

CITY COUNCIL MINUTES

City Council Chambers, 4:00 P. M.
Tuesday, Feb. 13th, 1968

Council met in regular session. Present on roll call 9: Banfield, Bott, Cvitanich, Finnigan, Herrmann, Johnson, Murtland, Zatkovich and Mayor Rasmussen.

Dr. Herrmann moved that the minutes of the meeting of Jan. 30th, 1968 be approved as submitted. Seconded by Mr. Johnson. Voice vote taken. Motion carried.

Mr. J. Grenley, Chairman of the Public Utility Board, of the Public Utilities Dept. of the City, introduced the members of the Utility Board, Dr. A. A. Adams, Mr. Henry Loren and Mr. Leo McGavick. He added, Dr. Arthur Anderson, Vice-Chairman of the Utility Board, was unable to be present.

Mr. Grenley read a proclamation from the Board stating in part, that 1968 was an important year for the Utility Dept. because of the action taken by the citizens of Tacoma 75 years ago who voted to purchase a privately owned Light and Water Co. to obtain an improvement in services at more reasonable rates. The original investment was \$1,375,000. He noted, that today the Tacoma City Light and Tacoma City Water are nationally recognized as model utilities. The Belt Line was acquired in 1914 and it has become a vital influence in building payrolls and business for the Port Industrial District.

Mr. Grenley invited Mayor Rasmussen and Members of the City Council to join them in honoring the Utilities Dept. and the memory of the men and women who helped to build the Dept. of Public Utilities. He added, a number of programs are being planned during the Diamond Anniversary Year, and it is hoped that the public will also join in the celebration. He presented the Council with some of the momentos of the Dept. of Public Utilities for the 75th Anniversary.

The City Clerk read a Proclamation recognizing the development of the area due to the outstanding record of achievements of the Dept. of Public Utilities and proclaiming Feb. 11 through 17, 1968 as National Electrical Week and National Willing Water Week for Aug. 11 through 17, 1968 as well as the year of 1968 as the 75th Anniversary of the Dept. of Public Utilities in Tacoma, Washington.

HEARINGS & APPEALS:

a. This is the date set for hearing on the appeal filed by Conrad Schick on the denial of the request for rezoning of the west side of Mullen St. between So. 10th St. extended and So. 12th St. from an "R-2" to an "R-4-L" District.

A communication was received by Conrad Schick on Jan. 18th, 1968 withdrawing his appeal.

Dr. Herrmann moved to concur in the recommendation of the Planning Commission to deny the above rezone. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

b. This is the date set for hearing on the Zoning Ordinance Text Amendment for rezoning classifications for Planned Research Park Districts.

Mr. Russell Buehler, Director of Planning, explained that this was a proposed new Text Amendment to the zoning ordinance in the City of Tacoma which would allow for a research park development. The amendment provides for a research and experimental laboratory and office type uses in a landscaped, campus-like setting outlying and inlying areas of the City. The standards of performance and site development are designed to make such districts suitable for locations adjacent to residential areas. He explained the draft of the ordinance in detail relative to the clause of intent, for use and area regulations, procedures, development standards, performance standards and technical evaluation of performance standards.

Mr. Cvitanich and Mr. Finnigan were concerned that the height of buildings, structures, or portions thereof, shall not exceed 35 feet. They felt in some residential areas, this would be too high.

Mr. Buehler stated, perhaps, the height requirement could be varied relative to the topography of the land. This could be affected in a later ordinance if necessary. He mentioned that the American Plywood Association and the Weyerhaeuser Co. assisted in the preparation of the amendment.

Mr. Buehler further stated that site approval, as granted by the Planning Commission, shall be binding upon the developer, their heirs successors and assigns. Variations from the plan shall be subject to approval of the Planning Commission.

Mr. Finnigan said he would like to establish safeguards for the future in the event there is any appeal other than the Planning Commission, it should be opened to the people that are involved.

Mr. Wesley Hodge, Attorney for the Weyerhaeuser Co. from Seattle, explained the over-all application for the development of the City. He adied, an "R-P" zoning will aid the City when competing with outlying areas and neighboring cities for this highly desired type of employment activity. The "R-P" zoning will require a campus-like setting, this promoting an attractive as well as utilitarian addition to the City. This zoning will also promote a closer working relationship between local colleges, universities and industry in matters of research. He felt this proposed ordinance was well constructed and would be very effective.

Mr. Buehler stated an application has been submitted by the Weyerhaeuser Co. on behalf of the American Plywood Association for an "R-P" District, located between So. 12th and 19th Sts. on Orchard Street.

