



MINUTES
City Council Meeting
Monday, December 7, 2020 6:00 PM

COUNCIL PRESENT: Stan Pulliam, Mayor, Jeremy Pietzold, Council President, John Hamblin, Councilor, Laurie Smallwood, Councilor, Jan Lee, Councilor, Carl Exner, Councilor, and Bethany Shultz, Councilor

COUNCIL ABSENT:

STAFF PRESENT: Jordan Wheeler, City Manager, Jeff Aprati, City Recorder, David Doughman, City Attorney, Tanya Richardson, Community Services Director, Greg Brewster, IT/SandyNet Director, Ernie Roberts, Police Chief, Tyler Deems, Deputy City Manager / Finance Director, and Kelly O'Neill, Development Services Director

MEDIA PRESENT: Sandy Post

1. MEETING FORMAT NOTE

The City Council conducted this meeting electronically using the Zoom video conference platform. A recording of the meeting is available on the City's YouTube channel:
https://www.youtube.com/channel/UCbYEclgC6VW_mV2UJGyvYfg

2. CITY COUNCIL WORK SESSION - 6:00 PM

2.1. Community Campus Check-In

Staff Report - 0347

The **City Manager** introduced the topic of possible demolition of the front area buildings of the old middle school, which was discussed by the Council in spring 2020. Staff have solicited proposals from contractors to assist; utility interconnectedness and hazardous materials present challenges with this work. Moving forward with these initial steps could show progress toward developing the site. He also mentioned the Parks Master Plan, which has provided community input on initial park improvements that could be included on the campus. Staff are seeking Council feedback on whether to continue with demolition efforts, and whether initial park improvements should be pursued, potentially with urban renewal funds.

Councilor Lee stated that it is difficult to make decisions about park

improvements without cost estimates.

Councilor Smallwood agreed. She added that demolition decisions will impact the area potentially available for parking and other facilities, thus increasing the importance of determining a path forward on the aquatic center.

Councilor Exner stated the pool continues to have community support, and that the gym building could have significant value. He supported incorporating the Councilors-elect into the decision-making process.

Councilor-elect Kathleen Walker stated that cost estimates for many potential park facilities should be available in the near future.

Mayor Pulliam stressed the importance of considering the input and views of the Councilors-elect, who may not have had time to consider all the site studies and reports that have been developed. He indicated that demolition of the old middle school buildings (which he indicated have significant safety concerns) could be considered as a separate decision from any determinations made about the aquatic center.

Council President Jeremy Pietzold indicated support for proceeding with demolition of the Cedar Ridge building, which he indicated would need to be done regardless of what decision is made about the pool. He stressed the importance of providing more indoor gym space.

Councilor Exner stated that a flexible and financially realistic strategy needs to be developed. He raised recent efforts by the City of Madras as a possible example.

Councilor Smallwood stressed the importance of being able to maintain whatever facilities are developed.

The **City Manager** agreed, and sought the Council's direction on whether the middle school building demolition should move forward.

Councilor Lee asked whether an outdoor basketball court could be provided temporarily.

Councilor Shultz indicated support for moving forward with a plan for the campus, potentially starting with minor park improvements to begin showing progress.

Councilor-elect Don Hokanson stated that the City's most recent public survey did not focus on support for the pool; deciding on the future of the pool is critical to the overall direction of the campus. He stated that community support for the pool is substantial. He questioned the quality of the previous Opsis study, and suggested further consideration and analysis before moving forward with any demolition. He indicated support for waiting until the new councilors are seated before moving forward.

Councilor Smallwood asked whether savings could potentially be realized by performing all demolition at the same time.

Council President Pietzold agreed with the questions raised about the Opsis report, and stated support for touring the buildings with the Councilors-elect. **Mayor Pulliam** agreed.

Councilor-elect Kathleen Walker stated support for waiting to move forward until more information, including the Parks Master Plan cost estimates, is available.

Councilor-elect Richard Sheldon agreed that touring the buildings in person and waiting for the Councilors-elect to be seated before moving forward would be preferable.

Mayor Pulliam agreed, and asked staff to compile past Community Campus information, reports, and materials for the benefit of the Councilors-elect.

Councilor-elect Don Hokanson suggested creating a pool advisory committee to developing options for the future of the aquatic center, including ways to make it cost-effective. **Mayor Pulliam** agreed, and suggested the committee should have a Council liaison.

Council President Pietzold concurred on creating a pool advisory committee. **Councilor Exner** concurred as well, adding that committee members should have a variety of professional skills and experience to contribute.

Councilor Smallwood advocated for timelines being established to ensure that funds are not wasted maintaining buildings that are not going to be used.

