



**MINUTES**  
**City Council Meeting**  
**Monday, November 1, 2021 6:00 PM**

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

**COUNCIL ABSENT:** Richard Sheldon, Councilor

**STAFF PRESENT:** Jordan Wheeler, City Manager; Jeff Aprati, City Recorder; Sarah Richardson, Community Services; David Doughman, City Attorney; Tyler Deems, Deputy City Manager / Finance Director; Ernie Roberts, Police Chief; and Mike Walker, Public Works Director

**MEDIA PRESENT:** Sandy Post

**1. CITY COUNCIL WORK SESSION - 6 PM**

- 1.1. **Pool Exploratory Task Force Update** 10 - 24  
(PowerPoint presentation at meeting; memo included below)

Kacie Bund, Chair; and Meagan Lancaster, Vice Chair of the Pool Exploratory Task Force (PETF) provided a briefing on the progress made thus far by the group. The task force was charged by the Council with developing a strategic path forward for providing and operating a pool and pool programs for Sandy area residents.

A memorandum to the Council was included in the agenda packet; presentation slides are attached to these minutes.

Council questions and discussion covered a variety of topics, including:

- Possible timing of elections to authorize bond sales
- Indoor / outdoor facility features
- Relative value of existing structures
- Possible depth and dimensions of pools

The Council thanked the PETF and expressed satisfaction with their efforts. The task force is scheduled to deliver a final recommendation to the Council by the end of January 2022.

[PETF Update Slides - 11.1.21](#)

1.2. **Aquatics Subcommittee Update**  
(PowerPoint presentation at meeting)

25 - 44

**Councilors Hokanson, Walker, and Exner** provided an update to the Council on their efforts to study options for the Community Campus property, including possible configurations that would accommodate an aquatic facility, community center, and gym. They shared information regarding the relatively high potential for reusing the existing 1970s Middle School Addition building (bunker building), and the relatively low value of the existing natatorium, middle school, and gym. They stressed the importance of allowing space for cost-effective parking, and the opportunity to include a linear park connecting Pleasant Street to the lower elevation park land. They also shared graphic renderings provided by OPSIS Architecture of a potential layout of a combined aquatic center, community center, and gym built around the Middle School Addition. They requested Council support for continuing the City's engagement with OPSIS to develop a site plan that could be presented to voters considering a bond issuance.

Presentation slides are attached to these minutes.

Council discussion ensued, covering the following topics:

- The relative value of the existing buildings on the site
- Challenges created by elevation changes
- Challenges presented by separate buildings
- The need for shovel-ready plans to facilitate awarding of funding
- Acknowledgement that the existing pool structure is beyond salvaging
- Possible opportunities for cost savings by discontinuing heating and chemical treatment of pool water
- The need for cost and revenue estimates
- The importance of considering a variety of needs on the campus site, including aquatics, seniors, community space, and park amenities
- The need to act quickly to preserve the option of a 2022 bond election
- Frustration regarding paying for a second round of planning
- Excitement regarding the possibilities being studied by the Subcommittee
- Process shortcomings during the previous planning effort, and the potential for process improvement
- Inherent efficiencies in working with OPSIS rather than another firm
- Budget capacity for continuing the contract with OPSIS

The Council expressed support for the Subcommittee's efforts, and approved the continuing engagement with OPSIS.

[2021-11-01 Council Update - Aquatics Subcommittee.pptx](#)

**2. CITY COUNCIL REGULAR MEETING - 7 PM**

**3. Pledge of Allegiance**

**4. Roll Call**

**5. Changes to the Agenda**

**6. Public Comment**

**7. Response to Previous Public Comments**

**8. Presentation**

**8.1. Introduction of Parks and Recreation Director Rochelle Anderholm-Parsch**

**9. Consent Agenda**

**9.1. City Council Minutes**

October 18, 2021

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

***Adopt the Consent Agenda.***

**CARRIED. 6-0**

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

Absent: Richard Sheldon

**10. Resolutions**

**10.1. PUBLIC HEARING: Application for Advance Financed Public Improvement Reimbursement for Viewpoint Subdivision**

Resolution 2021-30

Staff Report - 0489

The **City Manager** and **Public Works Director** summarized the staff report, which was included in the agenda packet. It was noted that such reimbursement mechanisms are relatively rare, with the most recent example

occurring in the Jewelberry area. Staff provided additional information and context on the logistical implementation of this previous reimbursement arrangement.

The Council asked for and received clarification on the process for collecting fees during the permitting process, and the limits on collecting anything in excess of the total eligible costs.

### **Public Testimony**

Tom Orth (applicant): thanked the Council and indicated his willingness to answer any questions.

John Mahaffy: stated appreciation for City Staff who have been courteous and helpful during his recent transactions. Stated that the reimbursement arrangement should be done in a thoughtful manner. Stated dissatisfaction with the City's tree ordinance and the impact of regulations.

### **Discussion**

The Council noted the equity and fairness achieved by establishing such reimbursement arrangements and distributing investment costs. Staff noted that the default policy would be to establish a term of 20 years with a fixed interest rate of one percent above the current returns on the City's LGIP investments, for a total of 1.57%

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

***Approve Resolution 2021-30, establishing a term not to exceed 20 years and an interest rate of 1.57%***

**CARRIED. 6-0**

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

Absent: Richard Sheldon

## **11. Old Business**

### **11.1. Hwy 26 Vista Loop - Ten Eyck Pedestrian Improvement Project Update**

Staff Report - 0497

The **City Manager** and **Public Works Director** summarized the staff report, which was included in the agenda packet. Staff stated that while this long-standing project is close to the construction phase, the question before the Council is whether to agree to contributing additional funding amid continually rising cost estimates.

