



**MINUTES**  
**City Council Meeting**  
**Monday, July 20, 2020 6:00 PM**

**COUNCIL PRESENT:** Stan Pulliam, Mayor, Jeremy Pietzold, Council President, John Hamblin, Councilor, Laurie Smallwood, Councilor, Jan Lee, Councilor, and Carl Exner, Councilor

**COUNCIL ABSENT:** Bethany Shultz, Councilor

**STAFF PRESENT:** Jordan Wheeler, City Manager, Tanya Richardson, Community Services Director, David Doughman, City Attorney, Ernie Roberts, Police Chief, Mike Walker, Public Works Director, Tyler Deems, Finance Director, Shelley Denison, Associate Planner, Greg Brewster, IT/SandyNet Director, Angie Welty, HR Manager, Andi Howell, Transit Director, and David Snider, Economic Development Manager, Spencer Parsons, City Attorney's Office

**MEDIA PRESENT:** Sandy Post

**1. MEETING FORMAT NOTE**

The Council conducted this meeting electronically using the Zoom video conference platform. A video recording of the meeting is available on the City's YouTube channel: [https://www.youtube.com/channel/UCbYEclgC6VW\\_mV2UJGyvYfg](https://www.youtube.com/channel/UCbYEclgC6VW_mV2UJGyvYfg)

**2. URBAN RENEWAL BOARD MEETING - 6:00 PM**

**Note:** Chief Phil Schneider and Executive Director Khrys Jones were present for the SURA Board meeting.

**2.1. Growing Together Mural Discussion**

Staff Report - 0305

**Mayor Pulliam** noted that community members have recently voiced concerns about the mural project, both on social media and via email. He stated this meeting is an opportunity for the SURA Board to check in and assess whether any additional steps are warranted. He stated that **Councilor Shultz** indicated before the meeting that she still supports the project as previously approved.

**Councilor Exner** stated that the mural project has gone through several opportunities for public comment and input in multiple venues. He noted that

the input events were lightly attended. He stated that a private individual approached Ms. Hawley at the outset, and the two agreed on the idea for a community-centered mural. He stated that the Arts Commission's desire is not to force the project through; he stated that they are interested in a way to garner comments and find ways to bring community members into the conversation, including the possibility of reopening the process for further input. He noted the intent of the mural was to bring people together, not to be divisive.

**Mayor Pulliam** expressed support for gathering more public feedback.

**Councilor Lee** agreed that taking additional time to ensure the community is on board with the project would be beneficial. She noted that having an evening meeting would enable more people to attend.

**Mayor Pulliam** reiterated that the Arts Commission had made considerable efforts to reach out to the public on this topic; the decision to reopen the project to more input should not be construed to imply a lack of such effort. He commended the Arts Commission on their commitment to the community.

**Council President Pietzold** stated that the quality of art is in the eye of the beholder. He noted that multiple public meetings and comment opportunities have occurred for this project. He supports reopening this project for input, but he cautioned about the slippery slope of revisiting decisions that have already been made.

**Councilor Lee** indicated that the public concerns she heard were through personal communication, not social media.

## 2.2. **Urban Renewal Project Prioritization**

13 - 32

Staff Report - 0295

The **City Manager** delivered a presentation providing background and context to inform prioritization of urban renewal projects. The presentation included an overview of the SURA, how the SURA is funded, renewal plan activities, a mid-biennium financial update, successfully completed projects, and items to consider during the prioritization discussion. The presentation slides are attached to these minutes.

**Mayor Pulliam** asked how maximum indebtedness is calculated based on future property valuation. The **City Manager** stated that informed estimates are made based on the zoning of the property.

The **City Manager** reviewed multiple possible urban renewal opportunities, including public improvement projects; preservation, rehabilitation, development, and redevelopment opportunities; property acquisition and disposition; design plans; and plan administration.

**Councilor Exner** asked about the control exercised by other entities such as ODOT and PGE that could potentially be in conflict with the goals of the City. The **City Manager** stated that other governmental entities like ODOT typically have a process through which issues can be resolved. Other entities like PGE can be subject to undergrounding requirements, though this can be expensive. He noted that partnering and property ownership considerations should be factored into project prioritization.

The **Finance Director** provided a summary of the \$8.8 million SURA budget for the 2019-2021 biennium. Currently budgeted projects for this biennium include City Hall improvements at \$400,000; Sandy Community Campus at \$3,000,000; streetscape and civic areas at \$200,000; and Facade and Tenant Improvement grants at \$360,000. He reviewed revenue collection and spending levels to date. He noted that \$2.96 million has yet to be spent from the \$10 million bond issued in 2017, and that over \$40 million in total debt capacity remains. He reviewed property tax revenue projections and estimated that approximately \$11 million in full faith and credit bonds could be issued currently.

It was noted that the return on investment for some projects should be measured in terms of quality of life rather than the degree to which it increases the tax base of the district.

The **City Manager** reviewed a list of projects that have been completed in recent years. He mentioned several options for future prioritization of urban renewal projects.

**Council President Pietzold** stressed the need to prioritize projects that will increase the value of the Urban Renewal District, which can then be leveraged into future projects.

**Councilor Lee** pointed to the importance of investing in the Community Campus.

**Councilor Exner** warned against putting off major projects because of the challenges or impediments that may be encountered.

**Mayor Pulliam** stressed the need to weigh the anticipated benefits of a project against its impact to the budget.

[Project Prioritization Slides](#)

### 3. WORK SESSION - 6:30 PM

#### 3.1. Mid-Biennium Financial Update

33 - 42

Staff Report - 0296

The **Finance Director** provided an overview of the City's finances at the mid point of the biennium. Presentation slides are attached to the minutes.

**Councilor Lee** asked about state reimbursement of the grants provided to businesses earlier in the spring. The **Finance Director** stated he is optimistic about reimbursement in the second phase of CARES Act payments.

**Councilor Exner** asked whether commercial non-payments of utility accounts were indicative of businesses closing. Staff noted that outstanding balances stay with the property, even in the case of a foreclosure, and that it may be possible to provide additional grant opportunities later in the year.

