



MINUTES
City Council Meeting
Monday, February 3, 2020 City Hall- Council Chambers, 39250
Pioneer Blvd., Sandy, Oregon 97055 6:00 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

COUNCIL ABSENT:

STAFF PRESENT: Jordan Wheeler, City Manager, Jeff Aprati, City Recorder, Tyler Deems, Finance Director, Tanya Richardson, Community Services Director, Mike Walker, Public Works Director, and Ernie Roberts, Police Chief

MEDIA PRESENT:

1. WORK SESSION WITH PARKS & TRAILS ADVISORY BOARD - 6:00 PM

1.1. Special District Discussion

Mayor Pulliam delivered opening remarks emphasizing everyone's shared commitment to quality parks, trails, and aquatics in Sandy. He stressed the value of the input the Parks and Trails Advisory Board provides to the Council. The Mayor recounted the history of the City's purchase of the Community Campus property, and the relative increase in public support for aquatics over the ensuing years. The Mayor indicated that attempting to gain access to the ballot through a petition process will be infeasible due to time limitations. It will thus be necessary to gain the support of the County Commission to put the question to voters in November 2020. The Mayor also cited the risk of pool support erosion if district formation is delayed.

Jordan Wheeler, City Manager, recapped the district formation information presented at the Council's work session on January 29. Staff produced budgetary estimates based on the cost of maintaining current operations (and opening the pool as-is) in the first year, and facility improvements by the third year. The estimates are based on a number of assumptions, which may need to be adjusted as the process moves forward. The tax rate necessary to support operations will depend on the specific district boundaries and configuration of services. The proposed district is also anticipated to be governed by a board elected by zones. It is unclear to what extent the future

board would choose to contract with the City for services or enter into intergovernmental agreements. The district borders being considered at this point largely mirror the Sandy Library service area, which includes approximately \$2 billion of assessed value. It is currently anticipated that the City would retain the annex building for future use as a community center, possibly with the use of urban renewal funds. The next step will be to conduct more polling regarding the specific rate and service configurations voters would support. The Council intends to avoid any overlap with the Hoodland community park effort; the Sandy district would be a project of regional significance and would need everyone's support.

Discussion

The Council invited the Parks and Trails Advisory Board's questions and feedback regarding the district formation project. The Board raised concerns regarding the limited time available before the ballot deadline, and the possible impact of devoting substantial staff time to the project given the other pressing needs of the City.

The Council explained the urgency stems from a desire to seize the momentum generated by the pool closing, which is likely to diminish over time along with public trust in the City's ability to resolve the situation satisfactorily.

Don Robertson, Board Member, emphasized the importance of robust public polling to gauge support, recounting the lessons learned from the formation of the North Clackamas Parks and Recreation District.

Kathleen Walker, Board Chair, raised concerns about the projected budgets and tax rates not including the variety of potential Community Campus amenities that were presented to respondents in the recent public surveys, which could negatively impact voter support.

Staff discussed the facility visioning and planning efforts developed by Opsi when the property was acquired by the City. The district budget estimates are built around the first phase of the Opsi plan only. Staff confirmed that the district would need to seek more revenue than is included in the budget estimates to develop any additional facilities. This could potentially be achieved through district revenue bonds. The City may also elect to contribute some of its urban renewal funds.

Concerns were raised over establishing a new governmental entity and possible duplication of functions and staffing, though decisions regarding

possible contracting for administrative services will be made by the future district board.

Susan Drew, Board Member, raised concerns about the relative amount of proposed spending directed toward aquatics rather than parks, which are in need of attention and resources.

Makoto Lane, Board Member, questioned what could prevent the sidelining of Sandy's priorities under the district zone system.

Kathleen Walker, Board Chair, suggested that a district proposal including only aquatics and recreation would minimize the risk of losing parks funding through dispersed priorities and resources.

Mayor Pulliam asked what the harm could be in sprinting toward the May deadline, even if the effort is unsuccessful. The City still will have learned a great deal and made progress toward the next effort. **Don Robertson, Board Member**, identified the risks as (1) the possible fallout from a failed ballot measure, or (2) a successful ballot measure that results in a district with inadequate funding due to incomplete preparation and analysis.

The Council emphasized that realization of the ambitions identified through the Parks Master Plan process would not be possible in a reasonable time frame without the resources that could be brought to bear by a special district.

Staff stated that if the ballot measure fails development of the Parks Master Plan can continue, and the City's existing urban renewal and SDC funds will still be available to allow the City to pursue future options.

Mayor Pulliam urged everyone to not underestimate the community. He invited Board members to attend the presentation of subsequent survey results and thanked them for their input.

