



City of University Place Annual Report

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Accomplishments



Building Community... Working for you!

Each year in the City's Annual Report, it is the Mayor's responsibility to report to you, our citizen shareholders, on the progress we have made towards our goal of building a livable community for all our residents. In my report this year, I want to share with you what we have accomplished, how we have gone about doing it, where we have allocated your tax dollars and why it is important to you.

Building Community

The opening of the Chambers Bay trail has been a long time goal of our City. Access to Puget Sound via a public walking trail is finally a reality. The trail is becoming a community "social event" that is promoting a "healthy lifestyle" for our citizens. Sports and other recreation activities at Cirque Park are also helping achieve these goals.

Our "Neighborhood Night Out" block parties in August have expanded – building community by bringing neighbors closer together. One neighborhood, Day Island, celebrated 100 years as a community this past summer!

Other successful city events, like our Community Festival, Tree Lighting, Duck Daze, Orchard concerts and "Daddy/Daughter Dance," help us build community, strengthen families and improve our quality of life.

Working for You

We also made significant progress towards our most important responsibility – ensuring community safety. Our city continues to be one of the safest cities in our region, and last year we became even safer. Violent crime is down by 10 percent and property crime has declined 9.6 percent during the past year.

With the help of a community block grant, we added sidewalks and street lighting to the Hannah/Pierce neighborhood. We continued to work to reduce speeding in neighborhoods with the purchase of a portable speed-tracking device. We also hired an additional "code enforcement" officer, to better improve the livability of our neighborhoods and help preserve property values.

Financial Stability

Our City property tax rate remains lower than if we had remained in Pierce County and it is among the lowest in the State for

cities our size. In 1995, the typical University Place homeowner paid \$328 in city property tax for a home valued at \$153,500. In 2008, even though the same house has appreciated to \$299,500, the average homeowner's city property tax is now \$314, or \$14 less than it was 12 years ago!

Our operating budget for 2007 was approximately \$14 million. We collected \$3.5 million in property tax and \$2.1 million in sales tax. We also received \$2 million in utility taxes, \$1.5 million in state shared revenues, and \$2 million in surface water management fees. The remaining \$3 million came from a variety of fees and charges.

Where are these funds allocated? The largest component of our budget, \$4.5 million, funds our police/public safety contracts with Pierce County. We also spent \$4 million through our public works department – maintaining our streets, storm water system and parks. Overall, 60 percent of our budget is spent on police and maintaining our roads and parks. The remaining amounts fund our other departments, such as community development, finance/IT, human resources and legal.

We have a balanced budget and have again received a "clean audit" from the State Auditor, as well as national recognition with a Certificate for Excellence in Financial Reporting. We have an A-1 Moody's Bond rating – an achievement only eight other cities in the state have achieved.

Town Center Progress

Development of a vibrant town center is important to achieve our core city goals. Sales tax revenue needs to expand to provide stable funding for police, and to make safety improvements with new sidewalks and street lighting.

We had a setback with the termination of our agreement with UPTown LLC. However, we are moving forward, including im-



Linda Bird, Mayor

plementation of many of the ideas brought forward at our recent Town Center community meeting. We will be conducting a performance audit, and we have hired a private sector expert to assist in the selection and negotiations with a new development partner.

The civic portions of the project are proceeding on time and on budget. By summer 2008, we will have completed construction of the federally-funded transit center and parking garage, construction of "Market Street," improvements to Drexler Drive and final architectural plans for the Civic Center. We will begin construction of the new Library/Civic Center and a half-acre public plaza, which will host events like our Holiday Tree Lighting in winter and Farmer's Market during the summer. The recent announcement of golf's U.S. Open in 2015 at Chambers Bay Golf Course should help move this project forward as well.

Summary

We have continued to improve our public safety program, and have done so while maintaining a careful watch on the City's financial resources, implementing programs to grow our sales tax base and keeping the city tax rate low. Community events and city programs are geared to fostering a sense of community. The City has made significant progress last year towards our goal of building a livable and vibrant community.

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City Councilmember Reports Leadership and Vision

Debbie Klosowski, Mayor Pro-Tem



Increased opportunities for public art, parks, and recreation were among the highpoints last year thanks to the many partnerships between the City and other groups.

***Chambers Creek Properties** – The City partnered with Pierce County to begin work on the North and Central Meadows and additional walking paths throughout the Chambers Creek Properties, along with supporting a proposed overpass to provide beach access. The City also worked with SUNDogs (Safe, Unleashed & Natural) to secure space for a future off-leash dog area (OLA) on the county property. SUNDogs also raised funds through PUPS in the Park and Santa Paws for this future community park.

***UP for Art** – Besides raising funds for the “The Eagles’ Nest” in the 40th Street

roundabout, this energetic group facilitated artwork such as an oversized Slug in Homestead Park and the Life Cycle of the Leach Creek Salmon artwork. The group also conducted extensive community interviews resulting in a Community Art Plan, along with creating informational brochures to encourage art in the private sector.

***U.P. School District** – A land swap between the district and City will result in a new tot lot at U.P. Elementary, maintain the current Colgate tot lot, eliminate the City’s share of field maintenance fees for seven years and improve Town Center traffic circulation via Drexler Drive.

***PARC** – Our City’s Parks & Recreation Commission worked diligently last year to produce a “master plan” for future Parks, Recreation and Open Space for our community which involved an assessment of community needs, inventorying existing facilities and developing strategies to improve future parks and recreation programs.

Gerald Gehring, Councilmember



In 1995, right after the incorporation of University Place, groups of citizens got together to pool their ideas about goals for the future of our community. Every feature was discussed: Housing, the environment,

transportation, utilities, recreation and open space, community character, and capital projects, such as roads, sewers, park development, sidewalks, street lights, etc.

The City Council, working with the Planning Commission, took these ideas and had a series of workshops and public meetings to develop a plan for future growth. This was later formally adopted and became what is known as the Comprehensive Plan.

The City staff, the City Council and the Planning Commission continue to work toward achieving these goals. Creating a pe-

destrian-friendly Town Center was one goal that citizens decided was important, and the Council and staff have worked tirelessly to make this a reality. But this is only one area we are working on. Protecting existing and developing new quality neighborhoods is also a very important goal. Last year, working with the Planning Commission, we adopted subdivision and zoning code amendments aimed at meeting those goals.

Another area of planning that is important to our quality of life is the management of traffic. Congestion is becoming a greater concern and the need to develop other means of transportation has become important. The City, working with Pierce Transit, and with the help of Federal funding, is building a new transit center in the Town Center Project area. This center will provide dedicated parking stalls for commuters, who will then walk through the market square and be able to catch the bus on Bridgeport Way.

Stan Flemming, Councilmember



Friends and citizens of the City of University Place:

This past year has been the stage for many challenges for the City. Despite the setbacks experienced in our economic development program, the City has remained one of the best, if not the best place to live, work, and raise a family in all of Pierce County.

The City remains, for the twelfth year in a row, one of the safest communities in the State of Washington. Crimes in all categories remain at an all time low. Violent crimes have decreased from 2006, which includes aggravated assault dropping 11.63 percent and robbery declining 8.70 percent. Property crimes have also declined, with auto theft dropping 11.38 percent and theft lessening by 21.74 percent.

The leadership provided by our Chief

of Police, Jim Andrews, has served to increase quality of life for our citizens through increased services and amenities. Chief Andrews comes with over 27 years of police experience, the last 10 years in police administration.

We have spent the past ten years building partnerships with citizens, neighborhoods and businesses in our great city and we have the statistics to show that these partnerships are working. It is because of you, our active and involved citizenry, that we have created such a high quality of life with a very low crime rate.

Thank you for your support.

Jean Brooks, Councilmember



The Council, Economic Development Commission and Staff developed our Economic Development Vision – one that encourages business growth, meets residents’ needs and supports quality services, parks, school and

community amenities; this results in jobs, services and a strengthened sales tax base.

Economic Development in our community is evidenced by the following:

Business Retention and Development:

- The UP Business Solutions program which is offered at no cost to U.P. Businesses.
- The Home-Based Business Initiative where the City hosts monthly forums for home-based businesses allowing them to meet and share ideas with other home-based businesses in U.P.
- The Business Directory which lists over 852 U.P. retail and home-based businesses.

- The Destination UP Campaign was successfully launched at the Mayor’s first Invitational Golf Tournament at Chambers Bay with over 35 local businesses highlighted.

Commercial Development:

- Commercial development has gone from \$1 million in 2006 to over \$19 million in 2007. This development includes new developments as well as redevelopment.

New Business Attraction:

- There were 112 new business licenses issued in 2007 for a total of 870 businesses licensed in U.P. Examples of the new businesses include Sofia Bistro, Chambers Bay Golf Course and Cascade Eye & Skin Care.

The result of the Economic Development Strategy and Vision, guided by the E.D. Commission, has seen the City increase sales tax in 2007 at just under 10 percent. This Vision has also resulted in regional and national attention as reported in the November Seattle Business Monthly which ranked University Place in the top 12 suburbs in the Puget Sound Region and number 1 in Pierce County.

Stay tuned!

Ken Grassi, Councilmember



Some of our City’s greatest resources are the volunteers who take part in a variety of events, activities and projects in University Place. Volunteers assist with plantings, park improvements, community events, coach-

ing sports and serve on Committees and Commissions, benefiting the community and saving dollars that would otherwise be spent on hiring people to do these jobs.

