



**MINUTES**  
**City Council Meeting**  
**Tuesday, February 18, 2020 City Hall- Council Chambers, 39250**  
**Pioneer Blvd., Sandy, Oregon 97055 7:00 PM**

**COUNCIL PRESENT:** Stan Pulliam, Mayor, Jeremy Pietzold, Council President, John Hamblin, Councilor, Laurie Smallwood, Councilor, Jan Lee, Councilor, Carl Exner, Councilor, and Bethany Shultz, Councilor. Note: Councilor Smallwood attended via telephone

**COUNCIL ABSENT:**

**STAFF PRESENT:** Jordan Wheeler, City Manager, Mike Walker, Public Works Director, Andi Howell, Transit Director, Tanya Richardson, Community Services Director, Tyler Deems, Finance Director, and Jeff Aprati, City Recorder

**MEDIA PRESENT:** Sandy Post

**1. WORK SESSION - 6:00 PM**

**1.1. Special District Alternatives**

Note: **Councilor Smallwood** attended via telephone.

**City Manager Wheeler** presented four possible scenarios for special district formation. These included a full parks and recreation district, a full recreation district, a recreation district limited to the Community Campus site, and an aquatics district only. Boundaries of the district would include the Sandy Library service area, without the portion extending into Metro's jurisdiction and the Welches school territory. It remains to be determined whether Eagle Creek will be included.

Staff are making a number of assumptions in developing the estimated budget and tax rates. It is assumed the new district would impose its full tax rate immediately, allowing it to build some degree of cash reserves. The district would then secure approximately \$8 million in financing combined with \$2+ million in cash, resulting in \$10+ million to perform conservative improvements of the existing pool.

Staff estimates also assume using City urban renewal funds to renovate the Cedar Ridge Annex Building, part of which would be rented out to the District for a multi-generational activity center. This would limit the urban renewal

funds available for other City projects. It is assumed the pool would open in FY 23-24. Staff also considered a basic option that would simply operate the existing pool with no improvements, which would result in a tax rate equal to the Library District (\$0.39), though this option would leave the district budget extremely tight and vulnerable to uncertainty.

Discussion ensued about the importance of presenting a clear proposal to voters. Simplicity is critical, but voters will also expect clarity on what they are voting for.

It was noted that demolition of the current pool and rebuilding in a different location would cost approximately \$15 million. A future district could also pursue grant opportunities to expand their financial options.

**Councilor Pietzold** noted the recent discussions at the Economic Development Committee. Committee members raised questions about the speed of the project relative to other local tax measure processes. It was noted that based on surveys, less than 10% of residents used the pool, and that fee increase exhaustion (sewer, safety, ...) may exist among residents. The consensus of the committee was that more work, thought, and outreach is necessary for this project to be successful.

**Councilor Exner** mentioned that conversations he has had largely mirrored those expressed at the Committee meeting.

**Mayor Pulliam** added that the Community Campus is a critical property for the community and must be handled the right way. However, one stakeholder group should never hold veto power over the City's direction. He noted the recent survey of residents was conducted before the wastewater rate increase became effective, and that renovating the pool would have a limited impact on improving Pleasant Street.

**Councilor Exner** stated he is now less confident about the project. He stated the upcoming survey should be tailored to ensure it provides useful information for the future in the event the City decides not to move forward with the district idea at this time. He agreed the \$0.39 tax rate option would result in a weak district.

**Councilor Shultz** agreed the project timeline is too fast, and noted potential voter confusion vis a vis the School District's bond initiative, a survey for which is expected to be concluded by the end of the month.

It was agreed the two most expensive alternatives are unacceptable, and that the \$0.39 option should also be ruled out. Alternative 3 may be the most popular for voters, given the limited number of pool users in the community. The upcoming survey should gauge whether November is the best time for a measure, given possible fee exhaustion, but should also clearly explain the potential pool reopening timeline and the consequences of a no vote. The need to emphasize all the caveats in the projections was also emphasized.

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

**3. Pledge of Allegiance**

**4. Roll Call**

**5. Changes to the Agenda**

**6. Public Comment**

**7. Presentation**

7.1. Fiscal Year 2019 Financial Audit Presentation

Tonya Moffitt with the City's contracted auditor, Merina + Co, presented the City's latest audit and Comprehensive Annual Financial Report. The City received an unmodified opinion, which is the highest level that can be received.

**Councilor Exner** asked about the City's PERS liability. It was noted that if the City continues to pay the prescribed rate, it will theoretically be able to cover its future liabilities. **Councilor Hamblin** noted a detailed PERS analysis was beyond the scope of the audit.

7.2. Friends of Sandy Library Presentation

Jack Frick introduced the Friends of the Sandy Library's upcoming fundraiser, which will seek to address needed computer upgrades. The group has secured a fundraising match offer for \$16,000. They are attempting to raise \$32,000. They are a 501(c)3, making donations tax deductible. The Council invited the group to come back with a progress report ahead of the match expiration deadline.

**8. Consent Agenda**

8.1. City Council Minutes

Moved by Bethany Shultz, seconded by Jan Lee

*Adopt the consent agenda*

CARRIED.