The Council discussed a variety of topics, including:

- Need for a new conversation with ODOT staff; the potential for ODOT to recognize the safety imperatives of this project
- Lack of transit options in the area
- Difficulty of securing STIP funding
- Urgency of the project
- Anticipated construction commencement date in spring 2022
- Added cost of night work to minimize traffic impacts
- ODOT's administrative processes and internal deadlines
- Concern about eliminating lighting infrastructure from the project
- Concern about additional cost increases through change orders
- Possibility of alternative lighting options, including working with PGE to install lighting on lower poles
- Importance of maintaining momentum on infrastructure projects given the current funding environment
- Budget impacts vis a vis the 362nd and Bell project and other Street Fund priorities

**Moved by Kathleen Walker, seconded by Laurie Smallwood**

***Proceed with the Hwy 26 Vista Loop - Ten Eyck Pedestrian Improvement Project and direct staff to: 1) drop the lighting conduit and junction boxes from the project; and 2) commit \$116,000 from the Street Fund Capital budget and \$224,000 from the Street Fund Operations budget to make up the funding gap.***

**CARRIED. 6-0**

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

Absent: Richard Sheldon

11.2. **ARPA Funding Priorities Follow Up**

Staff Report - 0494

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

Staff proposed allocating the first tranche of \$1,263,900 in ARPA funds as follows:

- Covered Structures Program: \$440,000
- SandyNet Expansion: \$449,000
- Small Business/Non Profit Recovery Grants: \$100,000
- FOG Incentive Program: \$50,000
- Revenue Replacement: \$214,900
- SSCP - Chamber Reimbursement: \$10,000

The Council discussed the importance of flexibility for recovering businesses, as well as options for adjusting FOG program limits to ensure the most significant impacts can be mitigated.

**Mayor Pulliam** designated **Councilors Hokanson, Smallwood, and Walker** to serve on a subcommittee to review Small Business/Non Profit Recovery Grant Program applications.

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

***Commit the first tranche of ARPA funds as recommended in the staff report.***

**CARRIED. 6-0**

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

Absent: Richard Sheldon

11.3. **Legislative Funding Request Priorities**

Staff Report - 0496

The **City Recorder** summarized the staff report, which was included in the agenda packet. The Council concurred with the projects identified by staff for funding requests, and suggested adding several additional points of emphasis to the requests, including the potential of the projects to supplement housing supply, promote resiliency through easing traffic bottlenecks, and promote safety. They also noted that the traffic challenges at issue are important to the greater region.

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

***Direct staff to submit legislative funding requests for a new water treatment plant and the extension of 362nd and Bell Street, as recommended in the staff report.***

**CARRIED. 6-0**

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

Absent: Richard Sheldon

## **12. New Business**

### **12.1. Parks and Trails Advisory Board Appointments**

Staff Report - 0495

The **Recreation Manager** summarized the staff report, which was included in the agenda packet. The Council expressed appreciation for the rising number of applicants for vacant board and commission seats, and expressed thanks for the time and effort of those continuing to serve. It was also noted that the Community Center readerboard is an effective recruitment tool.

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

***Appoint Alexandra Gale, Don Robertson, Stacy McMahan, Upekala Wijayratne, and Will Toogood to the Parks and Trails Advisory Board as recommended in the staff report.***

**CARRIED. 6-0**

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

Absent: Richard Sheldon

## **13. Report from the City Manager**

- Success of the recent fireworks show and thanks to all those involved
- Success of the recent Halloween Hunt event in Meinig Park
- New aeration basin equipment has been installed at the wastewater treatment plant
- Rehabilitation of sewer mains in Basins 2 and 8 is complete
- Five candidates for the Public Works Director position will be interviewed by two panels in the near future

## **14. Committee /Council Reports Councilor Hokanson**

- Appreciation for the recent fireworks event

**Councilor Exner**

- High turnout for the Trick or Treat Trail event; suggestion of warning drivers next year to drive carefully
- Upcoming tour of a local MBR wastewater treatment facility

**Councilor Walker**

- Appreciation for the recent fireworks event
- Success of the Trick or Treat Trail and Halloween Hunt events
- Desire for additional space for the Library vis a vis the Community Campus
- Anticipation for the arrival of the new Parks and Recreation Director

**Councilor Smallwood**

- Appreciation for the recent fireworks and Trick or Treat Trail events

**Council President Pietzold**

- Recent OBAC event at which funding opportunities for broadband were discussed; recognition for the advantages provided by SandyNet during the pandemic
- Appreciation for the recent fireworks event
- Recognition of the recent robotics tournament

**Mayor Pulliam**

- Recent C4 discussion about County policy regarding housing incentives
- Appreciation for the recent fireworks event and Trick or Treat Trail
- Appreciation for police involvement during Halloween
- Suggestion of an in-person tree lighting event
- Praise for the resiliency of local organizations in sustaining events
- Upcoming discussion of homelessness policy
- Desire to hold more events in Meinig Park; importance of police walkthrough before events

**15. Staff updates**

- 15.1. [Monthly Reports](#)

**16. Adjourn**



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City Council  
November 1, 2021

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.