Volunteers add dimension to our community by providing services and expertise that make our city a special place to live. The new U.P. Volunteer Center is helping to connect volunteers with volunteer opportunities and will be working with agencies including the U.P. Lions’ Club, TACID, The Audubon Society, Associated Ministries, Curtis NJROTC, SUNDogs, Operation Hands On, UP For Art, CORE, Friends of Homestead Park, U.P. Youth

Council and U.P. Library to share information on projects that are available to those who wish to volunteer.

City donors and Patrons are another valued resource, providing additional funding through donation dollars and stretching the City’s budget to make more special projects possible. Without the community’s support, many of the Citywide plantings and amenities like street benches, bike racks, holiday street decorations, trash receptacles and City art would not be included in an already tight City budget.

A huge thank you is extended to our community businesses who continue to sponsor our U.P. Festival each summer. Donors make it possible to put on such a grand event, with headliner entertainment and unequalled fireworks! The City’s contribution over and above police and public works services is \$5,000. The annual budget for the Festival is \$127,258. As you can see, without the support of our local businesses, we would not be able to present community events like the Festival!

Lorna Smith, Councilmember



If you live in University Place and haven’t visited one of our many parks, then you should take the time to do so. In just a couple of months the parks will be showing the first signs of Spring. It is our hope that all U.P.

residents will take the time to walk through our parks and begin to take advantage of all U.P. has to offer.

You may have noticed the new arbor at the entry to Homestead Park off Bridgeport. The Curtis High School CAD and shop classes and Public Works Department collaborated on this great addition to the Park.

In the months ahead, Adriana Hess Wetland Park will be developing an Outdoor Nature Education Area next to the office of Tahoma Audubon. The new area will have a covered shelter to be used for outdoor classes and events and a local recycled art display. The area will also include a com-

posting area. You can still help with this project. Every Friday from 9 a.m. to 11 a.m. work parties help weed, prune, transplant and soon will construct a covered shelter. To volunteer, contact Julie Kerrigan at (253) 565-1884.

Last year’s additions to Cirque Park include paving and lighting the parking lot, installing irrigation, landscaping the entryway and adding fencing and security cameras. The Tacoma Narrows Rotary donated two scoreboards, and the Pierce County Stream Team planted the wetland area. Lastly, the “Sharing” sculpture was moved from Windmill Village to the entry to Cirque Park.

Improvements to Sunset Terrace include a covered picnic shelter, three barbecues and a drinking fountain, all constructed by the U.P. Public Works crew. All in all, our parks are becoming the jewel in University Place’s crown. So if you haven’t had the chance to visit one of our many City parks, you might want to take some time to enjoy something special right here in U.P.!

City Manager Report



Bob Jean
City Manager

While the most visible of our efforts this year have been on moving the Town Center Project forward, we, as your City staff, have not forgotten our "day jobs" – providing you with high quality city services. As we work to build a long-term tax base to improve future services and to fund capital improvements, we can all be proud of the day to day work by City employees to make University Place even better every day.

University Place is safer than it's ever been. Serious crime rates remain low. Speeding has been reduced city-wide. While traffic volumes have grown with the City, accident rates are down. Sidewalks and street lights have virtually eliminated pedestrian-car accidents. University Place is also "greener." The total acres of open space preservation and active parks continue to grow. Our partnerships with Pierce County at Chambers Bay and with U.P. School District further leverage park funds.

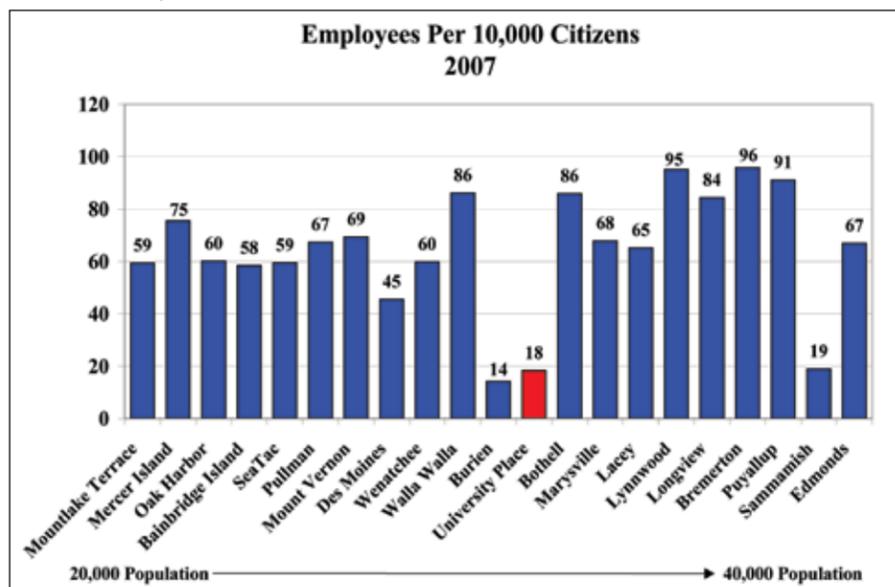
Other signs of continuous improvement in City service delivery shows in what's not happening. Record rainfall has led to flooding all around us, but not in University Place, thanks to our storm water management efforts. January's snow was not a problem as all our arterial and collector streets were clear within 24 hours. Our one-stop permit center makes permitting easy, and all our code enforcement complaints have been processed. We continue our record of clean audits. And all of this with no City property tax increase. Interestingly, the average City property tax on a single family home actually declined from \$346 in 2007 to \$314 in 2008!

University Place continues to provide high quality, low cost services in every department. And when the Town Center Project is finally complete and the new tax resources are realized, we will strengthen our ability to maintain services and construct capital improvements while continuing to control residential property taxes. Thank you for the opportunity to serve this community.

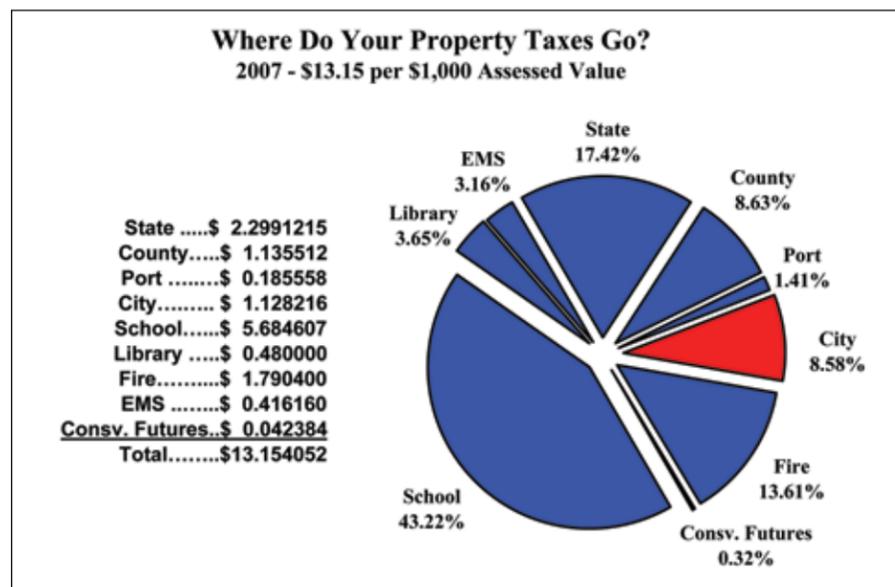
Bob Jean's experience includes: 34 years City Management Experience; 30 years as a City Manager; Master's of Public Administration, University of Puget Sound; Bachelor of Arts, University of California; ICMA credentialed manager; International City-County Management Association Board Member 2004-2007; Past President, Washington City-County Management Association and past Board Member Association of Washington Cities.

2007 ACCOMPLISHMENTS	2008 HIGHLIGHTS
Volunteer Center	Library/Civic Building
Parks/Chambers Bay Partnerships	Town Center Public Improvements
Completion of Drexler Drive	Town Center Private Developer Partner
Expanded Community Information	19 Engineering Projects
CodeRED/Reverse 9-1-1	14 Parks/Public Works Projects
Colgate Park/UPSD Land Swap	Traffic Mitigation/Traffic Impact Fees
Perfect Audit	Housing Study

