



CITY OF UNIVERSITY PLACE

HEADLINES

VOLUME 7 ISSUE 11

NOVEMBER/DECEMBER 2008

A Publication of the City of University Place

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Seeking the U.P. Holiday Spirit

Although the holidays are generally a festive time of year, the next few months are going to be an especially difficult time for many people in our community.

Individual residents, as well as our City, have been hit hard by the national economic downturn. Community foodbanks are experiencing a dramatic increase in the number of families and individuals who need basic food and household items. Many people have lost their jobs or are facing reduced hours. Our military families continue to endure incredible sacrifices while missing their loved ones in distant countries.

One of the incredible aspects of living in University Place is our willingness and generosity to help others in need. Once again, your help is needed to assist other community members.

Food Donations: Families Unlimited Network (2610 Sunset Drive W located behind U.P. Presbyterian Church).

Drop off hours: Monday through Friday 9 a.m. to 4 p.m. and Saturday from 9 a.m. to 10 a.m. Organizations wishing to collect food can obtain donation bins by calling 460-3134 or www.families-unlimited-network.org.

The network is a nondenominational, nonprofit 501(c)3 which provides food to needy families. According to Executive Director Debbie

Cato, the organization served 480 families this September compared to 333 families last September. Of those, there were 112 new families requesting assistance with more than 75 percent of the families coming from University Place.



Any food items are appreciated, however, peanut butter, beef stew, canned beans, pastas, baby food and formula and canned fruit are especially needed. Financial donations for rent and utilities are also appreciated. Checks can be sent to Families Unlimited Network, P.O. Box 65672, University Place, 98464-0672.

Household Goods/Furniture: Operation Hands On (8427 27th St. W., by 27th and Grandview Drive W.) **Drop off hours are Tuesday and Thursday from 10 a.m. to 2 p.m. and Saturday from noon to 4 p.m.** It is illegal to drop off any items when the organization is closed. For more information, contact 273-9616.

“Operation Hands On” is another nonprofit 501(c)3 that has helped countless individuals and families. Especially needed are new or nearly new beds, bedding, blankets and comforters along with basic household items and furniture. Household goods, toys and clean furniture in good condition are appreciated. Financial donations are also being accepted to help run the center and can be made out to “Operation Hands On” and sent to any Columbia Bank.



Come to the Market Square Forum

Monday, Nov. 17 from 4 to 6 p.m. at City Hall

Residents are invited to team up with City staff and design consultants to explore options available for landscape, streetscape and public amenities within the Town Center Market Square. For more information, call (253) 566-5656.



Christmas Tree Lighting & U.P. Crafter's Fair

Saturday, Dec. 6 in Windmill Village

Tree Lighting Activities from 3-6 p.m. / Crafter's Fair from 10 a.m.-6 p.m.

View the schedule and more information on page 3.

COUNCIL CORNER...

Cherishing Our Community's Gifts

It's hard to believe the holidays are upon us, despite Christmas merchandise sneaking onto store shelves this summer. Although some people are already immersed in holiday preparations, many of us (including the City) are grappling with the impacts of rising costs along with the national economic downturn. Yet as we scoured the budget, line by line, I found myself thinking about one of my favorite holiday movies, namely "It's A Wonderful Life."

As you recall, George Bailey is an enthusiastic young man filled with exciting plans for his future. Due to local issues and family commitments, his plans are postponed. Although many good things occur in the subsequent years, a seemingly disastrous event pushes him to the limit. Just when he feels he can't go on, George is befriended by someone who helps him see how he has made a difference and how rich his life really is.

As an energetic new City in 1995, we sprung into action installing sidewalks, streetlights, playgrounds and parks, not to mention hiring additional police officers. Hundreds of volunteers came together to support concerts, festivals, a parade, public art, recreational programs and more. A sense of excitement reverberated throughout our City as we started planning our Town Center to create a real sense of place along with developing an economically

viable downtown with retail, restaurants and entertainment. Yet rising gas prices, a national economic downturn and other events have affected the timeline of our Town Center. We are facing drastically different economic times; yet despite the uncertainties, our community will survive thanks to the countless "treasures" within University Place.

We often forget how "rich" our community is. Countless volunteers of all ages donate their time and money to make a difference in our community through events such as concerts, the tree lighting, Duck Daze, Treasures in the Park, the Cider Squeeze, Make A Difference Day, youth activities, recreational programs and planting flowers, just to name a few. Special thanks goes out to all of the citizens who spend an enormous amount of time and energy serving on city commissions and task forces. We are also thankful for our exceptional City staff and their strong commitment to providing our citizens with the best service possible despite declining resources.

During the days ahead, we will place an even greater reliance on our strong community partnerships with the school district, library, fire district, Operation Hands On, service groups, government agencies, U.P. Children's

Fund and other organizations to help provide necessary services for individuals as well as our entire community.

Like George Bailey, I am truly grateful, and humbled, by all of the people within our community who contribute so much to make our community a wonderful place to live.

So on behalf of the City Council and City Staff, we send our very best wishes for the holidays and the New Year.

