

**CITY OF UNIVERSITY PLACE
MINUTES
Regular Meeting of the City Council
Monday, September 15, 2025**

1. CALL REGULAR MEETING TO ORDER

Mayor Pro Tem Wood 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 Boykin	Present
Councilmember McCluskey	Present
Councilmember Flemming	Present
Councilmember Grassi	Present
Mayor Pro Tem Wood	Present
Mayor Figueroa	Excused

Staff Present: City Manager Sugg, City Attorney Kaser, Public Works Director Ecklund, Administrative Services Director Petorak, Community and Economic Development Director Briske, Police Chief Burke, Deputy City Clerk Highlan, and City Clerk Genetia.

3. PLEDGE OF ALLEGIANCE

Councilmember Boykin led the Council in the Pledge of Allegiance.

4. APPROVAL OF AGENDA

MOTION: By Councilmember McCluskey, seconded by Councilmember Flemming, to approve the agenda.

The motion carried.

5. PUBLIC COMMENTS – The following individual provided comments: Chris Saunders, University Place Parks & Recreation Foundation.

6. CONSENT AGENDA

MOTION: By Councilmember McCluskey, seconded by Councilmember Flemming, to approve the Consent Agenda as follows:

- A.** Approve the minutes of the September 2, 2025 Council meeting as submitted.
- B.** Receive and File: Claims dated 08/18/25, 08/22/25, 08/26/25, and 08/29/25.
- C.** Authorize the City Manager to execute an Interlocal Agreement, substantially in the form attached hereto, with the University of Washington pursuant to Chapter 39.34 of the Revised Code of Washington.
- D.** Authorize the City Manager to execute an agreement with Avidex Industries, LLC for the City Council Chambers audio-visual system project in the amount of Two Hundred Twenty-Four Thousand One Hundred Ninety-Two Dollars and Twenty-Four Cents (\$224,192.24).
- E.** Authorize the execution of necessary documents to effectuate a settlement in the matter of Day Island Yacht Club v. City of University Place, et al.

The motion carried.

COUNCIL CONSIDERATION

7. 27TH STREET BUSINESS DISTRICT PLAN

Staff Report – Community and Economic Development Director Briske presented a Resolution to adopt the 27th Street Business District Business Plan. He indicated that under the Growth Management Act, the City is required to review and update its Comprehensive Plan by December 2024, including components related to land use. A key objective of the Comprehensive Plan is to maintain the University Place Regional Growth Center designation, which supports the development of commercial, mixed-use, and multifamily projects. The 27th Street Business District, along with the Northeast Business District and Town Center forms the City's primary hub for future growth and redevelopment. These centers are a key component of the Puget Sound Regional Council's Vision 2050 and its regional growth center strategy.

This Plan provides a visionary framework to guide growth within the 27th Street Business District and serves as a strategic roadmap for shaping future development while preserving and enhancing the District's unique character. The Plan ensures that change unfolds thoughtfully and consistently, reflecting the District's long-term aspirations.

Director Briske outlined the Plan's review process, public engagement efforts, and policy recommendations. The Planning Commission held three meetings to go over the Plan before making their recommendation to the City Council, one of which included a public hearing on the final draft of the 27th Street Business District Plan.

Public Comment – None.

Council Consideration – **MOTION:** By Councilmember McCluskey, seconded by Councilmember Flemming, to adopt a Resolution approving the 27th Street Business District Subarea Plan to establish the specific provisions that align with redevelopment activity occurring in the district and the City's already adopted code provisions.

The motion carried. (RESOLUTION NO. 1071)

8. CITY MANAGER AND COUNCIL COMMENTS/REPORTS

City Manager Sugg announced that the 36th Street Roundabout, developed in response to safety concerns, reopened to traffic last Friday. The City's Engineering team secured over \$700,000 in state funding from the Transportation Improvement Board and fast-tracked the design and bidding process, with the Council awarding the contract earlier this year. While final touches such as landscaping and lighting are still underway, the road will remain open throughout this phase.

Councilmember Boykin reflected on the recent 9/11 Remembrance Ceremony, expressing appreciation for the efforts of West Pierce Fire & Rescue and all who participated in honoring the lives impacted by the tragedy. He also shared that he attended a meeting where positive news was presented regarding the City's financial management and strong commitment to fiscal responsibility and sound financial practices.

Councilmember McCluskey attended the 9/11 Remembrance Ceremony and reflected on its lasting personal and national impact. She attended the Zoo Trek Authority meeting and shared information about its strong financial stewardship and animal care. At a recent community meeting, Councilmember McCluskey shared that she had expected a formal update on the Day Island sewer project but instead was met with a range resident concern. Additionally, she attended the ribbon-cutting for Beirut Bites, the UP for Art planning meeting, the soft grand opening of the University Place Historical Society's new museum, and the Moon Festival in Tacoma. Lastly, she shared details about the upcoming PBS documentary screening of "Priced Out."

