



**MINUTES**  
**City Council Meeting**  
**Monday, May 2, 2022 7:00 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:** (none)

**STAFF PRESENT:** Jordan Wheeler, City Manager; Jeff Aprati, City Recorder; Tyler Deems, Deputy City Manager / Finance Director; Kelly O'Neill Jr., Development Services Director; Ernie Roberts, Police Chief; Emily Meharg, Senior Planner; Rochelle Anderholm-Parsch, Parks and Recreation Director; and Andi Howell, Transit Director

**MEDIA PRESENT:** (none)

**1. CITY COUNCIL REGULAR MEETING**

**2. Pledge of Allegiance**

**3. Roll Call**

**4. Changes to the Agenda**  
(none)

**5. Public Comment**  
(none)

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

**7. Presentation**

**7.1. Police Sergeant Oath of Office**  
Sergeant Garrett Thornton

**Mayor Pulliam** administered the oath to Sergeant Thornton. After the oath, photos were taken.

**7.2. Audit Presentation - Fiscal Year Ended June 30, 2021**

Staff Report - 0567

Tim Gillette of Talbot Korvola & Warwick, LLP delivered a presentation to the Council on the audit for the fiscal year ending June 30, 2021. Audit materials can be accessed on the City's website at <https://www.ci.sandy.or.us/finance/page/audits>

## 8. Consent Agenda

### 8.1. City Council Minutes

April 18, 2022

**Moved by Richard Sheldon, seconded by Laurie Smallwood**

***Adopt the consent agenda.***

**CARRIED. 7-0**

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

## 9. Ordinances

### 9.1. Senate Bill 458 Code Amendments

- PUBLIC HEARING: Ordinance 2022-07
- PUBLIC HEARING: Ordinance 2022-08

Staff Report - 0564

### Ordinance 2022-07

#### Abstentions

(none)

#### Conflicts of Interest

(none)

#### Staff Report

The **Senior Planner** summarized the staff report, which was included in the agenda packet.

#### Discussion

Council discussion ensued on the following topics:

- How staff arrived at the proposed \$2,500 fee
- When the proposed fee will go into effect
- Concerns regarding the total number of units allowed in a development and smaller lot sizes
- Distinctions between attached versus detached duplexes and whether the City should disallow detached duplexes
- Pride of ownership considerations
- Observations regarding possible market demand for duplexes
- Reasons for dividing the proposed changes between two ordinances
- Questions regarding density standards
- Questions regarding clear and objective language referencing the Transportation System Plan, and usage of the term 'substantially as depicted'

Public Testimony

(none)

**Ordinance 2022-08**

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The **Senior Planner** summarized the staff report, which was included in the agenda packet.

Discussion

(no additional discussion)

Public Testimony

(none)

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

***Close the public hearing for Ordinance 2022-07.***

**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 Carl Exner**

***Approve the first reading of Ordinance 2022-07 by title only.***

**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 Laurie Smallwood**

***Approve the second reading of Ordinance 2022-07 by title only.***

**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 Laurie Smallwood**

***Close the public hearing for Ordinance 2022-08.***

**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**

***Approve the first reading of Ordinance 2022-08 by title only.***

**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**

***Approve the second reading of Ordinance 2022-08 by title only.***

**CARRIED. 7-0**

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

9.2. **Planning Commission Bylaws Adoption**

- PUBLIC HEARING: Ordinance 2022-06

Staff Report - 0561

The **Senior Planner** and **Planning Commission Chair** summarized the staff report, which was included in the agenda packet.

Public Testimony

(none)

Discussion

(none)

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

***Approve the first reading of Ordinance 2022-06 by title only.***

**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 Jeremy Pietzold**

***Approve the second reading of Ordinance 2022-06 by title only.***

**CARRIED. 7-0**

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

## **10. Old Business**

### **10.1. RFP for Community Campus Architecture & Engineering Services**

Staff Report - 0566

The **Parks and Recreation Director** summarized the staff report, which was included in the agenda packet.