*Mayor Pro Tem Klosowski
Mayor Bird
Councilmember Smith
Councilmember Grassi
Councilmember Flemming
Councilmember Gehring
Councilmember Brooks*



University Place City Council

CITY COUNCIL

Linda Bird	564-6305
Debbie Klosowski	565-8466
Lorna Smith	460-0910
Ken Grassi	627-7196
Stan Flemming	460-2500
Gerald Gehring	460-2500
Jean Brooks	973-0495

MEETING CALENDAR

November 10 – 7 p.m.
Special Meeting

November 17 – 7 p.m.
Regular Meeting

Novem 24 – No Meeting

December 1 – 7 p.m.
Regular Meeting

December 8 – 7 p.m.
Special Meeting

December 15, 22 & 29
No Meetings

All City Council meetings are held in the Town Hall meeting room, Windmill Village, 3715 Bridgeport Way, usually at 7 p.m., (unless otherwise posted). Changes to meeting times and locations are posted at City Hall, University Place Library, and Fire District #3, or contact the City Clerk's Office for current information about meeting dates and agendas.

PARKS & RECREATION COMMISSION

Thursday, Nov. 13 & Dec. 11 — 6:30 p.m.

ECONOMIC DEVELOPMENT COMMITTEE

Thursday, Nov. 20 & Dec. 18 — 7:30 a.m.

All meetings are open to the public. Contact the City Clerk's Office at 460-2510 for more information.

PLANNING COMMISSION

Wednesday, Nov. 19, Dec. 3 & 17 – 7 p.m.

COMMUNITY ORIENTED PUBLIC SAFETY COMMITTEE

Thursday, Nov. 6 & Dec. 4 – 6 p.m.

Coffee & Cookies with Council will resume in January.

U.P. Christmas Tree Lighting (3 – 6 p.m.)

Crafter's Fair! (10 a.m. – 6 p.m.)

**Saturday, December 6
Windmill Village**



December 6, 3-6 p.m.

ARRIVAL OF SANTA

"Santa Express" Train Rides

Kid's Bounce House

Face Painting/balloons

Children's Fish Pond

Children's Activity Table

Photos w/Santa

Bean Bag Toss

Free cider, coffee, cookies

Musical Performances (local school choirs)

Allen Douglass Christmas organ music

Christmas Tree Lighting

Activities:

3:00 p.m.	(Santa arrives by fire truck – North Parking Lot)
3:00-6:00	(\$2 charge)
3:00-6:00	(\$1 charge)
3:00-6:00	(free)
3:00-6:00	(\$1 charge – U.P. Lions, proceeds to Food Bank)
3:00-6:00	(free)
3:00-6:00	(\$3 charge – U.P. Kiwanis, proceeds to Food Bank)
3:00-6:00	(.25 charge)
3:00-6:00	(Coffee courtesy of Forza)
3:10-5:55	
3:00-6:00	
6:00 p.m.	

Performances by:

- 3-3:20 p.m. – Electric Strings, U.P. Schools
- 3:30-3:50 p.m. – Tiny Dancers
- 4-4:20 p.m. – U.P. District Admin. Choir
- 4:30-4:50 p.m. – Narrows View Holiday Choir
- 5-5:20 p.m. – Curtis Jr. High Holiday Choir
- 5:30-5:50 p.m. – Evergreen 4th Gr. Holiday Choir
- 5:50 p.m. – Community Sing

Crafter's Fair! **40 VENDORS!!!**

Be a part of the First Annual U.P. Crafter's Fair on Saturday, December 6. Shop for that special gift from a great selection of handcrafted items made by local U.P. artists and crafters.

Driftwood art, knit and crocheted scarves, hats & felted purses, photography, Christmas ornaments, handmade greeting cards, original artwork in acrylics/graphite, hair bows and lanyards, handcrafted jewelry in fused glass, freshwater pearls, natural gemstones and more!

Raffle tickets will be sold for a chance to win gifts donated by local artists and vendors. Proceeds will benefit Operation Hands On, our own local Emergency Relief agency.

Silent Auction!

Join the fun and pick up some unique and special gifts while supporting one of our own local non-profits. Operation Hands On provides clothing, furniture and household goods free of charge to families in need in our community following crisis situations. Now YOU can help support their efforts! This auction will offer a variety of holiday baskets wrapped and ready for giving. Bring your checkbook, Visa or MasterCard and be the top bidder! All proceeds will go to support Operation Hands On doing good work in your community!

Event Sponsors: Frontier Bank & Forza Coffee

Santa Paws!

Saturday, December 13

10 a.m. – 2 p.m. Windmill Village

Mark your calendar now for "Santa Paws" a chance to get a unique holiday photo with your pet with Santa Claus! Photos are \$10 each or \$7 with a SUNDOGS membership. All proceeds from the event will go toward the future off-leash dog park at the Chambers Creek Properties. For more information contact Debbie Klosowski, (253) 565-8466.

Kobayashi Park Open House Public Meeting

*Engaging the Community
and Respecting the Environment*

November 13, 2008, 6:30 – 8:30 p.m. City Hall

The City of University Place was able to obtain a grant for the purchase of a small but beautiful piece of property at the confluence of Chambers Creek and Leach Creek. This area is a unique high quality habitat in the midst of an urban area. The site has wetlands, a house, picnic tables and is currently used by salmon and other wildlife species.

This site has the potential for many different uses. The City is hosting this first public meeting to take the public's input and suggestions on how this park site should be used. The City has employed the Landau Associate's Senior Environmental Planner, Theresa Turpin, as the consultant in the Kobayashi Master Plan project to gather input from citizens on the future use of this site.

Public input is an important first step in the planning process. Once the initial input is obtained, landscape architects and planners will use that input to develop options. These options will be presented to the public in upcoming meetings and the feedback from the meetings will shape the master plan for



Kobayashi Park.

The master plan will also consider regional factors, including local and regional watershed plans, the open space habitat plan that is being developed by the City of Tacoma, and the regional trail plan that is being developed by Pierce County Parks and Recreation.