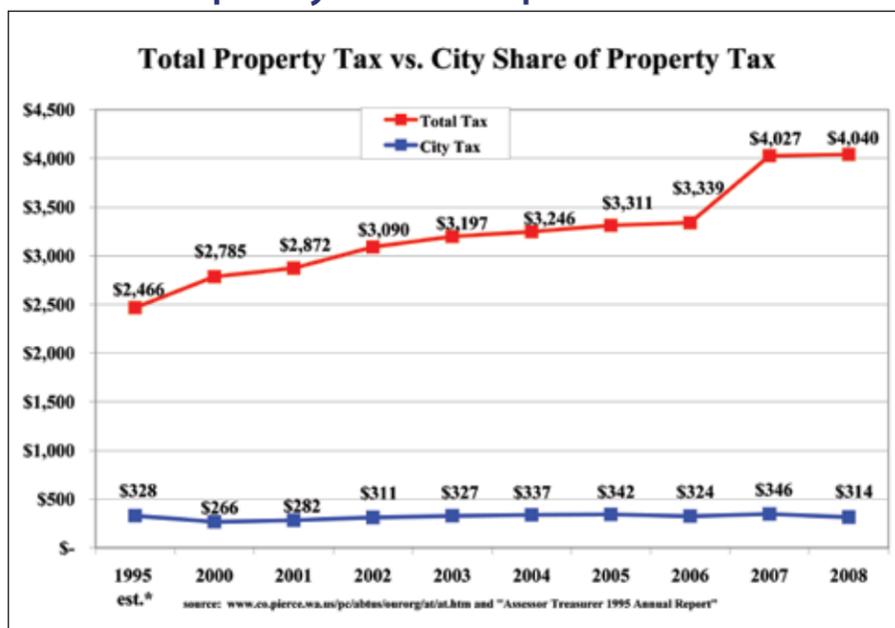
Employees Per Capita



Sales & Property Tax Pie Chart

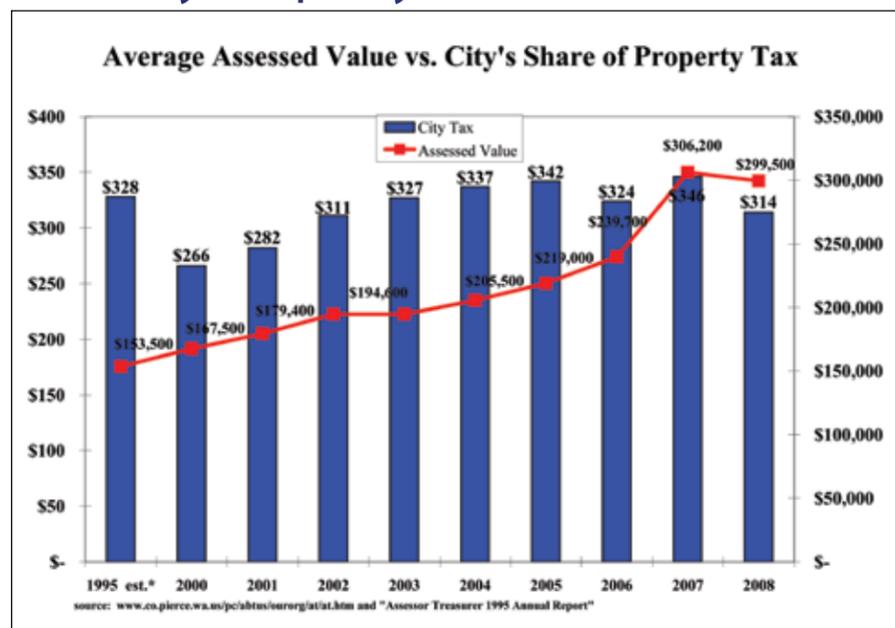


Total Property Taxes Up...



The TOTAL Property Tax on an average U.P. home has gone up since 1995 due to voter-approved increases for schools, fire and library services. But City taxes are down.

But, City Property Tax Still Down!



The City share of the Property Tax on an average home is less than when the City incorporated 13 years ago. In 1995 it was \$328. Last year, in 2007, it was \$346, and this year, in 2008, it is \$314.

Economic Development



Mariza Craig
Assistant City Manager
Economic Development Director

Economic Development infuses a community with vitality! University Place pursues economic development in order to add to the community's vibrancy and opportunities for interaction, contribute to a sense of place, create local shopping choices and employment opportunities, and to help generate revenue to pay for City services. The Economic Development Office, comprised of an Economic Development Director and a Project Assistant, structures its workplan, projects and programming to achieve the goals set out in our Strategic Action Plan for 2007-2011.

These goals are:

1. Encourage a robust and diverse mix of businesses through proactive business retention, expansion and attraction efforts.
2. Promote a business climate that is supportive of economic growth.
3. Facilitate commercial vitality in Business Districts and other commercial areas.
4. Develop the City's potential as a shopping and tourism destination.
5. Enhance the City's brand, image and identity through the creation of dynamic public spaces and effective promotion of the City and individual districts.
6. Be a strong and effective partner and a regional leader.

Mariza Craig holds a Bachelor of Arts in Psychology and a Master's in Public Administration. Prior to joining the City of University Place, Mariza led the City of Tacoma's revitalization efforts as the Coordinator of the Neighborhood Business District Program. In this capacity, she worked with 12 business districts in the areas of organization, planning and design, redevelopment and economic restructuring. Mariza has approximately 21 years of experience in the area of economic and community development.

Economic Development Vision

University Place is a vibrant and sustainable economy that encourages business growth, meets residents' needs and supports quality services, parks, school and community amenities.

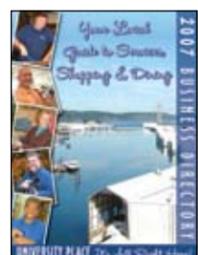
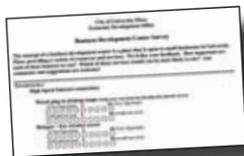
Economic Development

What moves you? For the Economic Development Office of University Place, a strong vision results in bold moves and aggressive action. In 2007, spurred on by its vision, the Economic Development Office moved forward assertively, exploring innovative opportunities, refining existing programs, and introducing fresh venues. The solid underpinnings of the Economic Development program remain, but are revitalized and re-energized to ensure the achievement of the vision for University Place: *The Place* to work, live, and play!

Business Retention and Development

Business Development Center

In discussions with various small and home-based business owners, the idea of a business development center hosted by the City was formed. The Center would be a facility to meet the needs of smaller businesses looking for expanded office space or to provide professional meeting space for home-based businesses. To investigate this idea further, a survey was conducted of the U.P. business community to gauge interest in such a facility. The results of the survey showed that it would not be prudent for the City to pursue a business development center at this time.



Business Directory 2007

For the third year in a row, a guide to local services, shopping and dining was published and distributed to every residence and business in University Place. This successful program has become a public-private joint venture after being initiated by the Economic Development Office in 2005. Each year the Directory has included new features, and becomes more and more valuable as a tool to local businesses.

Home-Based Business Initiative

Every month, the City hosts a forum for home-based business owners. A chance to meet others who also work from home as well as participate in discussions of various topics that impact home-based businesses, these meetings have been attended by almost 100 of our home-based businesses since they began. Topics that were addressed in 2007 include dealing with change, marketing your business on the web, moving from home to store front, and building credibility and legitimacy for your business.

This is a great way for the Economic Development office to reach out to this significant portion of our business community – home-based businesses comprise over 30 percent of our total U.P. businesses!

UP Business Solutions

A vibrant economy is serviced by growing, successful businesses. The U.P. Business Solutions program is designed to assist businesses as they pursue their goals. This business assistance is offered at no cost to University Place businesses. In 2007, 10 businesses took advantage of this program.

Effectively Brand and Market U.P.

Destination UP

The "Destination UP" campaign was very successfully launched at the Mayor's Invitational Golf Tournament in August 2007. The event was attended by golfers from across the state. Besides providing the opportunity to proudly show off our premiere golf course, the event showcased over 35 of our local businesses as sponsors and through give-aways to the participants.

Commercial Development

In 2007, commercial enterprise in University Place has invested over \$19 million in new and redeveloped commercial space. There are several significant projects underway that make up this figure. Some of these projects are the Cascade Eye & Skin Center, the Transit Garage, The Alicia Condominium building, and projects being pursued by the University Place School District.

New Business Attraction

Business Licenses

112 new business licenses were issued in 2007. The total number of licensed businesses in University Place in 2007 was 870, a six percent decrease from 2006. However, a significant portion of this figure can be attributed to more careful attention to business license rolls, and a more accurate figure. With the increase in sales tax revenue (see below), this decrease is not a significant concern.

New Business Profiles

Here is a sampling of the businesses that opened in University Place in 2007.

Sofia Bistro

Nestled between Bartell Drug and Subway on the corner of 27th and Bridgeport Way West, you'll find this new restaurant. Owner Creig Kostof has created a warm and inviting atmosphere and developed a menu with flair and pizzazz!



Chambers Bay Golf Course

Opened in the summer of 2007, this golf course has been acclaimed by the golfing world as a true gem and recently won the "Best New Course of the Year" award by Golf Magazine. As a "destination" facility, Chambers Bay will provide economic stimulus to the University Place community as it attracts visitors from across the country, especially as it anticipates hosting the U.S. Open in 2015 and the U.S. Amateur Championship in 2010.

Sales Tax Revenue

The City of University Place experienced an increase of just under 10 percent in its sales tax collections for 2007. This increase is due in large part to the efforts of local retailers, and the addition of our new businesses. This continued growth, together with the efforts of the Economic Development Office in encouraging additional retail development, is expected to continue for the foreseeable future.

New Initiative

Food for Thought Lunch Workshops

In 2007, two very successful Food for Thought lunch workshops were for all businesses in University Place. Linda Jadwin of the South Sound Women's Business Center presented the workshop in May titled "Writing a Sure-Fire Marketing Plan," which was attended by over 30 business owners. The November workshop, titled "How to Choose the Best Marketing Tactics for your Business," presented by Stacy Karacostas, a regional marketing trainer, was attended by over 50 business owners. Participants expressed enthusiasm for this series and look forward to more in the future.

Best of the 'Burbs

In November, Seattle Business Monthly published results of a survey intended to identify the best suburbs for business, stating that "with all of the planned and existing commercial developments ringing the greater Seattle area, it's clear that the suburbs are no longer just about lawn care, minivans and soccer practice. The 'burbs are now the place where the next generation will be going to work, as well."