The **Finance Director** noted that some revenue streams have been significantly impacted by COVID-19, such as lodging tax, recreation fees, and gas tax.

**Mayor Pulliam** asked how revenue declines could affect bonding capacity for future projects. Staff responded that this remains to be seen, but that gas tax revenue seems to have rebounded from the March and April low.

**Councilor Exner** asked whether other cities have seen similar revenue trends. Staff responded that budget impacts in other cities depend on the structure of their budgets and their relative reliance on different revenue sources.

The **Finance Director** stated the City will be seeking \$106,000 in CARES Act reimbursement in July. He noted that the Public Safety Fee has resulted in approximately \$23,000 in revenue per month, which is on track to result in \$503,000 by the end of the biennium. He stated that the increased sewer rates have resulted in the anticipated increase in revenue. Upcoming finance-related projects include updating internal service charge calculations and developing a budget tracking dashboard for added transparency.

**Council President Pietzold** commended the Finance Director for his work.  
**Councilor Exner** concurred.

The **Finance Director** suggested another budget update in January.

[Mid-Biennium Financial Update Slides](#)

**4. REGULAR MEETING - 7:00 PM**

**5. Pledge of Allegiance**

**6. Roll Call**

**7. Changes to the Agenda**

**8. Public Comment**

Vicky James, 17920 Landry Drive: stated she is pleased with the meeting so far and intends to view future meetings. She thanked the Council for their service.

**9. Presentation**

**9.1. NW Natural Pipeline Project Update**

*Nina Carlson, NW Natural*

Nina Carlson and Andrea Kuehnel with NW Natural discussed plans for their upcoming project. They will be installing new infrastructure along the eastbound lanes of Highway 26 from Kelso Road to University Avenue, and through to Meeker Street. Construction is anticipated to be completed by early October, and will occur mainly at night to avoid traffic impacts (7:00 p.m. - 5:00 a.m.). The portion of the construction along University and Meeker is slated to begin in September.

**Council President Pietzold** asked where precisely in the roadway construction would occur, asked whether any transmission facility structures would be constructed, and asked whether a noise variance would be sought for the work. Ms. Kuehnel responded that work would occur on the south side of Hwy. 26 for portions, and in the center median at other points. She stated there would be a noise variance application for the residential portion of the project. She mentioned there would be a station on the east side of University to reinforce distribution. She stated there are no plans at the current time to continue the work eastward following this project. Ms. Carlson stated residents in the immediate vicinity of the work have received a notice in the mail with contact information, and agreed to provide a copy of the notice to the City.

**Councilor Exner** asked about crossing the westbound lanes of Hwy 26 when the work proceeds north onto University. Ms. Kuehnel stated that only one lane at a time would be closed during this portion, and that measures would be taken to provide notice and mitigate impacts.

**10. Consent Agenda**

**10.1. City Council Minutes**

**10.2. Transit Vehicle Replacement Grant Agreement**

Staff Report - 0297

**Moved by John Hamblin, seconded by Jeremy Pietzold**

Staff Report - 0297

***Adopt the consent agenda.***

**CARRIED. 6-0**

Ayes: Stan Pulliam, Jeremy Pietzold, John Hamblin, Laurie Smallwood, Jan Lee, and Carl Exner

Absent: Bethany Shultz

**11. Resolutions**

**11.1. Resolution 2020-19**

Condemning Racism and Affirming the City of Sandy's Commitment to Equity

Staff Report - 0298

The **City Manager** stated the resolution was one of the outcomes from the Council's recent listening session on racism. He applauded the Council's consideration of this action. The **City Recorder** noted that the proposed resolution drew upon similar resolutions passed by the cities of Hillsboro, Beaverton, Warrenton, Milwaukie, Lake Oswego, Ashland, Hermiston, McMinnville, and Independence. **Mayor Pulliam** thanked the Council for their input into the resolution.

**Councilor Exner** asked whether the Sandy Stand Up group has offered the reading list discussed at the listening session. **Mayor Pulliam** stated he would follow up on the matter.

**Councilor Hamblin** asked for the resolution to be read aloud into the record.  
**Mayor Pulliam** read the resolution aloud.

**Moved by John Hamblin, seconded by Jan Lee**

Staff Report - 0298

***Adopt Resolution 2020-19***

**CARRIED. 6-0**

Ayes: Stan Pulliam, Jeremy Pietzold, John Hamblin, Laurie Smallwood, Jan Lee, and Carl Exner

Absent: Bethany Shultz

11.2. **Resolution 2020-17**

Solid Waste Disposal Rate Adjustment

Staff Report - 0294

The **City Manager** noted the Council considered this issue at its work session on July 6th. The recycling market has experienced significant disruption in recent years, and Hoodview Disposal has requested a phased rate increase. Hoodview has also proposed a personalized cleanup day service.

**Mayor Pulliam** asked about changing the process for future rate changes; employing a look-ahead model rather than retrospective. The **City Manager** suggested this should be pursued in the near future.

**Council President Pietzold** indicated his preference for the cleanup day service to begin this year.

**Moved by Jeremy Pietzold, seconded by Laurie Smallwood**

Staff Report - 0294

***Adopt Resolution 2020-17***

**CARRIED. 6-0**

Ayes: Stan Pulliam, Jeremy Pietzold, John Hamblin, Laurie Smallwood, Jan Lee, and Carl Exner

Absent: Bethany Shultz

11.3. **Resolution 2020-18 - PUBLIC HEARING**

Adopting Findings to Support a Modified Construction Manager / General

Contractor Procurement Method for the 2020-21 Wastewater Collection  
System Rehabilitation Project

Staff Report - 0292

Abstentions: none

Conflicts of Interest: none

Staff Report:

The **Public Works Director** stated that approval of this resolution would enable usage of the Modified Construction Manager / General Contractor (CM/GC) procurement method for the 2020/21 Wastewater Collection System Rehabilitation Project. This method would combine some of the inspection and design steps, allowing the Owner and Contractor to select from a jointly developed 'menu' of rehab methods for each of the sites. The time savings realized allow the work to begin this Fall and be completed in the summer of 2021 where a conventional design, bid, build method might not even be able to advertise for bids until next spring.

