

CITY COUNCIL MINUTES

City Council Chambers, 4:00 P. M.
Wednesday, Feb. 23, 1966

Council met in regular session. Present on roll call 8: Bott, Finnigan, Haley, Herrmann, Johnson, Murtland, Price and Mayor Tollefson. Absent 1, Cvitanich. Mr. Cvitanich arriving at 4:10 P. M.

Mr. Haley moved that the minutes of the meeting of Feb. 8, 1966 be approved as submitted. Seconded by Mr. Murtland. Voice vote taken. Motion carried.

PETITIONS:

Petition submitted by Arthur Munson requesting the rezoning of property located at the northwest corner of California Ave. and So. 38th St. from an "R-4" to a "C-2" District.

Referred to the Planning Commission.

RESOLUTIONS:

Resolution No. 18616 (postponed from the meeting of Feb. 8, 1966)

Accepting a sealed bid for Parcel (A) from Linn S. Latourette and Bruce Kamhoot for property west of 1204 So. 27th St. for the sum of \$9,800.00 situated within the Center St. Urban Renewal Project.

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

Mr. Richmond, Urban Renewal Director, explained that the letter from Kurt Mayer dated Feb. 14, 1966 regarding the sale of the property addressed to Mayor Tollefson was referred to his office. On Feb. 21, 1966 he had directed a communication to Mayor Tollefson and the Council for the Council's information, pointing out the questions that had been raised by Mr. Mayer that were both erroneous and misleading.

Mr. Warren Daheim, Attorney representing Mr. Mayer, outlined the background of the recommendation for the disposal of the Urban Renewal land in the above resolution. He understood that Mayer Built Homes, Inc. was the highest bidder and the low bidder was a Portland firm. The reason that the Mayer Co., a Tacoma firm was not awarded the bid was that the design was not suitable.

He added, normally a builder chooses a site before any plans are submitted, then the preliminary plans are submitted by a builder because of the financing standpoint as the cost of final plans are quite expensive. Another factor in this situation is the involvement of FHA.

Under Section 221-I-3 of FHA it provides for a private contractor to build an apartment house and when it is completed he recovers his cost plus a certain percentage, however, a non-profit corporation operates the establishment. Also under this section there is a restriction as to the type of personnel and the rentals charged. He added, if the plans call for 2 bedroom apartments or 4 bedroom apartments, the FHA Dept. would have the final say. He felt that an adequate feasibility study should be made by the builder as well as by the FHA.

Mr. Richmond explained that the staff must make their review from the information submitted, therefore it was requested that specific plans be submitted to expedite the procedure. The FHA will then concur in their decision if it is acceptable to the Urban Renewal Administration.

Mr. Murtland asked if it is correct that the plans can be changed by FHA.

Mr. Richmond stated they contend that plans approved by the Council would be binding but if FHA did change the plans, the bid would be referred to the Council for reconsideration.

Mr. Johnson asked if the bidder was not informed as to the type of structure that was to be built on the property.

Mr. Richmond remarked that the bidders are requested in the advertising to submit the type of structure in their bid.

Mr. Haley asked when the builders were informed of the availability of this property.

Mr. Richmond said negotiations were pending with FHA from March of 1965 and were resolved in August of 1965, at which time the builders were informed of the availability of the land.

Mr. Johnson said he understood that the plans presented by each of these bidders were acceptable, but it was the design of the apartment house that made the difference in the recommendation.

Mr. Richmond stated, this was true, but they were also concerned about the number of children if a 4-bedroom unit were allowed. He added, the area itself could not stand the impact of large families due to the lack of play area in that general neighborhood.

Mr. Mayer, of the Mayer Built Homes, Inc., felt an apartment building for the elderly would not be suitable in this area due to the steep contour of the land, also that shopping facilities and bus transportation are four blocks away. He felt that he, as a Tacoma bidder, was better qualified to receive this bid than someone from out of State.

Mr. Finnigan thought the Council should throw out both bids and try to attract a development of higher quality.

Mr. Kamhoot, Portland bidder, outlined the procedural steps he had taken in reference to this property since November 1964. He said that he and Mr. Latourette plan to build a \$325,000 apartment building on one of the tracts under FHA program, for 100 percent federally financed low-rent housing. The one-bedroom units will be designed to rent for \$78 and the two-bedroom units for \$98 per month. If the first building proves a success they would build a second apartment on the other tract.

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

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

RESOLUTIONS:

Resolution No. 18617 (postponed from the meeting of Feb. 8, 1966)

Accepting a sealed bid for Parcel (B) from Linn S. Latourette and Bruce Kamhoot for property west of 1204 So. 27th St. for the sum of \$11,000.00 situated within the Center St. Urban Renewal Project.

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

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

Ayes 6; Nays 3, Bott, Cvitanich and Finnigan, Absent 0.

The Resolution was declared passed by the Chairman.

Resolution No. 18627

Fixing Tuesday, March 22, 1966 at 4:00 P. M. as the date for hearing on the vacation of a 10 foot wide walkway located 100 feet more or less south of vacated So. 36th St. and lying between the east line of Oregon Ave. and the west line of Sprague Ave. (petition of Titus-Will Motor Co.)

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. 18628

Awarding contract to Walker Chevrolet Co. on its bid of \$4,060.44 incl. tax for the furnishing of one truck chassis.

