



MINUTES
City Council Meeting
Monday, June 7, 2021 6:00 PM

COUNCIL/COMMISSION
PRESENT:

Stan Pulliam, Mayor; Jeremy Pietzold, Council President; Laurie Smallwood, Councilor; Richard Sheldon, Councilor; Kathleen Walker, Councilor; Carl Exner, Councilor; Don Hokanson, Councilor; Steven Hook, Commissioner; Hollis MacLean-Wenzel, Commissioner; Jan Lee, Commissioner; Ron Lesowski, Commissioner; Chris Mayton, Commissioner; and Don Carlton, Commissioner

COUNCIL/COMMISSION
ABSENT:

Jerry Crosby, Commissioner

STAFF PRESENT:

Jordan Wheeler, City Manager; Jeff Aprati, City Recorder; Shelley Denison, Associate Planner; Ernie Roberts, Police Chief; Tyler Deems, Deputy City Manager / Finance Director; Greg Brewster, IT/SandyNet Director; Kelly O'Neill, Development Services Director; Mike Walker, Public Works Director; Emily Meharg, Senior Planner; and Sarah McIntyre, Library Director

MEDIA PRESENT:

Sandy Post

1. Joint City Council / Planning Commission Work Session - 6:00 p.m.

1.1. Development Code Amendment Priorities

Staff Report - 0436

The **City Manager** and **Development Services Director** presented an overview of the staff report in the agenda packet. Staff asked for direction on the following questions:

- Consensus on removing the Planned Development chapter from the code.
- Policy direction regarding variances, SandyStyle design deviations, zone changes, and comprehensive plan amendments.
- Consensus on code amendment priorities.

The Council and Planning Commission discussed the following issues:

- Bills currently under consideration by the State Legislature
- Pending changes to minimum lot sizes
- Application of clear and objective principles to development standards
- Practicality of dividing lots with respect to duplexes

- The need to focus efforts on matters the City can control
- The degree to which the City should collaborate with developers, the importance of consistency, and the need for additional housing
- The urgency of revising tree preservation requirements in the city code
- Advantages of Sandy Style
- Whether to remove planned developments from the code
- The importance of a clear municipal code oriented toward what is best for the community, not necessarily developers
- Urgency of addressing clear and objective shortcomings in the code, particularly as they may relate to potentially problematic development
- Importance of building code updates for fire suppression and other emergency preparedness
- Opportunities for innovative planning approaches combining residential and commercial
- The degree to which decisions can be made at the staff level versus Planning Commission
- The urgency of amending the code, even in advance of other efforts such as updating the Comprehensive Plan

It was the consensus of the Council and Planning Commission that Planned Developments (SMC 17.64) should be removed from the code, and that priority should be given to amending chapters 15.04, 15.32, and 17.86 this year. The clear and objective issues in the code, particularly in 17.86 and 17.84, should be resolved as soon as practicable.

1.2. **Draft Parks and Trails Master Plan Update**

Staff Report - 0430

Tracy Johnson with ESA delivered a presentation regarding the Parks and Trails Master Plan update process. The presentation slides were included in the agenda packet.

The Council and Planning Commission discussed the following issues related to the plan update:

- Needed amendments to the fee in lieu process, including economic considerations and the appropriateness of the fee amount vis a vis the City's goals
- Possible changes to the fee in lieu process, including more involvement and decision making at the staff level
- History and intentions of the fee in lieu process
- Whether fee in lieu changes can be indexed to account for changes in the market

- History of the park acquisition process and the role of the Parks and Trails Advisory Board
- The City's discretion regarding requiring fee in lieu versus land dedication and the importance of being able to enforce the City's code in the context of clear and objective imperatives
- The process for updating system development charges

2. City Council Regular Meeting - Immediately Following Urban Renewal Agency Meeting

3. Pledge of Allegiance

4. Roll Call

5. Changes to the Agenda

6. Public Comment
(none)

7. Response to Previous Public Comments
(none)

8. Consent Agenda

8.1. **City Council Minutes: May 17, 2021**

8.2. **Renewal of Intergovernmental Agreements for Diversion Services and Safety Communications Services**

Staff Report - 0434

It was noted that on the proposed intergovernmental agreement with the City of Lake Oswego, Sandy was inadvertently listed twice on the payment schedule (Exhibit B). The line showing amounts of \$1,700 and \$1,900 is correct; the other may be disregarded as a typographical error.

8.3. **Library Loan Extension**
Resolution 2021-12

Staff Report - 0424

Moved by Kathleen Walker, seconded by Richard Sheldon

Approve the Consent Agenda as amended.

CARRIED. 7-0

9. Resolutions

9.1. **PUBLIC HEARING: 2021-23 Budget Adoption (City of Sandy) & Use of State Shared Revenue**

Resolution 2021-14

Resolution 2021-15

Staff Report - 0429

Abstentions / Conflicts of Interest

Councilor Walker declared a conflict of interest related to her spouse's employment as a member of City Staff, and indicated she would abstain from voting on the Public Works funds contained in the budget.

Staff Report

The **Deputy City Manager** summarized the staff report that was included in the agenda packet.

