



The city is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (Council Chambers), or virtually by using the meeting access link below.

<https://sumnerwa-gov.zoom.us/j/86770026444>

Phone one-tap: +12532050468,,86770026444# +12532158782,,86770026444#

Join via audio: +1 253 205 0468 +1 253 215 8782 US

Webinar ID: 867 7002 6444

## **CALL TO ORDER**

Roll Call: Bitetto, Bowman, Clerget, Cole, Elfers, Kenna and Reinke

## **REGULAR BUSINESS**

1. YMCA Annual Update
2. Urban Growth Area Annexation Options

## **CITY ADMINISTRATOR REPORT**

## **AGENDA SETTING**

1. Council Meeting Agenda Calendar
2. Council Committee Meeting Agenda Calendar

## **EXECUTIVE SESSION**

## **ADJOURNMENT**

*This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact the City Clerk at (253) 299-5590, 24 hours in advance.*

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**SUBJECT:** YMCA Annual Update

**CATEGORY:** Presentation

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**BUDGET IMPACT:**

Expenditure Required: None

Within Budget Allocation: N/A

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**ATTACHMENTS:**

1. 2025 YMCA Presentation
- 

**STAFF CONTACT:** Jason Wilson, City Administrator

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**SUMMARY BACKGROUND:**

In 2013, while the Gordon Family YMCA facility was being constructed, the City provided the YMCA with a \$5,000,000 monetary contribution. In return, the City and the YMCA entered into a 10-year Services Agreement whereby the YMCA would provide a variety of free or reduced services and programs to the Sumner community. The original agreement was set to expire at the end of 2025, however in 2022 it was extended by two years to account for the inability to receive services during the Covid-19 pandemic.

In addition to the 2013 services agreement, the City entered into a separate services agreement in 2019 in exchange for land that the City owned (north of the YMCA). That agreement was also extended due to the pandemic, and the YMCA provided all required services.

The Gordon Family YMCA Executive Director, Jenna Lehman, will be providing Council with an update on actives at the YMCA as well as work applicable to the City's services agreement.

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|                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------|
| <p><b>COUNCIL COMMITTEE/STUDY SESSION:</b><br/><b>MEETING/STUDY SESSION DATE:</b><br/><b>COMMITTEE RECOMMENDATION:</b></p> |
|----------------------------------------------------------------------------------------------------------------------------|

**STAFF RECOMMENDATIONS/MOTION:**



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FOR SOCIAL RESPONSIBILITY

# GORDON YMCA UPDATE

August 25, 2025



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# MEMBERSHIP

|                           | July<br>2025 | April<br>2025 | February<br>2024 | March<br>2023 | June<br>2022 |
|---------------------------|--------------|---------------|------------------|---------------|--------------|
| Adults                    | 11,157       | 12,295        | 10,797           | 9,270         | 7,760        |
| Young Adults              | 1,795        | 1,760         | 1,574            | 1,525         | 1,371        |
| Youth                     | 7,518        | 7,862         | 7,026            | 6,217         | 5,558        |
| Total Members             | 20,470       | 21,917        | 19,417           | 17,012        | 14,689       |
| Members on<br>Scholarship | 2,598        | 2,766         | 2,304            | 1,776         | 1,520        |
| Total Monthly<br>Usage    | 67,934       | 72,598        | 71,665           | 57,758        | 37,906       |





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# MORE THAN A GYM

## Community Support

- Sumner Resident Quarterly Guest Pass
- Community Shower Program
- Lions House for Kids – Donations
- Supporting New Recruits for East Pierce Fire & Rescue
- Refugees In Swim Education (RISE)
- **Host Camp Possible** ★
- **Sumner-Bonney Lake Toy Box** ★

## Social Groups

- Knitting Group
  - 12-18 people each week
- Coffee Chat
  - 15-20 meeting twice a week
- Billiards
  - 8-10 people twice a week
- Book Club
  - 5 people each month
- The Gathering
  - 15 people each month
- **Spring Cleaning and Declutter** ★
- **Social Support and More** ★





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# PROGRAMS AT THE Y

|                                     | Summer<br>2025                | Spring 2<br>2025 | Summer<br>2024                   | Spring 2<br>2024 |
|-------------------------------------|-------------------------------|------------------|----------------------------------|------------------|
| Gymnastics and<br>Toddler Gym       | 428                           | 504              | 429                              | 458              |
| Arts – Visual and<br>Dance          | 942                           | 1,108            | 988                              | 1,038            |
| Youth Sports                        | T-ball &<br>Basketball<br>308 | Soccer<br>410    | T-ball & Flag<br>Football<br>154 | Soccer<br>296    |
| Swim Lessons                        | 1,847                         | 1,836            | 1,867                            | 1,838            |
| Homeschool PE                       |                               | 120              |                                  | 119              |
| Skills and Drills                   |                               | 414              |                                  | 307              |
| Rock Wall                           | 512                           | 448              | 458                              | 447              |
| Group Exercise<br>and Water Fitness | 8,251                         | 7,867            | 7,337                            | 7855             |

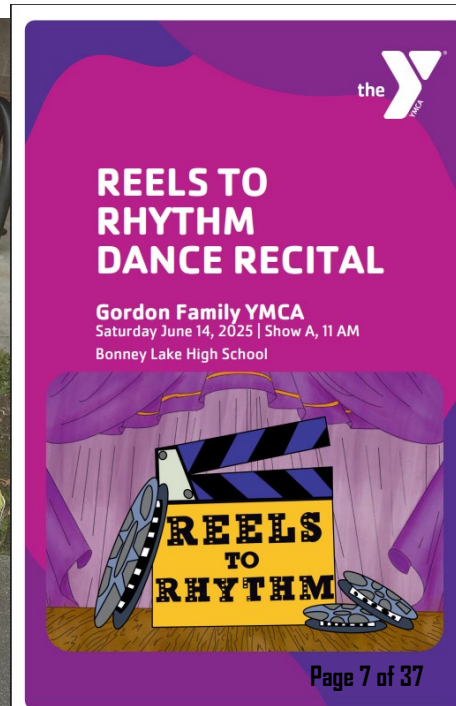


# DANCE RECITAL 2025

3 Shows

463 Dancers

16 Adult Dancers





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# SUMMER DAY CAMP

|                                                         | 2025                 | 2024  |
|---------------------------------------------------------|----------------------|-------|
| Half Day Camp<br>(3-4 year olds)                        | 200                  | 172   |
| Full Week Camp<br>(5-12 year olds)                      | 1,424                | 1,937 |
| Mid Week Camp  <br>Tuesday-Thursday<br>(5-12 year olds) | 377<br>**New in 2025 | -     |
| Counselors In Training<br>(13-15 year olds)             | 196                  | 186   |



# TEEN LATE NITE

Serving Grades 6-12 | Fridays 5:30-9:30pm

- Average Per Week: 72
- Served in 2023: 345 (September-December)
- Served in 2024: 2,264
- Served in 2025: 2,310

Activities: Arts & Crafts, Basketball/Volleyball, Dungeons & Dragons Club, board games, rock wall, swimming, video games, Escape Room, Leadership/Self Reflection.