Council discussion ensued on the following topics:

- The anticipated cost of the planning process
- The possibility of separating the parks element from the rest of the project
- Concern about the staff estimate of planning totaling approximately 10% of the total construction cost
- The possibility that park improvements could be accomplished for a lower cost
- Concerns that bond-ready schematics produced at this time could be stale by the time the City is ready to bring the proposal before the electorate
- The impact of this planning effort on staff time

The consensus of the Council was that staff should continue with the proposed RFP for architecture and engineering services for park design, bid and build; and bond ready schematics for a future recreation and aquatic community center; but that it should be done in a manner that would allow the City to potentially move forward with only a portion of the project.

### **10.2. Acceptance of PETF Final Report / Decision Regarding Water in Aquatic Center Facility**

Staff Report - 0571

The **Parks and Recreation Director** summarized the staff report, which was included in the agenda packet.

Council discussion ensued on the following topics:

- Whether the estimated cost savings are annual or biannual

- The need to take this action
- The importance of public safety

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

***Formally accept the final report of the Pool Exploratory Task Force, and approve City staff to drain the water in the old aquatic center facility.***

**CARRIED. 7-0**

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

## **11. New Business**

### **11.1. Contract Amendment Approval: Transit Operations**

Staff Report - 0569

The **Transit Director** summarized the staff report, which was included in the agenda packet.

Council discussion ensued on the following topics:

- Whether the position of the County reflects input from the Commission
- Concerns regarding engaging in an RFP process
- The complicated nature of trying to resolve this issue, notwithstanding the City's preference to be collaborative
- Labor market considerations, and the difficulty of hiring in this environment
- Difficulty of securing applicants with CDLs
- Accuracy of fee proposals from contractors
- Lack of impact on the General Fund
- Possibilities of pursuing grant funding
- Whether pursuing other revenue opportunities would be prudent in the long term
- How the County would react to cost increases in the future

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

***Approve a six-month extension to the current SAM contract that includes increased wages and increased revenue hour costs."***

**CARRIED. 7-0**

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

11.2. **Contract Approval: Clear & Objective Audit of Development Code**

Staff Report - 0570

The **Development Services Director** and **City Manager** summarized the staff report, which was included in the agenda packet.

Council discussion ensued on the following topics:

- Considerations regarding usage of the second tranche of ARPA funding
- The possibility of using Planning budget contingency to cover the cost
- The importance of maintaining adequate contingency funds, especially for Planning
- Whether protecting contingencies is appropriate, generally speaking
- Whether the proposed contractor adequately understands the needs and preferences of the City
- Whether further code audits and revisions will be required in the future

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

***Authorize the City Manager to enter into an agreement with MIG in the amount of \$54,960 to perform a clear and objective audit of the Sandy Development Code.***

**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**

- Possibility of grant funding for an electric bus and for improvements to the Operations Center
- Staff recruitments are beginning to see increased interest
- Need for upcoming briefings with Council Members regarding the water project

**13. Committee /Council Reports  
Councilor Hokanson**



- Appreciation for the recent homelessness listening session; need to establish a coordinating group moving forward
- Note that addressing homelessness will require the coordinated efforts of the entire community, not only the City

#### **Councilor Exner**

- Appreciation for the progress made on wastewater treatment plan repairs, given the wet weather
- Concern regarding a recent utility customer complaint
- Concern regarding potholes on Proctor Blvd
- Desire to restart the Tree Committee

#### **Councilor Walker**

- Appreciation for the recent SOLVE cleanup event; concern regarding discovery of an unauthorized structure on Tickle Creek Trail

#### **Councilor Sheldon**

- Concerns regarding litter on the shoulder of Hwy 211
- Appreciation for the recent homelessness listening session
- Encouragement for more participation in Comprehensive Plan promotional video development

#### **Councilor Smallwood**

- Appreciation for the recent homelessness listening session
- Possibility of establishing transit service to Oregon City, where social services are available
- Need for additional staffing

#### **Council President Pietzold**

- Appreciation for the recent homelessness listening session
- Concern regarding grass cutting at parks
- Need for an in-person cleanup day; need to allow residents sufficient notice to plan, and hold it before the Mountain Festival

#### **Mayor Pulliam**

- Appreciation for the recent homelessness listening session; emphasis on the need for innovative solutions
- Appreciation for the recent SOLVE cleanup event

### **14. Staff updates**

#### 14.1. [Monthly Reports](#)

15. Adjourn



---

Mayor, Stan Pulliam



---

City Recorder, Jeff Aprati