University Place ranked number 12 overall, and was the top suburb listed from Pierce County! The article states, "University Place boasts a forward-thinking approach to business development that has been widely emulated." U.P. Business Solutions, a home-based business focus, and the development of a commercial core were all touted as features that make this City an excellent place to do business.



Town Center Project



*Steve Sugg
Deputy City Manager*

The Town Center Project is a public/private partnership to redevelop 17 acres of land along Bridgeport Way between 35th Street and Homestead Park with a mix of public uses including a new Library/Civic Building, public streets, public parking, public square and multiple privately built buildings containing retail shops, restaurants, hotel, offices, and residential units. The design and construction of the supportive public infrastructure for the Town Center Project is being undertaken by the City and includes a large public square, streets, sidewalks, utilities, street lighting, street trees, and public parking. The City's contractor, Pease & Sons, is nearly complete with the construction of a 3-level, 270-stall parking structure in the center of the project on Lot 9, on top of which a new 15,000 square foot University Place Branch Library will be built. The Lot 9 parking structure was made possible in part by a generous \$3.2 million grant from the Federal Highway Administration which will fund over 100 transit park-and-ride stalls in the garage. Additional public parking for the Town Center Project will be provided by the City in a 3-level, 176-stall parking structure to be constructed on Lot 8 immediately north of Lot 9.

Traffic mitigation for the Town Center Project is being provided by the City with the construction of street improvements on Drexler Drive, 37th Street, Market Place, Market Court and Federally funded street and traffic signal improvements on Bridgeport Way and 35th Street. One of the last items to be constructed by the City will be Market Square, a 22,000 square foot public square funded by a generous \$1 million State grant awarded to the City in 2007. Market Square will provide the community a large attractive gathering place in the heart of the project and will extend into a 4,000 square foot indoor public atrium to be constructed as part of the Library/Civic Building.

For updates on the Town Center Project, please go to www.CityofUP.com and click on the Town Center link.

Deputy City Manager, Steve Sugg, has been with the City for the past 12 years. During this time he has been responsible for the planning, design and construction of public works infrastructure, including the Bridgeport Way Project which received the Puget Sound Regional Council's "Vision 2020 Award" in March 2000. For the past six years, Mr. Sugg has spent the majority of his time spearheading a major Downtown Revitalization Project in University Place to design and build a mixed-use Town Center along Bridgeport Way.

Prior to his employment with University Place, Mr. Sugg was a Senior Engineer with Burns & McDonnell, a national consulting engineering firm based in Kansas City, Missouri. His education includes a Bachelor's Degree in Civil Engineering from Villanova University in 1977 and a Master's Degree in Engineering Management from the University of Kansas in 2000.



*Pat O'Neill
Director of Engineering*

A Registered Professional Engineer in the State of Washington since 1976, Pat O'Neill has been with the City for the past eight years. Mr. O'Neill holds a Bachelor of Science Degree in Civil Engineering from Saint Martin's University.

Having over 35 years of public and private experience in the area of civil engineering, Mr. O'Neill has worked as the Assistant Public Works Director for Clark County, Washington, as an engineer with the Washington State Department of Transportation, and has been a member of the State City/County Roadway Design Standards Committee.

Mr. O'Neill has been instrumental in obtaining over \$22 million in State and Federal grants on behalf of the City.



*Gary Wheeler
Project Manager*

Gary Wheeler is the Town Center Project Director for the City of University Place. He has been with the City for the past six years, during which time he has been responsible for the planning, design and coordination of the University Place Town Center Mixed Use Development.

Prior to his employment with University Place, Mr. Wheeler managed the Tacoma engineering offices for INCA Engineers and was the Engineering Manager for the City of Tacoma, and has worked on projects such as the Tacoma Dome, the Ruston Way Waterfront improvements, plus renovations of the Tacoma Municipal Building and Public Utility Building.

Mr. Wheeler's education includes a Bachelor's Degree in Civil Engineering from the University of Washington in 1969.

Public-Private Partnership Town Center Responsibilities

City of University Place Public Portion	Private Partner Private Portion
<ul style="list-style-type: none"> • City Hall • Public Library • Transit Garage (federally funded) • Public Parking Garage • Public utilities (water, sewer, gas, electricity, storm drainage) • Street improvements (Drexler Drive, Bridgeport, Larson Lane) • Street lights • Public Square 	<ul style="list-style-type: none"> • Construction of buildings (retail, residential, office, hotel, theater) • Retail leasing • Condo sales • Office leasing • Parking garage

The Town Center Project is a complex, \$250 million project that is based on a partnership between the City and a private sector developer. As the chart above illustrates, the City is responsible for traditional government responsibilities in constructing and managing the public components of the Project. The City is using approximately \$23 million in City funds, including cash and long-term borrowed funds, and approximately \$9 million in State and Federal grants to pay for its portion of the Project. The City will use part of the \$2 million a year that the Project will generate in City taxes to repay any borrowed funds used to construct the public improvements. The private developer is responsible for traditional private responsibilities, including construction of buildings and finding tenants for the Project.



Concept Plan overlaid on aerial view of the Town Center Project area.



Rendering of future University Place Library/Civic Building.



Transit Garage construction (Dec. 2007).

Public Works, Parks



Gary Cooper
Parks & Public Works Director

It is hard to believe that it has been twelve years since I started with the City. I still remember my first day, I was asked to clean up the glass from two traffic accidents on Bridgeport Way. Twelve years later safety improvements have eliminated accidents at that location. It seems strange to think back on how there were no sidewalks, not even in School zones. We now have nearly 20 miles of sidewalks. I remember seeing rainwater flood numerous homes and properties due to lack of storm drain systems; we have since completed 65 improvement projects installing over seven miles of new storm drainage. We have installed 671 street lights, resurfaced 68 miles of our streets, improved several park properties including the construction and opening the Cirque Park with two ball fields, a soccer field, skate park, trails and open spaces.

There is still a lot of work to be done but it is gratifying to remember how far we have come. This next year our challenge will be to continue to maintain what we have and continue to develop our Park properties and enhance our recreation programs.

Gary Cooper is the Parks & Public Works Director for the City of University Place, Washington. He has led the City's Public Works Operation Division since shortly after its incorporation in 1995. Prior to joining the City, Mr. Cooper worked throughout the Puget Sound region in the heavy earthwork construction and infrastructure improvements. His education includes a Degree in Public Works Administration and over twenty-five years in the construction and maintenance fields.

Vandalism costs rise to \$135,000 this year

This year the City has experienced not only an increase in the amount of vandalism but an escalation in the type that occurs. In every case the City loses money and there is not enough available to maintain a separate fund to cover costs related to vandalism and theft. The City had to spend about \$20,000 to replace stolen wire.

Arson has hit the Electrical House at Cirque/Bridgeport Park and the house at Kobayashi.



Electrical wire has been stripped from the decorative lights and also the outfield lights on the ball fields. The copper wire is then sold for salvage by the thieves. Because of this type of vandalism, the need to devise a way to secure the access lids has become necessary. This adds additional time and expense not only to secure the lids but then to remove the lids when work is needed on the control boxes.

The continued problem of damaged or destroyed streetlights and street trees from vehicular assault continues to be high on the list. This year alone drivers

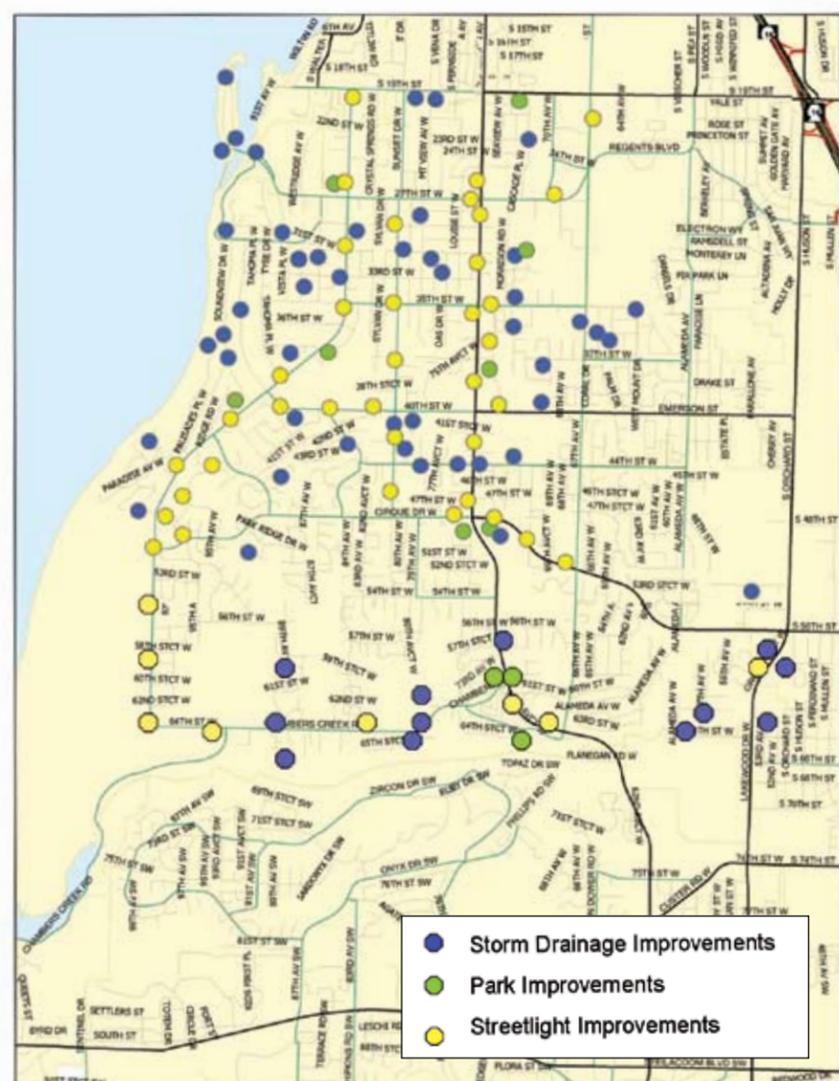
have run into at least 16 decorative streetlights that line roads such as Grandview Drive West and Bridgeport Way West. In almost all cases motorists drove from the scene or didn't have insurance. The lights cost about \$5,000 each to replace, or about \$80,000 this year.

