

**CITY OF UNIVERSITY PLACE
MINUTES
Regular Meeting of the City Council
Monday, September 18, 2023**

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	Excused
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, Police Chief Burke, Administrative Services Director Petorak, Community & Economic Development Director Briske, Public Works Director Ecklund, and City Clerk Genetia.

3. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Figueroa led the Council in the Pledge of Allegiance.

4. APPROVAL OF AGENDA

MOTION: Mayor Pro Tem Figueroa, seconded by Councilmember Belleci, to amend the agenda to remove Item 6C from Consent.

The agenda was approved as amended.

5. PUBLIC COMMENT – The following individual provided comment: Chris Saunders, University Place Parks and Recreation Foundation.

6. CONSENT AGENDA

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

- A.** Approve the minutes of the September 5, 2023 Council meeting as submitted.
- B.** Authorize the City Manager to sign a Change Order to the Professional Services Agreement with LDC, Inc. to provide additional services for the 2024 Comprehensive Plan periodic update.
- C.** Authorize the City Manager to award the 35th Street West Phase I Improvements project to R.L. Alia in the amount of \$2,520,604.40 and execute all necessary contract documents. **(REMOVED)**

The motion carried.

7. CITY MANAGER & COUNCIL COMMENTS/REPORTS

Administrative Services Director Petorak provided an overview of approximately 27 currently awarded state and federal grants and highlighted the various stages of project completions. The City has received over \$34 million dollars (including ARPA funding) in grants. She also reported on eight additional grant applications the City has submitted for various City projects, including the Day Island Bridge replacement.

She indicated that both the City Council and City staff have worked hard to expand its partnerships with many individuals, agencies, state and congressional leaders, and federal representatives to make formal requests for funding of a variety of community needs; as a result, Council has taken steps to meet its goals of increased regional influence.

Councilmember Wood reported that he will be attending the Pierce County Climate Conversation meeting this Friday as the City's representative. He informed his colleagues of a survey he received relating to the meeting and asked them to contact him should they have comments or concerns to share.

Councilmember McCluskey noted that the Dance Theatre Northwest (DTNW) is 35 years old and congratulated Melanie Kirk-Stauffer and her team for continuing the dance culture in the community. She also reported that the University Place Police Department will be bagging groceries at Trader Joe's tomorrow as part of their community outreach and encouraged the public to show their support. Finally, she shared information she gathered from the Zoo Trek Authority Board meeting.

Councilmember Flemming congratulated DTNW and remarked on the value they bring to the community. He reported that he attended the South Sound Housing Affordability Partners (SSHAP) Executive Board meeting and that they are in the process of finalizing their 2024 legislative agenda. SSHAP has offered to attend a City Council meeting to provide an update.

Mayor Pro Tem Figueroa thanked Director Petorak for providing an update on grants. He reported that Pierce County Regional Council (PCRC) and the Puget Sound Regional Council (PSRC) did not meet in August but will be meeting later this month. He noted that PCRC's work on project evaluation criteria is almost done. He thanked Public Works Director Ecklund and City Engineer Avcular for helping him better understand the evaluation process.

Mayor Worthington remarked on Public Safety's community connection efforts, and regrets that he was not able to attend the Pierce County Sheriff's commissioning ceremony last week. He reported that he, along with Councilmember Keel, attended an event with Congresswoman Strickland at the Environmental Services Building. Additionally, he asked his colleagues' interest in having a discussion regarding changes in state law relating to PERS credit.

STUDY SESSION

8. NORTHEAST BUSINESS DISTRICT PLAN

Community and Economic Development Director Briske introduced the City's consultant, Ms. Roberts of Otak, Inc., to present the Council with an overview of the Northeast Business District Plan. Before the presentation, Director Briske noted how the creation of the Northeast Business District Plan is pertinent to the City's Regional Growth Center Plan and the City's Comprehensive Plan land use element.

Ms. Roberts presented a summary of the Northeast Business District Plan, highlighting the planning process which includes the participation of the City's advisory groups, public engagement, visioning, analysis and review of land use growth scenarios and alternatives, and the drafting of the full District Plan. She indicated that a survey was conducted and received 144 responses over a three-month period. Some of the key takeaways include strong interest in small business development, transit-oriented development that has access to community amenities; and concerns related to traffic/congestion, safety, implementation of vision accurately, sustainability and affordability. The purpose and context of the Plan for the Northeast Business District is to establish specific provisions that align with redevelopment activity occurring in the district and the City's adopted code provisions to ensure that future redevelopment aligns with the vision and guiding principles for the district. With that, the Plan considered the future light rail transit, local transportation and walkability in the district and the neighboring Four Corners area. A vision statement and guiding principles were developed to reflect the outcomes from the survey and input from the City's advisory groups. It recognizes that the Northeast Business District is a vibrant part of the City's Regional Growth Center that provides a variety of housing options for residents; new housing options will include multi-family, mixed-use development, as well as live/work housing, studios, lofts, and other types of residences as influenced by market forces. It also recognizes that the District is easily accessed by major arterials and

served by local transit as well as future light rail and could serve as a hub for arts and community events; it will feature amenities such as parks, open space, paths, shopping, and retail opportunities that will continue to help small businesses and community services exist and support this area as it grows, as well as provide new employment opportunities.

Ms. Roberts summarized the existing conditions and market assessment covering redevelopment potential, current zoning designations, proposed projects with various uses, and forecasted capacity to plan for utility and transportation infrastructure.

Council provided comments on the Plan's certainty of attracting new businesses/employment, anticipated housing units, infrastructure that needs to be put in place to accommodate anticipated growth, pedestrian corridor flows, transit connection, capacity analysis, managing the ratio on homeownership and apartments, and creating a center square for each business district.

9. ADJOURNMENT – The meeting adjourned at 8:01 p.m. No other action was taken.

Submitted by,

Emy Genetia
City Clerk

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