



**MINUTES**  
**City Council Meeting**  
**Monday, May 17, 2021 6:00 PM**

**COUNCIL PRESENT:** Stan Pulliam, Mayor, Jeremy Pietzold, Council President, Laurie Smallwood, Councilor, Richard Sheldon, Councilor, Kathleen Walker, Councilor, Carl Exner, Councilor, and Don Hokanson, Councilor

**COUNCIL ABSENT:**

**STAFF PRESENT:** Jordan Wheeler, City Manager, Jeff Aprati, City Recorder, Kelly O'Neill, Development Services Director, Greg Brewster, IT/SandyNet Director, Ernie Roberts, Police Chief, Shelley Denison, Associate Planner, Tyler Deems, Deputy City Manager / Finance Director, and Mike Walker, Public Works Director

**MEDIA PRESENT:** Sandy Post

**1. City Council Work Session - 6:00 p.m.**

**1.1. Water Master Plan Update and Presentation on Portland Water Bureau Supply Options**

Staff Report - 0422

The City's contractor, Murraysmith, provided an information on the Water Master Plan update process and Portland Water Bureau supply options. Their presentation slides were included in the agenda packet.

The Council discussed the following issues related to the presentation:

- Whether groundwater sources were sufficiently studied
- The need to construct an additional pipeline
- Treatment status of Portland water available to Sandy
- Comparison of existing costs vs. anticipated future costs
- History of the City's water supply agreement with Portland
- The extent of the City's planning efforts on this issue over the past several years
- Total project costs and potential impact on water rates
- Dynamics of the City's working relationship with Portland
- The short timeframe in which to make a decision

- Uncertainty concerning possible changes to Portland's rates in the future
- Potential impact of other wholesale purchasers terminating their agreements with Portland
- Concern about remaining reliant on Portland in the future, and lack of leverage
- Possibility of choosing to purchase untreated water and retaining more control
- Possibility of exploring groundwater and well options

Lauren Courter with the Cottrell CPO provided a presentation with concerns regarding the Portland Water Bureau's plans for constructing a new water filtration facility in the area. She also raised the possibility of using ultraviolet light to treat water rather than filtration.

David Peters and Cecelia Huynh with the Portland Water Bureau presented their plans for constructing a new filtration facility.

The Council proceeded to discuss the following topics:

- Frustration and skepticism that Portland will be a supportive partner in the future
- Why Portland chose not to locate their facility further upstream
- Cost of purchasing finished water and potential rate increases
- Whether Portland will continue using its well sources and potential impacts on Sandy
- The process for approving Portland rate increases, and lack of wholesale customer representation in the rate setting process
- Possible cooperation (joint build) between Portland and wholesale customers needing to connect to the system
- The need for more certainty regarding future rates before deciding whether to purchase treated or untreated water
- The importance of pursuing options that do not involve reliance on Portland
- Possibly purchasing Portland water temporarily while a different permanent solution is developed
- Possibly using leverage to negotiate a better agreement with Portland
- Frustration with the short timeline for making this decision and the need for staff to work more proactively in the future

**2. City Council Regular Meeting - 7:00 p.m.**

**3. Pledge of Allegiance**

**4. Roll Call**

**5. Changes to the Agenda**

**6. Public Comment**  
(none)

**7. Response to Previous Public Comments**  
(none)

**8. PROCLAMATIONS**

8.1. **National Pollinator Week**

**Mayor Pulliam** read a proclamation designating Sandy's observance of National Pollinator Week. The proclamation text was included in the agenda packet.

**9. PRESENTATIONS**

9.1. **New Police Officer Oaths**

**Mayor Pulliam** administered oaths to Officer Sabella and Officer Santos. The oath text was included in the agenda packet.

**10. Consent Agenda**

10.1. **City Council Minutes** - April 19, 2021

**Moved by Carl Exner, seconded by Don Hokanson**

***Approve the Consent Agenda.***

**CARRIED. 6-0**

Ayes: Carl Exner, Don Hokanson, Stan Pulliam, Jeremy Pietzold, Richard Sheldon, and Kathleen Walker

Absent: Laurie Smallwood

**11. Ordinances**

11.1. **PUBLIC HEARING (continued): Ordinance 2021-03**  
HB 2001 Code Amendments

Staff Report - 0420

**Abstentions:** none

**Conflicts of Interest:** none

**Staff Report**

The **Development Services Director** summarized the staff report. He noted the robust public comment process, and the multiple public meetings during which the amendments were considered. The Council input during its April 19th meeting was incorporated into the amendments presented for adoption at this meeting.

**Public Testimony:** none

**Moved by Don Hokanson, seconded by Jeremy Pietzold**

***Close the public hearing.***

**CARRIED. 6-0**

Ayes: Jeremy Pietzold, Don Hokanson, Stan Pulliam, Richard Sheldon, Kathleen Walker, and Carl Exner

Absent: Laurie Smallwood

**Moved by Don Hokanson, seconded by Jeremy Pietzold**

***Approve the first reading of Ordinance 2021-03.***

**CARRIED. 6-0**

Ayes: Jeremy Pietzold, Don Hokanson, Stan Pulliam, Richard Sheldon, Kathleen Walker, and Carl Exner

Absent: Laurie Smallwood

**Moved by Carl Exner, seconded by Richard Sheldon**

***Approve the second reading of Ordinance 2021-03.***

**CARRIED. 6-0**

Ayes: Richard Sheldon, Carl Exner, Stan Pulliam, Jeremy Pietzold, Kathleen Walker, and Don Hokanson

Absent: Laurie Smallwood

## 12. Resolutions

### 12.1. Resolution 2021-11

Bee City USA

Staff Report - 0423

The **Associate Planner** summarized the staff report.