New to 2025: Badges and Boxing with Officer Anderson and Sumner PD

- Average number of kids at Badges and Boxing: 20





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# SERVICES AGREEMENT

## ORIGINAL AGREEMENT

### Community Access

Quarterly passes available to all Sumner Residents

Free Access during Extreme Heat Advisories

2015-2022: 548

2023: 235 people

2024: 40 people \*\*No extreme heat advisories

2025: 26 people

### Teen Late Night

2015-2020: 8,595 youth served

2023: 345 youth served

2024: 2,264 youth served

2025 YTD: 2,310 youth served

### Financial Assistance

2025 YTD Average: 12.69%

2023 Average: 10.53%

2024: 12.73%

### Program Financial Assistance

Available to all members and community members participating in programs that have additional fees

### Meeting Rooms - Available for use

Library Planning Groups, Sumner Rotary Leadership, Elementary PTA groups, Spring Sumner City Council Retreat, East Pierce Fire and Rescue Leadership, AmaZing Landscape

### Annual Swim Lessons

1,090 Sumner residents participated in swim lessons in 2023

1,182 Sumner residents participated in swim lessons in 2024

788 Sumner residents participated in swim lessons in 2025

### Non-Member, Non-Recurring Rental Rates

Rental rates remain available for all community members

### Day-Use Guest Fees

Day-use guest fees available.

Adult: \$20 || Family: \$35 || Youth: \$10

### Parks and Recreation Program

Continued support of program

### Art Space

Dedicated and enhanced Art space. Kelly, our Arts Leads, serves on Arts Commission. Also serves as a judge in the School District Art Show. **Page 10 of 37**



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# SERVICES AGREEMENT

## ADDITION TO ORIGINAL – FIELD SPACE

|                                                 | 2022                                             | 2023                                               | 2024                                               | Total                      | 2025                                              |
|-------------------------------------------------|--------------------------------------------------|----------------------------------------------------|----------------------------------------------------|----------------------------|---------------------------------------------------|
| 3-Month Membership Vouchers<br>Family & Seniors | \$49,680<br><br>92 Vouchers<br>255 people served | \$130,248<br><br>201 Vouchers<br>656 people served | \$132,435<br><br>243 Vouchers<br>637 people served | \$312,363<br><br>2022-2024 | \$79,570<br><br>146 Vouchers<br>528 people served |
| Shower Program                                  | \$1,040<br><br>80 people served                  | \$1,144<br><br>88 people served                    | \$2,899<br><br>223 people served                   | \$5,083<br><br>2022-2024   | \$1,404<br><br>108 people served                  |
| Buena Vida Program                              | \$11,620<br><br>7 families served<br>29 people   | \$26,560<br><br>16 families served<br>64 people    | \$26,560<br><br>16 families served<br>59 people    | \$64,740<br><br>2022-2023  |                                                   |
| Bill Heath Sports Complex                       | \$30,216                                         | \$15,648<br><br>Revenue = \$330                    | \$30,216<br><br>Revenue = \$9,400                  | \$76,080<br><br>2022-2023  | \$20,144<br><br>Estimated Revenue:<br>\$10,495    |
| TOTAL                                           | \$92,556<br>(+\$250,000 cash payment)            | \$173,544                                          | \$192,110                                          | \$708,266                  |                                                   |

# CELEBRATING 10 YEARS OF IMPACT

**Saturday, September 6 | 4-6pm**

Invite to key leaders, donors, capital campaigner donors, and community partners

**Sunday, September 14**

Happy 10 Year Gordon Y!

**Monday, September 15 | Party on the Plaza**

Celebrating 10 years of the Gordon Y

Cake and Celebration, 9:30-11:30am and 4:30-6:30pm

**Thursday, October 23 | Jack O'Lantern Jubilee**

Trunk or Treat at the Gordon Y

4:30-7:30pm

Open to the Community



# THANK YOU!



10  
YEARS OF  
IMPACT



Saturday September 6, 2025  
4-6pm Small Bites, Spirits, Dessert & Program  
Business Casual Attire | Ages 21+

Gordon Family YMCA  
16101 64th ST E, Sumner, WA 98390

» A Time to Honor the Past  
» Connect to the Present  
» Celebrate the Future

Please RSVP by August 22 at  
[YMCAPKC.ORG/GORDON10YEAR](https://ymcapkc.org/gordon10year)  
or call Jenna Lehman 253-534-4742

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**SUBJECT:** Urban Growth Area Annexation Options

**CATEGORY:** Information Only

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**BUDGET IMPACT:**

Expenditure Required: None

Within Budget Allocation: N/A

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**ATTACHMENTS:**

1. UGA Annexation Options
- 

**STAFF CONTACT:** Ryan Windish, Community & Economic Development Director

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**SUMMARY BACKGROUND:**

The City has been approached by Pierce County to consider annexing all or portions of the City's Urban Growth Area/Potential Annexation Area (UGA/PAA). These areas have been affiliated with the City of Sumner for over 30 years and the areas are intended to eventually be annexed into the City where they can obtain an urban level of service. Annexing these areas will have costs and benefits that need to be considered. For example, some of the areas are not currently served by sanitary sewer and it will be costly to serve in the future. Annexation would add more roads for maintenance, more people to serve with the police, permits, court services, etc. Of course, additional areas would also bring more property tax, utility fees, and sales tax revenues.

Recent state law has created a streamlined path to annexation via an Interlocal Agreement (ILA) method that has been proposed by Pierce County. The process includes public notice, a public hearing, and requires both the City Council and the County Council to enter into an ILA.

The presentation is high-level and not intended to answer all these questions in detail. Staff is seeking City Council direction and whether or not they have a desire to explore annexation before expending additional city resources on a more detailed cost/benefit analysis.

