



MINUTES
City Council Meeting
Monday, May 15, 2023 6:00 PM

COUNCIL PRESENT: Chris Mayton, Councilor; Laurie Smallwood, Council President; Richard Sheldon, Councilor; Kathleen Walker, Councilor; Carl Exner, Councilor; Don Hokanson, Councilor; and Stan Pulliam, Mayor

COUNCIL ABSENT: (none)

STAFF PRESENT: Jordan Wheeler, City Manager; Jeff Aprati, City Recorder; Tyler Deems, Deputy City Manager; Jenny Coker, Public Works Director; Ernie Roberts, Police Chief; David Snider, Economic Development Manager; Kelly O'Neill Jr., Development Services Director; and Rochelle Anderholm-Parsch, Parks and Recreation Director

MEDIA PRESENT: Sandy Post

1. CITY COUNCIL WORK SESSION - 6:00 PM

1.1. Economic Development Strategic Plan Review

Staff Report - 0700

Elliot Weiss of Community Attributes, Inc. provided a presentation to the Council on the Economic Development Strategic Plan, developed over the past year and recommended to the Council by the Economic Development Advisory Board. Mr. Weiss' presentation slides were included in the agenda packet.

Council discussion ensued on the following topics:

- Discussion on the degree to which the plan will be implemented by the City or by other community partners
- Discussion on whether the City should further invest in sectors established in the area, or pursue other sectors desired by community members; discussion on the importance of job density, good wages, available land and resources, and opportunities to leverage and multiply the focused efforts of other neighboring communities
- Discussion of Sandy's assets related to tourism and recreation, especially related to seasonal versatility and range of unique and convenient amenities
- Clarification on the meaning of 'systems' in Goal 1
- Job training efforts will rely on collaboration with community partners.

- Suggestion to provide more emphasis on leveraging Sandy's transit system (Sandy Area Metro).
- Clarification on the suggestion to build on area assets in metals manufacturing
- Suggestion to highlight possibilities for leveraging metals fabrication in conjunction with the emerging mass timber industry
- Discussion on opportunities to update regulations on food carts/trucks to drive innovation and investment
- Discussion on the relative level of ease of conducting and/or starting a business in Sandy; discussion of grant programs; discussion of the need to mitigate blight; discussion of the proper ratio of incentives to enforcement
- Emphasis on the need to leverage Winterfest as an economic driver
- Suggestion to pursue possibilities for industry use of the City's treated effluent
- Emphasis on the need to ensure that economic development and urban renewal funds are invested effectively; assessments of the relative success and returns on investment realized from the City's economic development activities and programs generally

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. Consent Agenda

8.1. **City Council Minutes**
April 17, 2023

8.2. **Economic Development Advisory Board Appointments**

Staff Report - 0705

8.3. **Update Bank Signatories**

Resolution 2023-13

Staff Report - 0697

8.4. **Authorization of CWSRF Loan Agreement**

Resolution 2023-14

Staff Report - 0699

8.5. **Authorization of New Bank Account**

Resolution 2023-15

Staff Report - 0698

8.6. **Stranded Workers IGA**

Resolution 2023-16

Staff Report - 0702

8.7. **Stormwater Interfund Loan**

Resolution 2023-17

Staff Report - 0703

Moved by Laurie Smallwood, seconded by Richard Sheldon

Adopt the Consent Agenda

CARRIED. 7-0

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

9. Old Business

9.1. **Modification of Parks System Development Charge (SDC) and Fee-in-Lieu (FIL) Rate Implementation**

Resolution 2023-11

Resolution 2023-12

Staff Report - 0695

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

Discussion begin with clarification on the effects of Resolution 2023-11, after which a motion to approve 2023-11 was voted on and approved (referenced below).

Discussion continued on Resolution 2023-12, pertaining to the following issues:

- Clarification of the number of units currently proceeding through the approval process that would be affected by lowering the fee-in-lieu rate
- Discussion of currently approved lots that could potentially convert to duplexes pursuant to HB 2001, and the fact that such an action would require only a building permit and not a new land use application
- Discussion of the application date of Cascade Creek Apartments, and of whether it is appropriate for this property to benefit from the reduced fee-in-lieu period
- Clarification on the effective date of the resolution, and the fact that fees-in-lieu for most of the properties in question have not yet been paid. Establishing a reduced fee-in-lieu period as of the effective date of this resolution would capture nearly all the properties in question, save two duplex units that would require reimbursement.
- Possibilities for revisiting fee-in-lieu rates again in the future
- Discussion related to the current moratorium