Regulations such as the zoning code and the shoreline code, which requires public access, will also be reviewed and incorporated when looking at what uses can occur on this park site.

This meeting is the first of

at least three public meetings planned as part of the master planning for this park site. The final outcome of this process will be a master plan for Kobayashi Park. The process for developing the master plan for Kobayashi Park is based upon two main themes: engaging the community and respecting the environment.

For additional information please contact the Landau Associates, Theresa Turpin, at 1-800-552-5957 or (253) 926-2493; email: tturpin@landauinc.com or visit www.landauinc.com.

Thelma Gilmur receives Lifetime Conservation Award

Tahoma Audubon Society member Thelma Gilmur was recently recognized with a lifetime achievement award from the Cascade Land Conservancy for her strides in preservation and conservation in the South Puget Sound region. She has been involved with Audubon in various positions since the chapter's inception in 1969, recruiting volunteers for the Audubon spring bird-a-thon fundraiser for decades. Gilmur is also instrumental in the Adriana Hess Wetland Park in University Place.

"She inspires people to take action. She really loves sharing nature with people," says Tahoma Audubon Society Director Bryan Flint.

Gilmur was instrumental in preserving both China Lake and Swan Creek, according to fellow conservationist Helen Engle. She also has a

beautiful park named after her in Fircrest.

Other recipients of the 2008 Pierce County Conservation Awards include the South Puget Sound Salmon Enhancement Group and the Nisqually Land Trust.



Thelma Gilmur, photographed with her husband.

**Time to volunteer? Check out www.upvolunteers.org
Or visit the U.P. Volunteer Center at Team Insurance, 2811 Bridgeport Way W.**

Town Center Progress Report

Despite the difficulties of the recent credit crisis and the downturn in the national/regional economy, the U.P. Town Center is proceeding, even if at a pace somewhat slower than we might have hoped. As we keep reminding ourselves, “good things take time.” By staying true to our long-term vision of a walkable town center, a “real PLACE” in University Place, we can achieve our goal of rebuilding a TAX BASE capable of supporting services to our community and capital project needs.

Public-Private Partnership

Town Center is a proposed “public-private partnership,” with \$30 million of City funds and \$9 million of Federal and State grants leveraging an estimated \$300 million in private sector investment.

In October the City Council authorized City staff to take the “Business Deal” outlined this summer between the City and F+F Developers and develop the actual legal agree-

ment or DDA. If approved in early 2009 – and if national credit markets start lending again – then construction of the private improvements will begin.

We all recognize the difficulties of any project like this in normal times, and the uncertainties of the current economy, but, step-by-step, Town Center is proceeding.



Support your community during the holidays

BUY LOCAL

For information on local businesses in the City of University Place, visit www.CityofUP.com and view the Online Business Directory located under "Favorite Links" on the homepage.

City earns grant for “greening” of Town Center Civic Building

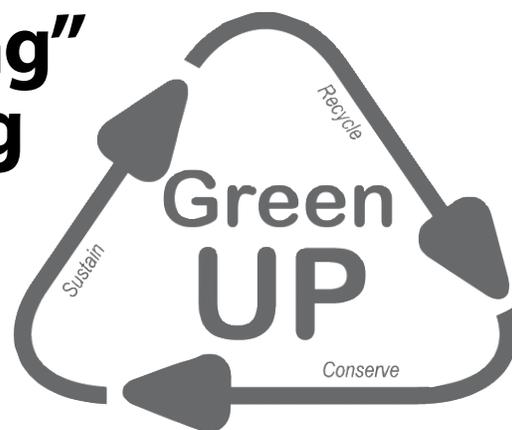
The City of University Place was recently awarded a \$25,101 grant from Tacoma Power to install a high-efficiency heating, ventilation and air conditioning (HVAC) system in the new 30,000 square foot civic building planned for Town Center.

The grant is the first awarded by Tacoma Power under its New Commercial Construction Efficiency Program which is designed to promote innovative cost-effective, energy-saving projects. The grant money will help off-set some of the higher initial costs involved in purchasing and installing the high-

efficiency Mitsubishi HVAC system.

Studies conducted by both City of U.P. staff and Tacoma Power reveal that the system will provide the City with significant long-term energy savings and that any higher initial costs associated with the system will be recouped during its first five years of operation.

Town Center’s planners are pleased that they were able to work with Tacoma Power to integrate energy conservation and sustainable design into the project. “We invited representatives of Tacoma Power to some of our workshops on the Civic Building and they made us aware of this



grant program,” says Town Center Project Manager Gary Wheeler. “It is just another example of the importance we place on working collaboratively to find ways to reduce the environmental impacts of new construction.”

Where 'art' thou?

(Continued on page 11)

Designed to be viewed in the round, this combination of stone, marble, wood, water, vegetation and bronze, comprise the City’s most significant work of art to date.



Operation Hands On Annual Food Drive December 8 from 10 a.m. - 3 p.m.

Help your community as Operation Hands On holds its Annual Food Drive, with Girl Scouts as collectors, on December 8 from 10 a.m. – 3 p.m. The girls will be stationed at the Albertson’s on the corner of Bridgeport and 40th.

Stop by and open your hearts by donating to collect enough food and money to help 35 families during the coming holiday season!



Town Center Perform

Performance audits by their nature are intended as “constructive criticism” for the purpose of improving operations or project management. Following the City’s termination of the Development and Disposition Agreement (DDA) with its past developer last January, the City Council commissioned a performance audit of the Town Center Project **to examine any “lessons learned” or opportunities for improvement before entering into a new DDA** with any new developer.