After some discussion Dr. Herrmann moved to concur in the recommendation of the Planning Commission to approve the Zoning Text Amendment creating a new zoning classification entitle "R-P" Planned Research Park District, and that an ordinance be drafted approving same. Seconded by Mr. Bott. Voice vote taken. Motion carried.

RESOLUTIONS:

Resolution No. 19471 (postponed from the meeting of Jan. 16th, 1968)

Submitting to the qualified voters of the City of Tacoma at a special election a proposition to elect 15 freeholders to prepare and propose a new City Charter.

Mr. Johnson moved to table the resolution. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

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The Resolution was declared TABLED by the Chairman.

Resolution No. 19566

Accepting certain offers to sell improvements only on real property located within the New Tacoma Urban Renewal Project No. Wash. R-14.

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

Mr. Corey Richmond, Director of Urban Renewal, explained these offers to sell by the National Bank of Washington are for the improvements only at 109 So. 13th, 1219 Pacific Ave. and 1223 Pacific Avenue. The buildings will be razed by the City, as would have been required if it had purchased the sites and developed them for re-sale.

Mr. Finnigan asked that an explanation be given for the procedure by which the City buys buildings only from a property owner and allows him to retain ownership of the land.

Mr. Richmond explained that federal urban renewal regulations allow for the purchase of buildings only (for demolition), thus saving the City the expense of condemning entire properties and structures, and offering the parcels for sale to the highest bidder.

Mr. Marshall McCormick, City Attorney, explained the property owner formally agrees to use the land for purposes in accordance with the official adopted urban renewal plan, that they keep the land under an agreement. The reason for this is that less money is involved and accomplishes the same purpose.

Mayor Rasmussen explained that the public found it difficult to understand why the City should buy and tear down buildings for certain property owners, whereas owners of other downtown structures had to pay for improvements or for demolition out of their own pockets.

Mr. Richmond explained that the procedure applied only to buildings within the designated urban renewal project area. He stated certain buildings outside, but adjacent to, the area come under the dangerous buildings program which requires code enforcement and, in some cases, demolition at the owners' expense.

Mr. McCormick stated, under the Dangerous Building Code, the City does not take any property away from the owners, they still retain title. The City only requests that the building be rehabilitated or that the necessary improvements be made. If for any reason they cannot do this, the City orders the owner to demolish the building. The Dangerous Building Code ordinances are entirely different from the Urban Renewal ordinances.

The Resolution was passed by voice vote.
Ayes 7; Nays 2, Banfield and Cvitanich; Absent 0.

Resolution No. 19567

Accepting a sealed bid for the purchase of real property situated within the New Tacoma Urban Renewal Project No. Wash. R-14.

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

The Resolution was passed by voice vote.
Ayes 7; Nays 2, Banfield and Cvitanich; Absent 0.

Resolution No. 19568

Approving the request for financial assistance to plan and develop a comprehensive city demonstration program.

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

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Mrs. Banfield moved that this resolution be postponed until Feb. 27th as she had information that needed to be checked. She asked that a study session be called with an open forum so citizens could be present. Seconded by Mr. Cvitanich.

Mr. Finnigan explained that a hearing had been held on the Demonstration program on Jan. 22nd and there is so little time to re-submit an application.

Mr. Cvitanich felt it would be a disservice to everyone involved to postpone the matter although he added, he will vote against the reapplication.

Mr. Rowlands, City Manager, stated there are only two months left to compile the application.

Mr. Murtland felt this resolution should be immediately adopted.

Voice vote was taken on Mrs. Banfield's motion to postpone the resolution.

Motion LOST.

Mayor Rasmussen said he would propose an amendment concerning some restrictive wording relative to Urban Renewal.

Mayor Rasmussen then moved that Section 3 be amended to add, "that nothing herein contained shall be deemed or construed to impose in any way or manner an obligation on the part of the City of Tacoma to institute, commence, or carry on any urban renewal project or projects or to engage in any renewal programs in the area set forth in said application without first submitting the question of whether or not to institute an urban renewal project or program to a vote or canvass of the people in the area to be affected." Seconded by Mr. Cvitanich.

Mr. Johnson felt that this amendment, if included in the resolution, would destroy the City's chances to receive the grant.

Mr. Rowlands, City Manager, felt the proposed new application should involve a program for the social and physical rehabilitation of the Hilltop area. He noted that citizen's participation and involvement will be required by the Federal government in the area to be affected. They will not go along with any type of program if the people are not going to be receptive.