Councilor Lee mentioned an individual involved in the Madras pool effort who could be an asset to the advisory committee.

3. CITY COUNCIL REGULAR MEETING - 7:00 PM

4. Pledge of Allegiance

5. Roll Call

6. Changes to the Agenda

7. Public Comment

None

8. Consent Agenda

8.1. City Council Minutes

Council Meeting - 16 Nov 2020

Council Meeting - 30 Nov 2020

Moved by Carl Exner, seconded by John Hamblin

Adopt the Consent Agenda

CARRIED. 6-0

Ayes: Stan Pulliam, Jeremy Pietzold, John Hamblin, Laurie Smallwood, Jan Lee, and Carl Exner

Abstained: Bethany Shultz

9. Ordinances

9.1. Ordinance 2020-25

Land Use File No. 19-050 - Bull Run Terrace

Staff Report - 0348

The **Development Services Director** and **City Attorney** summarized the staff report, the additional email correspondence received by the Council near the end of the public hearing on December 7, and the final written argument from the applicant. He also indicated that the additional unit calculation, requested by Council and performed by staff during the hearing on December 7, produced an erroneous estimate; the actual number of additional units that would be allowed under the proposed zoning change is between 35 and 40, plus an unknown number of units within the commercial area.

Councilor Shultz indicated she would abstain from the matter because she was not present for the November 30 public hearing.

Ex Parte Contacts:

Mayor Pulliam indicated he had a brief interchange on social media with **Councilor-elect Walker**, but their comments were not related to Bull Run Terrace.

Challenges to the Hearing Body: none

Council Discussion:

Councilor Exner asked staff about the accuracy of the revised unit estimate. The **Development Services Director** stated that it is impossible to perfectly calculate density without an actual plat map to consider (given right-of-way impacts, etc.), but he expressed confidence in the 35-40 additional unit estimate, excluding an unknown number of units in the commercial area. He stated that the trip cap would provide some limitation on the number of units developed in the commercial area.

Mayor Pulliam expressed concerns about the proposal related to traffic and wastewater system impacts, though he did acknowledge that the project would accomplish several long-standing policy goals. He noted that the Council has discretion in deciding this matter.

Councilor Exner stated concern about the revised additional unit calculation and anticipated impacts on traffic and city facilities.

*****Mayor Pulliam** asked whether anyone would like to call for a second reading of Ordinance 2020-25; **Councilor Smallwood** called for the second reading, which was performed by the **City Recorder**. The second reading was not approved (motion and vote details below).***

The **City Attorney** explained that given the failure of the approval motion, the Council could either discuss the matter further, or the city could move forward with denial of the application.

Council President Pietzold expressed reluctance regarding the revised additional unit calculation. He pointed to the importance of deciding in the long-term interest of the community. He cited the potential importance of accomplishing long-standing goals such as park development and connecting Dubarko, but expressed openness to changing his vote.

Councilor Smallwood indicated the increased number of units caused her to vote no, given traffic impacts and street parking impacts on the relatively narrow streets.

Councilor Exner stated his opposition to changing the zoning, but indicated he could support a development proposal within the existing zoning.

Councilor Lee expressed support for adding more affordable housing units.
Councilor Hamblin concurred.

Another vote on the second reading of Ordinance 2020-25 was held at this point; the second reading was not approved (motion and vote details below).

Moved by Laurie Smallwood, seconded by Jan Lee

Staff Report - 0348

Approval of the second reading of Ordinance 2020-25.

DEFEATED. 3-3

Ayes: Jeremy Pietzold, John Hamblin, and Jan Lee

Nays: Stan Pulliam, Laurie Smallwood, and Carl Exner

Abstained: Bethany Shultz

Moved by Carl Exner, seconded by John Hamblin

Approval of the second reading of Ordinance 2020-25.

DEFEATED. 2-4

Ayes: John Hamblin and Jan Lee

Nays: Stan Pulliam, Jeremy Pietzold, Laurie Smallwood, and
Carl Exner

Abstained: Bethany Shultz

10. Resolutions

10.1. Resolution 2020-26

Master Fee Schedule Update

Staff Report - 0346

The **Finance Director** summarized the staff report, and indicated that the Council had considered the proposed changes to fees and charges at their work session on November 16th.

Councilor Exner asked whether the proposed implementation timeline of the wastewater changes would make sense logistically, and indicated that rate payers would benefit from as late an implementation date as possible.

Council President Pietzold praised the incremental, phased approach to the proposed rate changes.

Mayor Pulliam encouraged staff to proactively notify customers, particularly large commercial entities.