Drivers have also knocked over 20 of the City's decorative street trees. Buying new ones and replanting have totaled about \$10,000 this year. Additionally, vandals have ripped out or stolen 175 of the City's aluminum Stop, Yield and other traffic signs. The cost to our citizens is about \$25,000 to replace them. The total dollar amount of vandalism this year is \$135,000; only about one-third is able to be recovered by restitution or through insurance companies.

The City and its residents need to work together to solve these problems as we all pay the price for this theft and vandalism. If you see anything suspicious, please report it immediately by calling 911.

Since incorporation the City has:

- | | | | |
|--|---|---------------------------------------|-----------------------------------|
| Constructed 65 Storm Drainage Improvement Projects | Completed 57 Parks Improvement Projects | Installed 465 decorative streetlights | Added 206 cobra head streetlights |
| | | Rehabilitated 78 miles of streets | Planted 1,625 street trees |



Sewer Services

The City continues to work with our sewer provider Pierce County in efforts to provide sewer services to the areas of the City that do not have this service. Pierce County Councilmember Terry Lee was instrumental in passing an Ordinance which provides funding assistance for the development and construction costs associated with providing sewers to areas within the Pierce County Sewer Utility service area that have failing septic systems.

This Ordinance funds about \$250,000 per year and could be used in conjunction with Utility Local Improvement District funding. For more information on this or other sewer related questions, call Pierce County Public Utilities at (253) 798-4050 or Councilmember Lee at (253) 789-6654.

Record Rainfall

The City's Public Works Crew's maintenance and construction efforts over the last several years really paid off in 2007. Despite near record rainfall, the City suffered virtually no damage from flooding. Since Incorporation City crews have constructed 65 Storm Drainage Improvement Projects, working in every corner of the City.

In 2007 crews cleaned 3,688 of the City's 3,688 drainage structures, logging over 1,700 man-hours. This, coupled with an aggressive street sweeping program in an effort to reduce the possibility of debris plugging the system, has resulted in reducing storm drainage related complaints from over 600 in 1996 to eight in 2007.

Parks Acreage Growing

At the time of Incorporation in 1995, the City had 41.5 acres of park acreage, 18.1 acres were undeveloped and 23.4 acres were developed. That number has increased to the present total of 17 open space/parks which total 89.9 acres. This breaks down to 11 developed open space/parks equaling 57.41 acres and six undeveloped open space/parks equaling 32.49 acres. Of our total park acres, 63.86 percent has been developed into ballfields, skateparks, trails, gardens and nature parks.

Although the City has added parkland, according to the National Recreation and Park Association (NRPA), the standards used nationwide are 10 acres of developed open space per 1,000 population. University Place has 2.81 acres per 1,000 population.

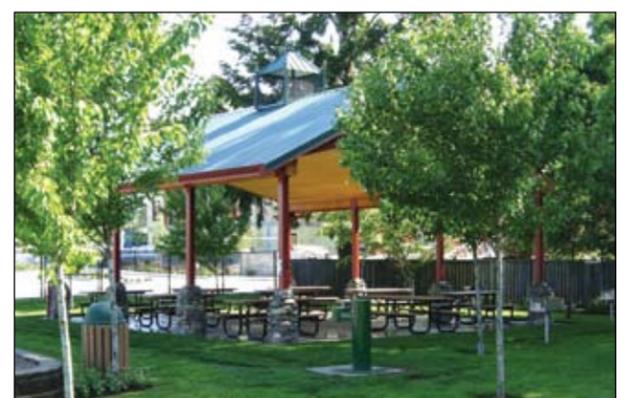


Kobayashi Park looks beautiful on a spring morning with the mist rising from the creeks.

Sunset Terrace Park 1902 Seaview St. W., University Place

In the Spring of 2007 a much talked about idea became a reality, and so it was built, a picnic shelter in the northeast corner of Sunset Terrace Park. Equipped with three Bar-B-Ques, nine picnic tables and a water fountain, it's a place where families and friends can gather together in celebration. Additional park amenities include a 2.25 acre ball field, electricity, sani-can and children's playground. As an added benefit to the community, the newly added picnic shelter is available to rent.

For more information on reserving the picnic shelter, please call the University Place Recreation Department at (253) 460-2518.



& Recreation Department



Gretchen Hayes
Assistant Director for Parks & Recreation

Recreation Services offers a variety of programs from Camp U-Play Day Camps, youth sport activities, and adult fitness to senior activities. Recreation programs continue to expand in response to community demand; in 2007 we increased program offerings by adding 162 additional classes from 2006. Some of the new programs offered in 2007 were Dog Obedience, Art Camp, Dodge Ball, Irish Step Dance, Guitar, Violin and Viola. In 2007, over 15,000 citizens participated in over 1,000 different recreation classes and programs.

Recreation Services have enhanced the quality of life for the citizens of University Place by providing desirable, high quality classes and programs. The department strives to offer new programs and classes to meet the requests and desires of our community.

The Recreation staff – Brason Alexander, Brittany Bibby, Gretchen Hayes, Marie Hopkins, Jennifer Robinson and Chris Wells – work together to create opportunities for you and your family to get out and experience your city, whether through our excellent parks system and open spaces or participating in our quality recreation programs. We invite the residents of University Place along for a fun and exciting ride as the Recreation Division gears up for further growth to benefit the community and its citizens.

Recreation would like to thank our Volunteer Coaches, University Place Youth Council and the University Place School District for their support and dedication for making the City of University Place the place to play!

“There is no shortage of activities for the fearless adventurer in University Place; your opportunities are limited only by your imagination.”

Gretchen Hayes, the Parks Recreation Assistant Director, has 19 years of city Parks & Recreation experience. She holds a Bachelor's Degree in Leisure Studies and Services: Parks & Recreation Administration from the University of Oregon. Ms. Hayes belongs to the Washington Recreation & Parks Association, and served as Program Section Chair in 2002, and as Secretary/Treasurer from 2003–2005.

Summer Day Camps in U.P.

Camp U-Play

For eight weeks an average of 70 youth participated in University Place's summer day camp, Camp U-Play. Campers took part in creative arts, games, sports and much more. Each week kids traveled to the movies, Curtis High School for swimming, and local parks. Highlights of the summer included lacrosse coaching from University of Puget Sound Coach Lianna Freeman, as well as field trips ranging from the Point Defiance Zoo to Fun Forest Park – not to mention a very special visit from the Seattle Seahawks' star cornerback Marcus Trufant.

A big thanks goes out to Narrows View Intermediate, Camp U-Play staff, campers, parents, and all those involved this summer!



Art Day Camp

University Place youth imagined, created, and shared their love for art in a week-long camp. Twenty youth participated in the newly created Art Day Camp from August 20-24, dedicated to painting, drawing, and sculpting. Campers also visited Tacoma Art Museum where they took advantage of interactive opportunities. Campers were very enthusiastic towards the week-long art experience. The Parks & Recreation Department looks forward to refining and expanding arts programs for the City of University Place.

“UPYC” – University Place Youth Council

The UPYC provides community support by assisting with community and local charities and events. This talented group is made up of 27 teens in grades 8-12. The focus of the Youth Council is to provide constructive activities and to be positive role models for the youth of University Place. UPYC has already helped by providing Teen Dances and assisting in the City's annual “Tree Lighting.” Current events on the horizon are “Late Nights” for teens, the annual UPYC canned food drive in November, and the UP Festival. Throughout the year the UPYC will provide great events and services to the City of University Place.

UPfest 2007 – Family, Food, Fireworks & Fun!

On Friday, August 3 and Saturday, August 4 University Place kicked off its 12th year celebration with UPfest2007. This two-day event featured two stages of music with a variety of top-notch family entertainment; a record estimated 20,000 people attended the event! People of all ages came out to enjoy the festivities that played host to 170 vintage cars, two stages of entertainment, 125 vendors, a Kidz Zone, outdoor movie and an amazing fireworks show. The entertainment went above and beyond expectations with entertainers like Jim Valley and “The Fabulous Drifters” – it was the event of the year, not to be missed!

Large crowds turned out Friday night for



the “Hogs vs. Hosers” charity softball game; the “Hosers” took home the coveted trophy.

Friday night activities continued on the Family Stage with rock & roll music and dancers by “Magic Bus,” followed by the family classic movie “E.T. The Extraterrestrial,” shown on the large outdoor movie screen. Families gathered together with popcorn and peanuts to watch the movie under the stars.