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|                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>COUNCIL COMMITTEE/STUDY SESSION:</b><br/><b>MEETING/STUDY SESSION DATE: 8/25/2025</b><br/><b>COMMITTEE RECOMMENDATION:</b></p> |
|--------------------------------------------------------------------------------------------------------------------------------------|

**STAFF RECOMMENDATIONS/MOTION:**

Discuss and provide direction regarding whether or not to pursue annexations of all or a portion of the City's UGA/PAA.



# Urban Growth Area Annexation Options

City Council  
Study Session  
August 25, 2025



**GMA**

Growth Management Act

**UGA**

Urban Growth Area

**PAA**

Potential Annexation Area

**ILA**

Interlocal Agreement



# Objectives



Background on Growth Management Act (GMA) and Urban Growth Areas (UGA)



Annexation Costs and Benefits



Annexation options and process



Discussion



Council direction on a desire to annex new areas into the city or not.

# Growth Management Act - UGAs

GMA requires all cities to designate “urban growth areas” to accommodate 20 years of future growth.

Pierce County and GMA both anticipate cities annexing UGAs over time. “Potential Annexation Areas (PAAs)”

Areas outside of UGAs are intended to stay “rural” in character and growth densities

Urban level of services are or can be provided in UGAs (e.g. sewer, water, police)

Cities are required to serve these areas in the future

Recently approached by Pierce County to pursue annexation

# Why does Pierce County want the City to annex the UGA?

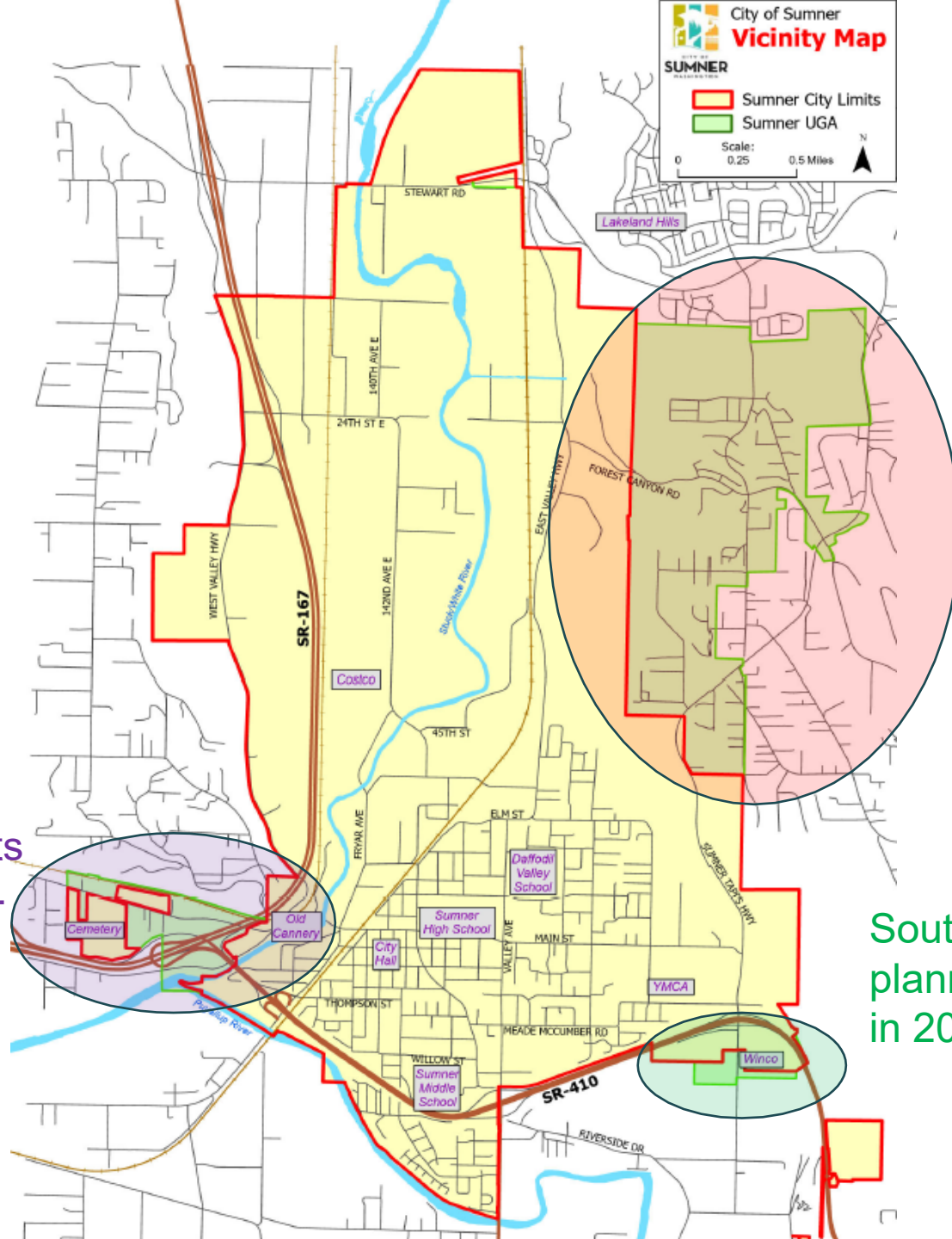
- Consistent with County's comprehensive plan, PSRC's Vision 2050, and GMA
- To promote the distinct characteristics of the various urban neighborhoods within the county.
  - UGAs are Potential Annexation Areas and should be incorporated
- The County does not provide urban levels of service at the same standard that cities and towns do.
- The County's focus should be on preserving rural and resource lands while cities are better equipped to address urban issues.

