

CITY COUNCIL MINUTES

City Council Chambers, 4:00 P. M.  
Tuesday, February 26, 1963

Council met in regular session. Present on roll call 8: Bott, Cvitanich, Finnigan, Haley, Herrmann, Murtland, Steele and Mayor Tollefson. Absent 1, Price.

Dr. Herrmann moved that the minutes of February 13, 1963 be approved as submitted. Seconded by Mr. Steele. Voice vote taken. Motion carried.

HEARINGS & APPEALS:

This is the date fixed for hearing on the petition submitted by Fred Lawrence for the replat of Oscar Holmdale Addition, in the area bounded by Fremont St.; Harmon and North 23rd St.

Mr. Buehler, Director of Planning, said this is a replat of a portion of the block on North 23rd and Harmon Street in the Narrows area. There were no<sup>20</sup> objections from any of the City Departments. He added, this will now go before <sup>79</sup> the Planning Commission for hearing and will then come before the Council in Resolution form for adoption.

Mr. Steele moved to accept the proposed re-plat. Seconded by Dr. Herrmann. Voice vote taken. Motion carried.

PETITION:

Petition submitted by J. J. Sleavin & Assoc. for the replat of a portion<sup>102</sup> of Woodlawn Add. to be know as McPhail Addition.

Dr. Herrmann moved that April 2, 1963 be set as the date of hearing for the replat of a portion of Woodlawn Add. Seconded by Mr. Steele. Voice vote taken. Motion carried.

RESOLUTIONS:

Resolution No. 17351: (Postponed from the meeting of February 19, 1963)

Approving the recommendation for an exclusive Taxicab stand to the Veterans Taxi Company to be located on the east side of Commerce St. between So. 11th and So. 13th St. near the northeast corner.

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

Mr. Rowlands stated, unfortunately he had not had an opportunity to compile an MC on this matter giving the information requested by the City Council last week. He added, at present there are seven companies representing the fifty cab licenses issued: Washington Taxi has (2), K-Street Taxi (3), Radio Taxi (4), Veterans Taxi (2), Red & White Taxi (1), Oliver Taxi (16) and Yellow Taxi (22).

Mr. Bott asked who determines the number of locations for the Taxi stands.

Mr. Gaisford, Director of Finance stated the Police Dept. together with the Traffic Engineer, sets the number of recommended cab stands.

Mr. Murtland asked if this location was for one or two cabs.

Mr. Rowlands said this will involve two parking places.

It was asked what was the fee for each location and if the business firms adjacent to the cab stands had been consulted.

Mr. Rowlands stated he did not know if they were consulted.

Mr. Finnigan moved to postpone the Resolution for one week, until March 5, 1963, for additional information. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

Mr. Rowlands said he would have an MC prepared on the subject.

Resolution No. 17352:

Fixing Monday April 8, 1963 at 4:00 P. M. as the date for hearing on L I D 6821 for street lighting on Bell St. from So. 60th to 62nd St. and on G St. from So. 76th to 78th Streets.

Mr. Steele moved that the Resolution be adopted. Seconded by Mr. Murtland.

Voice vote was taken on the Resolution.

The Resolution was declared adopted by the Chairman.

Resolution No. 17353:

Fixing Monday April 8th at 4:00 P. M. as the date for hearing on L I D 6824 for street lighting on So. I St. from 6th Ave. to Division Ave.

Mr. Cvitanich moved that the Resolution be adopted. Seconded by Mr. Finnigan.

Voice vote was taken on the Resolution.

The Resolution was declared adopted by the Chairman.

Resolution No. 17354:

Awarding contract to Bednorz Construction Co. for L I D 2344 on their bid \$7,794.90 which is determined to be the lowest and best bid.

Mr. Steele moved that the Resolution be adopted. Seconded by Mr. Murtland.

Voice vote was taken on the Resolution.

The Resolution was declared adopted by the Chairman.

Resolution No. 17355:

Awarding contract to Electric Construction Co. for W. O. No. 53717 on their bid on Proposal #1 in the amount of \$3,302.00 including sales tax which was determined to be the lowest and best bid.

Mr. Finnigan moved that the Resolution be adopted. Seconded by Mr. Cvitanich.

Voice vote was taken on the Resolution.

The Resolution was declared adopted by the Chairman.

Resolution No. 17356:

Awarding contract to Bednorz Construction Co. for Improv. No. 3036-J-2 on their bid of \$72,490.07 which is determined to be the lowest and best bid.