Auditors' Comments

“The University Place Town Center Project represents an exciting vision for the development of a vibrant town center and **sense of place for the community**. The project is also intended to **rebuild the local tax base** and generate significant long-term revenues for the City’s General Fund.”

“In January 2008, the City terminated its Development Agreement with the developer. For a variety of reasons called out in this report, had the agreement not been terminated in January, **termination of the agreement with the developer would still have likely been the outcome** given the changed economic conditions and phased development schedule proposed by the developer.”

“Applying the “lessons learned” from this report, the City should be able to **significantly improve the chances of project success** in the future development negotiations.”

– *Management Partners*

Auditors' Recommendations (#1-#5) and Conclusions

(#1) Engage a real estate financial consultant...

(#2) Balance risk for City and Developer in DDA...

(#3) Complete thorough fiscal impact analysis...

(#4) Develop contingency plans...

(#5) Include consultants in contingency plans...

Require a significant financial contribution or down payment...

Include measurable and enforceable milestones in phasing...

Require an on-site Developer’s project manager (beyond City’s project manager)...

Establish financial guidelines, even if flexible given economy...

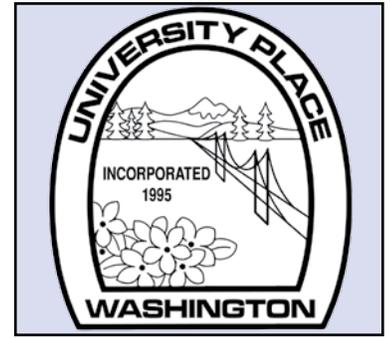
Update retail and hotel market studies...

Conclusion

“**The City has done everything within its control to develop an excellent Town Center plan** and to create incentives for a development partner. The site and substantial improvements are attractive as a potential mixed-use development in the Tacoma region. The City is now dependent upon factors outside of its control such as the regional retail market, nationwide credit markets, and developers willing to take on risks in this environment. It does not matter that decisions were made in good faith and based upon what at the time was considered by the City to be reasonable risk. Key assumptions and the dramatically changing financial environment will require the City to develop a range of strategies to adapt and take actions that will optimize the timing and amount of new revenues generated.”

– *Management Partners*

Performance Audit Report



The City asked the Economic Development Board (EDB) of Tacoma-Pierce County to oversee the Performance Audit, and EDB contracted with Management Partners, Inc. to do the Audit. **The City has had continuous feedback from the Auditors during the course of the audit and the City has already incorporated most of the Auditors' suggestions into our ongoing negotiations with our current development team.** The following is a summary of the Performance Audit and the City's follow-up actions to date.

City Manager's Comments

“We accept and appreciate the recommendations and comments offered in the Performance Audit. In our attempts to hold down the costs of outside consultants, we did limit our understanding of the developer’s side issues of the “Public – Private” partnership. **We thought Town Center could be completed in a 3 – 5 year timeframe, but now understand that projects of this size and complexity are more in the 7 – 10 year range (and we are now in year six).** We have built in much more flexibility to the phasing of our current DDA negotiation with F+F Developers.”

“We initially analyzed the financial costs and benefits only of the prior DDA itself, but have now developed different ranges of return/cost-benefit for the ongoing negotiation and for alternative scenarios. This has given us **not only a better understanding of the private side of the business deal, but greater flexibility in our current negotiations.**”

– Bob Jean, City Manager

Check list	City's Follow-up
√	• The City has retained four different real estate financial consultants (Real Visions, SOJ, Heartland and Easton) to assist its negotiating team.
√	• Garage construction has been shifted to the developer, with the City leasing public parking (vs. the City building and developer leasing).
√	• Six fiscal scenarios have been developed and evaluated as to their short-term impacts and long-term investment return to the City.
√	• Contingency plans include proceeding with F+F Developers in a phased development schedule or breaking the project up into individual lot sales.
√	• The City has ongoing consultants working with City Staff on retail market analyses, land appraisals, legal and financial analysis.
*	• Negotiations with F+F Developers are ongoing, but a significant down payment and enforceable financial contribution are proposed.
*	• Enforceable milestones are a part of the phasing proposals under negotiation.
√	• An on-site developer’s project manager will be required (additional to the City’s project manager for the public improvements).
√	• Financial Guidelines have been approved and are included in the 2009-2010 Budget.
√	• A Hotel Market Study has been completed and regular retail market and leasing reports required.

√ Completed

* Ongoing

Next Steps

Last April (following termination of the prior DDA in January) the Council selected F+F Developers out of Washington, DC and Irvine, CA as our potential development partners. In July we completed the Feasibility Analysis phase and entered the Business Deal Points phase. **In October, Council authorized City Staff and F+F to develop a Disposition and Development Agreement (DDA) by January 2010.** Next Steps beyond the DDA and project phasing will then be dependent on the national financial markets and overall economy. We are hopeful that we will soon get the “private” portion of this “public-private project” underway, but we are also **pragmatic and prepared to wait for the national financial markets to begin investing again.**

– Bob Jean, City Manager

Overall Strategy & Town Center Goals

Where is Town Center and what is the Town Center Project?

The Town Center District is a mixed-use zone that generally encompasses properties along Bridgeport, between 35th Street and 44th Street. The Town Center Project is a proposed \$300 million mixed-use development east and west of Bridgeport, between 35th Street and Homestead Park. The Project is the City's long-term investment in rebuilding the local tax base and creating a real sense of "PLACE" unique to University Place.