The **Finance Director** indicated that proposed changes to building fees would have to be formally approved at a future meeting due to regulatory requirements.

The **City Attorney** suggested that an opportunity should be provided at this time for public testimony on the proposed fee changes. **Mayor Pulliam** stated that staff should be procedurally prepared in advance of meetings. He asked the **City Recorder** to invite any public testimony; none was heard.

Mayor Pulliam expressed frustration that the City may not have followed proper public outreach procedures concerning the proposed fee changes.

The **City Manager** agreed on the importance of public comment, and suggested that this issue could be revisited on December 21 following further public outreach.

The **City Attorney** stated that the City had fulfilled any legal requirements and that the changes could be adopted during this meeting; his previous advice was offered out of an abundance of caution.

The consensus of the Council was to further advertise these proposed fee and charge adjustments, and to postpone this agenda item to the Council meeting on December 21, 2020, during which public testimony on the matter will be heard.

11. New Business

11.1. **Planning Commission Appointments**

Staff Report - 0344

The Development Services Director indicated that terms are expiring for Commissioners Logan and Mobley. Applications were solicited from interested individuals, and interviews were conducted by a panel consisting of **Mayor Pulliam, Council President Pietzold, Councilor Lee, and Chair Crosby.** Commissioner Mayton and Mr. Steven Hook were recommended by the panel for appointment.

Moved by Carl Exner, seconded by John Hamblin

Staff Report - 0344

Appoint Steven Hook and Christopher Mayton to Planning Commission Seats 5 and 6, respectively.

CARRIED. 7-0

Ayes: Stan Pulliam, Jeremy Pietzold, John Hamblin, Laurie Smallwood, Jan Lee, Carl Exner, and Bethany Shultz

12. **Report from the City Manager**

The **City Manager** noted the free flu shot clinic and COVID-19 testing being provided at Sandy High School December 9 and 12. 29 business relief grants have been awarded and will be distributed in the near future. The holiday tree lighting was a success. Large utility consumers were notified about the proposed rate increases. Letters were sent to the relevant property owners on the 362nd / Bell project with the alignment alternatives.

13. **Committee /Council Reports**

Councilor Shultz: thanked the Mayor and staff for the tree lighting event.

Councilor Exner: also praised the tree lighting event. Mentioned the second round of business relief grants; stated that businesses are appreciative of the assistance. Expressed anticipation for restarting the Arts Commission.

Councilor Lee: also praised the business grant program. Mentioned the County's business service centers, one of which is in Sandy and will be managed by Khrys Jones. Stated the the Resilience Committee has completed their report, which they hope to share at the next Council meeting. Stated she was appointed by Oregon DEQ to serve on a rules advisory committee regarding greenhouse gas emissions.

Councilor Hamblin: none

Councilor Smallwood: asked staff about options for addressing challenges related to homelessness in the community. Pointed to an increase in the number of encampments in the city, increased garbage, and possible safety hazards. The **City Manager** indicated staff are aware of the situation and are addressing it, though there are certain legal restrictions to be considered. The **Police Chief** stated he is aware of the increase, and that it is impacting the department's workload and adding to strain on resources. **Mayor Pulliam** asked about opportunities for citizen assistance in cleaning up camps; staff responded that there are opportunities to assist, though safety measures need to be taken. **Councilor Smallwood** asked staff to explore possible code changes or other actions that could be taken to address the situation; perhaps measures that other cities have used successfully. **Mayor Pulliam** concurred. The **City Attorney** stated that it is possible that case law regarding the City's enforcement options may be changing, depending on the outcome of a pending U.S. Supreme Court appeal.

Council President Pietzold: praised the business relief grant program, and noted the success of the recent Planning Commission interviews.

Mayor Pulliam: thanked everyone who organized the tree lighting, stating that it demonstrates the innovation and resiliency of the community. Mentioned upcoming goal priorities, including a Comprehensive Plan update, a plan for the Community Campus, and focus on Sandy's main street. Asked the Council whether there is support for exploring options to assist with temporary outdoor seating. The Council indicated its support for discussing such options, and for convening an Urban Renewal Board meeting on December 21. He recognized the anniversary of the Pearl Harbor attack, as well as the 8th birthday of his daughter, Olivia Pulliam.

14. Staff updates

14.1. [Monthly Reports](#)

15. Adjourn

16. CITY COUNCIL EXECUTIVE SESSION

The City Council met in executive session pursuant to ORS 192.660(2)(f) and (2)(h).



Mayor, Stan Pulliam

A handwritten signature in black ink, appearing to read "Jeff Aprati". The signature is written in a cursive style with a long horizontal stroke extending from the end.

City Recorder, Jeff Aprati