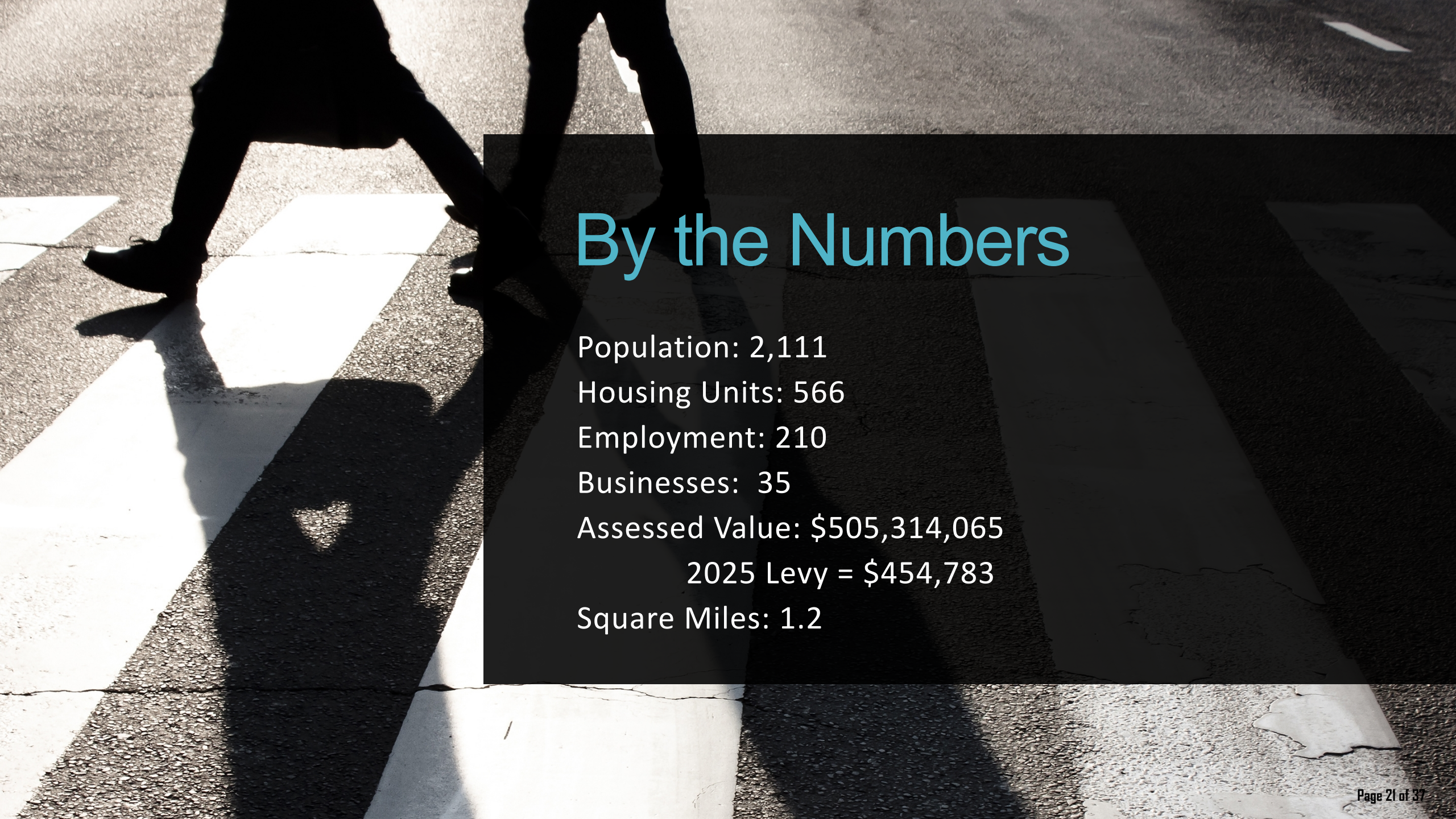
# Potential Annexation Areas

West UGA: connects cemetery to the city.

Northeast UGA: largest area

Southeast UGA: planned for annexation in 2026





# By the Numbers

Population: 2,111

Housing Units: 566

Employment: 210

Businesses: 35

Assessed Value: \$505,314,065

2025 Levy = \$454,783

Square Miles: 1.2

A black and white photograph of a snowplow clearing a road. The plow is moving from left to right, pushing a large pile of snow. The background shows bare trees and a residential area. The image is used as a background for the slide.

# Potential Costs

- Utility infrastructure upgrades
- Added Code enforcement
- Increased permit workload
- Call volume & larger area for police & animal control
- Court impacts
- Road maintenance including plowing, paving, signs
- Additional demand for court, newsletter (postage), utility customers & general support

# Potential Benefits

- Increased assessed value for ad valorem property tax\*
- Increased sales tax (small)
- Permit and impact fees
- New development to city standards (streets, buildings, landscaping, etc)
- CAVA Materials gravel mine all in one jurisdiction
- More control of areas near the existing city limits

\*Annexations separate from the 1% cap, but cap minimizes future benefits

# Common Annexation Processes

## 10% Petition

- 10% of affected residents
- 60% voter approval

## Council Resolution

- Council passes resolution
- 60% voter approval

## 60% Petition

- Owners of at least 60% of property value
- Council and Boundary Review Board approval

# New Annexation Process

Interlocal  
Agreement (ILA)  
Method

Notice on  
County and City  
website for 4  
weeks

Public Hearing  
at County & City  
(separately or  
jointly)

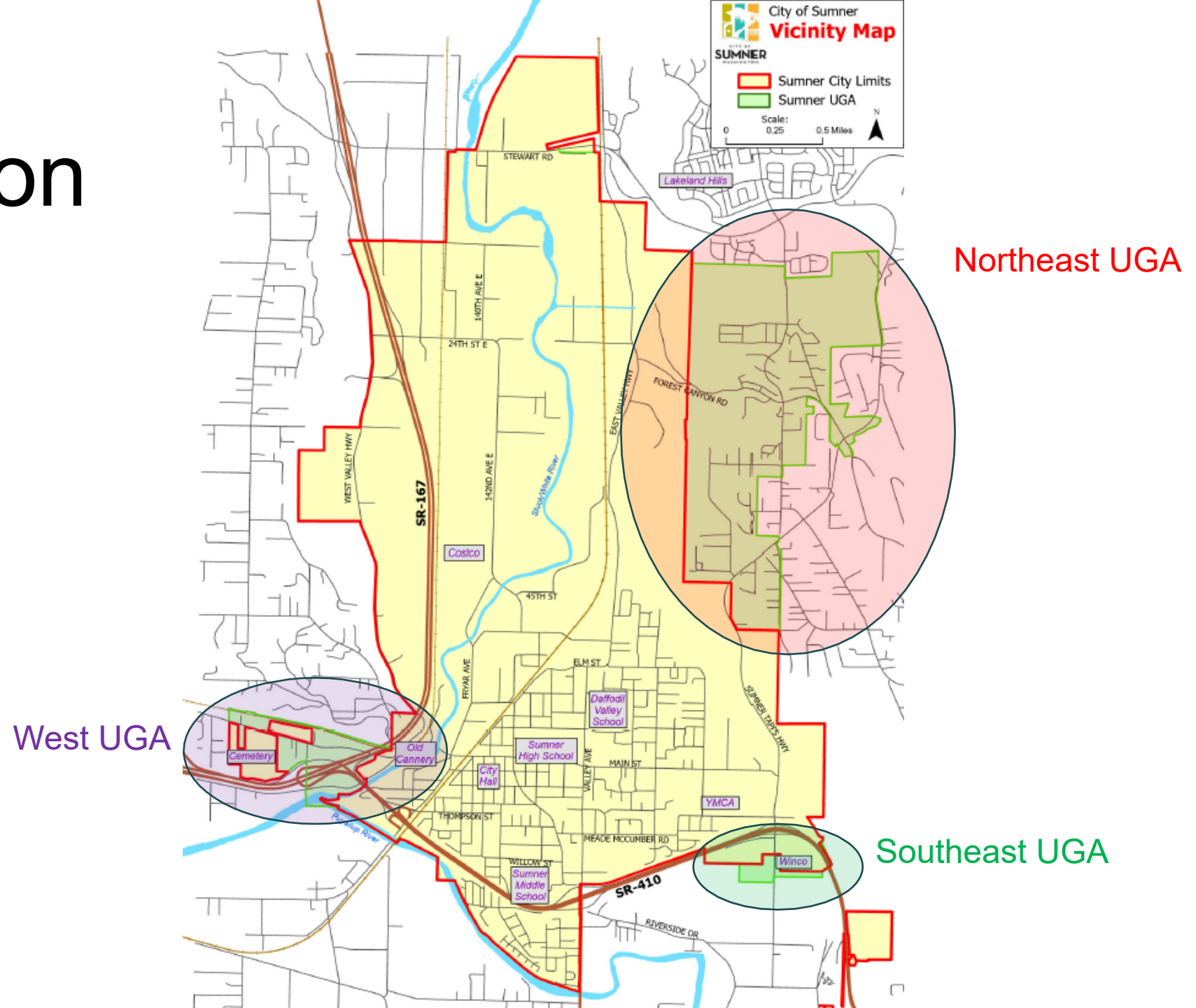
Notify special  
purpose districts  
(e.g. EPFR,  
SBLSD)