Saturday's fun started early with a Pancake Breakfast & Silent Auction sponsored by the Optimist Club of West Tacoma; all proceeds collected went to the West Tacoma Youth Activities and Scholarship Fund. The Tacoma Banjo Band and Senior Fashion Show provided entertainment during breakfast.

The Uptown Cruisin' Association Classic Car Show featured one of the largest car shows in the Puget Sound with over 170 amazing cars showcased, from vintage classics to hotrod to high performance from car clubs throughout Western Washington; 34 trophies were awarded.

Over 125 local vendors and concessions participated, interacting with the commu-

Cirque Slam

The first annual Cirque Slam was held on August 25 from 12 p.m. – 5 p.m. Over 200 kids participated in the event, exceeding expectations by over a hundred. Throughout the day attendees enjoyed food, music, t-shirts and prizes devoted to area skaters and bikers.

Cirque Slam was a product of the hard work of the University Place Youth Council (UPYC) and the Parks & Recreation staff. The UPYC, along with Northwest Snowboards and Imperial Motion, were able to hand out over 150 free t-shirts and prizes. All throughout the event drawings were held in which participants won hats, decks, wheels, bags, etc. Skaters and bikers of all ages enjoyed a great day of fun.

Thanks to Northwest Snowboards and Imperial Motion for their generous donations and support. Special thanks to all of the UPYC members and Parks & Recreation staff that made the event a success. The Cirque Slam was a new and exciting event that will hopefully start a tradition of celebrating the athletes at Cirque Skate Park.

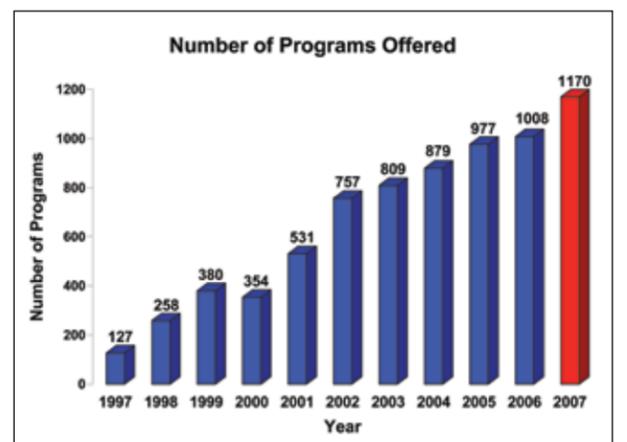


New Programs in 2007

In 2007, Parks & Recreation rolled out new programs, including two new dance classes that focused on Irish and Jazz/Hip Hop styles. Violin, viola, and guitar classes were also added. In August an Art Day Camp for 20 campers was held at Curtis Jr. High. The camp was a week long with activities dedicated to creating, sharing and exploring art.

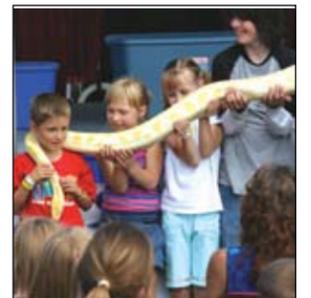
Outside of the arts, a new dodgeball league was created as a partnership between the City of University Place and the City of Fircrest. Over 20 kids participated in a five-week unbelievably fun league.

In 2008, look forward to Parks and Recreation continuing to grow and diversify its programs.



played to a full stadium by the fifties band “The Fabulous Drifters.”

Choreographed to music, this two-day celebration came to a close with a spectacular grand finale fireworks show; a magnificent way for our city to conclude a memorable day!



Engineering Services



Jack Ecklund, P.E.
City Engineer

The Engineering Department manages the City's capital improvement and surface water management programs. These programs include planning, designing and building the City's transportation and storm drainage infrastructure, applying for and administering grants to augment available capital development dollars, and performing field engineering support.

A primary goal of the Engineering Department is to develop a safer, more mobile and user-friendly transportation system network that meets the needs of residents, businesses and emergency services. To support this goal members of the Engineering Department collect and analyze traffic data, monitor the performance and adjust the timing of the City's traffic signal system, and respond to citizen concerns related to the transportation network and surface water management.

The City Engineer, Jack Ecklund, has over 14 years of civil engineering and construction management experience, which includes nine years in city government and five years in the private sector. Jack is a licensed Professional Engineer in the State of Washington and holds a Bachelor of Science in Civil Engineering from the University of Washington.

Capital Project Grants Awarded to the City by Project

PROJECT	GRANT
Bridgeport - 40th to 27th	\$ 2,205,746.00
Chambers Creek Road Slide	\$ 883,203.00
Day Island Bridge	\$ 203,045.00
Bridgeport - Cirque to 40th	\$ 1,250,000.00
Chambers Cr Rd Slide	\$ 2,109,211.00
Leach Creek Culvert	\$ 818,000.00
Peach Cr Bridge	\$ 497,000.00
Bridgeport - South City Limits to Cirque	\$ 1,263,272.50
Bridgeport - 54th to Cirque	\$ 1,757,000.00
Bridgeport/35th Streetscapes	\$ 2,395,322.00
Intermodal Transit Facility	\$ 2,780,285.00
40th Street Ped/Bikes	\$ 745,000.00
Alameda Ave Ped/Bikes	\$ 798,000.00
Market Square	\$ 1,000,000.00
NPDES Implementation Grant	\$ 75,000.00
Drexler Drive South	\$ 750,000.00
Hannah Pierce Road	\$ 76,000.00
Total Capital Project Grants	\$19,606,084.50

Capital Improvement Projects

Market Place

Market Place will be a new street paralleling Bridgeport Way serving the development of the town center. The grading work for this street was completed in 2007 and the utility and roadway work are currently underway.

Intermodal Transit Facility

In 2007 construction began on the City's Intermodal Transit Facility. This is a 270 stall parking garage with 110 dedicated park and ride stalls. A \$2.8 million Federal grant was obtained for the construction of this facility. This garage will be the foundation for the future University Place Civic building which will house the new University Place Library and City Hall. Construction on the Civic Building is anticipated to begin later this year.



Placing forms for the top deck of the Transit Garage.



Tunnel construction on Market Place.

Bridgeport 3A project (Cirque Drive to 54th Street)

The City has secured a \$1.7 million Federal grant for the construction of sidewalk, curb and gutter, bike lanes, median, street lighting, signalized pedestrian crosswalk, and landscaping along both sides of Bridgeport Way from Cirque Drive to 54th Street. This project will be a continuation of the improvements constructed on Bridgeport from 27th Street to Cirque Drive. Design work began in 2007 and construction is scheduled to begin later this year.

Alameda Avenue Pedestrian and Bicycle Safety Project

In 2007, the City was awarded a \$798,000 State grant for the construction of sidewalk, bike lane, curb and gutter, streetlights, and landscaping along the east side of Alameda Avenue between 52nd Street Ct W and 44th Street W. Design of this project began in 2007 and construction is scheduled to begin later this year.

40th Street Pedestrian and Bicycle Safety Project

In 2007, the city was awarded a \$745,000 State grant for the construction of sidewalk, bike lane, curb and gutter, parking bays, streetlights, and landscaping along the south side of 40th Street between Sunset Drive and Olympic Boulevard. Design of this project began in 2007 and construction is scheduled to begin later this year.



Drexler Drive looking south.

Drexler Drive

The first phase of the Drexler Drive improvement project (between 35th Street and 37th Street) was completed in 2007. This project included street grading, utilities, street lights, curb and gutter, sidewalk (east side only) and the first lift of paving. The second phase will be built in coordination with the development along Drexler and is scheduled to be completed in 2009.

Bridgeport/35th Streetscapes

The City was awarded a \$2.4 million Federal grant for intersection and streetscape improvements to Bridgeport Way and 35th Street surrounding the Town Center development site. Design work on this project began in 2007 and construction is scheduled to begin later this year.

Traffic Impact Fee

As the City continues to grow, pressure is placed on the capacity of our traffic network. In 2007, the City adopted a Traffic Impact Fee that will help ensure that our roads will operate at an acceptable level of service and that traffic gridlock does not occur. A Traffic Impact Fee is a fee charged to all new developments that add traffic to the City's street system. The fee is assessed based on the number of vehicle trips generated by the development during the p.m. peak-commuting hour. Our current residents helped pay for existing roads; therefore, it is only fair that new growth is asked to help pay for new infrastructure required to serve that growth.

State law requires jurisdictions to manage development such that the traffic network does not operate below the adopted level of service. Prior to the impact fee, traffic mitigation was only required if a development decreased the level of service of a street or intersection below the adopted level of service. This generally addressed localized impacts and ignored system wide impacts to capacity. It also placed 100 percent of the burden of improving facilities on the last development in the system. This burden is often too much for the small to mid range developments and as a result many cannot build, which was limiting the economic growth of the City.

Many of the surrounding jurisdictions, including Gig Harbor, Puyallup, Olympia, Lacey, Des Moines, Pierce County, and Sammamish, have adopted traffic impact fees and have found them to be a successful method of mitigating the system wide impacts of new development. The City's adopted Traffic Impact Fee will allow us to maintain the level of service in our roadway system, preserve our community quality of life, require developments to pay their fair share for capacity improvements, and aid in economic development. It is estimated that the Traffic Impact Fee will fund approximately 15 percent of the City's six-year Transportation Improvement Program.

