



MINUTES
City Council Meeting
Monday, June 6, 2022 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: (none)

STAFF PRESENT: Jordan Wheeler, City Manager; Jeff Aprati, City Recorder; Tyler Deems, Deputy City Manager / Finance Director; Shelley Denison, Associate Planner; Rochelle Anderholm-Parsch, Parks and Recreation Director; Kelly O'Neill Jr., Development Services Director; Jenny Coker, Public Works Director; Greg Brewster, IT/SandyNet Director; Ernie Roberts, Police Chief; and Chris Crean, City Attorney

MEDIA PRESENT: Sandy Post

1. CITY COUNCIL WORK SESSION - 6:00 PM

1.1. Annual Fees / Charges / Utility Rates Update
Initial Discussion

The **City Manager** and **Deputy City Manager** delivered the staff presentation and recommendations. Presentation slides and the staff report were included in the agenda packet.

Council discussion ensued on the following topics:

- Processes and approach for cost recovery, specifically with regard to recreation programming
- Whether savings exist due to service reductions during COVID-19
- The Council's future role in steering cost recovery policy, and potential impacts from future community center decisions
- The anticipated timeline for system development charge (SDC) updates
- Whether SDCs should be updated before rates; the necessity of raising rates now for debt financing reasons
- The need to ensure that heavy users are proactively informed of the anticipated rate adjustments
- The need for a work session on water treatment plant updates (particularly Alder Creek)

- The need for 'apples to apples' comparisons and clarity regarding City of Portland water costs
- The length of time Sandy's water purchase rate would be locked in with Portland
- The need to ensure Sandy is not unexpectedly charged for future unforeseen / unexpected expenses
- The multiple steps still to come before pipe would actually be constructed, during which even more project certainty will be solidified.
- Concern regarding the cumulative financial impact to ratepayers
- Concern about the consequences of not making the proposed investments
- The importance of pursuing all alternative funding opportunities
- The importance of bill relief programs for low income households
- Revenue increases associated with more commercial development
- Whether rates can potentially be reduced in the future
- How Sandy's utility bills compare to other communities
- Why increases are not proposed for 1 Gbps SandyNet plans
- Whether additional SandyNet staffing is necessary to provide adequate service levels
- The need to consider long term strategic goals for SandyNet
- Whether SandyNet workspace should be established at the Operations Center
- Cost considerations for lower speed vs. higher speed SandyNet service; possibilities for adjusting pricing strategies vis a vis competitors
- General Revenue support for long term planning projects that do not generate permit revenue
- Proposal to increase development SDCs more, to create a more equitable burden relative to the proposed rate increases
 - Need to bring Sandy closer to SDCs established in nearby communities
 - Concerns regarding housing affordability
 - Timeline for upcoming Council consideration of SDC increases
- The need to move forward on improvements to Hwy 211

2. CITY COUNCIL REGULAR MEETING - 7:00 PM

3. Pledge of Allegiance

4. Roll Call

5. Changes to the Agenda

(none)

6. Public Comment

(none)

7. Response to Previous Public Comments

(none)

8. Presentation

8.1. Police Officer Oath of Office

Officer Scott Jones

Mayor Pulliam administered the oath to Officer Jones. Following the oath, photos were taken.

9. Consent Agenda

9.1. City Council Minutes

May 16, 2022

Moved by Richard Sheldon, seconded by Carl Exner

Adopt the Consent Agenda.

CARRIED. 6-0

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

Abstained: Stan Pulliam

10. Ordinances

10.1. PUBLIC HEARING: Parks Code Modifications

Ordinance 2022-10

Staff Report - 0579

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The **Development Services Director** delivered the staff report, which was included in the agenda packet. He also emphasized the need to pass these amendments by emergency ordinance, to set land use application goalposts immediately.

Public Testimony

(none)

Discussion

In response to a Council inquiry, staff explained the rationale for the 50% fee in lieu initial payment provisions established by SMC 17.86.40(D).

Moved by Jeremy Pietzold, seconded by Richard Sheldon

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 Carl Exner

Approve the first reading of Ordinance 2022-10.

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 2022-10.

CARRIED. 7-0

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

10.2. **PUBLIC HEARING: Revised 2022 Parks and Trails Master Plan Adoption**

Ordinance 2022-11

Staff Report - 0582

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The **Associate Planner** delivered the staff report, which, along with presentation slides, was included in the agenda packet.

Public Testimony

(none)

Discussion

In response to a Council inquiry, staff explained that per advice from the City Attorney, some trails appear in the Parks and Trails Master Plan, while others are listed in the Transportation System Plan, to ensure that the City does not 'double dip' with regard to system development charges. It was also noted that the City's consultants have worked together on this topic to ensure coordination.

