

**CITY OF UNIVERSITY PLACE
MINUTES
Regular Meeting of the City Council
Monday, January 18, 2022**

1. CALL REGULAR MEETING TO ORDER

Mayor Worthington called the Regular Meeting to order at 6:30 p.m.

2. ROLL CALL

Roll call was taken by the City Clerk as follows:

Councilmember Keel	Present
Councilmember Wood	Present
Councilmember McCluskey	Present
Councilmember Flemming	Present
Councilmember Belleci	Present
Mayor Pro Tem Figueroa	Present
Mayor Worthington	Present

Staff Present: City Manager Sugg, City Attorney Kaser, Finance Director Blaisdell, Engineering and Capital Projects Director Ecklund, Community and Economic Development Director Briske, Business Outreach Liaison Metcalf, and City Clerk Genetia.

3. PLEDGE OF ALLEGIANCE

Councilmember Belleci led Council in the Pledge of Allegiance.

4. APPROVAL OF AGENDA

MOTION: By Mayor Pro Tem Figueroa, seconded by Councilmember Belleci, to approve the agenda.

The motion carried.

5. PUBLIC COMMENTS – None.

6. CONSENT AGENDA

MOTION: By Mayor Pro Tem Figueroa, seconded by Councilmember Belleci, to approve the Consent Agenda as follows:

- A.** Approve the minutes of the January 3, 2022 Council meeting as submitted.
- B.** Receive and File: Payroll for period ending 12/31/21; Claims dated 12/30/21.
- C.** Authorize the City Manager to execute a Professional Service Agreement with Lance, Sole & Lunghard, LLP for CAFR preparation assistance and financial consulting in an amount not to exceed Fifty Thousand Dollars (\$50,000).
- D.** Authorize the City Manager to execute an amendment to the Professional Services Agreement with Tierra Right of Way Services, Ltd. In the amount of \$37,133.75.

The motion carried.

7. CITY MANAGER AND COUNCIL COMMENTS/REPORTS

City Manager Sugg extended his appreciation for the community's patience as the City's Public Works crew deals with many potholes that have developed over this winter. He informed the Council and the public that the Public Works crew, as weather permits, will be out fixing the damaged sections of the road.

Councilmember Keel spoke about two legislative bills that the Association of Washington Cities (AWC) will be testifying in opposition of during the legislative session. He urged his colleagues to share their perspective with the Legislature on these bills. AWC has provided related links in their website to do so.

Councilmember Wood commended the Public Works and Engineering staff for their diligence in assessing and identifying problems with the roads during the recent rain fall/windstorm that caused flooding at Day Island.

Councilmember McCluskey expressed her big kudos to the Public Works crew and the Engineering team who were on site assessing the safety of the roads at Day Island as well as clearing the debris left by the flooding.

Councilmember Flemming thanked the City Manager for picking up on the pothole issue in the City. He commended the Public Works crew for their continued vigilance and responsiveness, going above and beyond the call of duty, in ensuring that the citizens stay safe, and the roadway maintained.

Mayor Pro Tem Figueroa requested that Councilmember Keel send Council the AWC hyperlink that they can use to directly oppose the legislative bills he mentioned above.

Councilmember Wood inquired on whether AWC has done an assessment on the law enforcement bills before the legislature. Councilmember Keel provided an update on the bills' progress.

Mayor Worthington also thanked and recognized the Public Works crew for their efforts, professionalism and hard work and that he takes great pride in being associated with them. He indicated that he would communicate the City's concerns on the house and senate bills discussed earlier when he meets with the 28th district delegation this Thursday. Lastly, he reported that he will be participating in AWC's City Action Days this week.

8. 27TH STREET LANDING LEGISLATIVE AMENDMENT

Community and Economic Development Director Briske further spoke about the private application the City has received for three zoning code text amendments relating to the 27th Street Landing project. He provided a detailed graphics and overview of the proposed text amendments: (1) To reduce the side and rear yard setbacks for buildings in the Mixed-Use Urban/Industrial-75 (MU-U/I75) zone abutting R1 or R2 zones from 30 feet to 10 feet when the abutting R1 or R2 parcels are part of the project site; (2) to increase the maximum height to 75 feet if the abutting R1 or R2 zoned parcels are part of the project site; and (3) to allow the accessory surface parking and underground parking structures to be located on parcels zoned R1 when the R1 zoned properties are part of the project site, and that parking is accessory to a permitted use on an adjoining parcel zoned MU-U/I75. Director Briske indicated that the application has gone through the Planning Commission process, including a public hearing. After the public hearing the Planning Commission voted to recommend the proposal for approval by the City Council. He also informed Council that over the next year, the Planning Commission will be working on the Northeast Business Sub-Area Plan, during which the Planning Commission will consider the overall zoning of this area.

Discussion followed with regards to buffer/landscape requirements for R-1 zone; traffic impact and mitigation along the road systems; surface water run-off on the wetland portion of the property; suggestion of making the traffic going into 67th Street right turn only; affordable housing component; ensuring retail component remains within the MU along 27th Street; Asarco contaminated soil mitigation; the risk of expansion of R1 parcels beyond the proposed footprint; multi-family tax abatement; Regional Growth Center impact; the proposed language added to amendment number 3; clarification on the environmental determination of non-significance requirements as it relates to the text amendments; and mitigation measures and process.

Mr. Andrew Langsford (applicant) was present and answered Councilmembers' concerns and questions. He stressed that his relationship with the City and the community is very important and that he wants the project to bring a sense of place and community.

The proposed legislative amendments will be brought back to Council for consideration at its next scheduled meeting.

9. ARPA LOCAL ASSISTANCE FOLLOW-UP

Business Outreach Liaison Metcalf provided an overview of the American Rescue Plan (ARPA) of 2021 and outlined the potential funding uses under the program. At its November 29, 2021 meeting, Council has requested staff to continue to research and present some potential options of programs that the City could use to provide some assistance. As a follow-up to that directive, Ms. Metcalf shared the results of the poll/survey staff has conducted in the areas of human services and business assistance (report included in the Council packet). Based on this additional research and due to the broad base of resources already available, staff is not recommending any new city run programs or funding at this time for human services needs. Also due to the availability of other resources and a questionable level of demand and uncertainty related to the future needs between now and 2024 when the funds have to be allocated, staff recommends that the city hold the funds to be earmarked for business assistance and further recommends that research continue to be conducted on potential needs to refine a program that may be beneficial under the ARPA guidelines.

Discussion followed with regards to assistance with business sustainability and retention – keeping them anchored in the community. Suggestion was made about hiring a consultant to help/train small business owners in marketing and how to grow their business; and conducting an extra survey via FlashVote. There was interest and support in getting information on the actual cost of starting a business in University Place; for the City to hold the funds to be earmarked for business assistance until the City can explore other ways to assist small businesses; and for the Council to direct the Economic Development Advisory Commission to do a study on the matter. Council consented to move forward with passing a resolution detailing the appropriation of the ARPA funds.

10. ADJOURNMENT - The meeting adjourned at 8:44 p.m. No other action was taken.

Submitted by,

Emy Genetia