Mr. Rowlands further stated that if an urban renewal project were proposed for the Model Cities program, the Council has the power to approve or reject it.

Mr. Bott felt, perhaps, the Council could consider Mayor Rasmussen's amendment as a separate measure in connection with the Urban Renewal Program.

Several of the Council members felt this amendment would be detrimental to the whole purpose for the physical rejuvenation of this area. It was felt there should not be any restrictions whatsoever on the application.

Mayor Rasmussen read a letter from the San Francisco Regional Office of H U D regarding the Metropolitan Park District, stating that their application did not rank high enough in the regional office review to be considered for funds which the Urban Improvement Beautification grant is currently directed.

Mayor Rasmussen said if the Model Cities program is approved the Council would be placing the whole City under Urban Renewal.

Mr. McCormick, City Attorney, explained that under this application, definite boundary limits will be set. He felt it was obvious that the plan does not mean city-wide, but it would mean in accordance with the area as set forth in the application.

The Rev. J. R. Williams stated the Board of the Hilltop Neighborhood Improvement Council had empowered him to pledge that citizen participation in the Model Cities program shall be at the highest level. He urged that the Council pass this resolution unanimously.

Roll call was taken on the amendment proposed by Mayor Rasmussen. Ayes 4; Naves 5; Bott, Finnigan, Herrmann, Johnson and Murtland; Absent 0. MOTION FAILED.

Mr. Cvitanich asked Rev. Williams what percentage of the homes in the Hilltop area were owned by the people residing in them and what percentage were rented.

Mr. Richmond, Director of Urban Renewal, stated he had personally made a survey on that question about five years ago and he had found that the percentage was about fifty-fifty.

Mrs. Frank Russell, President of the Tacoma NAACP, noted that at this time there are 70% rental properties in the area; 30% sub-standard housing; 91% of the homes that are 30 years or older. The average rental charge is approximately \$50.00 a month.

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

Ayes 7; Nays 2, Banfield and Cvitanich; Absent 0.
The Resolution was declared passed by the Chairman.

Resolution No. 19570

Authorizing the proper officers of the City to enter into an agreement with the Disabled American Veterans, Harmony Chapter No. 18, for the operation of the baseball parking lot for the year 1968.

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

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

Resolution No. 19571

Authorizing the proper officers of the City to transfer certain items within the same class of the City's General Fund on the 1967 Budget.

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

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Zatkovich (temporarily)

Resolution No. 19572

Appropriating funds from various departments of the City Government for the payment of actual expenditures required during the year 1967.

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

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Zatkovich (temporarily)

Resolution No. 19573

Authorizing a temporary loan in the amount of \$15,000.00 from the Garbage and Refuse Reserve Fund to the Garbage and Refuse Fund, and a temporary loan in the amount of \$2,459.01 from the General Fund to the Airport Fund.

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

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Zatkovich (temporarily)

Resolution No. 19574

Approving a final plat of "J. W. Erwin Addition", located on the north side of 19th St. N. E., approximately 650 feet east of 65th Ave. N. E.

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

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Zatkovich (temporarily)

Resolution No. 19575

Approving a final plat known as "McGinn Second Addition" in the area bounded by No. 33rd, No. 35th, Bennett and Baltimore Streets.

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

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Zatkovich (temporarily)

Mr. Cvitanich moved that the Rules be suspended to take up Resolutions No. 19576 and 19577 that do not appear on the agenda. Seconded by Mr. Zatkovich. Voice vote taken. Motion carried.

Resolution No. 19576

Extending to the First Assembly of God Church, its Pastor and the Rev. F. W. Buntain and its congregation its appreciation upon the completion of the new modern church facility located on Union Avenue.

Mr. Cvitanich moved that the resolution be adopted. Seconded by Mr. Johnson.

Mr. Murtland inquired if this was a new policy of the Council to commend builders of new buildings in the City.

Mayor Rasmussen stated he had requested the resolution be brought in commending people who have contributed an outstanding addition to the City of Tacoma.

Mayor Rasmussen presented the Rev. F. W. Buntain with the Key to the City in behalf of the City Council.

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

Resolution No. 19577

Extending to Mr. J. W. Will, Pres. and General Manager of Titus-Will Ford Sales Co. and to said company itself, its appreciation for the construction of said facility recently completed at 3606 So. Sprague Ave. in the City of Tacoma.

Mr. Cvitanich moved that the resolution be adopted. Seconded by Mr. Johnson.

Mayor Rasmussen presented Mr. Will with the Key to the City in behalf of the City Council.