Moved by Jeremy Pietzold, seconded by Richard Sheldon

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 Laurie Smallwood

Approve the first reading of Ordinance 2022-11.

CARRIED. 7-0

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

Moved by Carl Exner, seconded by Kathleen Walker

Approve the second reading of Ordinance 2022-11.

CARRIED. 7-0

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

11. Old Business

11.1. Bull Run Water Supply Decision Reevaluation

Staff Report - 0574

The **Public Works Director** summarized the staff report, which, along with presentation slides, was included in the agenda packet.

Council discussion ensued on the following topics:

- The differences between Alder Creek and Bull Run water
 - Considerations related to blending the two sources
 - Disinfection processes and the need for Sandy to mirror Portland's method
 - Whether a taste difference between the sources exists
- The possibility of using groundwater instead
 - Desktop study looking at this possibility did not reveal areas likely to have sufficient quantities; test drilling is very expensive
 - Possibilities exist for future loan forgiveness, after which it may be possible to explore groundwater backup options; Alder Creek reinvestment should be the highest priority
- Concerns regarding working with the City of Portland
- Concerns regarding meeting the 2027 regulatory deadline
- Importance of avoiding a minimum purchase requirement; possibilities for lowering our purchase amounts in the future
- The ability of Portland to continue producing water in a fire emergency; Sandy's ability to obtain Portland groundwater with the new pipeline in addition to Bull Run water

Moved by Don Hokanson, seconded by Laurie Smallwood

Direct staff to notify City of Portland and the Oregon Health Authority- Drinking Water Services Program of Sandy's intent to purchase filtered treated water from the City of Portland's new filtration plant after September 2027, and to pursue groundwater source options for redundancy purposes.

CARRIED. 7-0

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

12. NEW BUSINESS

12.1. Parks System Development Charges and Fee in Lieu Update

Staff Report - 0575

Consultants from FCS delivered a presentation; slides were included in the agenda packet.

Council discussion ensued on the following topics:

- Clarification that this is the maximum defensible amount that could be assessed for system development charges (SDCs), though the City can choose to charge less.
- The need to be strategic regarding which budget funds need revenue
- How to develop the SDC implementation plan going forward
- The need to consider which items in the capital improvement plan will be able to be funded
- Distinctions between 'reimbursement' components of SDCs versus 'improvement' charges
- Discussion regarding the lack of trail construction costs in the reimbursement component calculations
- Details of the implementation process

13. Report from the City Manager

- Longest Day Parkway coming up on June 23rd. Possibilities may exist in the future to obtain sponsors, have live entertainment, etc.
- Cleanup Day coming up on July 16th
- RFQs are out for the Wastewater Facilities Plan and the Community Campus
- Fireworks are scheduled for July 4th; the July 5th Council meeting is cancelled
- Juneteenth holiday upcoming on June 20th

14. Committee /Council Reports

Councilor Hokanson

- Concerns regarding rats in the city; possible role of chickens in attracting rats; request for Code Enforcement staff to pursue the matter and look into declaring nuisances where appropriate

Councilor Exner

- Recognition of National Pollinator Month; desire for a proclamation and ceremony in conjunction with the Longest Day event
- Recognition of the anniversary of D-Day
- Suggestion to receive a County presentation regarding their policies on middle housing

Councilor Walker

- Appreciation of the efforts on the Parks code, master plan, and SDCs.
- Concerns regarding speeding traffic on Bluff Rd; suggestions for traffic calming measures
- Concerns regarding large trucks using Langensand Dr.; staff will report back to Council on options for alerting truck drivers not to use certain routes

Councilor Sheldon

- Note on the importance of investing in city services and ensuring a sustainable business model for the city.

Councilor Smallwood

- Recognition of the 50th anniversary of the Mountain Festival

Council President Pietzold

- Thanks for addressing the median weeds on Hwy 26
- Thanks to staff for the Comprehensive Plan public involvement efforts

Mayor Pulliam

- Note of the pedestrian improvements at the old church on Pioneer
- Recognition of school and security staff leadership on student safety, in light of recent tragic events
- Note that the City should take an active role in addressing homelessness in collaboration with other community organizations
- Note on the importance of investing in city services; recognition of the impact on ratepayers
- Thanks for the community support during the recent gubernatorial campaign

15. Staff updates

15.1. [Monthly Reports](#)

16. Adjourn



Mayor, Stan Pulliam



City Recorder, Jeff Aprati