to the Executive Board of the Association. He stated that Mr. Harold Tollefson represented Tacoma for several years, and this past year he was Tacoma's representative. He said that some member of Council should be elected or appointed to represent Tacoma on this Board for this next year.

Dr. Humiston moved that Mr. Anderson be appointed to represent Tacoma on the Association of Washington Cities' Executive Board. Seconded by Mr. Bratrud. Motion carried unanimously.

Mr. Rowlands explained that a Resolution would be presented next week regarding some of the improvements contemplated on the Freeway. For some months the City has been meeting with the State Highway Commission regarding the "A" Street extension at So. 21st Street. He said they would like to have action taken as quickly as possible. Some months ago Council indicated they would be in favor of paying 25% of the total of the cost, with the Federal Government paying 50%, and the balance would be paid by the State. Although, he said, the State has indicated they were not in favor of paying anything as "A" Street was not on the Highway. After negotiating with the State, they agreed that it might be construed as a part of Pacific Avenue, even though it was one block away. He added that the State Highway Commission is meeting this week in Olympia and possibly will agree to pay 25% or 24% with the City to pay a like amount. He said they felt this was a reasonable compromise. If "A" Street can be extended past the Union Station it will give the City an important circumferential road with the possibility of working out a viaduct to the 11th Street bridge.

Mayor Hanson reported to Council on his recent trip to Washington D. C. with the members of the Utility Board and other City officials to discuss the status of the Cowlitz projects with the members of the Federal Power Commission. He said he thought it was extremely fortunate that the five members of the Utility Board, who are all private businessmen, could find sufficient time to donate to the City to go back to Washington D. C. to discuss the very important matter of the procedures to follow for the ultimate construction of the Cowlitz projects.

He said they met with the staff of the Federal Power Commission and discussed the various problems involved with alternative methods of approach. They discussed the advisability of constructing the Mayfield Dam first and the construction of the Mossyrock Dam later, but the F. P. C. Staff pointed out that it would require re-opening their license if this procedure were followed. If their license were reopened it could open a new round of hearings and a lengthy court case could be anticipated in testing the license. If the City is interested in constructing the Dam they could proceed with the present license, with the exception of the possibility of obtaining an extension of time as to the date for completion. As it now stands, it would be impossible to complete the Dam by the date mentioned in the present license. Under the present license the City is required to commence construction of the Mayfield project by July 1st. Prior to the issuance of any bonds, there were several points that had to be determined. They will have to apply to the F. P. C. for an extension of the license to a date that would be realistic in terms of orderly construction of the project. A date in 1965 was anticipated and the request is being prepared which will be submitted to the F. P. C. as soon as it is completed. The matter of financing the project must be decided. He said before any bonds are issued it should be studied very thoroughly as to the amount the rates should be increased to finance the Dam on a sound basis. If the rates are increased they should become effective January 1st inasmuch as that is the date many power contracts expire. This increase should be sufficient to cover the initial phases of construction. To cover the entire project an additional \$120,000,000 worth of bonds would be required. The rates should not be increased to where it will drive away present consumers or preclude the City from attracting new industries. Mayor Hanson said he believed the City's system could stand a 10% increase, and if after a study of the present rates showed that it was proper it would result in an across the board increase. If the rates were raised less than 10% he felt they would be getting into a dangerous area because of the prediction of an even higher rate increase when they began construction of the Mossyrock Dam. If a substantial increase is made now it will cut down the risk of an increase later, he added.

Mrs. Goering stated that in spite of the very comprehensive report made by Mayor Hanson on his recent trip to Washington D. C., she wanted to know, and believed the public should know, the total expense and also the individual expenses incurred by the members who went to Washington D. C. She said she was vitally interested in the vouchers turned in by various City officials and she was very interested in the amount spent on this trip. She stated it was a matter of opinion as to whether "we are getting the proper value for the money spent."

Mayor Hanson asked if she wished Council action on this or was she intending to do her own investigating.

Mrs. Goering stated that it was up to this Council, and if they did not care to request this information, she would do it on her own.

Mayor Hanson explained that the reports are public, but that the Council would direct the Manager to submit this information.

Mr. Anderson said, in reference to the matter of the eleven people sent to Washington D. C. to represent the City on the Cowlitz Dam projects, he felt it was a very worthwhile trip for the five members of the Utility Board who are business men to have taken this trip as they received first hand information on matters that they are confronted with from time to time. He said oftentimes matters ~~came~~ ~~up~~ ~~for~~ ~~them~~ ~~to~~ ~~pass~~ ~~on~~ without their knowing anything of the background and this gave them an opportunity to be in on the ground floor. He said at first he was not in favor of them going, but after considering the matter, he changed his mind.

Mr. Anderson commended Mayor Hanson and Councilman James Porter for the time they spent at the Legislature. He said he realized if the sessions were attended day after day there were bound to be expenses. There were many items that came up before the Legislature this session that needed instant action by the members of the Council and were immediately taken care of by Mayor Hanson and Mr. Porter.

Mr. Porter said there were several weeks that he had spent every day at Olympia representing the City. He said that five nights during the Legislature, when he normally would have been working, he was required to hire someone to replace him at the expense of approximately \$125.00, and he also missed one Council meeting because of an important issue coming up and that amount was \$25.00. He added that when he ran for office he expected to work hard and also to have to occasionally lay off from work because of City matters. He said he thought the expense of his time spent at the Legislature was well worth what the City received in return.

Mr. Max F. Mrohs, of 4039 McKinley Avenue, protested the grade of the alley adjacent to his property. He said that the alley, which ran only to the

South side of his property, was originally level with his yard, and after the installation of sewers the alley level was raised on the north side of his property one foot and three feet on the south side which causes water to drain down on his property and in his garage. He said that he has contacted the Public Works Department for the past seven years with no results. Approximately two weeks ago he was asked to contact Phil Rogers in the Public Works Dept., which he did, and after three visits to the property by Mr. Rogers, with other Engineers from the department, he was advised that there was nothing they could do and suggested that Mr. Mrohs place this matter before the City Council for their action. Mr. Mrohs stated that it would not take more than 1-1/2 yards of concrete to fix the alley and about one-half day's labor to put in the forms for a bulkhead.

Mr. Easterday requested the City Manager to instruct Mr. Schuster or the City Engineer to go out and investigate this complaint, and if the property is being injured because of the alley grade to make an estimate as to the cost.

Mayor Hanson advised Mr. Mrohs that the City Manager would instruct the Director of Public Works and his staff to investigate this matter immediately and see if something could be done.

There being no further business to come before the meeting, upon motion duly made and seconded, the meeting was adjourned at 6:15 P. M.


President of the City Council

Attest:


City Clerk