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City Recorder, Jeff Aprati

# Pool Exploratory Task Force Update

November 1, 2021

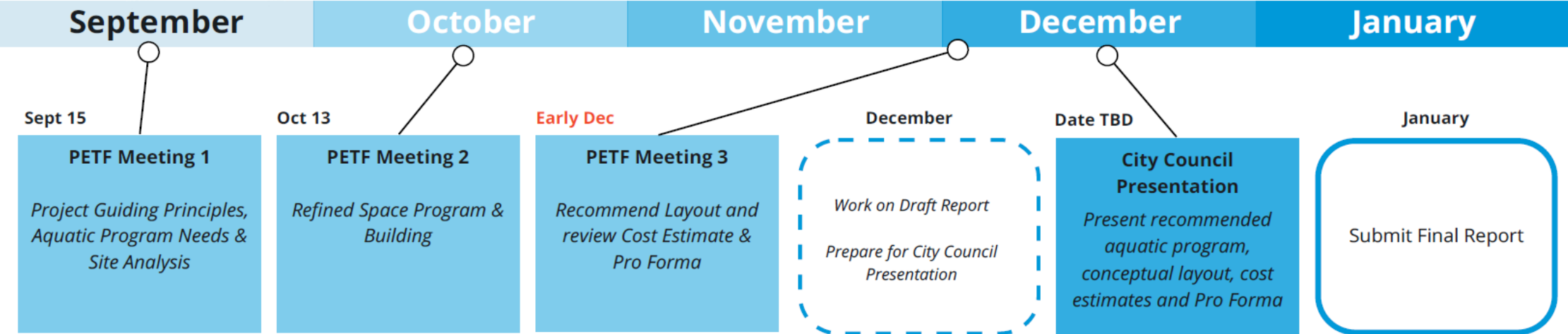


## PETF Roster

- Kacie Bund, Chair
- Meagan Lancaster, Vice Chair
- Grant Hayball
- Jan Sharman
- Blake Smith
- Mark Smith
- Councilor Hokanson
- Councilor Walker
- Councilor Exner

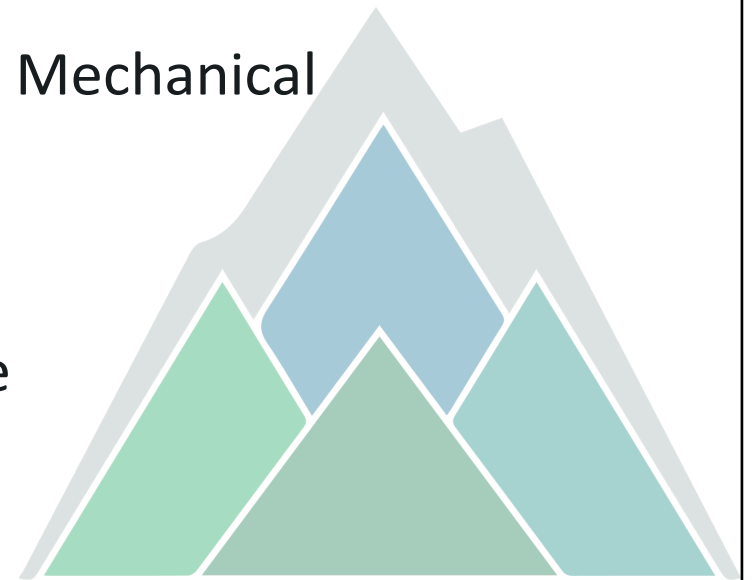


# PETF Process



## PETF Guiding Principles

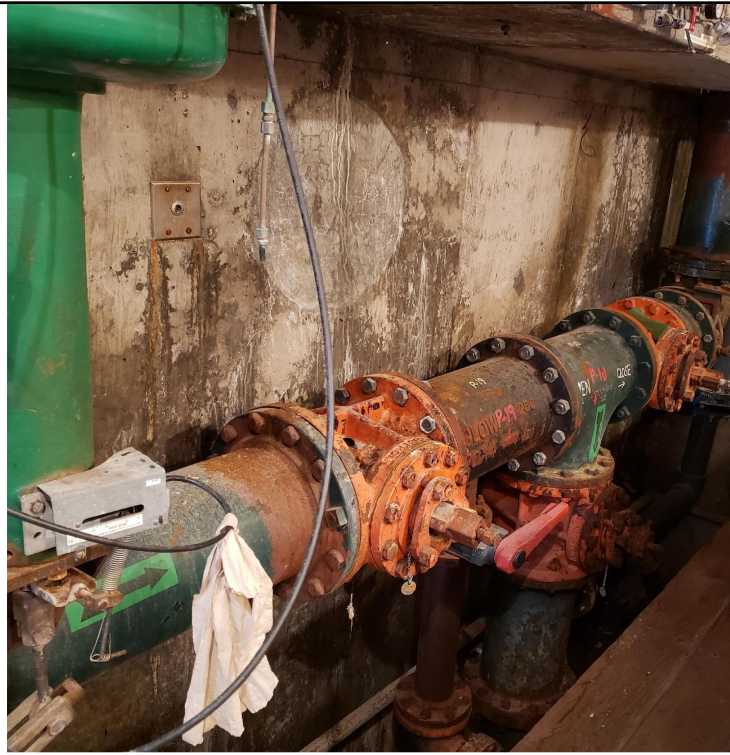
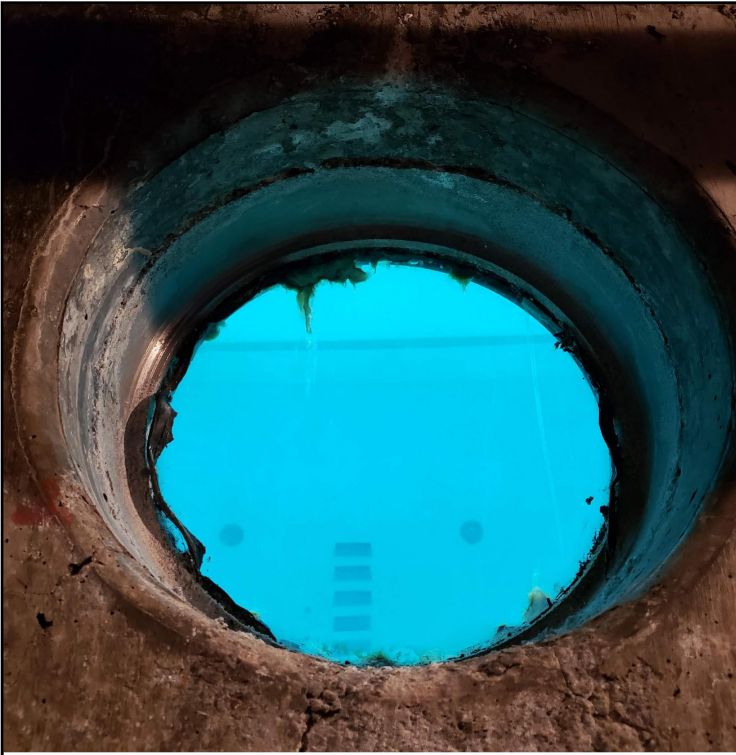
- Accommodate Lap and Recreation Swim Programs
- Provide Operationally Efficient Layout
- Meet Cost Recovery Goals
- Develop Cost Effective Parking Layout
- Integrate Convenient Service Access to Aquatic Mechanical
- Maximize Value of Investment
- Work Within Budget Constraints
- Compelling Vision for Successful Bond Initiative