2. **REGULAR MEETING - 7:30 PM**
3. **Pledge of Allegiance**
4. **Roll Call**
5. **Changes to the Agenda**
6. **Public Comment**

7. Consent Agenda

- 7.1. January 6, 2020 Council Meeting Minutes
- 7.2. January 13, 2020 Council Work Session Meeting Minutes
- 7.3. January 15, 2020 Council Goal Setting Minutes
- 7.4. January 29, 2020 Council Work Session Minutes
- 7.5. Parks and Trails Advisory Board Member Appointment

Staff Report - 0223

- 7.6. DEQ Planning Loan Amendment

Staff Report - 0222

Moved by Jan Lee, seconded by Bethany Shultz

Approval of the Consent Agenda

CARRIED.

8. Resolutions

- 8.1. Resolution 2020-01 Customer Assistance Program Rate for Sewer Service

Staff Report - 0220

Mike Walker, Public Works Director, indicated the City has received a number of inquiries from residents regarding the new wastewater rates, and several requests to enter a financial assistance program. Staff has already begun collecting applications. The program proposed to Council is based off existing programs in other local communities. Staff expects budgetary impacts to be minimal. The program would apply retroactively to the utility bill that has recently been sent out.

Councilor Hamblin asked about people who live in multi-family buildings and do not pay bills directly. Staff suggested that the program be revisited after 90 days to address special circumstances and unexpected consequences.

Council President Pietzold asked what the previous fee levels were, and whether the assistance program essentially returns subject customers to the previous levels. Staff confirmed this to be the case.

Councilor Exner asked about the amount of staff time dedicated to evaluating applications, and whether staff would be investigating claims for possible malfeasance. Staff responded that official tax documents would be examined, and beyond that due to staff capacity levels a reliance on the honor system will be necessary.

Moved by Bethany Shultz, seconded by Carl Exner

Staff Report - 0220

Approve Resolution 2020-01 amending the Master Fees and Charges Schedule

CARRIED.

9. New Business

9.1. City Recorder Appointment

Staff Report - 0221

Staff stated that the City Charter requires formal Council appointment of the City Recorder, and that Jeff Aprati was hired by the City to serve in that capacity.

Moved by John Hamblin, seconded by Jeremy Pietzold

Staff Report - 0221

Appoint Jeff Aprati as City Recorder

CARRIED.

9.2. DEQ Planning Loan Amendment

Though this item was approved on the consent agenda, staff explained that DEQ requires a separate motion.

Moved by John Hamblin, seconded by Jeremy Pietzold

Move to authorize the City Manager to sign the Amendment to the existing Loan Agreement and set aside funds in the Sewer Bond Reserve Fund annually in the amount of \$91,000 as a reserve for the loan.

CARRIED.

10. Report from the City Manager

Jordan Wheeler, City Manager, reported that the 10th anniversary of Sandy Area Metro transit is approaching, and current and former leaders are invited to the celebration. Proposals on the 362nd Drive project are due back Thursday. The February 18th Council meeting will involve development of next steps on special district polling, and the polling work group will need to convene afterward, ideally with **Don Robertson** included.

11. Committee /Council Reports

Councilor Shultz highlighted the January library task force meeting in Oregon City, as well as the recent childcare policy meeting, which included County officials, City staff, and community members. Representative Williams continues to be a great partner.

Councilor Exner pointed to the effective electronic communications from the Portland Water Bureau and suggested that Sandy could emulate their efforts to help explain the projects underway at the City and the challenges being faced. The mural outside City Hall is close to completion and reinstallation, and volunteers should be recognized.

Councilor Lee reiterated the invitation to the transit celebration, and indicated the childcare event was very successful.

Councilor Smallwood indicated the Parks TAC meeting resulted in similar stakeholder feedback to what was gathered in the Community Campus survey process. She expressed confidence in the Parks and Trails Advisory Board's newest member; only one more vacant position remains. She thanked the staff for all their efforts recently.

Council President Pietzold also thanked the staff. He pointed to a recent ransomware attack at Tillamook County, and emphasized the need to make electronic security a high priority.

Mayor Pulliam discussed his meetings at the recent US Mayors Conference, including with Oregon's US senators. Topics discussed included wastewater system funding and a Highway 26 bypass. He also discussed opportunities with other mayors to secure police grants. He stressed cooperation with the Hoodland Community Park group and the importance of inviting them to a future Council meeting. He also thanked the staff for their efforts.

12. Staff updates

12.1. [Monthly Reports](#)

13. Adjourn



Mayor, Stan Pulliam



City Recorder, Jeff Aprati