Moved by Laurie Smallwood, seconded by Chris Mayton

Adopt Resolution 2023-11

CARRIED. 7-0

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

Moved by Laurie Smallwood, seconded by Chris Mayton

Adopt Resolution 2023-12

CARRIED. 4-3

Ayes: Chris Mayton, Laurie Smallwood, Carl Exner, and Stan Pulliam

Nays: Richard Sheldon, Kathleen Walker, and Don Hokanson

10. New Business

10.1. City Manager Recruitment Firm Contract Approval

Staff Report - 0706

The **Human Resources Director** summarized the staff report, which was included in the agenda packet, and the recommendation to contract with Jensen Strategies, LLC. She outlined the proposal solicitation and evaluation process with the City Manager Recruitment Subcommittee. She confirmed that the recruitment process would be national in scope, that the city manager and police chief recruitments would be conducted separately. **Councilor Hokanson** shared that he was impressed with the firm's process.

Moved by Kathleen Walker, seconded by Don Hokanson

Authorize the City Manager to execute a contract with Jensen Strategies, LLC for city manager recruitment services, as provided in the agenda packet

CARRIED. 7-0

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

10.2. Interim City Manager Contract Approval

Staff Report - 0709

The **City Attorney** summarized the staff report, which was included in the agenda packet. Clarification was provided to the Council on the calculation of the compensation package included in the contract.

Moved by Richard Sheldon, seconded by Carl Exner

Approve the temporary employment contract with Tyler Deems for executive city management services as Interim City Manager, as provided in the agenda packet

CARRIED. 7-0

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

11. Report from the City Manager

- Comprehensive Plan update 'Block 2' draft text will be sent to the Council soon
- Estacada recently opened a new park
- New police speed trailer will be deployed soon
- Discussion regarding enforcement of the City's new camping regulations
 - Complaints received regarding camping near Industrial Way and Champion Way
 - Preparations underway for enforcement of new RV parking regulations
 - Concerns regarding camping in front of the Library
 - Concerns regarding creaking into mailboxes
 - Needs for clear process and procedures for enforcement of RV parking regulations, including advising of requirements, punctual follow up, towing if necessary if the problem remains after approximately one week
 - Needs for a clear process and action plan for enforcement of camping regulations, including roles and responsibilities, patrol procedures, and timeline expectations
 - Emphasis on the need to submit complaints through proper channels, not only social media
 - Emphasis on the need for empathy for homeless individuals, as well as for affected property owners
 - Suggestions for use of trespass procedures if necessary
 - Appreciation for the difficulty and complexity of the challenges involved
- Thanks and gratitude to the Council and staff for their work and support during his tenure

12. **Committee /Council Reports**

Councilor Hokanson

- Thanks and appreciation for Jordan Wheeler's service as city manager
- Concerns regarding the dumpster at Tractor Supply
- Anticipation for the new speed trailer; suggestion for speed radar in the downtown core
- Suggestion that the new permanent city manager should select the new police chief; suggestion that an interim chief may be necessary

Councilor Exner

- Thanks and appreciation for Jordan Wheeler's service as city manager
- Appreciation for the new sidewalk near the police station

Councilor Walker

- Thanks and appreciation for Jordan Wheeler's service as city manager

- Concern regarding disregard for the stop sign at the intersection of Melissa and Rachael Dr
- Anticipation for the new library outreach vehicle
- Suggestions regarding deployment of the new speed trailer

Councilor Sheldon

- Thanks and appreciation for Jordan Wheeler's service as city manager

Council President Smallwood

- Thanks and appreciation for Jordan Wheeler's service as city manager
- Appreciation of recent police officer interviews
- Needs for pavement maintenance on Pleasant St

Councilor Mayton

- Thanks and appreciation for Jordan Wheeler's service as city manager
- Appreciation for the Council's consideration of the changes to fees-in-lieu

Mayor Pulliam

- Appreciation for the Council's good intentions despite the split vote on the fee-in-lieu issue; emphasis on the importance of striving for compromise and consensus
- Reminder on the upcoming C4 retreat
- Reminder on the upcoming CCA dinner in West Linn
- Emphasis on the importance of the upcoming police chief recruitment
- Thanks and appreciation for Jordan Wheeler's accomplishments as city manager, particularly the master planning, talented staff.

Following the Mayor's remarks, Mr. Wheeler was presented with two thank you gifts from the City.

13. Staff updates

13.1. [Monthly Reports](#)

14. Adjourn

15. CITY COUNCIL EXECUTIVE SESSION

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



City Council
May 15, 2023

Mayor, Stan Pulliam

A handwritten signature in black ink, appearing to read "Jeff Aprati". The signature is written in a cursive, flowing style.

City Recorder, Jeff Aprati