The **City Attorney** noted his office will assist in developing the RFP. He has completed such work for other clients as well.

**Councilor Exner** asked why the City was rushing the process rather than starting earlier and going through the traditional bid method. The **Public Works Director** responded that the funding received from the state required substantial environmental review, and that preliminary work had been required to identify the basins with the highest inflow and infiltration rates. **Councilor Exner** stressed the importance of performing necessary contract review to guard against any potential contract problems. The **Public Works Director** noted staff's experience with similar processes, and the City Manager stated that the CM/GC method is become much more common.

Public Comment: none

Staff Recommendation: Approval of Resolution 2020-18

\*\*The Public Hearing was closed at this point - see motion below\*\*

**Moved by Jeremy Pietzold, seconded by Laurie Smallwood**



***Close the public hearing***

**CARRIED. 6-0**

Ayes: Stan Pulliam, Jeremy Pietzold, John Hamblin, Laurie Smallwood, Jan Lee, and Carl Exner

Absent: Bethany Shultz

**Moved by Jan Lee, seconded by Laurie Smallwood**

Staff Report - 0292

***Adopt Resolution 2020-18***

**CARRIED. 6-0**

Ayes: Stan Pulliam, Jeremy Pietzold, John Hamblin, Laurie Smallwood, Jan Lee, and Carl Exner

Absent: Bethany Shultz

**12. New Business**

**12.1. 5G Small Cell Code Amendment Discussion**

43 - 56

Staff Report - 0299

The **Associate Planner** presented background information regarding 5G cell facility regulation, as well as draft design standards. Presentation slides are attached. She stated that the proposed language is designed to exert as much control over the placement of such facilities in the city's rights of way as possible, within the limitations imposed by the Federal Communications Commission. The proposed application fee for placement on existing structures is \$500 for up to 5 sites, and \$100 for each additional site. The fee for each facility with a new support structure would be \$1,000. She noted that while some people have health concerns regarding 5G technology, the overwhelming scientific consensus is that no such effects exist.

**Councilor Exner** stated concern about health effects of 5G that exist in the community. He emphasized the need to consider the communications approach on this issue; he asked whether there is a way to ensure such facilities will be safe and cautioned about the use of the word 'stealth.' The **Associate Planner** noted that the City is limited by the Federal Government in its ability to regulate 5G. **Mr. Parsons** with the **City Attorney's Office** provided further explanation of the legal limitations facing local government regulation of 5G.

**Councilor Lee** asked whether companies could share facilities or whether they would need their own. The **Associate Planner** stated they would each need their own facility, possibly leading to visual clutter. **Mr. Parsons** stated the industry claims that proximity to other facilities may lead to signal interference.

**Council President Pietzold** reiterated that the City is preempted from taking regulatory actions outside the limits imposed by the FCC. He agreed that companies have indicated they will not share facilities, and noted that they are attempting to preempt actions from states, not only cities. He indicated that they are unlikely to lease the City's fiber network and will prefer to install their own. He stated that the draft regulations are a good start but will need to evolve over time.

**Councilor Exner** expressed a desire to have equipment from previous generations of cell technology removed if it is no longer needed.

[5G Small Cell Code Slides](#)

## 12.2. **Pay Equity and Compensation Study Implementation**

57 - 69

Staff Report - 0302

The **Finance Director** summarized the results of the pay equity and compensation study conducted by LGPI, and the recommended adjustments to the City's pay structure. The changes would bring Sandy into compliance with state pay equity requirements, and would position the City to be more competitive with other similar jurisdictions in terms of attracting and retaining talent. Presentation slides are attached.

The **Finance Director** noted that a compensation study conducted in 2014 found that 44% of the City's positions were below market, though no changes were made at the time. The new proposed pay structure would include 14 grades, each with 7 steps with a 4.5% difference between steps. Other elements include changes to the health insurance premium cost share structure, moving to an 85 - 15% split and discontinuation of the opt-out benefit (per CIS requirements), and a 2.9% COLA effective July 1, 2020. The total cost of the changes in the current budget would be \$162,739.

**Mayor Pulliam** stressed the need to consider the compensation levels of entities like MINET Fiber, which although it is larger and has a different governance structure, could compete with SandyNet for talent. He thanked staff for their effort on the study, and stated his support for compensating

employees in a competitive manner that reflects the excellent work they do.

**Councilor Hamblin** stated that performing such a study, identifying shortcomings in the pay structure, and then not addressing the problems would be highly problematic for employee morale. He expressed support for paying employees at a level reflecting their worth.

**Council President Pietzold** indicated he has supported making such changes for a number of years; he believes it is the right thing to do and wants to make sure the City does not lose talent.

[Pay Equity and Compensation Study Slides](#)

### 13. Report from the City Manager

The **City Manager** stated that Council Members would have an opportunity to designate legislative priorities for the League of Oregon Cities. He indicated that 30% design for the 362nd / Bell Street project will be received very shortly. He stated that the City is preparing to apply for additional WIFIA funding; an updated financial model for the wastewater utility has been received. The preliminary design report on the wastewater treatment plant will be completed soon; discharge alternative analysis work is proceeding. Port-a-potties will be made available at three parks; restrooms will be open and cleaned once daily (with requisite signage). The Council will need to consider how to use additional COVID-19 relief funding, given the parameters involved.

### 14. Committee /Council Reports

**Councilor Exner:** the restored Roger Cooke mural will be unveiled on August 8th. He encouraged more communication with local watershed groups to provide education on the City's wastewater project efforts. The **City Manger** offered to facilitate such communication. **Councilor Exner** asked about the status of efforts to adjusting the traffic signals on Highway 26. **Mayor Pulliam** indicated this is part of the ongoing negotiations with ODOT on the Highway 211 jurisdiction transfer issue.

**Councilor Lee:** met recently with the Student Alliance for Equality group, which will be organizing a rally on the 25th. Police Department officials were invited. She noted that Congress will not be providing CARES Act direct support to local governments. She assisted in recent interview processes for new police officers. She indicated that Sandy Connect would like City support for their effort to make shower facilities available for homeless individuals.