# Existing Aquatic Center Assessment

- PETF tour in July 2021
- Existing Aquatic Center has deteriorated significantly, even since last assessment in late 2017.
- Task Force determined that short-term repair and reopening of the existing facility is not a viable option

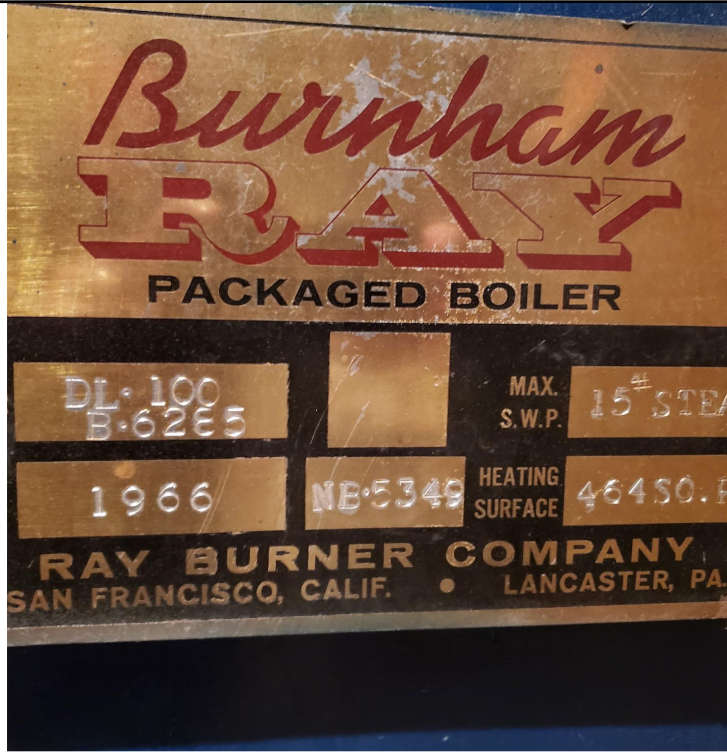
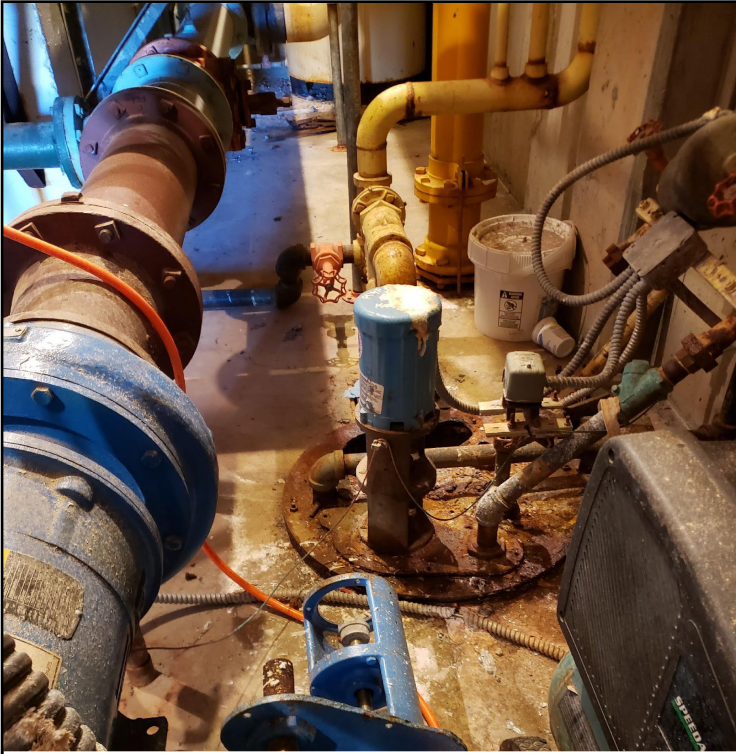


# Assessment Tour Photos



# Assessment Tour Photos





# Assessment Tour Photos

# Facility Feature Priorities

## Recreation Pool

- Lazy river
- Slides
- Kid's pool
- Hydrotherapy
- Inflatables

## Competition Pool

- Swim team practice & meets
- Bleachers
- Water Polo
- Lap swimming



# Facility Feature Priorities

## Other

- Hot Tub
- Party rental rooms
- Restrooms / locker rooms
- Universal changing rooms
- Storage for long- term renters
- Aquatic equipment storage
- Lifeguard / office space
- Lobby w/ seating / pool views
- Snack bar / vendors