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. 18629

Awarding the sale of surplus equipment to Jack Harshbarger and General Metals for the total sum of \$725.80.

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

The Resolution was pass unanimously by voice vote.

Ayes 9; Nays 0; Absent 0.

FIRST READING OF ORDINANCES:

Ordinance No. 18022

Vacating the alley in the vicinity of East E St. between East 32nd and McKinley Avenue (petition of G. S. Granberg)

The Ordinance was placed in order of final reading.

Ordinance No. 18023

Vacating So. 18th St. between Mason Ave. & Tyler Street. (petition of Bertram W. Flake)

The Ordinance was placed in order of final reading.

FINAL READING OF ORDINANCES:

Ordinance No. 18012

Changing the names of certain streets in various areas of the City of Tacoma.

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. 18013

Vacating a portion of East 18th Street abutting Commercial Avenue.
(petition of Port of Tacoma)

Roll call was taken on the Ordinance resulting as follows:

Ayes 8; Nays 0; Absent 1, Cvitanich (temporarily)

The Ordinance was declared passed by the Chairman.

Ordinance No. 18014

Amending Chapter 13.06 of the official code by adding a new section 13.06.055-2 to include property on the east side of Hosmer St. between So. 92nd and So. 96th Streets in an "R-3-PRD" District. (petition of Manfred J. Vierthaler)

Roll call was taken on the Ordinance resulting as follows:

Ayes 8; Nays 0; Absent 1, Cvitanich (temporarily).

The Ordinance was declared passed by the Chairman.

Ordinance No. 18015

Authorizing the condemnation of lands for the Mayfield Reservoir, Mossyrock Dam site and Mossyrock Reservoir and sites for fish hatcheries for the Cowlitz Power Development Project and repealing Ordinance No. 17758 passed January 26, 1965. ✓

Roll call was taken on the Ordinance resulting as follows:

Ayes 8; Nays 0; Absent 1, Cvitanich (temporarily).

The Ordinance was declared passed by the Chairman.

Ordinance No. 18016

Providing for the improvement of L I D 4782 for paving on So. 47th from Pine to South Tacoma Way.

Mayor Tollefson explained this had been discussed at length at the L I D meeting and the property owners who had objected had been informed that this was a transitional type of arterial at South 48th which will end with an overpass over the freeway. He informed the property owners if they wished to protest further they could do so at the time the assessment roll is approved.

Roll call was taken on the Ordinance resulting as follows:

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

Ordinance No. 18017

Providing for the improvement of L I D 6861 for street lighting on wooden poles on So. 48th from Orchard to Mullen and other nearby streets.

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. 18018

Approving and confirming the assessment roll for L I D 3600 for sanitary sewers in alley north of East 61st St. from L to K and other nearby streets.

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. 18019

Approving and confirming the assessment roll for L I D 4761 for paving on Bristol St. from No. 42nd to 46th Sts.; Lenore Drive from No. 24th to cul-de-sac 700 feet north and east, and other nearby streets.

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. 18020

Approving and confirming the assessment roll for L I D 4764 for paving on So. 19th from Bennett to Mildred; and sanitary sewers along So. 19th from Whitman to Mildred.

Roll call was taken on the Ordinance resulting as follows:

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Ayes 9; Nays 0; Absent 0.

The Ordinance was declared passed by the Chairman.

Ordinance No. 18021

Approving and confirming the assessment roll for L I D 5399 for water mains in So. 11th from So. Tyler to Verde Street.

Roll call was taken on the Ordinance resulting as follows:

Ayes 9; Nays 0; Absent 0.

The Ordinance was declared passed by the Chairman.

UNFINISHED BUSINESS:

The Director of Public Works and Utilities presents the following assessments for hearing:

L I D 5395 for water mains and hydrants in Fife Heights bounded by 19th St. N. E., 68th Ave. East; 10th St. East and west to City limits line.

L I D 5406 for water mains in MacArthur St. from So. 15th to 17th; Meyers from So. 15th to 19th; and 15th to 17th from Meyers to MacArthur Street.

L I D 6834 for street lighting on So. 66th to So. 74th from Alder to Pine.

Mr. Finnigan moved that Monday, March 28, 1966 at 4:00 P. M. be set as the date for hearing on the above assessment rolls. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

ITEMS FILED IN THE OFFICE OF THE CITY CLERK:

- a. Report from the Director of Finance for the month of December 1965.
- b. Report from the Water, Light & Belt Line Div. for the month of December 1965.

COMMENTS:

Mr. Rowlands stated that the proposed draft of an agreement between the City of Tacoma and the Town of Ruston in reference to construction of sanitary sewers has been distributed to the Council and this will appear in ordinance form on the agenda for next week.

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Mayor Tollefson called attention to an article published in the News Tribune by the Washington State Research Council comparing income and expenditures in the states' largest cities. He said the article pointed to only a portion of the entire picture. He said the report simply said that cities generally had spent less money than they had received in 1964, but it sounded as if the cities had more money than they needed.

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David Stevens, an assistant to the City Manager, noted that a preliminary recheck indicated that Tacoma actually had finished in 1964 with a \$36,000 deficit instead of a \$22,000 surplus.

There being no further business to come before the Council, upon motion duly seconded and passed, the meeting adjourned at 4:30 P. M.

W. H. Sullivan
Mayor of the City Council

Attest: *Josephine Melton*
City Clerk