



**MINUTES**  
**City Council Meeting**  
**Monday, June 21, 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; Tyler Deems, Deputy City Manager / Finance Director; Mike Walker, Public Works Director; Greg Brewster, IT/SandyNet Director; and David Snider, Economic Development Manager

**MEDIA PRESENT:** Sandy Post

**1. City Council Work Session - 6 PM**

**1.1. Transportation Projects Update and Policy Options**

Staff Report - 0440

The **City Manager** and **Public Works Director** summarized the staff report, which was included in the agenda packet. Joel Conder with Capitol Asset & Pavement Services provided a presentation regarding the City's pavement condition. The slides were included in the agenda packet.

The Council discussed the following issues:

**Pavement Condition**

- Concerns regarding the status of particular street segments
- The importance of a pavement management system in maintaining these important assets
- Concerns related to ODOT-owned roads
- Street repair prioritization methodology
- The condition of the street system overall, despite certain problem areas
- Strategies to ensure adequate funding for slurry sealing and other maintenance

362nd / Bell

- When underground utilities should be installed; balancing the desire to maintain the condition of the new road with the desire to defer expense and maintain options regarding the participation of future property owners
- Amenability of property owners to participate in transactions
- Challenges regarding the appraisal process
- Negotiation opportunities regarding utility installation and development proposals
- Installation cost factors and future inflation
- Concern regarding usage of maintenance funds for capital expenses, and the need for development to pay for itself
- Benefits of transportation connections for the larger community
- Parameters regarding reimbursement funds

The Council's consensus was to not move forward on utility installation at this point, but to reassess in the future.

SDC Reimbursement Options

- The pros and cons of Advance Financed Public Improvement Reimbursement Districts (AFRD) versus including the cost of projects in the reimbursement component of the System Development Charge methodology (staff recommended the latter).
- Whether specific projects are included in the capital improvement plan
- Concerns regarding the length of time required to recover costs through SDCs, and the risk of possibly never recovering costs through AFRDs.
- Concerns regarding equity / fairness
- Sandy's low SDCs compared to other communities

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

**3. Pledge of Allegiance**

**4. Roll Call**

**5. Changes to the Agenda**

**6. Public Comment**

Meg Stein: Expressed concerns regarding the Proud Boys, particularly relative to safety concerns raised during the recent Have a Gay Day event. Noted recent violence that occurred in Oregon City. Noted intimidation tactics and criminal records

of Proud Boy members. Stated that free speech considerations should not override safety, especially in the context of the upcoming Pride event. Urged the Council to denounce the Proud Boys.

Amaya Peralta, 18230 Seaman Ave: Manager of Students Advocating for Equality. Echoed the comments expressed above. Urged the Council to formally affirm support for the LGBTQ+ community and denouncing the Proud Boys. Stressed the importance of tolerance and respect.

Janet Michaels: Echoed the comments expressed above. Also noted harassment occurring online. Raised concerns about the Patriot Front group. Urged the Council to denounce slander and hate.

Sarah Walker Dunn, 15835 Dreamcatcher Ave: Echoed the comments expressed above. Asked that Sandy Police provide protection for the upcoming Pride event.

Christy Walker: Echoed the comments expressed above. Expressed safety concerns in light of the violence in Oregon City. Asked the City to denounce the Proud Boys.

## 7. **Response to Previous Public Comments**

(none at 6/7/21 meeting)

## 8. **Consent Agenda**

8.1. **City Council Minutes** - June 7, 2021

8.2. **Professional Audit Services Agreement**

Staff Report - 0438

8.3. **Resolution 2021-17**

Sandy Enterprise Zone Renewal

Staff Report - 0441

The **City Manager** provided an overview of the Enterprise Zone program and staff's desire to retain it as an economic development tool in the future.

## 9. **Resolutions**

9.1. **Resolution 2021-18**

PUBLIC HEARING (continued): Master Fee Schedule Update

Staff Report - 0439

Abstentions / Conflicts of Interest

**Councilor Walker** indicated that she would abstain due to her spouse's employment with the City.

Staff Report

The Deputy City Manager summarized the staff report, which was included in the agenda packet.

Public Comments

(none)

Council Discussion

- It may become necessary to raise stormwater fees in the future to maintain adequate funding for necessary service levels.

**Moved by Don Hokanson, seconded by Laurie Smallwood**

***Close the public hearing.***

**CARRIED. 7-0**

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

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

***Adopt Resolution 2021-18.***

**CARRIED. 6-0**

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

Abstained: Kathleen Walker

9.2. **Resolution 2021-20**

Supplemental Budget - 2019-2021

Staff Report - 0445

Abstentions / Conflicts of Interest

**Councilor Walker** indicated that she would abstain from voting on the public works related portions of the supplemental budget due to her spouse's employment with the City.

Staff Report

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

Public Comments

(none)

Council Discussion

- Review of supplemental budgets passed by the Council in the past; discussion of the fact that such supplements are very common, particularly for cities with biennial budgets.

**Moved by Laurie Smallwood, seconded by Jeremy Pietzold**

***Approve the portions of Resolution 2021-20 related to the General Fund.***

**CARRIED. 7-0**

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

**Moved by Laurie Smallwood, seconded by Carl Exner**

***Approve the portions of Resolution 2021-20 related to the Sewer, Water, and Street Funds.***

**CARRIED. 6-0**

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

Abstained: Kathleen Walker

**10. Old Business**

**10.1. Bull Run Water Supply Options Decision**

Staff Report - 0442

The **City Manager** summarized the staff report, which was included in the agenda packet. Staff recommends that the City treat unfiltered Bull Run water, construct a treatment facility, and amend the Water Master Plan update scope to include further study of groundwater sources as an additional/alternative option. The Council received clarification on the

definition of the term 'desktop study,' and emphasized the importance of studying a sufficient breadth of groundwater areas.