# Pool Options for Evaluation

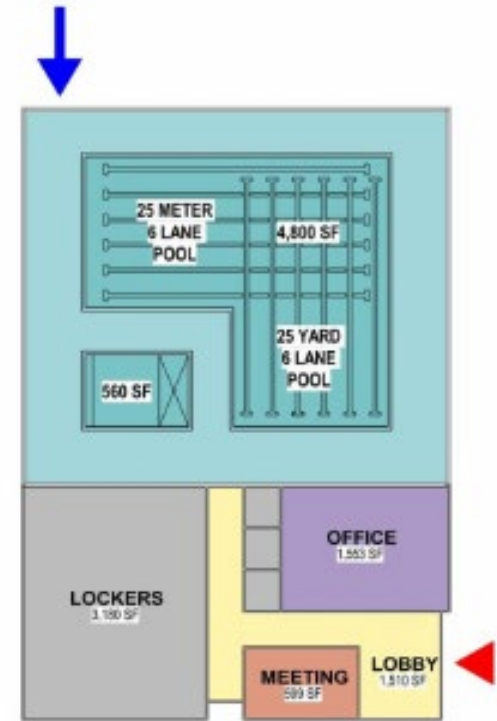
## Option 1

Long-term renovation of existing pool facility as currently configured

- 25-yard x 25-meter pool (4,800 sf of water)
- Existing wading pool (560 sf of water)



No recreation pool:  
not a viable option



# Pool Options for Evaluation

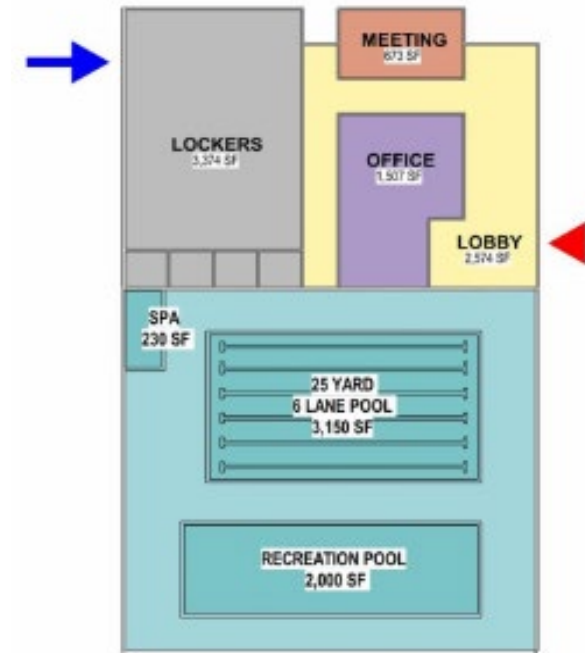
## Option 2a

Reconfiguration of existing facility w/ new pools

- 25-yard lap pool (3,150 sf of water)
- Recreation pool (2,000 sf of water)
- Spa (230 sf of water)



Rec pool too small:  
not a viable option



# Pool Options for Evaluation

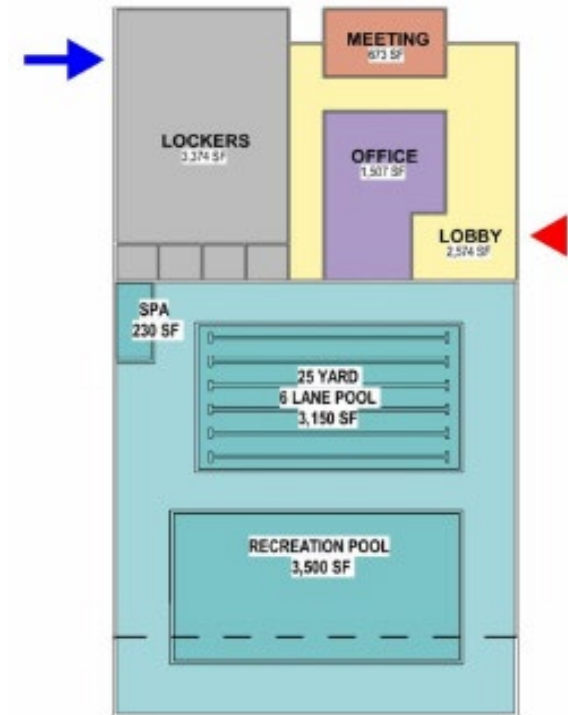
## Option 2b

Reconfiguration of existing facility w/ new pools, plus addition to the south

- 25-yard lap pool (3,150 sf of water)
- Recreation pool (3,500 sf of water)
- Spa (230 sf of water)



Viable option: proceeding with further evaluation



# Pool Options for Evaluation

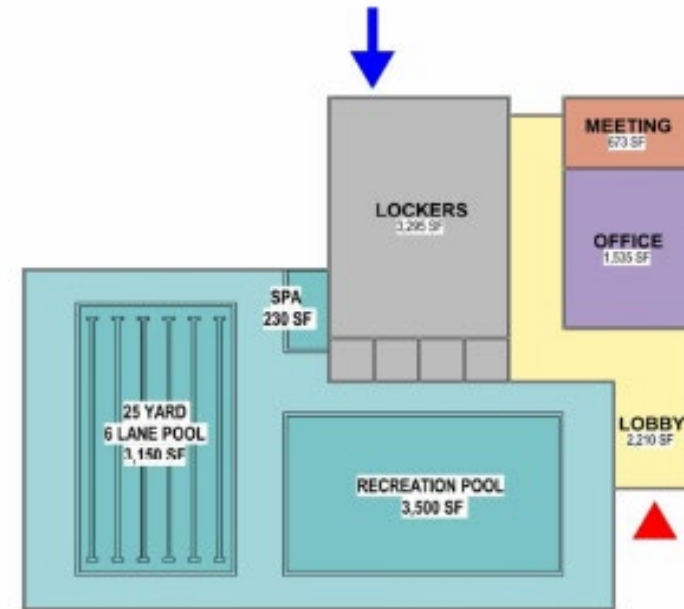
## Option 3

New pool facility, elsewhere on Community Campus site.