**Councilor Hamblin:** commended the **Finance Director** for his assistance on the city manager performance evaluation process. He also thanked **Councilor Lee** and the **City Recorder** for their work on the resolution denouncing racism; he stressed the

importance of follow-up actions to achieve the goals stated in the resolution and suggested quarterly reports on the City's progress.

**Councilor Smallwood:** asked whether any project delays should be anticipated given ODOT's budget challenges. The **City Manager** stated he does not anticipate any delays at this point.

**Council President Pietzold:** reiterated the need to address the weeds in the islands in Highway 26. He expressed support for taking action to move forward on the Gateway Plan to improve the appearance and attractiveness when entering the city. He proposed the idea of making a bottle return facility available.

**Mayor Pulliam:** expressed strong support for installing a sign at the corner of Meinig and Proctor Avenues advising drivers that left turns on red are permitted.

**15. Staff updates**

15.1. [Monthly Reports](#)

**16. Adjourn**

**17. CITY COUNCIL EXECUTIVE SESSION**

Pursuant to ORS 192.660(2)(i), the Sandy City Council met in executive session to review and evaluate the job performance of a chief executive officer.



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Mayor, Stan Pulliam



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City Recorder, Jeff Aprati



**Sandy Urban Renewal Board**  
**Monday, July 20, 2020**

# Urban Renewal Project Prioritization


# Work Session Outline and Purpose


1. Review urban renewal plan activities and project goals
2. Receive a financial update on urban renewal fund
3. Begin to develop a list of potential projects to consider for a urban renewal project plan
4. Discuss project prioritization