Mr. Steele moved that the Resolution be adopted. Seconded by Mr. Cvitanich.

Voice vote was taken on the Resolution.

The Resolution was declared adopted by the Chairman.

Resolution No. 17357:

Approving the plans of the Washington State Highway Dept. known as Old Primary State Highway No. 1 now to be designated F. A. S. Route No. 1509 identified on Pierce Co. Maps No. 27-3B & No. 27-3A.

Mr. Steele moved that the Resolution be adopted. Seconded by Mr. Cvitanich.

Mr. Schuster, Director of Public Works, explained this is what was known as U. S. Hwy. No. 99. As soon as the State Highway Department discontinues the use of this route, it will revert back to the City for maintenance. This addition will provide a continuous Federal Aid Secondary Highway route through the City of Tacoma, connecting with a similarly designated route in the County for the Old Highway No. 99, which was formerly designated as Primary State Highway #1.

Voice vote was taken on the Resolution.

The Resolution was declared adopted by the Chairman.

Resolution No. 17358:

Authorizing the proper officers of the City to purchase parcels 1 & 2 from Marvin E. and June M. Boys for the Pine St. to Oakes transition near So. 47th St. for the sum of \$5142.00 also to sell parcels 3 & 4 to Marvin & June Boys.

Mr. Steele moved that the Resolution be adopted. Seconded by Mr. Murtland.

Mr. Rowlands stated this property is necessary for the transition right of way, which is located from Pine to Oakes Streets. Parcels 3 and 4 are not needed for the transition, therefore, the City is selling this property for the amount of \$1,382.00 and is purchasing parcels 1 and 2 for \$3,750.00.

Voice vote was taken on the Resolution.

The Resolution was declared adopted by the Chairman.

Resolution No. 17359:

Retaining the Engineering firm of B. I. Larsen as engineering consultants to make a ground water study in the vicinity of the proposed Orchard St. sanitary land fill site.

Mr. Steele moved that the Resolution be adopted. Seconded by Mr. Cvitanich.

Mr. Rowlands stated this has been worked out by Mr. Bronow and Mr. Schuster and the staff in the Public Works Department. This study is essential to determine whether the sanitary land fill will in any way contaminate the water supply. If the Survey concludes that no harm will be done to the water, then the City can proceed with the acquisition of additional property in that location.

Mr. McCormick, City Attorney, explained the wells that provide Fircrest and University Place with water are below Orchard Street, and this Survey is necessary to prevent any law suits against the City in the future. If this Survey determines these wells will not be polluted, this would insure the City of future losses.

Mr. Finnigan asked how this firm was selected and if there were any other firms considered.

Mr. Rowlands replied that three firms were interviewed; each were capable, however, this firm is a Tacoma firm and is experienced in this type of work.

Voice vote was taken on the Resolution.

The Resolution was declared adopted by the Chairman.

Resolution No. 17360:

Authorizing the proper officers of the City to execute a written contract with Real Estate Research Corp. to make certain real estate marketability and re-use value studies in connection with the New Tacoma Urban Renewal Project (Wash. R-14).

Mr. Steele moved that the Resolution be adopted. Seconded by Mr. Cvitanich.

Mr. Rowlands said this Resolution, No. 17360 and the next Resolution, No. 17361, were recommended for approval by the City Council at last week's Study Session.

The Real Estate Research Corp. and Wilbur Smith and Associates have their headquarters in San Francisco and each is outstanding in their field. He stated

the Real Estate Research Corp. has worked previously for the City on the Fawcett Street and also on the Downtown project and the Staff feels they have the necessary background.

Mr. Haley asked why have they chosen more than one consulting firm to do the work.

Mr. Rowlands said the firms selected are specialists in their respective fields and are known nationally. The other firms contacted who submitted bids were not specialists.

Mayor Tollefson asked Mr. Maffin, Urban Renewal Director, to explain what the duties of the Real Estate Research Corporation will be under this Resolution.

Mr. Maffin explained they will accomplish two things: (1) they will analyze the market for land available for re-development in the City of Tacoma and determine what period of time the City could expect land to be absorbed. (2) After that is established, they will arrive at a preliminary re-use appraisal of the value of the land for re-development.

In reference to Resolution No. 17361, the contract with Wilbur Smith & Associates, traffic consultants, regarding the proposed mall from 9th to 13th Sts. on Broadway; determination will have to be made of the capacity of the City's existing facilities to meet traffic so generated. (2) What would be the solution if Broadway were closed to provide for a mall and what would be the impact upon the City's existing circulation system. (3) What modifications would be needed to accomodate them.