How much did the City pay for the Town Center properties and how much is it worth today?

The City purchased the Town Center properties for \$17.1 million, and the land's current estimated value is \$20 million.

The City has been making budget cuts over the past several years and continues to make staffing cuts as its revenues decline. Given the City's financial difficulties, where did the City get the money to do this?

The City took advantage of historically low interest rates in obtaining a low-interest loan to buy the Town Center properties. The City has made interest-only payments on the loan over the past several years and will eventually use the proceeds from the sale of the property to the Town Center developer to repay the loan. When complete, the Project will generate millions of dollars in new tax revenue for the City and other governmental entities. The City will invest most of these new revenues, along with grant funds from the State and Federal governments, in infrastructure improvements (such as new roads, sidewalks, a public plaza and the parking garage) in order to bring this project to University Place. Project costs are to be paid from project revenues, not tax dollars, which are used to support ongoing services.

Why is the City involved? Couldn't the private sector have done this?

The City has cut staff and services to deal with various statewide initiatives that have cost the City 25 percent of its budget and limited property tax revenue growth to one percent, a rate less than inflation. The City has focused on broadening its tax base by developing alternative sources of revenue to pay for essential services without raising taxes. The Town Center Project will act as a catalyst for redevelopment throughout the Town Center District and that anticipated spin-off redevelopment will generate substantial new tax revenue for the U.P. community and support the continuation of essential services without reliance on new residential property taxes. The private sector might have accomplished similar results on its own, but the time involved in consolidating previously developed property held by multiple landowners discouraged redevelopment. In a suburban setting, the community might have had to wait decades to see this type of redevelopment resulting from traditional market forces.

What effect will the current economic turmoil have on the Town Center Project?

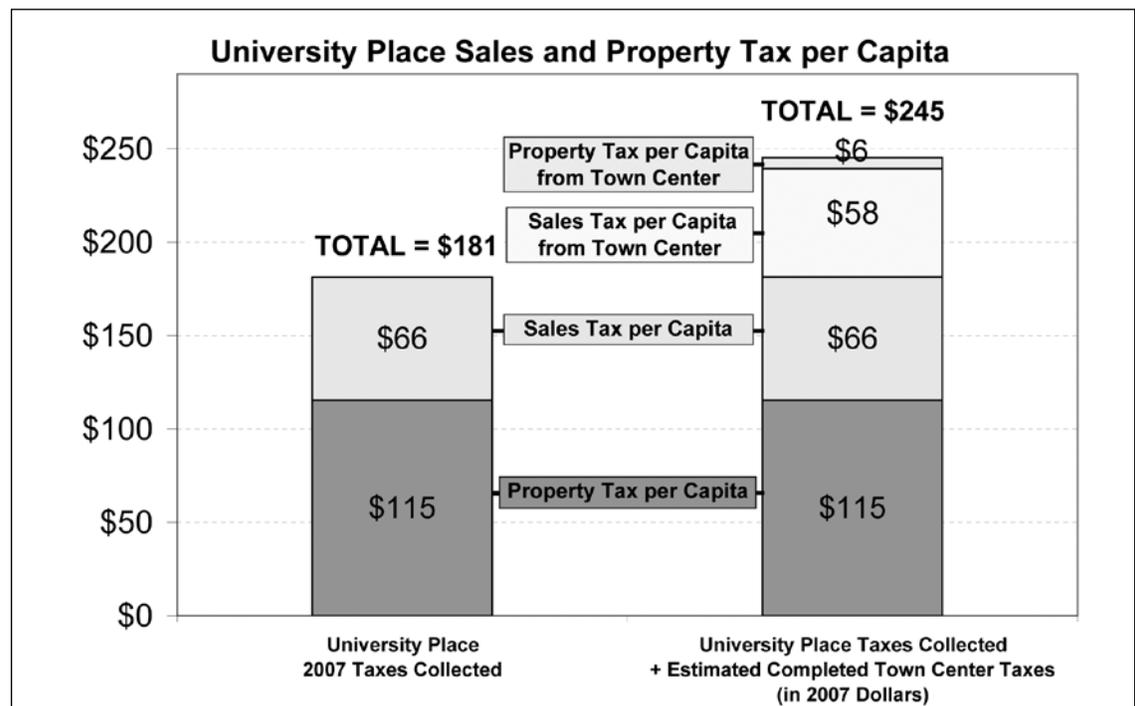
Clearly, large redevelopment projects such as Town Center have encountered substantial difficulties in obtaining financing. The City must be pragmatic and continue to make progress where it can, and wait patiently for more clarity in the financial markets prior to making substantial new financial commitments. The City's preferred developer remains confident, however, that the Project is viable and financeable. In any event, the mixed-use, pedestrian-oriented character of the Project will not change, even if it turns out that the City must sell the land in smaller blocks to multiple developers.

Can our community attract retailers in light of competition from new projects in Gig Harbor and the Tacoma Mall?

The City is confident that high quality retailers and restaurants will be attracted to Town Center. Unlike the newly constructed projects in Gig Harbor and at the Tacoma Mall, we are building a true downtown with a mix of office, retail, housing, lodging and public uses, not a strip mall or shopping center. With regard to retail, the feedback that has been received from the City's preferred developer and retailers is that, because of limited shopping opportunities and the lack of large, contiguous parcels of commercially zoned land, our community remains an attractive market for retail expansion.

Where can I get additional information?

For additional information, please contact Eric Faison, Governmental Affairs Manager, in the City Manager's Office at (253) 460-5443 or by email at efaison@CityofUP.com.