# Sandy Urban Renewal Area

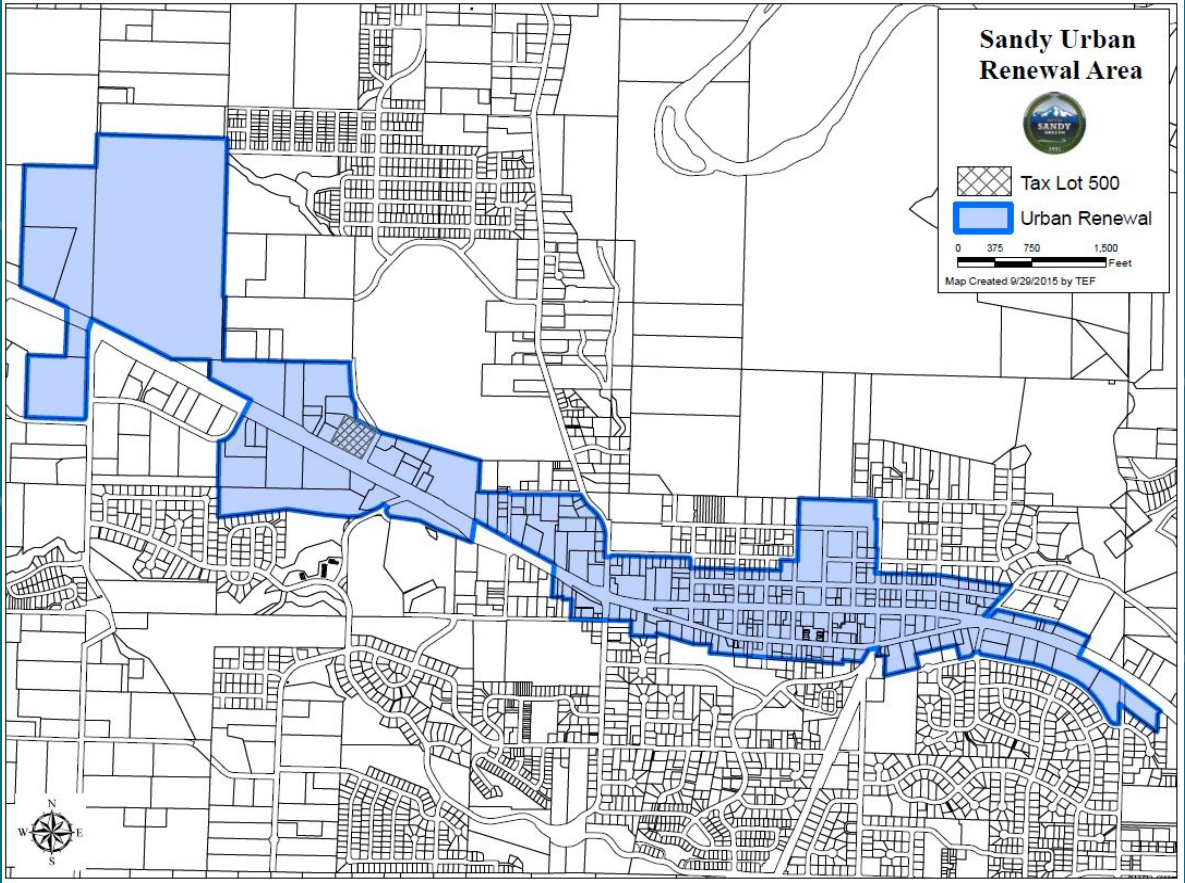


 Tax Lot 500

 Urban Renewal

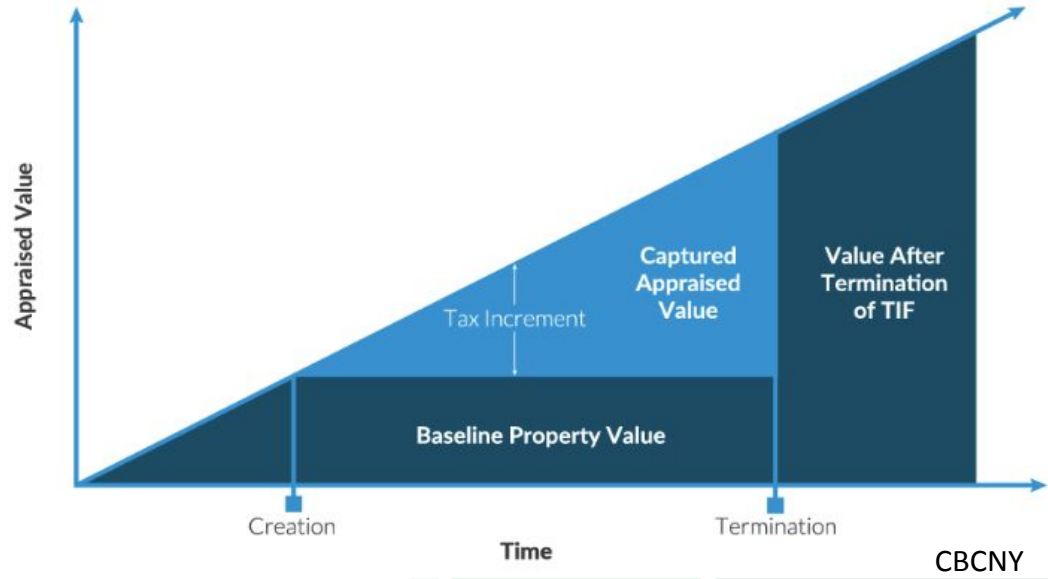
0 375 750 1,500  
Feet

Map Created 9/29/2015 by TEF



# Urban Renewal Funding

## Tax Increment Financing





# Urban Renewal Plan Activities

## A. Public Improvements

B. Preservation, Rehabilitation, Development and Redevelopment

C. Property Acquisition and Disposition

D. Design Plans

E. Plan Administration



# Public Improvements

1. Traffic Signalization
2. Public Parking Facilities
3. Public Open Spaces
4. Street, Curb, and Sidewalk Improvements
5. Fire Protection Improvements (10% of indebtedness)
6. Streetscape and Civic Area Projects
7. Street Lighting
8. Placing Utilities Underground
9. Pedestrian, Bike, and Transit Connectivity
10. Aquatic/Recreation Center (Sandy Community Campus)
11. 362nd Drive extension north of Highway 26
12. City Hall Improvements



# Public Improvements Project Opportunities

- Pleasant Street Master Plan implementation (\$10 million in three to four phases)
- 362nd Drive extension north of Highway 26
- 362nd Drive utilities and civic spaces
- Downtown Walkability Improvements (walkability plan)
- Sidewalk improvements and Safe Routes to School (SRTS) program
- Downtown streetscape improvements and alterations to existing streets to add parking and landscaping in downtown (Revenue, Smith, Bruns, Hoffman)
- Aquatic/Recreation Center (Sandy Community Campus)
- City Hall remodel with Sandy Style facade improvements
- Downtown parking lot construction
- Beautification (Gateway Plan, monument signage, etc.)



# Urban Renewal Plan Activities

- A. Public Improvements
- B. Preservation, Rehabilitation, Development and Redevelopment**
- C. Property Acquisition and Disposition
- D. Design Plans
- E. Plan Administration



## **Preservation, Rehabilitation, Development and Redevelopment Opportunities**

- Smith Building site at intersection of Pioneer Blvd. and Highway 211
- Old La Bamba site at intersection of Pioneer Blvd. and Scales Ave
- Sandy Community Campus - Pleasant Street gravel parking lot
- West Sandy Commercial Properties (362nd Drive & Bell St.)
- Community Center building and property
- Facade and Tenant Improvement (TI) grants
- Heritage Square parking lot repaving



# Urban Renewal Plan Activities

- A. Public Improvements
- B. Preservation, Rehabilitation, Development and Redevelopment
- C. Property Acquisition and Disposition**
- D. Design Plans
- E. Plan Administration



# Urban Renewal Plan Activities

- A. Public Improvements
- B. Preservation, Rehabilitation, Development and Redevelopment
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- D. Design Plans**
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# Urban Renewal Plan Activities

- A. Public Improvements
- B. Preservation, Rehabilitation, Development and Redevelopment
- C. Property Acquisition and Disposition
- D. Design Plans
- E. Plan Administration**



# SURA BN 19-21 Budget Summary

	BN 13-15 Actual	BN 15-17 Actual	BN 17-19 Budget	BN 19-21 Proposed
Beginning Balance	122,910	1,493,848	8,130,114	5,089,533
Property Taxes	2,750,336	2,999,792	3,081,900	3,620,000
Interest	10,420	69,215	27,000	75,000
Loan Proceeds	-	10,000,000	-	-
<b>Total Resources</b>	<b>2,883,666</b>	<b>14,562,855</b>	<b>11,239,014</b>	<b>8,784,533</b>
Personnel Services	142,963	159,545	120,470	247,200
Materials & Services	41,749	25,151	101,550	162,720
Capital Outlay	284,724	4,334,930	8,033,956	3,960,000
Debt Service	3,202,575	1,753,445	1,868,490	-
Transfers	-	12,503	18,899	1,793,540
Contingency	-	-	1,095,649	2,621,073
<b>Total Requirements</b>	<b>3,672,011</b>	<b>6,285,575</b>	<b>11,239,014</b>	<b>8,784,533</b>



# BN19-21 Budgeted Urban Renewal Projects

Major Projects/Programs	BN 19-21
City Hall Improvements	400,000
Sandy Community Campus	3,000,000
Streetscape and Civic Areas	200,000
Facade and Tenant Improvement (TI) Program	360,000



# SURA FY20 Financial Update

<b>Resources</b>	<b>BN 19-21 Budget</b>	<b>FY20 Actuals</b>	<b>% of Budget</b>
Beginning Balance	5,089,533	5,311,254	104.36%
Property Taxes	3,620,000	1,804,903	49.86%
Interest	75,000	114,993	153.32%
Miscellaneous	-	18,246	-
<b>Total Resources</b>	<b>8,784,533</b>	<b>7,249,396</b>	<b>82.52%</b>

<b>Requirements</b>	<b>BN 19-21 Budget</b>	<b>FY20 Actuals</b>	<b>% of Budget</b>
Personnel services	247,200	125,635	50.82%
Materials & Services	162,720	104,516	64.23%
Capital Outlay	3,960,000	244,262	6.17%
<b>Total Requirements</b>	<b>4,369,920</b>	<b>474,413</b>	<b>10.86%</b>