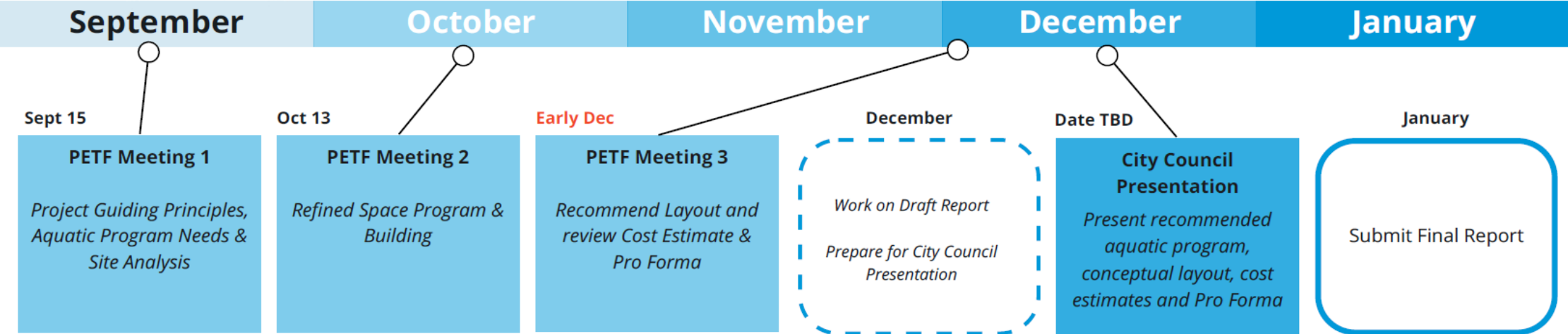
- 25-yard lap pool (3,150 sf of water)
- Recreation pool (3,500 sf of water)
- Spa (230 sf of water)



Viable option: proceeding with further evaluation



# Next Steps





A stylized graphic of a mountain range with three peaks. The peaks are filled with different shades of green and blue, and are outlined in white. The mountains are set against a light gray background that also forms the peaks of the range.

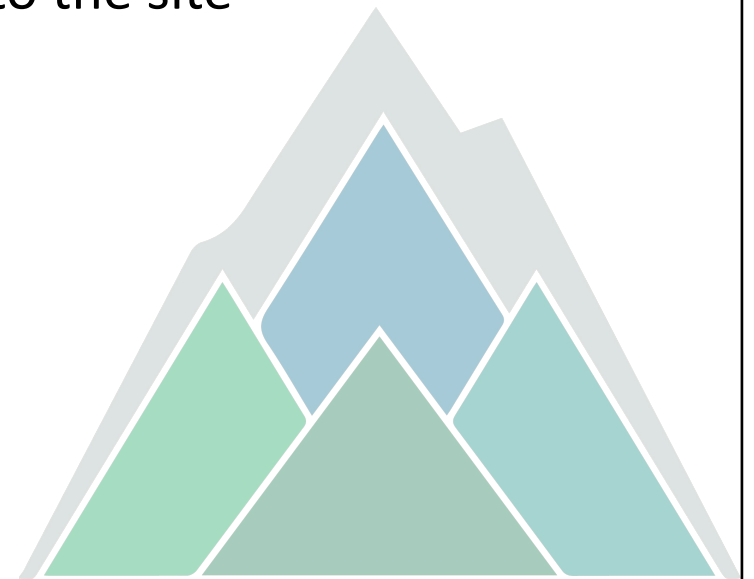
# **Aquatics Subcommittee Update**

November 1, 2021

# Objectives/Agenda

*Objective: Obtain Council support for expanding consulting work to include the overarching Community Campus*

- Discuss elements of a Community Center
- Share early ideas for integrating PETF alternatives into the site
  - 1st look – concepts only
  - Constraints/challenges
- Proposal
- Engaging stakeholders – integrating prior work
- Receive Council direction



# Potential Facility Elements

- Aquatics Program

- Operations/ Building Support (Entry, Lobby, Reception, Concessions, Storage, Maintenance)
- Locker Rooms + Universal Changing Rooms
- 6 Lane 25 Yard Pool
- Spectator Seating
- 3600 SF Recreation Pool
- Spa
- Aquatics Offices + Lifeguard Room + Lifeguard Changing
- Pool Mechanical + Storage

- Group Exercise Rooms

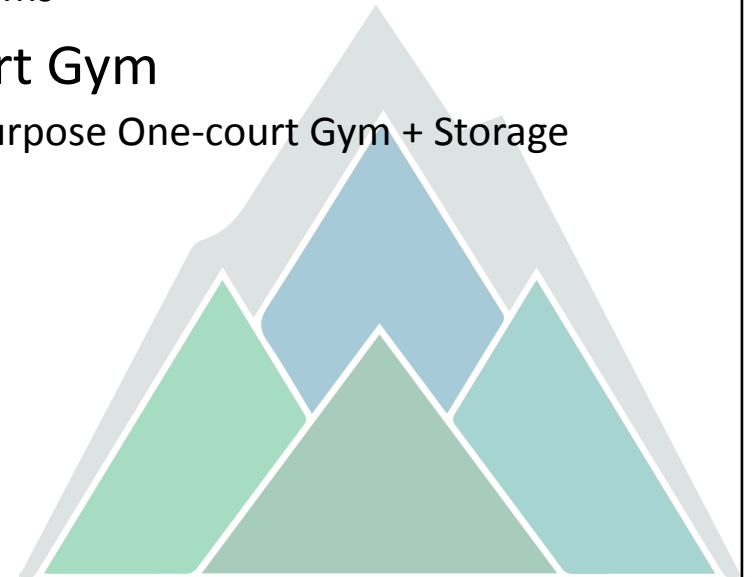
- Facility Administration Spaces (Breakroom, Conference, Offices, Workroom)
- 2 Group Exercise Rooms + Storage
- Childwatch Room + Childwatch Restroom

- Additional Community Spaces

- 200 person multipurpose room + Storage
- Commercial Kitchen + Storage
- Multipurpose Classroom + Storage
- Senior lounge + Storage
- Teen Space + Storage
- Restrooms

- One Court Gym

- Multipurpose One-court Gym + Storage



# Existing Community Campus Site Layout

## Site challenges:

- Significant elevation change
- Lack of access to all buildings on site
- Insufficient space for cost-effective parking