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

Mr. Zatkovich left the meeting at this time.

FINAL READING OF ORDINANCES:

Ordinance No. 18496

Vacating a portion of So. L Street lying immediately north of Center St.
(Petition of Urban Renewal Dept.)

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

Ayes 7; Nays 1, Cvitanich; Absent 1, Zatkovich.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18497

Amending Sec. 12.12.090 of the official code to delete the restrictions
now contained on Senior Citizens bus passes.

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

Ayes 1, Nays 7: Banfield, Bott, Cvitanich, Finnigan, Herrmann, Johnson and
Murtland; Absent 1, Zatkovich.
The Ordinance was declared LOST by the Chairman.

REPORTS:

- a. Traffic Violations and Court Cases during the month of Jan. 1967 & 1968.
- b. Personnel Report for the month of December 1967.
- c. Report on cost of service revenue required and recommended revisions of
Light Division Rate Schedules submitted by Ford, Bacon, & Davis, Jan. 31,
1968.

COMMENTS:

Mr. Rowlands, City Manager, announced that on Tuesday Noon, Feb. 20th in the
Bayview Room of the Winthrop Hotel slides will be shown on the development in
Victoria, B. C.; the Mayor and City Council have been invited to attend.

Mr. Rowlands reminded the Council members that another Community Affairs
Conference will be held on Friday, Feb. 16th at Pacific Lutheran University.

Mr. Rowlands reminded the Council that a meeting will be held for the
Tacoma Area Conference on Community Problems on Feb. 19th, at the Winthrop Hotel
in the Crystal Ballroom, which will be an all day meeting.

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Mayor Rasmussen announced the Monday Study Session on Feb. 19th, will be cancelled.

Mr. Rowlands presented a letter from the Trainee Corps Selection and Evaluation Board requesting that a temporary position of Coordinator for the program be created to implement and coordinate the program. Mr. Rowlands suggested that an ordinance be drafted and placed on the agenda for next week approving this position.

Mr. Bott felt, perhaps, this could be handled through the Personnel Dept.

Mr. Cvitanich felt a person from the Personnel Dept. could provide close supervision on this program.

Mr. Rowlands felt this particular person has the responsibility to train these people so they may be able to qualify to take the Civil Service examinations so they will be prepared to become self supporting and self sufficient, as well as working in private enterprise.

Mayor Rasmussen requested that Mr. Rowlands explain the program as he understood that the Neighborhood Youth Corps Dept. was not involved.

Mr. Rowlands explained that twenty-four persons would be employed by the City in a number of positions that the staff felt would be available for placement. The persons will be working under direct supervision.

Mr. Finnigan explained that private industry contributes to funds and foundations through which this type of help can be had. He stated industry will reap benefits from it and perhaps, in a broader scope than is possible within their own firms. He wondered if industry had been contacted relative to this program.

Mr. Rowlands remarked that he knew industry had been contacted in regard to the program, and particularly in taking these candidates for training to their own industries.

Mr. Murtland moved that any Council member attending the 1968 Association of Washington Cities Annual Convention to be held in Spokane on May 14th through 17th be sent as a delegate. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

Mr. Finnigan advised that the City of Tacoma is expected to provide a member on the Resolutions' Committee as well as on the Nominating Committee during the Convention.

Mr. Cvitanich wondered what is the status of the Puget Sound Air Pollution Commission's progress.

Mayor Rasmussen stated that an air pollution hearing is to be held in the City Council Chambers at 10 A. M. on March 1st, 1968.

Mr. Bott and members of the City Council commended Mr. Corey Richmond on his last day as the City's Urban Renewal Director.

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Mr. Rowlands introduced James Wright, who will be Acting Director of Urban Renewal.

He also introduced Erling Mork from the Planning Dept. who will take over the position of State-Federal Coordinator for the City.

Mayor Rasmussen remarked that the Council has been discussing the agenda and the determination has been that those members of the public who wish to speak, must submit a letter outlining on what they wish to speak. This communication should be sent to the Mayor's office in advance of a meeting.

Mayor Rasmussen also mentioned persons who say they are speaking in behalf of a certain organization, must also present an official letter designating them as approved spokesmen.

Mr. Murtland mentioned that no advance communication will be required of persons wishing to speak on a specific matter under consideration by the Council in the order of its business, and their comments henceforth must be restricted to the resolution or ordinance under discussion.

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There being no further business to come before the Council, upon motion duly seconded and passed the meeting adjourned at 8:15 P. M.

Attest: Josephine Neeton
City Clerk

A. L. Rasmussen
MAYOR