SB 5522 (2020)

# Interlocal Agreement t

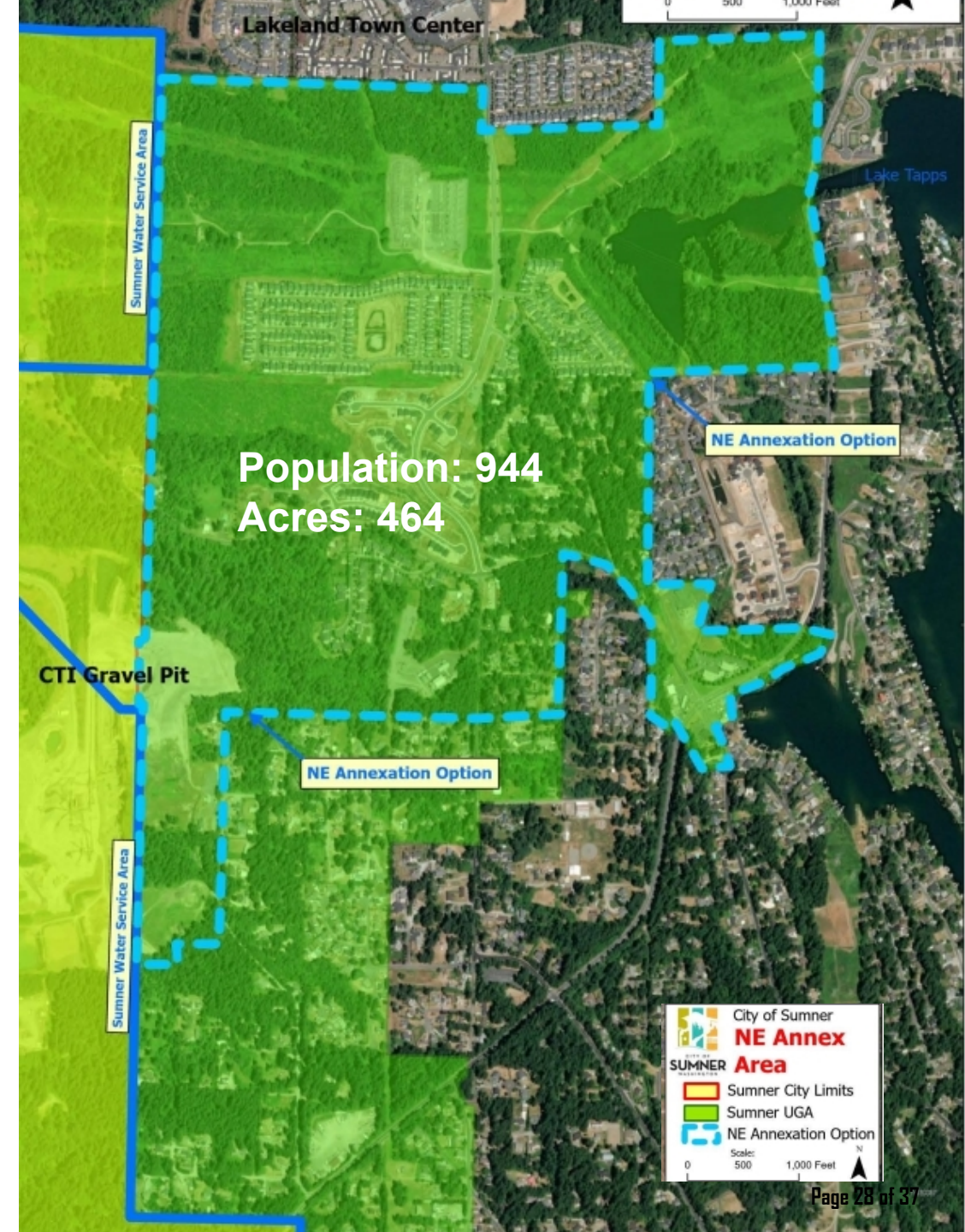
- Between Pierce County and City of Sumner
- May address development, ownership and maintenance of infrastructure
- May have revenue-sharing