## 9. Old Business

### 9.1. City Council Goals Adoption

Staff Report - 0232

**City Manager Wheeler** presented the draft revised Council goals, based on the work session discussion on January 15. The Council agreed the edits accurately reflected the Council's intentions.

Moved by Jan Lee, seconded by Jeremy Pietzold

*Adopt goals as revised.*

CARRIED.

## 10. New Business

### 10.1. Transit Master Plan Draft

Staff Report - 0230

The City's consultant, Michelle Poyourow with Jarrett Walker + Associates, presented the draft transit master plan.

Public input for the plan was gathered from transit users, and efforts were made to engage in Spanish as well. Feedback included a desire to increase availability of the Shopper Shuttle, higher frequency on the Gresham Express, and establishing a Clackamas Town Center express. Partnering opportunities with TriMet could potentially exist given the regional significance of such service.

Potential capital improvements could include improving stops at 362nd and Gresham Transit Center (with TriMet's cooperation). Electric vehicles could be an option in the future, as well as improved dispatch technology for flexible

services, and pedestrian improvements for Sandy Transit Center. Additional operating space and on-board tracking capabilities were also mentioned.

The consultant recommended continued neighbor collaboration, monitoring ADA capacity carefully, conducting an on-board customer survey, and integrating more Spanish language capabilities into service provision. She also stressed the importance of ensuring future Sandy growth occurs with transit efficiencies in mind.

Public review of the plan will occur over the next four weeks; the final plan will be considered by the Council in April.

**Councilor Exner** asked about HB 2001 impacts - it was noted that more duplexes will only have a limited effect on transit, especially compared to apartment complexes.

#### 10.2. Amendment to Existing Agreement for Engineering Services

Staff Report - 0228

**Public Works Director Mike Walker** discussed the proposed amendment to the existing agreement for engineering services with Murray Smith regarding the wastewater system.

**Mayor Pulliam** asked about the percentage of planning funds being dedicated to studying a potentially difficult solution. **Mr. Walker** stated the work will examine wetlands treatment generally, which could be applicable to other wetlands treatment site opportunities.

Moved by John Hamblin, seconded by Laurie Smallwood

Staff Report - 0228

*Authorize the City Manager to amend the existing agreement with Murraysmith to include the scope and fee for these two projects.*

CARRIED.

#### 11. Report from the City Manager

The **City Manager** noted the City received one responsive proposal on the 362nd project. There will be an open house for the Parks Master Plan 2/22/20 from 6:30 to 8:00 PM at the Community Center, which is the same night as the upcoming Clackamas County Cities dinner in Estacada. There is an opening on the Arts

Commission - the interview process will include the Council liaison, two additional Councilors, and the Commission chair. **Councilors Pietzold** and **Smallwood** offered to join **Councilor Exner** (the liaison), with **Mayor Pulliam** serving as a backup for **Councilor Pietzold**. The special district polling workgroup will meet on 2/19/20, and will likely meet again before the next Council meeting.

## 12. Committee /Council Reports

**Councilor Exner:** the appeal to ODOT to synchronize traffic lights is proving difficult. Traffic congestion on Highway 26 could be alleviated with synchronization. The **City Manager** mentioned that negotiations regarding Highway 211 could potentially result in a commitment from ODOT on this issue.

**Councilor Lee:** SB 1530 would result in emission penalty revenue being prioritized toward jurisdictions with climate action plans. She proposes a small working group to get this effort going. **Mayor Pulliam** agreed with the importance of doing this work, even if this particular legislation doesn't pass. Having a plan would position the City to receive funding for 'shovel ready' projects.

**Councilor Hamblin:** At the recent OTSD board meeting there was a request for a joint meeting with the Council. **Mayor Pulliam** noted the importance of settling what would specifically be discussed, and ensuring all relevant information is available before meeting. The District has not yet received the results of their recent bond polling. **Councilor Shultz** noted March might be an appropriate time to meet. **Councilor Pietzold** noted the City has sought a joint meeting for several years. The consensus of the Council was to wait to invite the District until all relevant issues are ripe to discuss.

**Councilor Pietzold:** The recent Economic Development Committee meeting went well. In addition to special district discussion, binders with background info, maps, etc. were distributed to members. He mentioned the need for an updated market study for Sandy. It would be possible to include childcare needs in the study. One local business owner was able to use the last study to secure financing from a bank for his business.

**Mayor Pulliam:** Stemming from the recent C4 meeting, Sandy is at the top of the list to be awarded funds from the strategic investment fund, along with Estacada and Molalla. Discussion ensued regarding the lack of funding for Clackamas County projects relative to those for Washington and Multnomah Counties. **The Mayor** thanked transit staff and recognized the recent SAM anniversary celebration, and noted the upcoming East Metro Realtors Association.

## 13. Staff updates

13.1. [Monthly Reports](#)

14. **Adjourn**

15. **CITY COUNCIL EXECUTIVE SESSION**

The Sandy City Council met in executive session pursuant to ORS 192.660(2)(f) to consider information or records that are exempt by law from public inspection.



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Mayor, Stan Pulliam



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City Recorder, Jeff Aprati