The Council discussed the following issues related to this item:

- The role of the Parks and Trails Advisory Board
- The importance of devoting staff time to amending the development code

**Moved by Don Hokanson, seconded by Carl Exner**

***Approve Resolution 2021-11.***

**CARRIED. 5-0**

Ayes: Carl Exner, Don Hokanson, Stan Pulliam, Jeremy Pietzold, and Richard Sheldon

Abstained: Kathleen Walker

Absent: Laurie Smallwood

## 13. New Business

### 13.1. PUBLIC HEARING: Appeal of Land Use File 20-049 ADJ

38797 & 38799 Creekside Loop Garage Setback Adjustment Second Appeal

Staff Report - 0416

**Abstentions:** none

**Conflicts of Interest:** none

#### **Ex Parte Contacts**

**Councilor Exner** disclosed that he has visited the site.

#### **Staff Report**

The **Development Services Director** summarized the staff report. The presentation slides were included in the agenda packet.

#### **Applicant Testimony**

Jeff Newberry delivered testimony asserting that sufficient is indeed being provided for parking. He also stressed the livability of the housing units in question.

**Appellant Testimony**

William Trimble stated that this situation should include a replat process . He raised concerns about potential impacts to Creekside Loop, including to pedestrian traffic. He stated that the original platted access would be preferable. He also raised concerns regarding an easement for an existing fence.

**Public Testimony:** none

**Staff Recap**

The **Development Services Director** recommended that the Council affirm the Planning Commission's decision.

Council Members asked questions about the following issues:

- Possible encroachment into the right-of-way
- Legal principles raised by the Appellant, about which the **City Attorney** expressed no concern
- The history of the lots in question regarding partitioning and right-of-way access

**Applicant Rebuttal**

Mr. Newberry addressed concerns related to public ownership of the right-of-way.

**Council Discussion**

Council Members discussed the following issues related to the application:

- The importance of providing sufficient parking
- The benefits of adding additional parking
- The relatively limited nature of the requested changes

**Moved by Jeremy Pietzold, seconded by Kathleen Walker**

***Close the public hearing.***

**CARRIED. 6-0**

Ayes: Stan Pulliam, Jeremy Pietzold, Richard Sheldon,  
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Laurie Smallwood

**Moved by Kathleen Walker, seconded by Jeremy Pietzold**

***Uphold the staff and Planning Commission decision to approve a Type I adjustment to the garage setback for both units of the duplex per the final order for File No. 20-049 ADJ dated December 30, 2020.***

**CARRIED. 6-0**

Ayes: Stan Pulliam, Jeremy Pietzold, Richard Sheldon,  
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Laurie Smallwood

**14. Report from the City Manager**

The **City Manager** updated the Council on the following topics:

- The transition on June 21st to hybrid in-person and online meetings, leveraging technology while remaining mindful of health concerns
- Plans to revisit the water supply issue on June 7th as well as June 21st to give the Council more opportunities to consider the issue
- Upcoming interviews of government relations firms
- Upcoming interviews of applicants to multiple boards and commissions
- Upcoming community meeting regarding wastewater discharge options
- The recent email seeking Council input on desired amendments to the development code

**15. Committee /Council Reports**

Council Members discussed the following topics:

**Councilor Sheldon**

- The importance of open discussion and transparency, and of deliberating during public meetings as opposed to via email

**Councilor Exner**

- Fewer applications than open seats were received for the Arts Advisory Board
- Upcoming community meeting regarding wastewater discharge options
- Maintenance of medians along Hwy 26
- Sidewalk needs along Sindy Heights St

**Councilor Walker**

- The need for staff to identify development code sections needing revision regarding clear and objective standards

- Reopening and summer programming plans at the Community Center
- The importance of code enforcement and the need to address abandoned vehicles and other chronic problems
- Upcoming Council consideration of the Parks and Trails Master Plan update

**Councilor Hokanson**

- The need for recommended motion text to be included in all staff reports
- Advertisements of board and commission vacancies on social media
- The need for turn signage on Ruben Lane
- The importance of sidewalk maintenance
- The need to update the development code, particularly regarding planned developments
- The importance of decorum and respect

**Council President Pietzold**

(none)

**Mayor Pulliam**

- The upcoming transition to hybrid in-person and online meetings
- The 2021-23 budget approved by the Budget Committee on May 10th.

**16. Staff updates**

16.1. [Monthly Reports](#)

**17. Adjourn**

**18. CITY COUNCIL EXECUTIVE SESSION**

Following the regular meeting, the City Council met in executive session pursuant to ORS 192.660(2)(e).



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Mayor, Stan Pulliam





City Recorder, Jeff Aprati