# Potential Annexation Areas



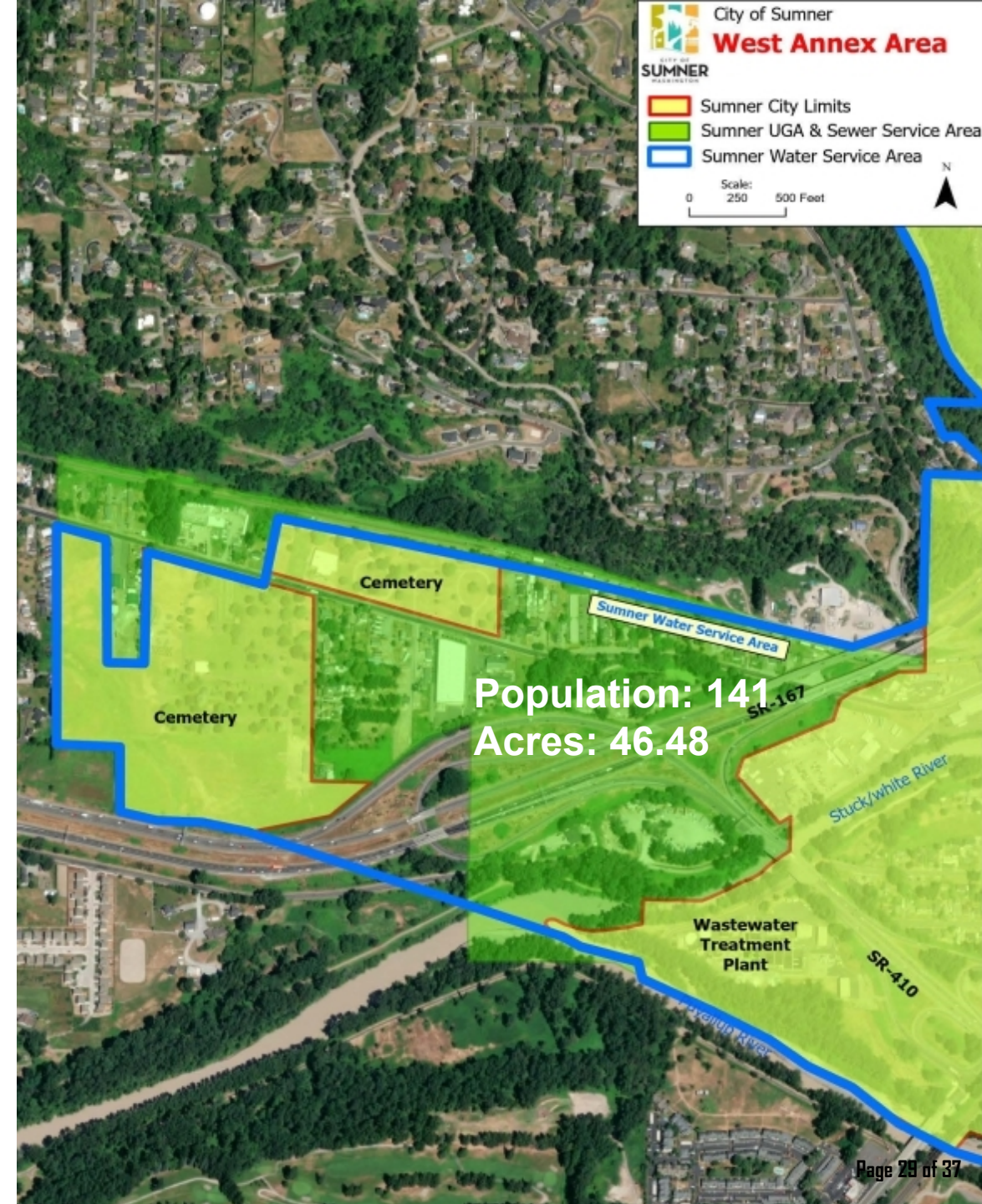
# Northeast UGA

- Newer subdivision and homes
- Newer roads
- High assessed values
- Already connected to sewer
- CAVA Mine in the City
- Difficult to provide water service, currently Bonney Lake
- Forest Canyon and Sumner-Tapps difficult to maintain



