



MINUTES
City Council Meeting
Monday, August 15, 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; Rochelle Anderholm-Parsch, Parks and Recreation Director; Ernie Roberts, Police Chief; Shelley Denison, Associate Planner; Kelly O'Neill Jr., Development Services Director; Angie Welty, Human Resources Director; and Jenny Coker, Public Works Director

MEDIA PRESENT: Sandy Post

1. JOINT CITY COUNCIL / PLANNING COMMISSION WORK SESSION - 6:00 PM

1.1. Comprehensive Plan Update: Visioning Outreach

Staff Report - 0606

3J Consulting delivered a presentation to the Council on progress thus far on the Comprehensive Plan update project. Presentation slides were included in the agenda packet.

Council discussion ensued on the following topics:

- Concern that the existing project scope does not include developing a new zoning map
 - Opportunities for staff to report back to the Council in the near future on plans for implementing the new Comprehensive Plan, including possible zone map changes and changes to the Development Code
 - Concerns regarding potential Measure 49 exposure
 - Whether an urban growth boundary expansion is anticipated in the near future

- Preliminary data regarding projections for commercial and industrial land needs
- Possible opportunities to retain options for larger single family homes
- Differences between Comprehensive Plan policies and Development Code implementation
- Questions about how to synthesize the large amount of Comprehensive Plan public input
- Efforts to preemptively engage difficult to reach groups
- Questions regarding how to differentiate between input from city residents and non-residents
- Whether current political or social trends could be found in the input received
- Approaches to reorganize the new Comprehensive Plan to make it more accessible and easier for the public to understand
- The importance of ensuring that the City Council takes a substantive and meaningful role in developing the Comprehensive Plan, rather than simply being asked to sign-off on the product at the end

2. CITY COUNCIL REGULAR MEETING - 7:00 PM

3. Pledge of Allegiance

4. Roll Call

5. Changes to the Agenda

6. Public Comment

6.1.

Jason Pruden: concern that branches near the Action Center are impeding the public right-of-way; concern about lack of trash cans in the Bi-Mart shopping center, and that the property owner may be unwilling to pay for trash service.

Dan Martin: concerns regarding homeless individuals near the Sandy Library using the area as a restroom; this has continued happening well after the Mountain Festival concluded; questions as to whether they are using nearby power outlets.

Amy and Tristan Hardesty: the National Night Out event hosted by D31 was a success, with a large turnout, many volunteers, and \$2,300 raised for the Shop with a Cop program.

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Jason Dyami: concerns regarding the sidewalk project near Vista Loop Drive; vehicles are driving fast causing danger for pedestrians; construction is beginning too early in the morning. In addition, the adjacent housing development has damaged trees and the nearby watershed.

Lisa Hull: concerns regarding the Cedar Ridge Heights development work, which improperly removed a number of trees. The fine amount incurred by the developers was far too low. The City should enact measures to more effectively protect trees. The tree canopy will take generations to recover.

Bonnie Eichel: written comment presented at meeting; attached to the minutes.

Council Discussion Points

- Whether fines should be increased for code violations above \$1,000 per occurrence.
- Details regarding the steps taken by staff when these violations were discovered, including the stop work notice
- Staff considerations regarding ensuring that citations could be defensible if litigated
- Importance of ensuring accountability among developers
- Request for staff to develop options for code enforcement changes
- Advantages of holding start-up meetings with city staff, developers, and local neighbors when new developments begin, to ensure that everyone involved understands the expectations

[Written Public Comment](#)

7. Response to Previous Public Comments

8. Consent Agenda

8.1. City Council Minutes

August 1, 2022

Moved by Richard Sheldon, seconded by Kathleen Walker

Adopt the meeting minutes.

CARRIED. 6-0

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

Abstained: Don Hokanson

8.2. **Special Service Contract Program - Midterm Report**

Staff Report - 0607

The Council discussed business resource center funding, in light of funding also granted by the State.

Moved by Richard Sheldon, seconded by Jeremy Pietzold

Accept the report.

CARRIED. 7-0

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

9. **New Business**

9.1. **Comprehensive Plan Scope of Work Amendment**

Staff Report - 0602

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

Council discussion ensued on the following topics:

- Whether the City should participate in county-wide housing needs assessments in the future to lower costs
- The importance of knowing how many acres of each zoning type currently exist, and whether they are currently developed
- Impacts from House Bill 2001
- The importance of undertaking this task at this time
- Possibilities for budgeting for a portion of this work in the next biennium

Moved by Jeremy Pietzold, seconded by Carl Exner

Authorize the City Manager to amend the Comprehensive Plan update agreement with 3J Consulting to include a Housing Needs Analysis for a total amount of \$38,000."

CARRIED. 7-0

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

9.2. **Contract Amendment No. 2: Wastewater Treatment Plant Engineering Services**

Staff Report - 0609

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

The Council discussed the remaining amount of CWSRF funding, and City efforts to apply for additional funding.

Moved by Jeremy Pietzold, seconded by Carl Exner

Authorize the City Manager to execute a second amendment to the agreement with West Yost for additional wastewater treatment plant professional services, in the amount of \$339,741.