*\*FY20 actuals are unaudited numbers*



### Urban Renewal Financial Analysis

Maximum Indebtedness: \$67,000,000

Entire Agency		Fire Distirct (10% of total)	
1998	-	1998	-
1999	-	1999	-
2000	25,424	2000	-
2001	81,430	2001	-
2002	287,539	2002	-
2003	98,228	2003	-
2004	312,350	2004	93,966
2005	170,178	2005	96,000
2006	341,316	2006	79,000
2007	944,701	2007	101,766
2008	3,366,060	2008	86,386
2009	649,759	2009	36,561
2010	1,849,430	2010	192,436
2011	2,546,530	2011	41,541
2012	974,177	2012	79,304
2013	195,105	2013	-
2014	255,619	2014	-
2015	259,051	2015	-
2016	429,443	2016	268,391
2017	4,090,184	2017	1,169,163
2018	4,281,480	2018	2,977,078
2019	640,634	2019	76,700
2020	483,365	2020	-
Total:	22,282,002	Total:	5,298,293
Remaining:	44,717,999	Remaining:	1,401,707
Debt not yet spent: 2,964,300 * Remainder of the 2017 bond			
Remaining:		<b>40,351,991</b>	

Maximum Indebtedness **\$67,000,000**  
 Indebtedness Remaining  
**\$40,350,000**

Remaining funds from 2017 \$10 million  
 Bond: **\$2.96 million**

- \$3 million for purchase of Cedar Ridge
- \$3.5 million for fire district
- \$3.5 million for Community Campus

# Property Tax Revenue Projection

BN 19-21 Budget	BN 21-23 Estimate	BN 23-25 Estimate	BN 25-27 Estimate
3,620,000	3,749,297	3,963,975	4,202,336

- Annual Assessed Value (AV) increase of 3%
- 90% collection rate
- Prior five years have averaged 6.3% annual growth in revenue

**Possibly issue approximately \$11 million in FFC bonds**



# Major Projects Completed

- Undergrounding Utilities (i.e. electric, cable, phone)
- Downtown Streetscape improvements on Proctor Blvd.
- Facade Improvements and Tenant Improvement (TI) grants
- Derelict Building removal (7 buildings to date)
- Pioneer Parking Lot (behind Otto's Ski) construction
- Centennial Plaza construction
- Police Station construction
- Cedar Ridge (Sandy Community Campus) purchase
- Fire Station construction
- City Hall Phase I improvements



# Project List and Prioritization Process

- Develop a Project Plan for Urban Renewal
  - Project List
  - Rough Cost Estimates
  - Road Map/Schedule
- Economic Development Committee Input
- Walking tour
- Prioritize Projects in Plan
- TIF and Financial Projections Update

# Prioritization Consideration

- Does the project increase value in the urban renewal district? (return on investment)
- What is the readiness of the project?
- What is the community benefit?
- If the project is redevelopment on private property or buildings - is there a willing property owner/developer/partner?
- What other funding is available?
- How does the project achieve the goals of the urban renewal plan?
- What is the total anticipated cost of the project relative to the district's maximum





# Mid-Biennium Financial Update

*Fiscal Year Ended June 30, 2020*



# Fiscal Year 2020 Highlights

- Completed Pay Equity & Compensation Study
- Completed Facility Assessment & Space Needs Analysis
- Implemented Public Safety Fee and hired 2 officers
- Adopted Sewer rate increases for WW improvements
- Special district analysis and community survey and voter poll for Sandy Community Campus/P&R District
- 93 Employees



# Budget vs Actual

<b>Resources</b>	<b>BN 19-21 Budget</b>	<b>FY20 Actuals*</b>	<b>% of Budget</b>
Beginning Balances	14,427,310	14,342,143	99%
Property Taxes	7,140,500	3,574,127	50%
Franchise Fees	1,275,000	617,014	48%
Fines, Fees, & Assessments	18,050,480	9,546,164	53%
Inter-governmental	5,211,000	3,024,426	58%
Interest	326,900	290,816	89%
Grants	3,834,236	965,652	25%
Miscellaneous	145,000	257,793	178%
<b>Total Resources</b>	<b>50,410,426</b>	<b>32,618,136</b>	<b>65%</b>

*\* unaudited numbers*

<b>Requirements</b>	<b>BN 19-21 Budget</b>	<b>FY20 Actuals*</b>	<b>% of Budget</b>
Personnel Services	16,177,639	8,069,928	50%
Materials & Services	11,548,874	6,039,414	52%
Capital Outlay	16,548,867	2,960,465	18%
<b>Total Requirements</b>	<b>44,275,380</b>	<b>17,069,807</b>	<b>39%</b>

*\* unaudited numbers*



# Financial Analysis

- Property Taxes keeping pace with budget
  - County Assessor projects a 4.5% - 5% increase in assessed value for Tax Year 2020
- Personnel Services keeping pace with budget
  - Budget numbers do not include Pay Equity and Comp Study adjustments
- Capital Outlay will likely increase in FY21
  - Bus Barn & Transit Improvements
  - Water System Improvements
  - Sewer System Improvements



# COVID-19 Impacts

- Paused Water shut offs for nonpayment of utility account
  - Loss of \$1,600 per month
- Increase in delinquent accounts
  - 316 residential, 16 commercial
- Cancelled Recreation programming
  - Loss of \$5,250 per month compared to prior year
- Paused Library late fees and lost/damaged fees
  - Loss of \$2,100 per month compared to prior year

Reimbursement for COVID-19 related expenditures is limited to expenses incurred specifically related to the managing of the pandemic. These reimbursements do not factor in lost revenue.



# COVID-19 Impacts

Revenue Source	BN 19-21 Budget	FY20 Actuals	% of Budget
Lodging Tax	70,000	28,688	41%
Recreation Fees	188,800	48,062	25%
Planning Fees	254,250	249,929	98%
Building Fees	619,730	466,603	75%
Gas/Fuel Tax	520,000	227,842	44%
Transit Tax	1,200,000	621,335	52%

*\* unaudited numbers*

It's not all bad news! Some departments have yet to see any negative impact to their budgets related to COVID-19.