**Moved by Don Hokanson, seconded by Richard Sheldon**

***Direct staff to notify City of Portland and the Oregon Health Authority- Drinking Water Services Program of Sandy's intent to treat unfiltered water from the Bull Run system prior to September 2027, and further direct staff to seek a proposal from Murraysmith to amend the fee and scope for the Water Master Plan Update to include a desktop study of potential groundwater resources in the Sandy area.***

**CARRIED. 7-0**

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

10.2. **Pool Exploratory Task Force Bylaws Clarification**

Staff Report - 0437

The **City Recorder** provided an overview of the staff report, which was included in the agenda packet.

The Council discussed the following issues:

- The appropriateness of the name Aquatics Committee versus Community Campus Committee
- Whether to determine the future of the existing pool facility at the outset (whether it will be retained, replaced, or a hybrid option)
- The importance of the Parks and Trails Master Plan update, and the importance of the Community Campus to the community
- Integral links between the pool and the campus as a whole
- Zoning of the Community Campus
- The need for expediency and a definite timeline
- Whether these issues are too expansive for a single committee
- The role of the task force vis a vis the Council subcommittee spearheading the overarching Community Campus project
- The potential for multiple campus task forces in the future
- The scope of the task force's purpose

The consensus of the Council was that (1) the task force's bylaws should indeed be amended to state their broader mission to study multiple possible options for providing aquatics at the campus; (2) the Council subcommittee of

Councilors Hokanson, Walker, and Exner should indeed spearhead the overarching Community Campus strategy; and (3) the task force should recommend a strategic path forward for the pool by January 2022.

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

***Approve the revised Pool Exploratory Task Force Bylaws (amended by Laurie Smallwood: add "direct the Task Force to recommend a strategic path forward for the pool by January 2022.")***

**CARRIED. 7-0**

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

## **11. New Business**

### **11.1. SandyNet Advisory Board Member Appointments**

Staff Report - 0447

The **IT / SandyNet Director** summarized the staff report, which was included in the agenda packet.

The Council discussed the following issues:

- Whether Council liaisons should be voting members of advisory boards
- The particular value that Council President Pietzold could provide to this board
- Concerns related to 'double votes' if a Councilor can also vote on a board
- Concerns related to setting precedents

**Moved by Richard Sheldon, seconded by Jeremy Pietzold**

***Appoint Colin Sheridan, Don Williams, Gregory Freetage, Joe Smith, Joel Brache and Michael Horttor to the SandyNet Advisory Board as prescribed in the staff report.***

**CARRIED. 7-0**

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

**Moved by Richard Sheldon, seconded by Don Hokanson**

***Amend the SandyNet Advisory Board's bylaws as recommended, not including the proposal to make the Council liaison a voting member of the board.***

**CARRIED. 7-0**

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

**11.2. Wastewater Treatment Plant Improvements Project Schedule Update**

Staff Report - 0446

The **City Manager** summarized the supply chain-related delays to the project, which were outlined in the staff report in the agenda packet.

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

***Accept the revised project schedule for the Wastewater Treatment Plant Improvements Project.***

**CARRIED. 7-0**

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

**12. Report from the City Manager**

- Noted the continuing reopening process for City facilities.
- Summarized the planning process for the city's 100th anniversary.
- Expressed appreciation for Clackamas County Bank regarding fireworks.
- Noted that expected ARPA funds now total \$2.5 million.
- Expressed appreciation for those who provided public comments on the importance of safety and respect in the community; noted the City's commitment to maintain safety during public demonstrations.

**13. Committee /Council Reports**

Councilor Hokanson

- Expressed support for the LGBTQ community and rejection of intimidation tactics. Stressed the importance of tolerance and understanding.



Councilor Exner

- Stressed the importance of safety and opposition to intimidation.
- Highlighted plans for the City's 110th anniversary observance.
- Expressed desire for cleaning of the sculpture at Centennial Plaza.
- Provided an update on Bee City activities; proposed thanking the school district for their participation.
- Stressed the need for communication regarding the wastewater improvements project.

Councilor Walker

- Highlighted the Library's reopening plans.
- Proposed a gesture to thank Clackamas Community Bank.
- Expressed opposition to discrimination.
- Raised concerns regarding possible disruption of reserved events at Centennial Plaza.
- Suggested borrowing language from other communities regarding amendments to the development code

Councilor Sheldon

- Summarized recent meeting with the Chamber of Commerce regarding upcoming events; the City may host an upcoming Lunch and Learn.

Councilor Smallwood

- Summarized the Parks and Trails Advisory Board's work regarding invasive species concerns.
- Stressed the importance of fire safety preparedness.
- Highlighted the recent successful Career Day event.

Council President Pietzold

- Referred to the recent supply shortage of chlorine.
- Praised the covered structures program.
- Requested an update on recent state legislative activity regarding homelessness, and suggested a possible local policy response.
- Noted the upcoming opening of pickleball facilities.
- Cited the popularity of pump tracks.
- Provided an update on C-4 discussions.

Mayor Pulliam

- Expressed support for students being willing to speak up, and opposition to fear tactics. Stressed the need for everyone to adopt a welcoming attitude.
- Expressed thanks to Clackamas Community Bank.

- Praised the return of in-person meetings
- Noted the covered structure ribbon cutting at Ria's.

**14. Staff updates**

14.1. [Monthly Reports](#)

**15. Adjourn**



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Mayor, Stan Pulliam



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City Recorder, Jeff Aprati