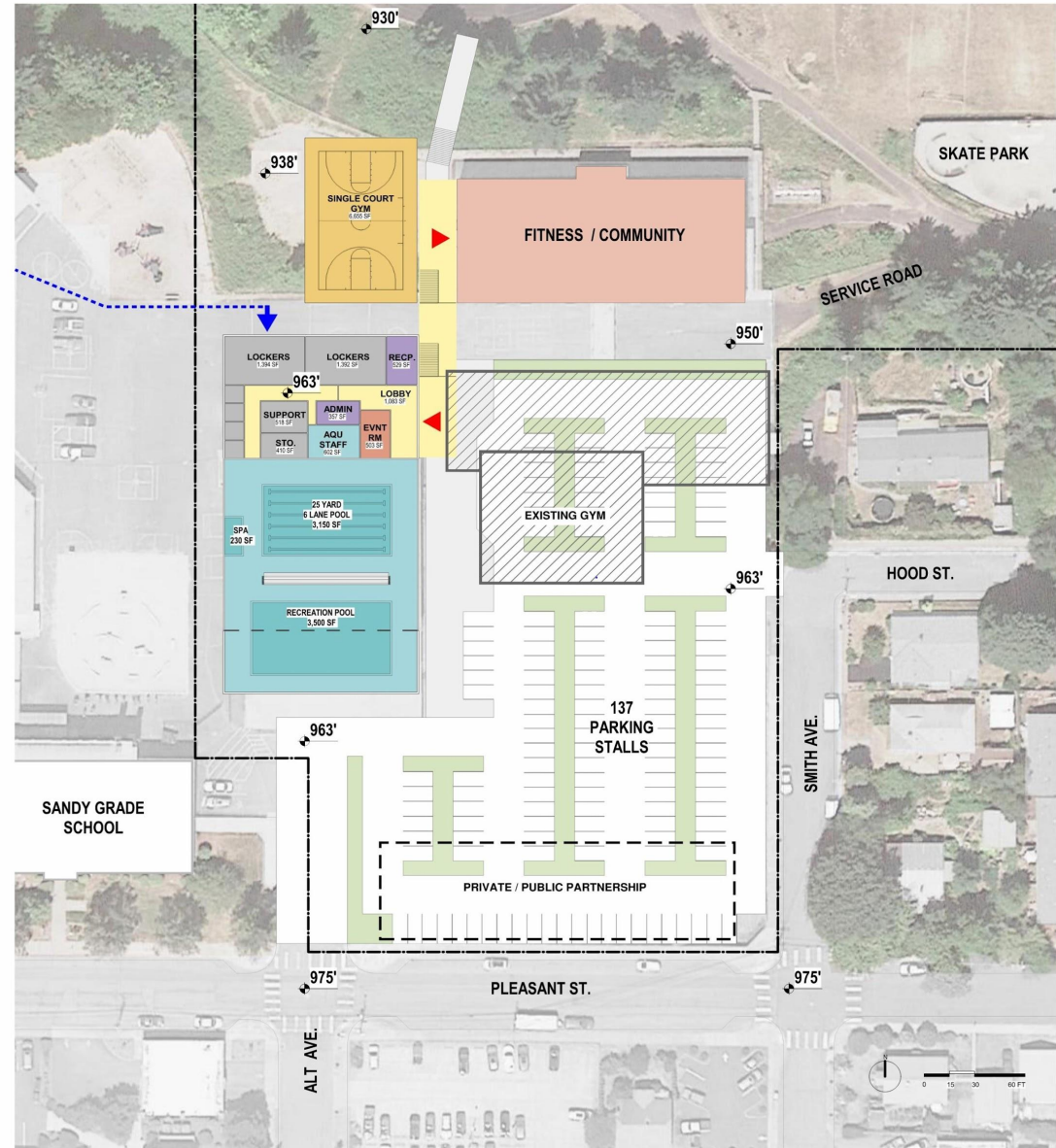
## Site opportunities:

- Direct access from downtown to fields and Sandy River trail
  - ROW on Smith Ave.
- Visibility from Pleasant St.
- Middle School Expansion (Bunker) Building



# Option 2B

- Addition to existing aquatic center building
- Middle school expansion building used for community center, with new gym
- Existing middle school and gym removed for cost-effective parking
- Challenges presented by separate buildings