# COVID-19 Reimbursements

- Reimbursed with CARES Act funds through Oregon's Department of Administrative Services
- \$325,000 allocated to Sandy
- June 2020 - Received \$23,783 (March 1 - May 15 expenses)
- July 2020 - Requesting approximately \$106,000 (May 16 - June 30 expenses)
  - Includes the \$75,000 Small Business Grant Program
- Monthly reimbursements going forward, through December 2020



# Public Safety Fee

BN 19-21 Budget	FY20 Actuals	% of Budget
520,000	227,842	44%

- Implemented September 2019
- \$4.50 per residential unit, \$10.50 per commercial unit
- Approximately \$23,000 per month
- Biennium total projected to be \$503,000



# Sewer Rates

## Sewer Charges

	January	February	March	April	May	June	Total
2019	118,468	109,967	108,982	116,677	135,694	121,529	711,317
2020	266,519	223,025	227,643	254,174	251,794	238,494	1,461,649
% Increase	125%	103%	109%	118%	86%	96%	105%

- Implemented in January 2020
- 105% revenue increase in 2020 compared to the same timeframe in 2019
- 34 approved for Utility Assistance Program (UAP)
- \$7,500 in total assistance provided



# Fiscal Year 2021

- Update the Internal Service Charge calculations
- Implement budget tracking dashboard for additional transparency and functionality





# 5G Small Cell Code Adoption

City Council, 7/20/2020



## Background

- 5G cellular technology uses “small cell” or “stealth” facilities.
- League of Oregon Cities released sample code language.
- The FCC’s Small Cell Order requires cities to allow 5G installations, but cities can have regulatory design standards for these facilities so long as they are:
  - Reasonable
  - No more burdensome than those applied to other types of infrastructure deployments
  - Objective
  - Published in advance



Example of small cell wireless facility versus a traditional macro tower.



Additional examples of small cell facilities



**Small Cell Code  
Regulations**



**Title 12**  
(Streets, Sidewalks,  
and Public Property)



## **Purpose of Code Addition (Chapter 12.20)**

“The purpose of this Chapter is to establish reasonable and nondiscriminatory policies and procedures for the placement of small wireless facilities in the right-of-way within the City’s jurisdiction, consistent with and to the extent permitted by federal and state law, in order to provide public benefit consistent with the preservation of the integrity, safe usage, and reasonable aesthetic qualities of the City rights-of-way and the City as a whole.”





## Intent of Code Addition

- (1) prevent interference with the use of streets, sidewalks, alleys, parkways and other public ways and places;
- (2) prevent the creation of obstructions and other conditions that are hazardous to vehicular and pedestrian traffic;
- (3) prevent interference with the facilities and operations of facilities lawfully located in rights-of-way or public property;
- (4) protect against environmental damage, including damage to trees;
- (5) preserve the character of the community, Historic Districts or areas with Decorative Poles; and
- (6) facilitate technology advancements, such as deployment of small wireless facilities, to provide the benefits of wireless services.



## Key Points

- Definitions
- Application requirements
- Special design requirements
- Removal, relocation, and modification
- Collocation



## Fees

- The application fee for siting SWF on existing infrastructure, as they involve both access to City ROW and vertical infrastructure located in the City ROW, **shall be \$500.00 for up to 5 sites and \$100.00 for each additional site.**
- The application fee for siting SWF on new support structures proposed to be installed in the City ROW, or for the replacement or modification of existing support structures to allow for the siting of SWF, **shall be \$1,000.00 per new, replacement or modified support structure.**



## Health Implications

- Concerns about increases in electromagnetic fields (EMFs) associated with the introduction of 5G.
  - High exposure to EMFs can have thermal effects on organic tissue.
  - Concerns about cancer.
  - Coronavirus.
  - Other potential biological effects, such as changes to permeability in cell membranes.



## Health Implications

<b>U.S. Agencies</b>	<b>International Agencies</b>	<b>Independent Agencies</b>
FCC	WHO	ICNIRP
FDA	IARC	NCRP
		IEEE



## Health Implications

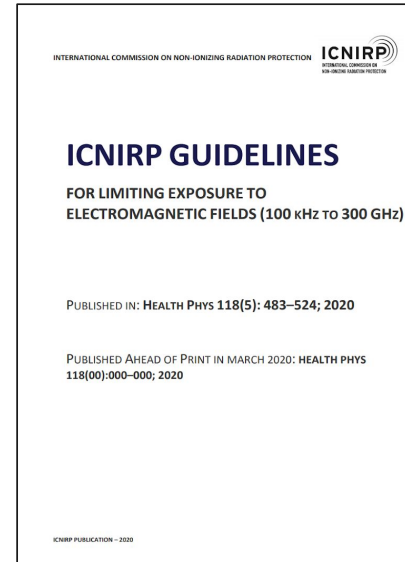
<b>U.S. Agencies</b>	<b>International Agencies</b>	<b>Independent Agencies</b>
FCC	WHO	ICNIRP
FDA	IARC	NCRP
		IEEE