Revised Proposed Budget for 2009-10

"Investing in Community"

When we first prepared the Proposed 2009-10 Budget, we assumed slow economic growth, but by early October all those "conservative" assumptions changed. Families, businesses and investors were all affected by the world-wide "credit crisis," evidenced by almost a 20 percent decline in the overall stock market.

The City saw a \$2-1/2 million drop in its 2009-10 revenue forecast. What seemed like reasonable budget assumptions in September were dramatically different by October. The Revised Proposed Budget adjusts staffing and service levels accordingly.

Had the Town Center Project continued as planned, its revenues from construction sales tax, development fees and land sales could have helped offset the revenue decline in our base budget. While we are hopeful that this major project will still proceed later as the economy recovers, it will not happen soon enough to avoid cut-backs in our base service levels.

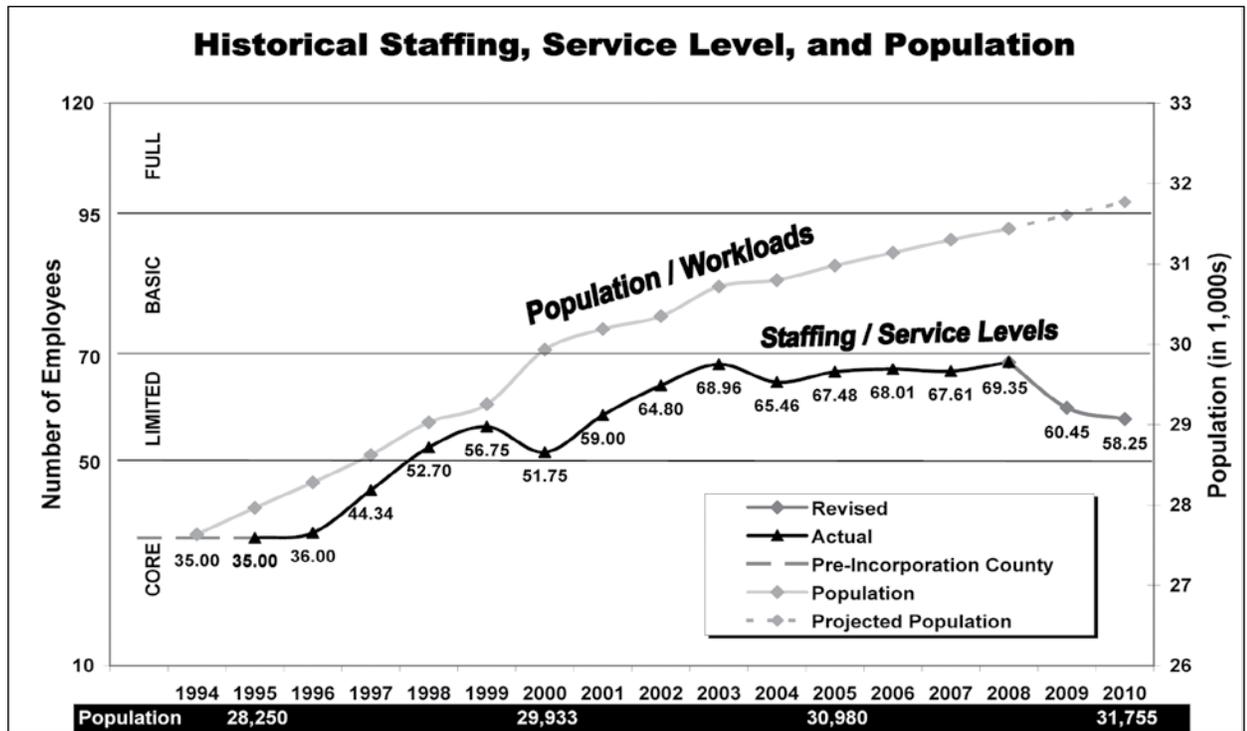
We will attempt to adjust staffing and services to minimize the immediate effects to the community; however,

the *proposed* reductions affect all areas of City services:

- Street chip seal and overlays eliminated;
- Traffic Officer eliminated to preserve Patrol Officers;
- Parks Maintenance reduced 25 percent and Recreation Services cut 20 percent;
- Newsletter and Communications budgets cut 25 percent;
- City-wide services overall reduced 15 percent to low limited levels.

University Place continues to have among the **LOWEST** sales and property tax rates for cities its size in the state. **LONG-TERM** investing in the local economy and growing our tax base remain essential to preserving overall community quality of life.

For more information on the 2009-10 Proposed Budget, view the document from the Current Topics or the Finance section of the City's website, which is located at www.CityofUP.com.



New E.D. Commission Appointment

At the Council's Oct. 13 meeting, Matt Allen was appointed to the Economic Development Commission, which serves as a sounding board for various business community interests and as the "eyes and ears" for the City in the business community.

The Commission also participates in community outreach efforts, as necessary, to communicate economic development initiatives that impact the University Place community.

I ♥ UP T-shirts

Now ON SALE at City Hall – and at the U.P. Christmas Tree Lighting!

Great holiday gift idea! Sizes: S-1X \$9.95 each or 2 for \$16

GET YOURS TODAY!!!

Breakfast with Santa!

Come and have breakfast with Santa and your U.P. Lions Club. Kids get to visit with Santa while parents shop for craft items. Held at the new U.P. Primary School on Dec. 13 from 9-11:30 a.m., the cost is just \$2 for kids and \$3 for adults. This event is co-sponsored by the U.P. Volunteer Center. Don't forget to bring your camera!