CARRIED. 7-0

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

9.3. **Guaranteed Maximum Price Approval: Wastewater Collection System Rehab Basins 6 & 7**

Staff Report - 0608

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

Council discussion ensued on the following topics:

- The status of the \$14.7 million ARPA grant and the funding sources used to pay for the different portions of collection system rehabilitation. Staff will report back with a funding summary.
- Note that the pipes being rehabilitated are the oldest in the city.

Moved by Carl Exner, seconded by Don Hokanson

Approve the Guaranteed Maximum Price from Oxbow Construction for Basins 6 and 7 rehabilitation in the amount of \$6,356,460.12, and authorize

the City Manager to enter into an agreement with Oxbow Construction for this work

CARRIED. 7-0

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

9.4. **City Emergency Operations Plan Update**

Staff Report - 0604

The **Police Chief** summarized the staff report, which was included in the agenda packet.

Council discussion ensued on the following topics:

- Whether having an updated plan allows the City to access more grant funding
- The role of the City Council in an emergency, including serving as community leaders and approving funding-related measures
- The role of the Mayor in an emergency
- Possible challenges related to key individuals being out of town in an emergency
- Lessons learned during the wildfire emergency in 2020
- The importance of maintaining radio contact with key personnel
- Possible shared roster opportunities with other area cities
- Possibilities for executing agreements with local contractors to use equipment on an emergency basis
- The importance of hiring a designated emergency manager
- Importance of emergency management training for staff and Council
- Whether issues not envisioned originally should be included in the plan, such as civil unrest and local militias
- Suggestions to address in the draft: listing SandyNet as critical infrastructure; ensuring infrastructure systems are intertwined; addressing roles of schools and churches; fixing typos in section 1.4.1; addressing evacuation route procedures and emergency shelter establishments
- Need for Council to tour the emergency operations center
- Need to clarify the role of the Mayor in declaring an emergency, and the process for designating an incident commander
- Whether regulatory procedures can be streamlined in an emergency
- Need for clarity on requesting state emergency declarations

- Possible inconsistencies in the plan regarding lines of succession and command structures

The consensus of the Council was that staff should make amendments to the draft plan and bring it back to the Council in the near future for further consideration.

10. Report from the City Manager

- Introduction of Josh Soper from Beery, Elsner, and Hammond
- Hoodview Disposal intends to pick up early this week due to heat
- Transit has received grant funding for two new electric buses
- Parks and Recreation events have been extremely successful and well attended
- Proposals are being sought for the grease interceptor program
- A program manager is being sought to help manage water and wastewater projects
- School resource officer negotiations are proceeding

11. Committee /Council Reports

Councilor Hokanson

(none)

Councilor Exner

- The City should reactivate the Arts Committee and the Tree Committee

Councilor Walker

- When new developments are being constructed, holding start-up meetings with city staff, developers, and local neighbors would be beneficial in ensuring that everyone involved understands the expectations
- The City should strengthen enforcement mechanisms and penalties to ensure that tree retention requirements are followed
- Concern regarding sufficient space at the Operations Center to accommodate Transit, Public Works, and SandyNet
- Praise for Parks and Recreation programming
- Note on the importance of ensuring the school resource officer program is paid for equitably vis a vis Sandy and the surrounding area

Councilor Sheldon

- Note that the reported compensation levels of school resource officers includes PERS and other overhead costs

Councilor Smallwood

- Agreement that the City should reactivate the Arts Committee
- Concern that it is unfair to require property owners to plant trees, and later require them to pay for sidewalk repairs caused by said trees

Council President Pietzold

- Hoot to Coast is upcoming
- Note on traffic signal concerns on Hwy 26
- Praise for progress on 362nd / Bell
- Inquiry on the expected completion date for the Vista Loop sidewalk project

Mayor Pulliam

- Praise for grant funding for new electric buses
- Praise for Parks and Recreation programming
- Notes on recent OMA conference
- Request for staff to look into measure Happy Valley is taking in response to the Governor's climate action rules
- Praise for the downtown flower baskets

12. Staff updates

12.1. [Monthly Reports](#)

13. Adjourn

14. CITY COUNCIL EXECUTIVE SESSION

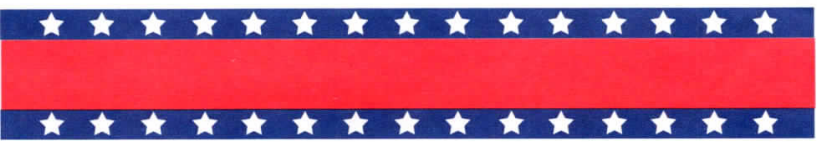
The City Council met in executive session pursuant to ORS 192.660(2)(d) and (2)(h)



Mayor, Stan Pulliam



City Recorder, Jeff Aprati



I thought we were supposed to be "The city of trees"

As a resident of Vista Loop I'm terribly disappointed that a number of large native trees that were supposed to be protected were removed for a miniscule fine.

Whats the point of protection if any amount of money can override them.

Bonnie Eichel
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Sandy, Oregon 97055