Mayor Tollefson stated the cost of employing these firms will be borne by the Funds advanced by the Federal Government under this Urban Renewal study. He asked if the City's Traffic Division could possibly make these traffic surveys.

Mr. Maffin said this was discussed with the Public Works Dept. and due to the time involved and the extent of the work, the present Staff could not handle the project.

Mayor Tollefson asked if these two Resolutions under discussion are necessary before the hiring of the firms for the planning and designing.

Mr. Maffin stated, they should be con-current. That Resolution will be brought in next week so the Council will have an opportunity to discuss it at the next study session.

Mr. Finnigan said he thought the City should combine the studies and hire one firm to do them all which could save a great amount of time and money. He thought the more firms employed the less chance we have in coordinating all of the findings to the proper realization within the time allowed.

Mr. Maffin said he did not know of any firm that could handle these three phases together as a single firm. He thought by handling it in this manner a variety of opinions will be submitted. After these studies are made, the City shall establish a meeting time where all of these consultants will get together and in a sense exchange notes, consequently the City will have the advantage of these separate opinions.

Mr. Finnigan said some of the firms submitting proposals on the third phase had claimed they were qualified to do all of the studies.

Mr. Finnigan further stated, he did not think the Council was as well informed as they should be on this matter; he then moved to postpone action on these

Two Resolutions until next week and invite the representatives from these firms to explain what they would be capable of doing. No second to the motion.

Mayor Tollefson said he thought they should not rely on one firm to try to do all of this work; he felt it would be better to have it done on a separate basis because if they were combined they might decide that one phase should substantiate their marketability re-use value by proposing an engineering survey on traffic which would correlate.

Mr. Haley stated he shared Mr. Finnigan's point of view but he still appreciated the variety of the diversity of thought. He did not think the Council should make haste but should proceed carefully.

Several of the Council members indicated that more than one firm would be necessary.

Mr. Maffin explained for the benefit of the City Council the procedure that would be followed after the studies were completed with regard to submission of the studies to the Federal Government.

Mayor Tollefson called for the question on the Resolution. Seconded by Mr. Steele.

Mayor Tollefson said there is an error in the Resolution and it should be amended to delete the word "Western" after the word "of" and before the word "Real" on the first line in the third paragraph, and also change the word wherever it appears in the Resolution.

Mr. Steele moved that the Resolution be amended to delete the word "Western" . Seconded by Mr. Murtland. Voice vote taken. Motion carried.

Roll call was taken on the adoption of the Resolution.

Ayes 4; Nays 4; Bott, Cvitanich, Finnigan and Haley; Absent 1, Price  
The Resolution was declared LOST by the Chairman.

Mr. Haley said he would like to have both Resolutions set over until March 5, 1963, one week, so that all three Resolutions could be considered at the same time and then interview the firms connected with these projects.

Dr. Herrmann said this is a tremendous project and he was satisfied to go ahead with the traffic survey, the marketability study and the planning study and proceed with the project. He did not see what there was to be discussed at this time.

Mr. Finnigan said he would like to look over the possibility of selecting one firm capable of doing the entire job.

Mayor Tollefson suggested that the Council pass these two Resolutions tonight and consider the other Resolution next week and meet with the representatives of these firms next week.

Mayor Tollefson asked Tom Anderson who is interested in doing the planning and designing for the project if he thought one firm could do the entire work.

Mr. Anderson replied that it would be advisable to get steps one and two underway, then consider the third phase later.

Mr. Haley then moved to reconsider Resolution No. 17360. Seconded by Mr. Finnigan. Roll call was taken on the reconsideration. Ayes 4; Nays 3; Bott, Cvitanich and Finnigan. Absent 2; Price and Steele. Motion carried.

Dr. Herrmann moved to adopt the Resolution as amended. Seconded by Mr. Murtland.

Roll call was taken on the Resolution.

Ayes 5; Nays 2; Cvitanich and Finnigan. Absent 2; Price and Steele  
The Resolution was declared adopted by the Chairman.

Resolution No. 17361:

Authorizing the proper officers of the City to execute a written contract with Wilbur Smith & Associates, to make certain traffic engineering surveys in connection with New Tacoma Urban Renewal Project (Wash. R-14).

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

Mr. Murtland asked how they arrived at the figure of \$16,300, the fee for the contractor's services.