Family Fun Night will get your family up and moving!

The City of University Place is proud to offer a Family Fun Night. This wonderful event allows families to enjoy a great evening of games, basketball, dodge ball, inflatables, video games, and more. Don't worry about dinner that night, we will be ordering pizza!

The fun starts at 7 p.m. on Nov. 14 at Curtis High School with games and contests facilitated by U.P. Recreation staff. The City's Parks and Recreation Department, along with the U.P. Youth Council, are continually looking to successfully offer creative and fun entertainment for families. Come join us for a promising night of activity and interaction!

Refreshments will be sold separately as a University Place Youth Council fundraiser.



Pre-Register
\$25/Family of Four
\$5 each additional child

Pay at the Door
\$35/Family of Four
\$5 each additional child

Recreation classes offer musical options

The arrival of Fall weather brings an excellent opportunity to learn how to play the violin. Students will learn correct posture, beginning technique and instrumental practice skills. They will also explore how the instrument works and study musical terminology. The small group



setting of the violin classes promotes interactive and cooperative learning, and allows for both group and individual instruction.

Violin classes are taught by Courtney Shelton. Courtney is a talented instructor with a Bachelor's degree in

music education and a Master's in teaching from the University of Puget Sound.

Classes are ongoing and held on Mondays from 5–6 p.m. at Curtis High School. Sessions are six weeks in length.

Bring your special pet for a visit & photo with Santa!

Saturday, Dec. 13 from 10 a.m. – 2 p.m.

Capture a great holiday photo with your favorite pet and Santa at the Second Annual **Santa Paws on Saturday, December 13, from 10 a.m. to 2 p.m.** at the University Place City Hall complex, 3715 Bridgeport Way West. All pets must be leashed and socialized.



SUNDogS (Safe, Unleashed & Natural) is sponsoring the holiday event to raise money for the future off leash dog park at Pierce County's Chambers Creek Properties. Holiday photos are \$10 each with each additional copy for \$5. SUNDog

members can obtain photos for \$7 (memberships are available at the event for \$10).

U.P. Youth Council – a rewarding experience!

Want to be a part of creating city events? Need volunteer hours for school or a college resume? Or just want to be part of a fun and active group of teenagers? Join University Place Youth Council (UPYC) today! UPYC meets the first and third Monday of each month at 5:30 p.m. at the University Place Parks and Recreation office. The focus of UPYC is to provide constructive activities and positive role models for the youth of University Place. UPYC is looking to do big things in 2008–09 and you can be a part of it!

Congratulations to the 2007–08 officers: Sandy Luu, Co-President; Madison Bates, Co-President; Alyssa Webber, Community Liaison; and Caroline Lee, Secretary.

If you are interested in being part of the University Place Youth Council, or for more information, contact Brason Alexander at the Recreation Department at (253) 460-2404 or by e-mail at BAlexander@CityofUP.com.



University Place Youth Council 2007-08

The "University Place Volunteer Center" Presents:

THANKSGIVING DAY DINNER

Are you alone or low on funds?

Please join us for a Complimentary Turkey Thanksgiving Dinner on

Thanksgiving Day, November 27 • From Noon - 2:00 PM

At the  U.P. Senior Community Center

2534 Grandview Drive West

Seating and food is limited

Reservations would be helpful - Please call 253-564-3212

Sponsored by: University Place Refuse • Mr. Ricks Catering • Owens Press, Inc. • 

For more information visit www.upvolunteers.org

Holiday Safety Tips

The holidays and winter's cold will be here before you know it. But since the dangers of fire never take a holiday, remember these general safety tips to avoid winter dangers. As the temperature decreases, the number of fires caused by portable **space heaters** increases, so please remember these important safety tips:

- Leave 36 inches of clear air space on each side of the heater.
- Turn off space heaters in unoccupied rooms.
- Look for space heaters with an automatic shut-off switch in case the heater is knocked over.
- Be sure your wiring is adequate for electric space heaters. Do not rely on extension cords.
- Do not store or dry objects on or near space heaters.
- Only use equipment tested and approved by an independent laboratory.

Warm your home with the environment in mind

Wood stoves have been a staple in many Northwest homes for years. Traditional wood burning stoves produce tiny particles that can be inhaled, however, resulting in health risks for children and those with cardiovascular and respiratory problems.

Before you light your stove this winter, please consider these important points:

Think of others: Even limited exposure to smoke can harm humans, particularly children, the elderly and those with chronic conditions.

Think new and improved: Replace your old wood stove or traditional wood burning fireplaces with natural gas, propane, pellet stoves, fireplace inserts or electric fireplaces to significantly reduce the amount of pollution produced. EPA certified wood stoves can burn more than 60 percent cleaner than uncertified models when used properly.

Think before you burn: Use only dry, untreated seasoned wood or manufactured logs (such as Presto) which produce less air pollution than wood. Materials such as cardboard, plastics, colored ink on magazines and boxes all produce harmful chemicals when burned.

Back to business in 2009

Notices for 2009 business license renewals were sent out in September. If you have not yet received your renewal notice, please contact the Business Licensing office at (253) 566-5656. Applications for new business owners are available online at www.CityofUP.com. 

As a reminder, 2008 business licenses expire Dec. 31, 2008 and no late fee will be assessed if your 2009 business license is purchased before Jan. 30, 2009. There is no increase in the fee for 2009. General business licenses cost \$50 and home occupation licenses are \$25.

Business licenses are just one way City staff can track and promote local businesses in an effort to enhance economic development in University Place.