Public Testimony

none

Moved by Jeremy Pietzold, seconded by Carl Exner

Close the public hearing

CARRIED. 7-0

Moved by Jeremy Pietzold, seconded by Richard Sheldon

Adopt Resolution 2021-14

CARRIED. 7-0

Moved by Carl Exner, seconded by Laurie Smallwood

Approve the appropriations for the Street, Water, Sewer, and Stormwater Funds in Resolution No. 2021-15

CARRIED. 6-0

Moved by Jeremy Pietzold, seconded by Laurie Smallwood

Approve all remaining elements of Resolution No. 2021-15, A Resolution Adopting the Biennium 2021-23 Budget, Making Appropriations, and Levying Taxes

CARRIED. 7-0

10. Old Business

10.1. PUBLIC HEARING: Master Fee Schedule Update

Staff Report - 0432

Abstentions / Conflicts of Interest

Councilor Walker declared a conflict of interest related to her spouse's employment as a member of City Staff and indicated she would abstain.

Staff Report

The **Deputy City Manager** summarized the staff report that was included in the agenda packet. Doug Gabbard and Zech Hazel with FCS Group provided an overview of the updated rate models and considerations regarding the City's WIFIA application.

Public Comments

none

The Council discussed the following issues regarding WIFIA:

- WIFIA approval process and the City's prospects
- Financing opportunities up to 80% of project costs
- Potential leverage of SRF funds

The Council discussed the following issues regarding park fees:

- Logistical and staffing challenges related to reserving park structures
- Public safety staffing costs related to demonstrations in public spaces

Moved by Don Hokanson, seconded by Laurie Smallwood

Continue the public hearing to June 21, 2021 and keep the record open for further public comment

CARRIED. 6-0

10.2. Water Supply Options - Discussion and Staff Recommendation

Staff Report - 0435

The **City Manager** summarized the staff report contained in the agenda packet.

The Council discussed the following issues:

- The local control advantages of building our own treatment plant
- The advantages to developing multiple water sources for redundancy
- The importance of exploring groundwater as an additional source

11. New Business

11.1. Pool Exploratory Task Force Appointments

Staff Report - 0431

The **City Recorder** summarized the staff report contained in the agenda packet.

Councilor Hokanson thanked everyone for their interest in the effort.

Moved by Don Hokanson, seconded by Richard Sheldon

Appoint Councilor Exner, Councilor Hokanson, Councilor Walker, Kacie Bund, Grant Hayball, Meagan Lancaster, Jan Sharman, Blake Smith, and Mark Smith to the Pool Exploratory Task Force.

CARRIED. 7-0

11.2. Library Advisory Board Appointments

Staff Report - 0427

The **Library Director** summarized the staff report contained in the agenda packet.

Moved by Kathleen Walker, seconded by Don Hokanson

Appoint Cheyenne Holliday and Bethany Shultz to Library Advisory Board Seats 7 and 3, respectively, to represent the Unincorporated and City residents of the Sandy Service Area.

CARRIED. 7-0

11.3. **Contract Approval: Government Relations Services**

Staff Report - 0426

The **City Manager** summarized the staff report contained in the agenda packet.

The Council discussed the following issues:

- How the City will determine the value realized from this relationship
- The candor the City can expect from Pac/West regarding the likelihood of securing project funding
- Upcoming legislation regarding land use regulation

Moved by Jeremy Pietzold, seconded by Kathleen Walker

Authorize the City Manager to sign the contract with Pac/West Lobby Group.

CARRIED. 7-0

12. **Report from the City Manager**

- Referenced the upcoming transition to in-person hybrid Council meetings, and referred to the current OHA guidance regarding face coverings and verification of vaccine status. **Mayor Pulliam** indicated he will decline to exclude individuals on such grounds from meetings over which he presides.
- Upcoming meeting regarding fire safety planning
- Intention to pause the Arts Advisory Board restart process due to lack of applications and lack of staff capacity. Staff will find ways to involve those who have applied so far in the interim to ensure they remain engaged.

13. **Committee /Council Reports**

Councilor Sheldon

- Appreciation for staff report quality

Councilor Exner

- Thanks and appreciation for SandyNet

Councilor Walker

- Example of the new Larkspur community center in Bend
- Desire for a broader scope for the Pool Exploratory Task Force
- Upcoming consideration of the Parks Master Plan update
 - Would like to see added to the update: the other half of Deer Point park, and refinement of the site plan for the Community Campus

Councilor Hokanson

none

Councilor Smallwood

none

Council President Pietzold

- Recap of the recent Economic Development Advisory Board meeting
- Additional history and context on the City's water supply decisions in previous years
- Importance of collaboration with the Planning Commission

Mayor Pulliam

- Thanks for the productive budget process
- In-person hybrid meetings beginning on June 21st
- Importance of returning to regular public access at City Hall, particularly regarding meetings with city staff
- Designation of Councilor Smallwood as liaison to the Comprehensive Plan update project
- Camo Con will take place in November
- Birthday wishes for MacKensey Pulliam

14. Staff updates

14.1. [Monthly Reports](#)

15. Adjourn



Mayor, Stan Pulliam



City Recorder, Jeff Aprati