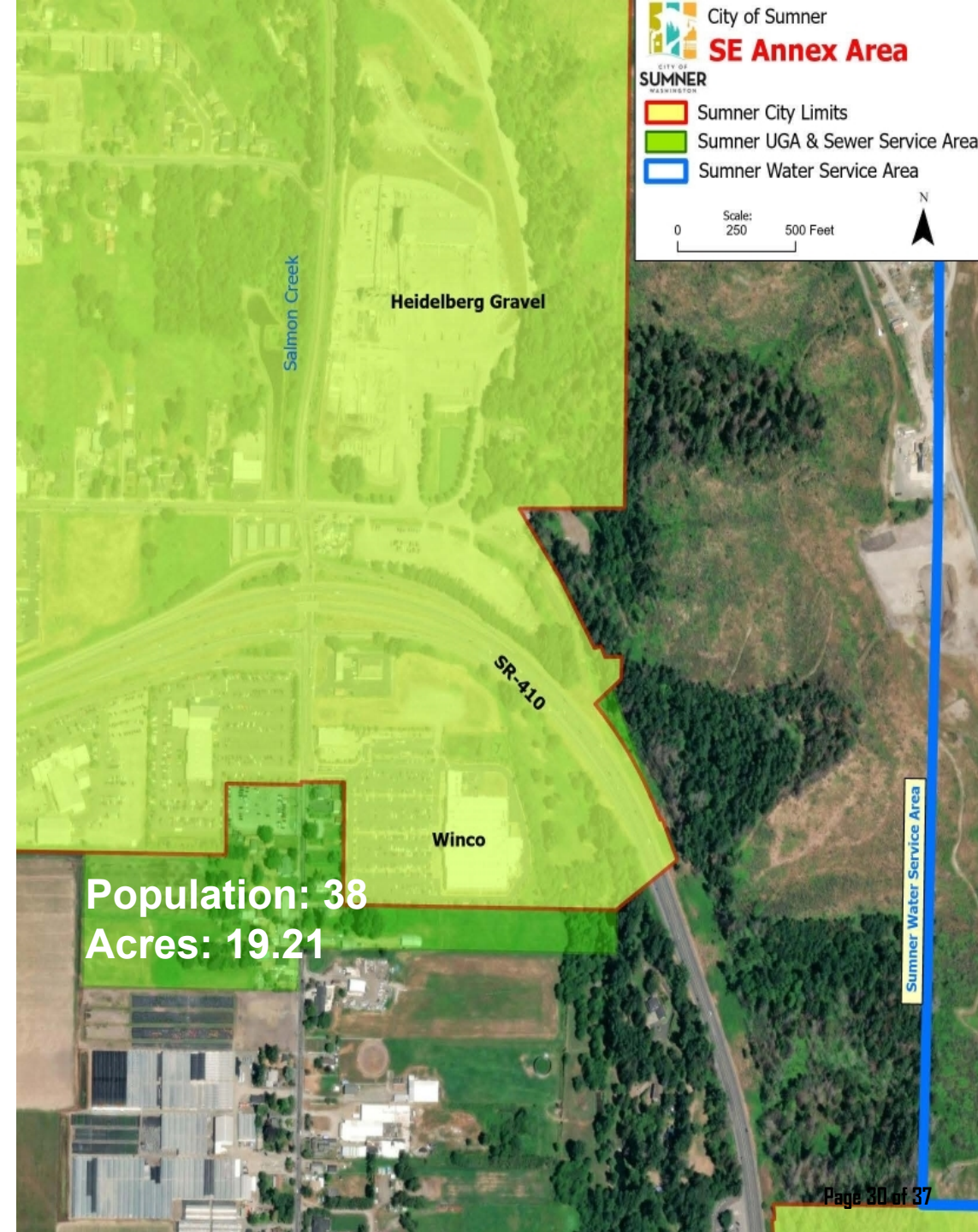
# West UGA

- Connects Cemetery to the city
- Variety of land uses
- Enforcement challenges
- Existing commercial & industrial zoning
- Water service switching to City of Puyallup



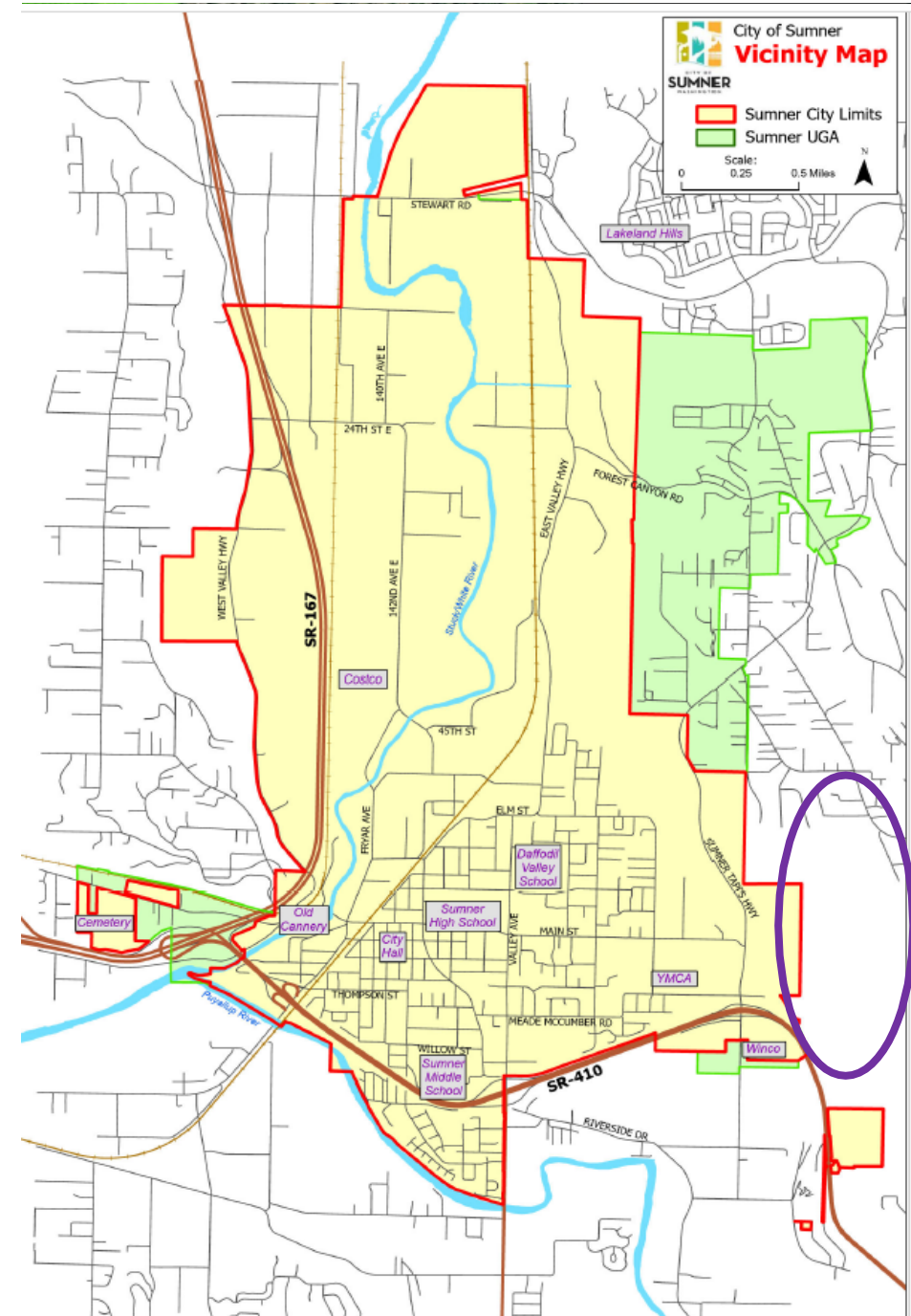
# Southeast UGA

- Rezone request for 2025
- Annexation in 2026  
(property owner initiated)



# Future UGA/PAA

- Heidelberg Materials/Corliss Resources
- Reclamation of mining site will include residential development
- Area is outside of the UGA/PAA and will need to be included in the City Comprehensive Plan and Pierce County Comprehensive Plan
- A UGA “swap” may be an option



# Staff Recommendation

- Costs associated with servicing the entire UGA exceed anticipated revenues.
- The Southeast UGA should be considered.
  - The property owner has already notified city of intent to use the 60% petition method.
  - May be beneficial to all parties to consider Interlocal method.
- The West UGA would have minimal impact on city resources.
  - The City may benefit from being able to manage the land use in that area.





# Policy Questions

What general questions do you have that we didn't answer?

Do you want staff to explore one or more areas of the PAA?

If so, is there a priority area or do you desire to look at the entirety?