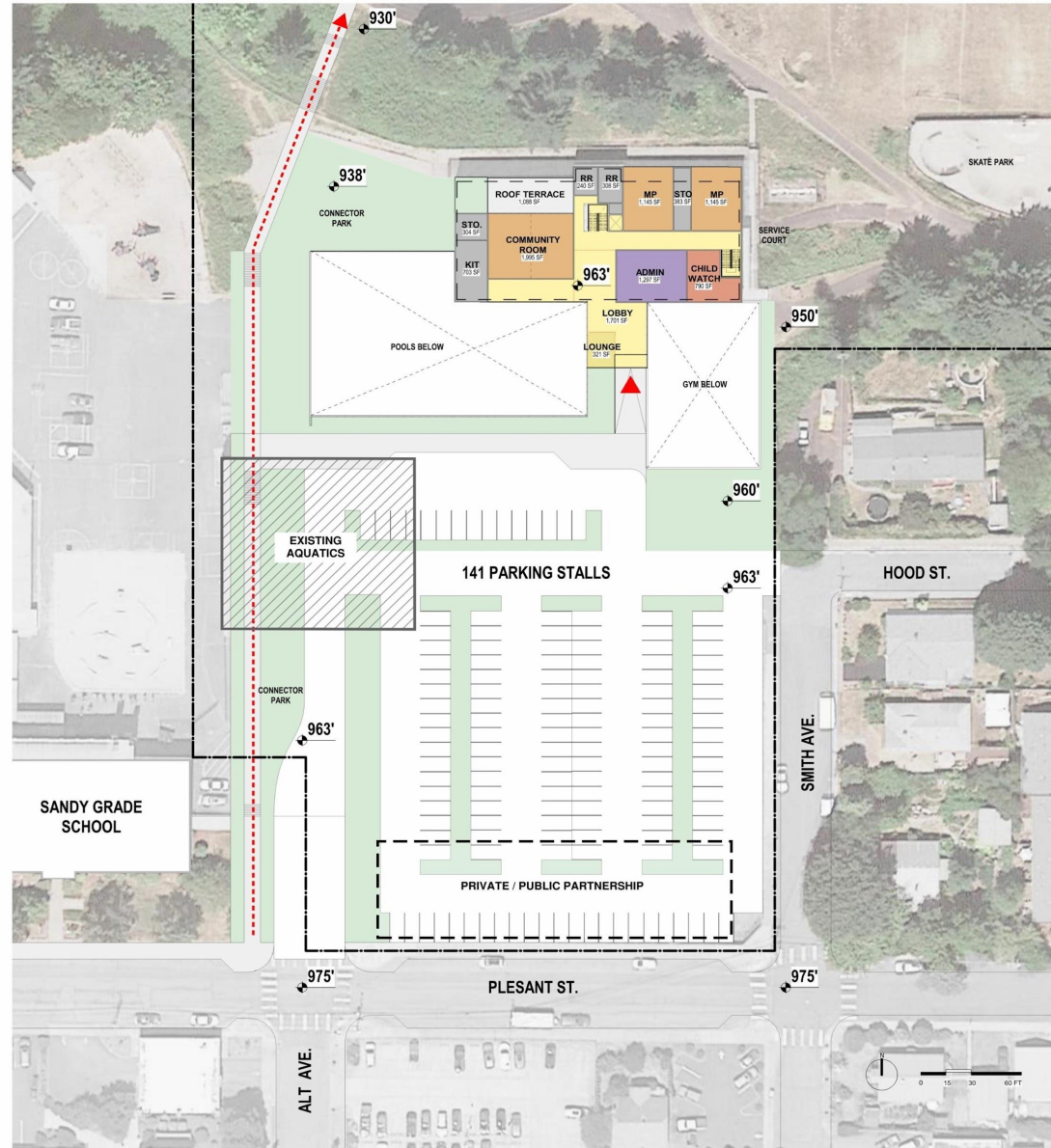
# Option 3

- New pool, new gym connected to middle school expansion building
- Advantages of single building
- Opportunity for connector park from Pleasant Street to park and Sandy River

## First Look!

*The following slides are conceptual ideas based on Option 3, the site, and selected facility elements*

*These renderings do not yet incorporate Sandy Style elements!!!!*



Looking North from  
Pleasant Street



opsis



Looking East from  
Sandy Grade School

opsis





Looking Southeast from  
behind Sandy Grade

opsis



**Looking South from  
above the fields**

**opsis**

opsis



**Walking in from Parking Lot  
or Drop Off Area**

## Looking into the Gym from the Drop Off Area



opsis



**Entrance Ahead with  
Pool on Left**

**opsis**

# Walking into the Community Center



opsis



**Looking into the Pool While  
Walking into Entrance**

**opsis**

**Looking Southwest from  
Inside the Pool**



**opsis**



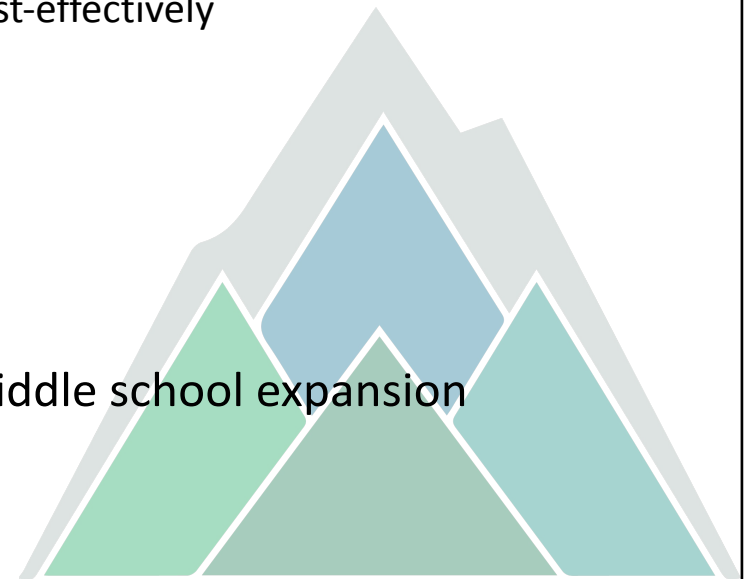


**Path to Fields and Trails on  
Left, Front View**

**opsis**

# OP SIS' Value

- Advantages of working with OP SIS thus far:
  - Effective facilitation of the PETF's process
  - Identification of key considerations for campus site layout decisions:
    - Retention of existing buildings vs. providing required parking cost-effectively
    - Relative value of existing structures, scope of necessary repairs
    - Site topography challenges
    - Impact of building placement on site access and development
  - Existing understanding of the site, and capacity for speed
  - Identification of an intriguing option for leveraging the middle school expansion bldg.



# Engaging Stakeholders

- How to leverage, integrate, and reconcile
  - OPSIS – former work
  - ESA Community Campus site development plan
  - Parks and Trail Master Plan
  - Rochelle Anderholm-Parsch direction
  - Library needs including recreation needs
  - Additional community engagement/technical advisors
    - Skatepark, bike park, and playground
    - Senior, community services
  - Youth/Young Adults



# Request of the Council

- Approval to negotiate a contract with OPSIS for Phase 2 of Campus planning, producing a plan for pool, community center, gym, and park improvements to present to the Council

(Funding mechanism, election particulars remain to be determined)