Where 'art' thou?

(Continued from page 5)



The Eagles' Nest was acquired for the City of University Place via partnership between UP for Art, the City of University Place, artist Douglas Charles Granum, and generous contributions from local citizens. Located atop the roundabout on 40th and Drexler, this outstanding work of art with boulders, bronze eagles, and a nest with a 700 lb marble egg, brings a glimpse of the forests and streams of Pierce County right to the center of University Place. The egg represents the future potential of our young community...anything is possible!

Thank you to Curran Apple Orchard Tree Adopters

Each year numerous people in the community “adopt” a tree in the Curran Apple Orchard Park to help fund orchard events, tours, classes and overall maintenance. Besides assisting the orchard with a financial donation,

many adopters also get involved with tree care such as pruning parties and insect management classes. In return, adopters can enjoy the delicious harvest each fall. A special thank you to the following 2008 tree adopters!

Kim & Carol Anderson	Howard Dempsey	Heidi & Andrew Hutchinson	McNeel & Parlee Families	Cindy Shultz
Faye Anderson	Kristine Docherty	Barbara Johnson	Tom & Mary Lou Michael	Annice Simac
Stephanie Annest	Debra & Rich Dryden	Judith & Kenneth Karman	John Milhans	Bev & Bob Smith
Robert Ayer	Douglas Durant	Ron Kent	Linda Lou/Harry Miller-Bever	Sammy & Kozy Smith
Sally Barrett	Jean Elsberry	Brett & Annie Kiehl	Jean Milton	Caroline Spear
Joan Benderson	Rafael Feliciano	Chris Collins Kilduff	Bob & Janet Mohr	Helen & Dick Stender
Sharon Bennett	Abby Fennell	L. Klein/A. Kelleher/E. Brasco	Oliver Montejano	Jay Stricherz
Jason & Rebecca Boch	Reg & Karen Fennell	Debbie Klosowski	Lauren & Ken Murphy	Robert Sweet
Jeff Bonnell/Nancy Gladstone	Alan Ferguson	Paul Koppe	Harold Nelson	Jan Thornberg
Kathy Brown	Michael Ferreira	Fred Langton	Kyle & Leanne Noren	Mary Thorsen
Barbara Buchberger	Dr. Gregory Fisher	Gertrude Langton	Joe/Carla Norton & Family	Georgia Thronson
Beverly Bunch & Family	Peggy Fuchs	Lola Larson	L. Catherine Nugent	Cheryl/Adam Torem & Family
Trina & David Caldwell	Jim & Amanda Garrett	LeRoy Leggore	Garrett/Karen Orrino & Family	Shirley Tronsgard
Nathalie Carette-Meyers	Holden Gjuka	Terry Leonard	Linda & Berman Patten	U.P. Fire & U.P. Police
Chambers Bay Women's Club	Greg Gooch	Jean Lindberg	Frank Peterson	U.P. Children's Fund
Sharon Chow	Leslie Greenwood	Cynthia Litsky	Mike & Carina Pinch	Jim Van Beek & Family
Brady Christoph	Karen Grove	Emily Lou	John Priedeman	John Vano
Clinton Clark	Don Hager	Jan Luscombe	Ann Read	Steve Voigt
Tina/Alec Coleman & Family	Dixie Harris (Team Ins.)	Tony & Emma Martelli	Elsie Richards	Roger Wells & Janice Stauffer
Trina Cudney	Nancy Henderson	Emilia & Les Martin	Bob & Marie Robinson	Charles Williams
Linda & Chris Curran	Christine & Sean Hoey	Neil Massey	Merton Rosenberg	Tom & Marcy Williams
Dave & Teresa Davison	Betty & Ken Honnold	Adolph Matthews	Lea & Hebert Sadler	Ann & Vic Wilson
Dave & Jane Davison	Marie Hopkins	Jack & Jackie Mattoni	Lee Schriver	Molly Wolfe
Connie Decker	Scott Hoover & Family	Anita McManemy	Margi Shindler	Linda Zahryl

Curran Orchard Holiday Gifts

Are you searching for stocking stuffers or a unique gift from University Place? If so, the Curran Apple Orchard has several great gift ideas! Glass cider/coffee mugs (\$8), ornaments (\$5), children's books and, of course, the beautiful Curran Orchard Cookbook featuring color photos of the orchard year round along with dozens of delicious apple recipes (\$10) are available. For more information, contact 460-2530 or visit www.curranappleorchard.com or the City's Park & Recreation office, 3715 Bridgeport Way West.

2009 Adopt A Tree Program

The 2008 Curran Orchard Tree Adopters will receive information shortly regarding tree renewals for the 2009 harvest season. People who are interested in becoming first time adopters will have an opportunity to obtain trees for \$35 starting in January. Free pruning classes are available for those interested in taking care of their own trees; however, adopters are NOT required to prune their own trees. For more information, contact 460-2530 or visit www.curranappleorchard.com or the City's Park & Recreation office.

UPTV “UNIVERSITY PLACE” ON TV

Each month different programs about University Place air on Click! Channel 12 and Comcast Channel 21. The following programs are scheduled:

- Regular Council Meetings
- Tree Lighting Promo Show
- U.P. Responds with Gang Awareness

Visit our Website: www.CityofUP.com/uptv for a schedule of what's on the channel each week. Send program suggestions and comments to UPTV@CityofUP.com or call 460-5441.

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David Swindale, <i>Development Svcs. Director</i>	460-2519
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Gretchen Hayes, <i>Parks & Rec. Asst. Director</i>	460-2508

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