Surface Water Management NPDES Phase 2 Permit

The City of University Place is required by federal law to obtain and comply with the NPDES (National Pollution Detection and Elimination System) Phase 2 permit. This permit imposes several new requirements on the City including increased tracking, documenting, and reporting of surface water management activities in the City. Under this permit, the City is also required to perform extensive public education on surface water management and its impacts. The City has obtained a \$75,000 state grant to assist in the implementation of this permit. The permit requires the City to be fully compliant with the program by February 2015.

In 2008 the City will be soliciting for volunteers to serve on a surface water management citizen review committee. This committee will work with City staff to review and revise the City's surface water management program. If you are interested in serving on this committee, please contact Janna Lindsey at (253) 460-5435.

Development Services



David Swindale, AICP
Development Services Director

The Development Services Department is made up of the Planning, Building, Development Engineering and Permits Divisions.

The Planning Division is responsible for the Comprehensive Plan and regulating residential and commercial uses. The Building Division reviews and approves building permits and conducts building inspections.

Development Engineering is accountable for overseeing private site development activities including clearing and grading, storm drainage, and roads on and in front of private property. The Permits Division processes and issues land use, building, right-of-way and site development permits. The department contracts with the Fire District for Fire Marshal services and with the Police Department for Code Enforcement.

The Development Services Mission Statement

"To ensure a safe, viable and high quality, natural and built environment."

David Swindale has 18 years of professional planning experience and advanced degrees in Geography and Resource Management, and is a member of the American Institute of Certified Planners. Previously with Pierce County, Mr. Swindale managed land development activities in unincorporated Lakewood and University Place. Mr. Swindale served two terms as the Chair of the Pierce County's Growth Management Coordinating Committee. He has also worked in the construction industry and developed land in the private sector.

Development Services Staff

Front (l-r): Rob Brunk (Plans Examiner/Building Inspector), Allan Kane (Sr. Project Engineer), David Swindale (Development Services Director), Scott Erickson (Plans Examiner/Building Inspector), Jeff Boers (Sr. Planner).

Back (l-r): Shawn Powell (Administrative Assistant), Paul White (Assistant Planner), Kevin Briske (Sr. Planner), Tony Richards (Engineering Technician), Dean Bentley (Sr. Building Inspector), Bobbie King (Assistant Development Services Director/Permits Manager), Tyler Symbol (Sr. Project Engineer), Sharon Alexander (Building Official), Teresa Portmann (Permit Technician), Justine Schock (Permit Specialist).



Long range planning ensures quality of life now and into the future



The Washington State Growth Management Act requires the City plan to accommodate expected growth for the next 20 years. To accommodate growth, the City must project how much growth is likely to occur and what the impacts of that growth will be on the City. While the City adopted its Comprehensive Plan for growth in 1998 and amended it in 2006, the City continues to update its land use regulations to implement the goals and policies of the plan.

In 2007, the Planning Commission (a seven member commission of University Place residents), with support from Development Services, amended the Zoning and Subdivision Codes to help preserve existing single-family areas and create better new neighborhoods. A subcommittee of the Planning Commission and Economic Development Committee worked on a recommendation to improve the City's Town Center Zone outside of the Town Center Project Area currently under construction. Development Services staff secured a \$50,000 grant from the State of Washington to plan for a greater range of housing choices in the community. The Department also completed an update of the Parks, Recreation and Open Space Plan which will make the City eligible to receive grants to expand and improve its parks and recreation facilities and services.

Land development activity continues

Despite the notion that University Place is almost fully developed, the City continues to experience a rapid pace of development with the greatest amount in the residential market. The Department reviewed applications for 12 new subdivisions in 2007 with a total of 387 new residential lots. The largest of these is the 123 lot Woodside Creek Development on Orchard Street.

Other subdivisions under review and in development include: Chambers Plateau, Orchard Ridge, Sunset South, Johnson Estates, Summer Lane, Cole Canyon, Kelso, Creek Vista, 56th Street Heights, The Boulders, The Chateaus at Park Place, Leach Creek Estates, Cascade Pointe and Hemlock Ridge. In addition to subdivisions, major land use actions include a shoreline permit for the proposed community pier at Chambers Creek Properties and a Pet Cemetery west of New Tacoma Cemetery.



Major construction projects



University Place Primary School



Transit Garage with The Alicia Building in the background



Cascade Eye & Skin

2007 Building Permit Activity



Police / Public Safety



Jim Andrews
Police Chief

Over the past 12 years the City of University Place has increased quality of life for its citizens through increased services and amenities. We are excited to be a factor that has contributed to this increased quality of life. Our goal is, and has been, to create partnerships to become and remain one of the safest and most livable communities in the County. We have spent the past ten years building these partnerships with citizens, neighborhoods and businesses in our great city and we have the statistics to show that these partnerships are working.

Customized problem solving is our policing strategy in University Place. It is because of you, our active and involved citizenry, that we have created such a high quality of life with a very low crime rate.

On behalf of your University Place Police team, we are proud to be a part of the success of this community.

Thank you for your support.

The City's Police Chief, Jim Andrews, has 27 years of police experience, the last 10 years in police administration. He holds a Bachelor of Science in Business Management and a Law Enforcement Executive certification through the Washington State Criminal Justice Training Commission. Chief Andrews is a graduate of the FBI Law Enforcement Executive Development Training, and a member of both the LEEDA Association and the Washington State Association of Sheriffs and Police Chiefs.

U.P. Police Department Summary

Chief	1
Sergeants	2
Detectives	2
Patrol	17
School Resource	1
Traffic	1
Animal Control / Code Enforcement	2
Reserves (volunteer Deputies)	5
Handicap Parking Enforcement Reserve	1

Animal Control

When the Humane Society of Pierce County announced in early 2005 they would no longer provide animal control services to cities and counties as of 2006, local municipalities all over the region were left scratching their heads on what to do. We are happy to report that in University Place we decided taking on the challenge and providing in-house services to our citizens would be the most cost effective, customer-friendly way to offer animal control. We certainly acknowledge that we have had a few bumps over the past two years but with the help of our citizenry, we have been able to dramatically increase customer service and response times.



The average response time in 2005, before the City took over, was nearly 13 hours from the time the call was received to arrival on scene. In 2007 we were able to respond on an average of eight minutes from the time the call was received to arrival on scene. The improvement in the service levels for animal control issues for our citizens is a tangible improvement in the quality of life for our citizens.

As we continue to grow our animal control program, we are continually interested in citizen feedback and suggestions on how we can improve our program and provide better service.

2007 Animal Control data...

Total pets licensed	4665
Animals picked up	493
Deceased animals picked up	113
Police assists	35
Investigations for cruelty or neglect	43
Other	8

**Report strays, found or injured animals by dialing Animal Control during their regular hours of operation:
Monday - Saturday 8 a.m. to 5 p.m. call 798-3133 or 798-3135**

**For ALL animal-related emergencies, such as a dog bite or an aggressive dog,
24 hours a day, 7 days a week, CALL 911**

Frequently Requested Information...

Public Safety 798-3141

To report chronic nuisance barking dogs

Animal Licensing (888) 798-4251

To report a lost license or concerns regarding your pet(s) licenses

Public Works Department 460-6493

To report deceased animals on roadway or city right of way

Department of Fish & Wildlife (360) 902-2925

Wild animals, i.e. deer, raccoons, skunks, opossums and coyotes

Tacoma/Pierce County Humane Society 383-2733

To locate lost animals/turning in strays

Pierce County Health Department 798-6500

To report deceased birds

Animal Emergency Clinic 474-0791

To report animals found injured after hours

Code Enforcement

In addition to providing animal control services, University Place Community Safety Officers also provide code enforcement of the Title 9 codes in University Place. This includes junk vehicles, abandoned cars, and nuisance issues.

2007 Title 9 Code Enforcement data...

Total code complaint calls	127
Abandoned Autos	36
Refuse on right of way	14
Vehicles for sale on right of way	13
Public Nuisance / Neglected properties	9
Graffiti	8
Parking Violations	5
Political sign complaints	4

Neighbors who believe they may have a code enforcement issue in their neighborhood should call 798-3133 or 798-3135 to report the concern. Be sure to leave contact information for follow-up.

After the Officers have received the information they need, they will visit the site to determine if there are violations of the UPMC Title 9 codes. If there is a violation of another City code, that information will be forwarded along to the appropriate City staff.

If there are violations, the officers will attempt to make contact in person with the property owner to gain voluntary compliance. Officers will then follow-up to see if compliance has been met. If not, a violation letter will be sent out that provides a detailed description of the violation and a designated period of time for the property owner to meet the requirement.

If the property is not in compliance after that period, a Notice of Civil Violation will be mailed to the property owner. This gives the owner 20 days to comply, along with a hearing date to present the case before a Hearing Examiner, who will hear from all sides and make a determination.

Our Code Division works very hard to serve as a mediator between interested parties, seek voluntary compliance first and work WITH neighbors to assist them in resolving their issues.



Pictured left-right: Animal Control/Code Enforcement Officer Nels Asplund, Deputy Jay Sousley, Deputy Dennis Robinson, Deputy Franz Helmke, and Animal Control/Code Enforcement Officer Travis Lyons.