# Discussion



|                                 |                               |                                                     |
|---------------------------------|-------------------------------|-----------------------------------------------------|
| <b>CA</b> – CONSENT AGENDA      | <b>ES</b> – EXECUTIVE SESSION | <b>NB</b> – NEW BUSINESS                            |
| <b>UB</b> – UNFINISHED BUSINESS | <b>P</b> – PRESENTATION       | <b>PH</b> – PUBLIC HEARING <b>PR</b> – PROCLAMATION |

**SEPTEMBER 2 (RCM) \*\*CANCELLED\*\*****2025 All Staff Meetings / Events**

- September 23<sup>rd</sup>
- December 10<sup>th</sup> (Breakfast)

**SEPTEMBER 8 (SS)**

- MFG Home Park Overlay Zone (*Ryan W.*)
- Strategic Tourism Plan Update (*Carmen*)

**SEPTEMBER 15 (RCM)**

- CA** Heritage Park – Consultant Contract Amendment
- CA** Tacoma Ave Overlay - Design Consultant Agreement Supplement
- CA** Property Acquisition – K & E Investment Property LLC (Fryar Avenue Trail)
- CA** Stewart Road ITS - Consultant Contract Award
- CA** WWTF Biosolids Equipment Modernization - Construction Management Contract Award
- CA** WWTF Biosolids Equipment Modernization - Design Consultant Contract Amendment
- CA** Hops Alley Temporary Construction Easement - Nicholson's Pharmacy
- CA** Operations Facility - SSNW Contract
- CA** Pavement Patching - Change Order
- NB** Ordinance No. XXXX – TBD Funding (*Carmen*)

**SEPTEMBER 22 (SS)**

- Neighborhood Traffic Calming Program (*Courtney*)
- Donation/Memorial Policy (*Doug R*)

**OCTOBER 6 (RCM)**

- CA** Resolution No. 1730 Authorizing Petty Cash

**OCTOBER 13 (SS)**

- 2025 Comprehensive Plan Amendment (Planning Commission Recommendation)

**OCTOBER 20 (RCM)**

- CA** Heritage Park Remediation - Consultant Contract Amendment

**OCTOBER 20 (SSS)**

- Utility Rates (*PW*)

**OCTOBER 27 (SS)**

- 2026 Ad Valorem Property Tax Rate
- Legislative Agenda

**NOVEMBER 3 (RCM)**

- PH 2026 Ad Valorem Property Tax Rate
- PH 2025 Comp Plan Amendments

**NOVEMBER 10 (SS) \*\*CANCELLED\*\*****NOVEMBER 17 (RCM)**

- UB** Ordinance No. XXXX - 2026 Ad Valorem Property Tax Rate
- NB** Ordinance No. XXXX – Utility Rates

**CITY COUNCIL AGENDA CALENDAR****Updated August 20, 2025**

|                                 |                               |                                                     |
|---------------------------------|-------------------------------|-----------------------------------------------------|
| <b>CA</b> – CONSENT AGENDA      | <b>ES</b> – EXECUTIVE SESSION | <b>NB</b> – NEW BUSINESS                            |
| <b>UB</b> – UNFINISHED BUSINESS | <b>P</b> – PRESENTATION       | <b>PH</b> – PUBLIC HEARING <b>PR</b> - PROCLAMATION |

**NB** Legislative Agenda**NOVEMBER 17 (SSS)**

- Ordinance No. XXXX - 2025-2026 Mid-Biennial Budget Amendment
- 2025 Comprehensive Plan Amendments

**NOVEMBER 24 (SS) \*\*CANCELLED\*\*****DECEMBER 1 (RCM)**

- PH** Ordinance No. XXXX - 2025-2026 Mid-Biennial Budget Amendment
- NB** 2025 Comprehensive Plan Amendments
- NB** Ordinance No. XXXX - 2026 Compensation Update

**DECEMBER 8 (SCM)**

- UB** Ordinance No. XXXX - 2025-2026 Mid-Biennial Budget Amendment

**DECEMBER 15 (RCM)****DECEMBER 22 (SS)****JANUARY 5, 2026 (RCM)**

- P** New Councilmember Swearing-In
- P** New Mayor Swearing-In
- NB** Council Committee Assignments
- NB** Deputy Mayor Selection

*Pending*

| <b>MISC.</b>                                              | <b>MISC.</b>                        | <b>MISC.</b>                                        |
|-----------------------------------------------------------|-------------------------------------|-----------------------------------------------------|
| Ordinance – Updating Short Plat Amendment Process (Legal) | Development Fee Study               | Forged Fiber LLC Franchise Agreement                |
|                                                           | Existing Operations Center          | Water Cross Connection Control Code Update (Ryan J) |
| Ordinance Insurance Requirements (MC)                     | Heritage Park Right of Way Vacation |                                                     |
| Sign Code Update (off premise) (Ryan W.)                  | School Impact Fee Update (Doug)     | Q4 Library update                                   |
|                                                           | Cultural Arts Commission            | BESS Ordinance 2.0                                  |

**December 18 / 19 – New Councilmember Orientation**

# SEPTEMBER 2025

*All meeting are hybrid - for additional meeting information, please visit the [agendas, minutes & videos](#) page on our website.*

| Monday                             | Tuesday                         | Wednesday                   | Thursday                                                                                                          | Friday | Saturday |
|------------------------------------|---------------------------------|-----------------------------|-------------------------------------------------------------------------------------------------------------------|--------|----------|
| 1                                  | 2                               | 3                           | 4                                                                                                                 | 5      | 6        |
| <b>HOLIDAY</b><br>City Hall Closed | 4:00PM<br>Public Works Committe |                             |                                                                                                                   |        |          |
| 8                                  | 9                               | 10                          | 11                                                                                                                | 12     | 13       |
| 6:00PM<br>Study Session            |                                 | 6:00PM<br>Design Commission | 4:00PM<br>Finance Committee<br>4:30PM<br>Forestry/Parks Commission<br>6:00PM **DATE CHANGE<br>Planning Commission |        |          |
| 15                                 | 16                              | 17                          | 18                                                                                                                | 19     | 20       |
| 6:00PM<br>Regular Council Meeting  |                                 | 4:00PM<br>Public Safety     |                                                                                                                   |        |          |
| 22                                 | 23                              | 24                          | 25                                                                                                                | 26     | 27       |
| 6:00PM<br>Study Session            |                                 | 4:00PM<br>CD Committee      | 6:00PM<br>Cultural Arts Commission                                                                                |        |          |
| 29                                 | 30                              |                             |                                                                                                                   |        |          |
|                                    |                                 |                             |                                                                                                                   |        |          |

*Meeting dates and times may change. Please contact City Hall to confirm this information prior to any meeting you plan to attend. **These meetings are accessible to persons with disabilities.** For individuals who require special accommodations, please contact City Hall at (253) 299-5500, 24 hours in advance.*

Name: Michelle Converse, CMC

Title: City Clerk

City of Sumner  
1104 Maple Street  
Sumner, Washington 98390  
Ph: (253) 299-5500  
[www.sumnerwa.gov](http://www.sumnerwa.gov)