**Scientific consensus is that 5G does not emit the necessary EMF to cause adverse health outcomes.**

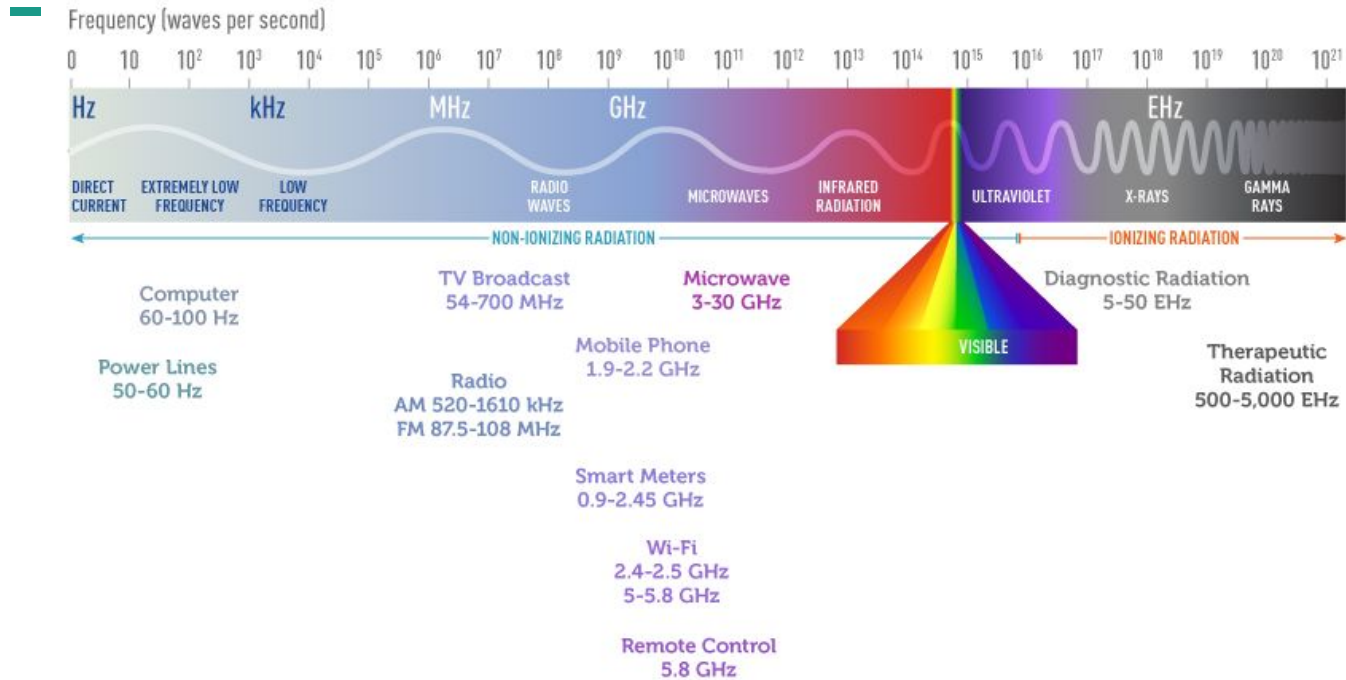


# Health Implications

March 2020 report from ICNIRP concludes that EMF emission from 5G is within acceptable ranges to protect health.



# ELECTROMAGNETIC SPECTRUM





# Pay Equity and Compensation Study

- Pay Equity Analysis
- Market Survey and Class and Compensation Study
- Proposed Health Insurance Changes
- Implementation



## Pay Equity

- 2017 Legislation - unlawful for an employer to pay any employee different wages or compensation for work of comparable character.

# LGPI Internal Pay Equity Analysis

- Position analysis questionnaires and current job descriptions for all non-represented positions
- PAQ's were reviewed by supervisors and verified prior to being forwarded to LGPI.
- Completed a point factor job evaluation on each applicable job (11 factors); scoring based upon required experience, training, job complexity, supervision received, impact of errors, contact with others, confidential data, manual dexterity, working conditions, and character and scope of supervision.
- Provided the scoring and relative ranking of jobs as determined through the point factor analysis, for internal equity.

LGPI's Position Evaluation Plan is a national, validated job evaluation plan, used by cities, counties, educational institutions, hospitals, special districts, and private sector businesses. The Plan is statistically validated to ensure the factors, degrees, and weight assigned to the factors are appropriate measures of a position's relative worth as evidenced by a continued strong correlation to the marketplace.



# Pay Equity Analysis

- Questionnaire, job descriptions, reviews -> point-factor analysis
- 30 employees in 25 positions that need to be adjusted to comply with Pay Equity Act

# Classification and Compensation Study

- Market Survey
- New Class and Comp Plan
- Benefit Comparison



# Market Survey

- The Dalles, St. Helens, Cornelius, Gladstone, Silverton, Newport, Monmouth, Molalla
  - Comparable populations
  - Comparable positions
- Most positions below average and median
  - Prior studies indicated that 44% of positions were below market - no changes were made

## Class & Comp Plan

- Current: 14 grades, 6 steps with 5% (includes City Manager)
- Proposed: 14 grades, 7 steps with 4.5% (excludes City Manager)
  - Positions being grouped differently than they currently are

# Proposed Health Insurance Premium Cost Share & Benefit Changes

- Recommended effective date January 1, 2021
- Opt Out Benefit discontinued (CIS ruling)
- 85/15% split for premium regardless of coverage selection
  - Employee Only: Pays approx. \$111 per month
  - Employee + Family: Saves approx. \$327 per month





## Implementation - Recommendation

1. Adopt new class and comp plan to resolve the pay equity issues, effective July 1, 2020
2. Apply 2.9% COLA effective July 1, 2020 to the existing and new compensation plan
3. Move employees to nearest range of pay to existing salary, effective July 1, 2020
4. Sunset the opt-out of health insurance benefit effective December 31, 2020
5. Implement new health insurance premium cost share (85%/15%) effective January 1, 2021

# Implementation

Action	Effective Date
Pay Equity Adjustments	July 1, 2020
New Class & Comp Plan	July 1, 2020
COLA: 2.9%	July 1, 2020
Benefit Cost Share: 85%/15% split	January 1, 2021
Total FY20-21 Cost of changes	\$162,739



# Above Market Positions

- Four positions (seven employees)
- Freeze at current wage, no negative financial impact
  - One-on-one meetings occurring with impacted staff
- One to three years to “adjust”

# Cost Impact

Fund	Increase/(Decrease)
General Fund	\$155,453
Transit Fund	(7,522)
Aquatic & Recreation Fund	(4,814)
Water Fund	(1,156)
Sewer Fund	2,626
Street Fund	7,897
Stormwater Fund	(5,305)
SandyNet Fund	12,379
Urban Renewal Fund	3,181

General Fund Department	Increase/(Decrease)
Administration	\$54,658
Municipal Court	(14,684)
Finance	12,999
Library	15,376
Police	32,425
Recreation	14,824
Senior Services	(5,679)
Parks, Buildings, & Grounds	25,671
Planning	4,692
Building	10,622
IT	3,377
Economic Development	1,171



## Next Steps

- Staff communications
  - Email has gone out to all staff outlining the recommendation
- Pay Equity issues need to be corrected immediately
  - Unable to do so with current salary structure
- Ensure pay/benefits are competitive, equitable, and motivating
- Recruit and retain talented employees