Mr. Maffin said this was based on the hourly rates and the amount of travel to and from the City.

Mr. Murtland asked how long would it take for this study.

Mr. Maffin said it will take approximately 75 days to submit the final report.

Voice vote was taken on the Resolution.

The Resolution was declared adopted by the Chairman.

Mr. Rowlands asked if a Resolution should be brought in at the proper time extending the area from 13th to 15th Street.

Mayor Tollefson replied he thought it would be proper.

Resolution No. 17362:

Authorizing the proper officers of the City to sell to the Southcenter Corporation property located at the transition from Pine to Oakes and from So. 47th to 48th Streets.

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

Mr. Rowlands explained this property is located from Pine to Oakes and from South 47th to South 48th Streets. This property is not needed for the transition and this Resolution authorizes the sale of these lots to the Southcenter Corporation for the sum of \$2,330.00.

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Voice vote was taken on the Resolution.

The Resolution was declared adopted by the Chairman.

**FIRST READING OF ORDINANCES:**

**Ordinance No. 17270:**

Condemning (31) pieces of property in the Center St. Urban Renewal Project. (Wash. R-1)

Mr. Rowlands stated this would authorize the City to condemn, if necessary, these properties for the Center Street Urban Renewal Project.

Mr. Bott thought this method was unfair negotiation; he thought they should negotiate first and then condemn if necessary.

Mr. Rowlands stated the City has been negotiating with the property owners for two years and they have reached the point where they think this will make the property owners more amenable to further negotiation.

Mayor Tollefson asked Mr. Rowlands to submit maps to the Council at the next Council meeting showing these properties.

The Ordinance was placed in order of final reading.

**FINAL READING OF ORDINANCES:**

**Ordinance No. 17268:**

Amending Sec. 1. 24. 970 & 1. 24. 972 by adding a new section 1. 24. 976 relating to the Civil Service & Personnel Rules.

Roll call was taken on the Ordinance resulting as follows:

Ayes 7; Nays 0; Absent 2, Price and Steele.

The Ordinance was declared passed by the Chairman.

**Ordinance No. 17269:**

Adopting the 1961 edition of the Uniform Plumbing Code and repealing Sections 2. 06. 010 thru 2. 06. 280 and Sections 2. 12. 010 thru 2. 12. 200 of the Official Code of the City.

Roll call was taken on the Ordinance resulting as follows:

Ayes 7; Nays 0; Absent 2, Price and Steele.

The Ordinance was declared passed by the Chairman.



ITEMS FILED IN THE OFFICE OF THE CITY CLERK:

- a. State Examination Report on General Government for 1961.
- b. Personnel report for the month of January 1963.
- c. Fire Dept. report for the month of January 1963.

COMMENTS:

Mr. Rowlands informed the City Council that the Civil Aeronautic's Board has agreed to set a hearing date for re-certification of West Coast Airlines. The hearing will probably be held in the Tacoma area within the next few weeks.

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Mr. Rowlands said he wanted to make sure that he knew the Council's wishes regarding the meeting with the firms interested in performing the planning and design study of the Urban Renewal Projects. He said he understood the Council would like to interview the representatives of the firms next Monday afternoon at the Study session, March 4, 1963.

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Mr. Bott asked what has been done about the Puayllup River Bridge. Mr. Rowlands said it will be opened to trucks next Thursday, and it may be necessary for a few week ends to have a by-pass for the trucks.

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Mr. Rowlands said there will be a meeting at 4:00 P. M. on Wednesday, February 27, 1963 to discuss SB 576 and SB 565 relating to crosstown traffic, bridges, ferries and financing.

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Mr. Cvitanich said the Council should be giving some thought to the Salmon Bake this summer as it was a huge success last year.

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Mayor Tollefson said the State Highway Commission through legislation is attempting to continue the Narrows Bridge tolls. He said he was satisfied that the Pierce County Legislators were led to believe in 1953 that the Act applying tolls to bridge maintenance would not apply to the Narrows Bridge but they didn't get it down in writing. He said the point he wanted to stress is that if at any time in our own legislation on contracts, there is any agreement which should be more specific, "let's write it in." The amount is \$4,500,000 worth of maintenance monies, tolls being paid, that will eventually go directly to the State and the majority of those tolls are being paid by the residents in this area who use the bridge. In other words, that money could just as well have stayed here instead of going down to the State.

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There being no further business to come before the Council, upon motion duly seconded and passed, the meeting adjourned at 6:50 P. M.