Councilmember Flemming acknowledged the importance of commemorating 9/11. He shared that he attended the South Sound Housing Affordability Partners (SSH³P) meeting. He detailed the development of the 2026 legislative agenda focused on workforce housing, construction cost reduction, senior and

disabled property tax exemptions, and opposition to House Bill 1443. He emphasized the importance of aligning the City's priorities with SSHA³P's agenda to ensure cohesive regional efforts.

Councilmember Grassi thanked West Pierce Fire & Rescue for the meaningful 9/11 ceremony and Chris Saunders for her remarks and her organization's efforts with the Inclusive Playground. She met with Nantucket residents and thanked staff for their ongoing mitigation efforts in the area. She attended ribbon cuttings/openings for Beirut Bites, Shell Station, and the UP Historical Society Museum, and looks forward to the Rainier Animal Eye Clinic opening. She also joined fellow councilmembers at the Happy Duo home-based business reception. Additionally, she reported on Congresswoman Strickland's visit for a community dialogue on peace and politics, and honored the late Rob Masko, former University Place Police Chief and Pierce County Undersheriff, and proposed a special recognition to honor his legacy and service.

Mayor Pro Tem Wood expressed support for honoring the late former Police Chief Masko, recognizing his service to the City. He commended the citizen-led initiatives behind the Inclusive Playground and the Grandview Roundabout project, praising both the community's vision and the staff's quick implementation. Mayor Pro Tem Wood also attended the home-based business reception and encouraged greater participation and networking among local businesses. Lastly, he commended West Pierce Fire & Rescue for organizing the 9/11 ceremony, urged residents to visit the memorial park for personal reflection. He echoed concerns about growing political division and called for peaceful dialogue and renewed commitment to democratic engagement.

STUDY SESSION

9. UP REFUSE FRANCHISE AGREEMENT AMENDMENT

Administrative Services Director Petorak presented the proposed amendments to the University Place Refuse franchise agreement to enable a pilot program for flexible refuse and yard drop-off services. The proposed amendment broadens the language in Section 20.2 of the agreement to allow for additional collection events beyond the traditional spring and fall cleanups, enabling more flexible service options. The program would introduce a voucher system allowing residents to drop off refuse or yard waste at their convenience during regular operating hours, eliminating the need for scheduled cleanup events.

Council discussed the increased flexibility for residents, the elimination of traffic congestion during scheduled events, and the potential for improved service accessibility, especially with new apartment developments nearby. They requested updates on the pilot program's progress and outcomes, with options to revert to previous practices if the new system does not meet the community's needs. Suggestions were made to adjust Saturday drop-off hours to better accommodate working residents.

10. PARKS, RECREATION AND OPEN SPACE PLAN AMENDMENT

Public Works Director Ecklund presented the proposed amendments to the City's Parks, Recreation, and Open Space Plan (PROS) to facilitate property acquisition and improvements for Kobayashi Preserve and Adriana Hess Wetland parks. He indicated that opportunities have arisen to acquire properties adjacent to these parks that can accommodate and support these identified needs. The amendments to the PROS plan include acquiring parcels adjacent to Kobayashi Preserve and Adriana Hess to enable additional parking, trail improvements, and expanded park amenities. Funding for acquisitions will come from Park Impact Fees and surplus revenues, with no immediate impact on the general budget. Future improvements will be planned in subsequent budget cycles.

Discussion followed with regards to funding; restroom upgrades and ADA accessibility, particularly at Kobayashi Preserve; impact of future salmon habitat restoration; regulatory authority over Chambers Creek; and the need for educational signage and passive use policies to protect sensitive areas.

A public hearing is scheduled for the next Council meeting to consider the proposed amendments.

11. ARTS COMMISSION

Public Works Director Ecklund and City Attorney Kaser presented options for establishing an Arts Commission in University Place. They outlined the pros and cons of independent advisory group versus traditional commission models, referencing practices in Tacoma, Lakewood, and Puyallup, and highlighting differences in Council control, funding, and operational sustainability.

Council discussed membership structure, optimal commission size (7-11 members), the inclusion of professional artists and educators, and the potential for youth representation. Concerns were raised about sustainable funding, the need for public-private partnership, and mechanism for project-specific financing with suggestions to leverage nonprofit organizations like UP for Art for fundraising and event support. Staff will prepare a more detailed proposal addressing commission structure, funding options, and legal mechanisms for partnership, with further study sessions planned to refine the model and address Council feedback.

12. ADJOURNMENT - The meeting adjourned at 8:58 p.m. No other action was taken.

Submitted by,

Emy Genetia
City Clerk