Finance Department



David Layden
Finance Director

The Finance Department is responsible for accounts payable, payroll, accounting, budget preparation, purchasing, risk management, fleet management, debt management, and investment of City funds. The department prepares all of the City's financial reports, including the Biennial Budget, Comprehensive Annual Financial Report and quarterly financial reports. Other responsibilities include implementation of the Washington Cities Insurance Agency recommendations, including risk management training and education requirements.

The Information Technology Division, as part of the Finance Department, is responsible for maintaining the computer systems including the City's internal network and the varied equipment and software programs needed to manage city operations. The division is also responsible for telecommunications systems including phone and e-mail systems.

David Layden has 37 years municipal financial management experience, 27 as a Finance Director in the States of Wyoming and Washington. Mr. Layden has been Finance Director at the City for the past two and a half years and has been involved in the City's efforts to develop the Town Center Project. He directs the financial affairs for the City which includes budget preparation, accounting, payroll, accounts payable, investments, purchasing, and financial reporting. He also manages the City's grant programs, including CDBG grants awarded to both the City and outside agencies, as well as multiple grants from Federal and State agencies for infrastructure construction projects.

Clean Audit

In 2007 the State Auditor's Office gave the City a clean opinion for its 2006 Financial Statements. The Office relayed that the City has complied with state laws and regulations and its own policies and procedures in the areas that were examined. The City has always made an effort to implement any recommendations made by the State Auditor and the City's efforts were acknowledged in the audit summary.

Moody's A-1

For each of the City's 2007 bond issues the City maintained its rating from Moody's, receiving an A-1 rating for both. The Agency said the City has strong financial leadership from the City Council and was deemed able to repay the bonds and interest when due. The City issued \$16,020,000 in General Obligation Bonds in July and \$4,580,000 in General Obligation Bonds in December.

Distinguished Budget Award

For its 2007-2008 Biennial Budget, the City received its fifth consecutive Distinguished Budget Presentation Award and its fourth biennial award.

In order to receive these awards, the City had to satisfy nationally recognized guidelines for effective budget presentation.

These guidelines are designed to assess how well the City's budget serves as:

- a policy document
- a financial plan
- an operations guide
- a communications device

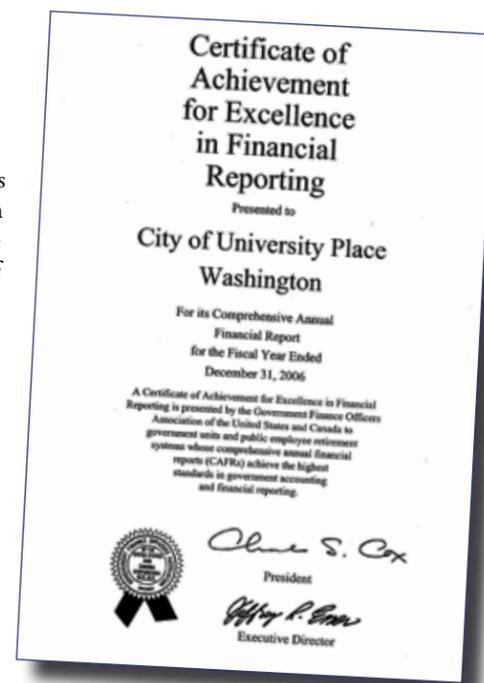
Budget documents must be rated "proficient" in all four categories to receive the award.



CAFR Award

The City has received its tenth consecutive Certificate of Achievement for Excellence in Financial Reporting for its 2006 Comprehensive Annual Financial Report (CAFR) from the Government Finance Officers Association.

The Certificate is the highest form of recognition in the area of governmental accounting and financial reporting.



City Attorney's Department

The City Attorney's office is responsible for representing the City in all legal proceedings by preparing legal pleadings, strategies, arguments, evidence and testimony for presentation of cases. The City Attorney's office drafts, reviews and approves ordinances, resolutions, contracts, franchises, and other documents for City operations; serves as liaison between outside legal counsel and City officials on specialized legal issues; prepares research, reports and advisory opinions on legal issues for decision making purposes; assists City officials and departments in execution of laws and ordinances; and advises as to changes in the law affecting City operations.

Janean Parker is a 2000 magna cum laude graduate of Seattle University School of Law and was a member of the Law Review and a Faculty Scholar. She holds an undergraduate degree in Economics from Idaho State University. Following law school, Ms. Parker worked for the State Attorney General's Office representing the Washington Department of Ecology in water quality and water rights appeals before coming to the City of University Place as the Assistant City Attorney in 2002. In 2004 Ms. Parker became the City Attorney. She has been a member of the Tacoma-Pierce County Bar Association since 2001 and a member of the Washington State Association of Municipal Attorneys since 2002. As the City Attorney, Ms. Parker serves as a member of the City's Executive Team and provides recommendations for development and implementation of short and long term goals.



Janean Parker, City Attorney

Management Services



Lisa Petorak
H.R. Manager / Management Analyst

Human Resources

While it is obvious what the Finance or Engineering department does within the City, for some people Human Resources is a bit of a mystery. Citizens don't have a lot of contact with this department unless they are applying for a job with the City.

Human Resources does work hard to find qualified people to fill the positions within the organization, but after they are hired, then what? It is the role of H.R. to cater to a variety of employee needs, ranging from benefit questions to ensuring that employment laws are adhered to. Some less obvious responsibilities include strategic planning, employee development, building morale and much more.

Lisa Petorak is a Washington native who has been with the City for two years. She is a graduate of both Pierce College Puyallup and Pacific Lutheran University. She was a Washington State Senate Intern and also volunteered as a domestic violence advocate. More recently Ms. Petorak earned a paralegal certificate from UW Tacoma.



Emelita Genetia
City Clerk

City Clerk

The City Clerk's Office is responsible to the City Manager for support of City Council Meetings, including agendas, minutes, packets, legal notices, Committees/Commissions membership and recruitment, and the City Council and Community Calendar.

Other responsibilities include the city-wide records management program, essential records program, public records disclosure requests, and electronic records access. The Clerk's Office manages the City's Municipal Code updates, Policies and Procedures Manual, City Fee Schedule, and coordination with Pierce County on all election matters.

Emelita Genetia comes to the City with more than 20 years of experience in the Business Administration field, including 18 years as Executive Assistant to the Vice President of the Bank of America/Bank of Hawaii. She has a secretarial degree from International Business College and is a member of the International Institute of Municipal Clerks, the Washington Municipal Clerks Association, and the Pierce County Clerks & Finance Officers Association.

1995 - 2007 Accomplishments

- 1995**
 - May City Council sworn in and begins work. Interim City staff hired.
 - August City officially incorporates. First year Budget adopted with higher services and lower City tax rate. Police services doubled, traffic enforcement tripled. Community celebrates at first U.P. Festival!
- 1996**
 - March COPS Committee established.
 - July Grandview Drive improvements started. First modern roundabout in Washington constructed.
 - October Park Board and City join forces. Parks and Recreation services increase \$700,000!
 - December City contracts with Tacoma Public Utilities to install street lights on City arterials.
- 1997**
 - January Chambers Creek Road reopened after earthquake repairs.
 - August City buys Homestead Park and Cirque Park lands for \$5 million without tax increase.
- 1998**
 - August Comprehensive Plan adopted. Bridgeport construction starts.
- 1999**
 - March Fircrest Acres annexation to U.P. approved.
 - July Town Hall room at City Hall completed.
 - November Voters approve I-695. City loses more than \$3 million per year in State funds.
- 2000**
 - February Parks Bond narrowly fails with 58 percent support. Improvements continue on a pay-as-we-go pace.
 - August City celebrates 5th year as a city.
- 2001**
 - February Earthquake damages Lower Chambers Creek Road, repairs begin with \$4 million in federal dollars.
 - April Public Safety Building construction begins with Fire District and City partnership.
 - May City wins national award as one of America's "Most Walkable Communities."
- 2002**
 - March Roundabout design selected for Cirque/Alameda intersection as safer than traditional signal.
 - May City wins State's Law Enforcement Program of the Year award for Early Out and Youth Intervention.
- 2003**
 - January City adopts reduced Budget and initiates Economic Development program to grow local tax base.
 - August City buys Town Center lands with low interest loan. Begins pre-development work.
 - October UP For Art dedicates City's first artwork, the bronze statue "Sharing."
- 2004**
 - June 2nd Annual Treasures in the Park and Duck Daze events held.
 - September 10th Annual Curran Orchard Cider Squeeze held. Orchard Concerts in the Park conclude with biggest year ever!
 - October Lemons Beach Road walkway improvements completed.
 - December 10th Annual Holiday Tree Lighting held, community donations benefit seniors in care centers.
- 2005**
 - Summer Funding for Summer Day Camp restored. Highest attendance ever!
City secures \$6 million in Federal funding for a transit center in the City's Uptown district.
 - August Annual Birthday celebration held, including "Cars & Stars" and a fireworks show.
 - December The south end of Drexler Drive nears completion, providing additional circulation in and around the developing Uptown grid.
- 2006**
 - May County Sheriff contract extended. Cirque Park opens – 27-acre park with ballfields, skate park, tot lot and walking trails.
 - December Alameda North opens, providing additional circulation for residents and emergency vehicles.
- 2007**
 - Spring City receives \$1.75 million State Grant for Town Center.
 - Summer Construction begins on Federally funded Town Center Transit Garage.
 - July City and U.P. School District agree to transfer of Colgate Park.



Organizational Chart

