



CITY COUNCIL MEETING

Monday, May 06, 2024 at 6:00 PM
Sandy City Hall and via Zoom

MINUTES

WORK SESSION – 6:00 PM

1. System Development Charge Update Discussion

The City Manager summarized the staff report, which was included in the agenda packet along with presentation slides from staff and the City's consultant, FCS Group.

The initial presentation delivered by the City Manager contained the following information:

- Answers to previous Council requests for SDC information
- Overview of the SDC cycle
- Rationale for updating Transportation SDCs at this time
- History of previous SDC updates for all utilities

The Council asked how quickly water and wastewater SDCs can be updated, both of which are important priorities for the City. It was also noted that stormwater SDCs need to be established.

FCS Group then delivered their section of the presentation, focusing on the proposed Transportation SDC methodology. They noted that the Council can adopt a methodology that establishes a maximum defensible SDC amount, but that rates can be set lower if desired to generate greater flexibility for the City.

Council discussion ensued on the following issues:

- Explanation of the meaning of financially constrained projects
- Explanation of the calculated SDC eligibility percentage for each project
- Discussion of the projects that would fall under a Safe Routes to School grant
- Explanation for the projects showing 0% eligibility; discussion of the consideration of whether a project adds capacity to the system
- Discussion of when and why projects are taken off the list
- Reminder that reimbursement fees can be applied generally
- Explanation of the change in the calculated multifamily rates since the last work session
- Desire to receive information on how recently data was collected on SDC rates for comparison cities
- Note that project cost estimates refer to those included in the TSP document; cost estimates can be amended in the future

The City Manager then continued the presentation on the overall cost of permitting in Sandy.

Council discussion ensued on the following issues:

- Explanation for how rates are set for school excise taxes
- Note that permit fees are tied closely to costs of providing related services
- Recognition of the other costs incurred by developers, such as architect fees
- Concern that it appears as if the City prioritizes parks over other facilities
- Suggestion that not raising SDCs pushes costs onto current residents
- Suggestion that Transportation SDCs should be set at the same time as water and wastewater charges, in order to consider all needs holistically to ensure that the cost of permitting does not become unaffordable
- Concern about delaying raising the Transportation SDC
- Emphasis that the Council previously directed staff to bring all SDCs to the Council for adoption at the same time to allow for a holistic discussion
- Statement that raising SDCs places a burden on future residents and relieves a burden on current residents
- Suggestion to adopt the new methodology now and consider the new rate at a future date
- Reminder on the need to consider the implementation schedule for the Parks SDC, per the resolution adopted in 2023
- Suggestion that SDCs are primarily about who pays for the needed improvements
- Note that the parks project list has already been curtailed
- Recognition that SDCs can always be discounted to facilitate particular affordable housing projects in the future
- Recognition that in order to collect SDC revenue, development must occur; consideration of the risk of discouraging development by setting rates too high
- Note that some Sandy residents want to buy new homes in the same community, and would be impacted by higher SDCs; note that high SDCs could also prevent kids from being able to buy future homes in their community
- Recognition that development of new water and wastewater SDCs would take several more months; consent decree-related regulatory approvals make wastewater SDCs especially complicated to update
- Desire for information on the total cost of permitting for comparison cities when this issue is revisited
- Suggestion that SDCs can always be set and then lowered in the future
- Emphasis on the importance of being consistent and fair

At the conclusion of the discussion, the consensus of the Council was that staff should bring the Transportation SDC methodology back for adoption, keep the current Transportation SDC rate in place for now, and proceed with the Parks SDC rate increase as planned (though the matter may be revisited in the future). It was emphasized that Transportation SDCs should be set at the same time as water and wastewater SDCs, in order to consider all needs holistically to ensure that the cost of permitting does not become unaffordable

REGULAR MEETING – 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Mayor Stan Pulliam
Council President Laurie Smallwood
Councilor Chris Mayton
Councilor Rich Sheldon
Councilor Kathleen Walker
Councilor Carl Exner
Councilor Don Hokanson

CHANGES TO THE AGENDA

(none)

PUBLIC COMMENT (3-minute limit)

Heather Michet: is concerned about the effort to change the Library District from a service district to a capital district; 45% of revenue for the District comes from residents of unincorporated areas and they deserve a say in decision making; the Library Advisory Board unanimously approved a letter stating their views on the matter that they wish to send to the County; the Board seeks Council approval to officially send the letter on behalf of the City

Kathleen Draine: unincorporated residents comprise 44% of the District's population and 45% of District revenue. Subtracting the more urban westside libraries, this figure increases to 66% of revenue. Unincorporated residents also contribute more per capita. The way this question is being referred by the Board of Commissioners is slanted. The purpose of the proposed letter is to put this question instead to the various library boards that have the expertise in these issues and that represent those with the highest stake in the matter.

Jack Frick: Was involved in the formation of the District; stated the original scope and intention of the District. Essentially this move by the County is a loophole to avoid going back to the voters to approve a change to the Master Order. Sandy is playing by the rules while others are not. The proposed change will mean less money for library functions and a tax increase will therefore eventually be necessary. This change will also damage trust with the public. It is better to walk with truth than in falsehood.

RESPONSE TO PREVIOUS COMMENTS

(none)

CONSENT AGENDA

2. City Council Minutes: April 15, 2024
3. Final Amendment: Transit Operations Contract

4. Intergovernmental Agreement Amendment (Fiscal Year 2024): Mt. Hood Express
5. Intergovernmental Agreement Renewal (Fiscal Years 2025 & 2026): Mt. Hood Express
6. Scales Avenue Road Closure – Mount Hood Farmer’s Market (File No. 24-024 TEMP)
7. Noise Exception and Road Closure – Chainsaw Carving Event (File No. 24-011 TEMP and 24-012 TEMP)

The Council expressed thanks to the organizers of the chainsaw carving event and the organizers of the farmers market.

MOTION: Adopt the consent agenda

Motion made by Council President Smallwood, Seconded by Councilor Mayton.

Voting Yea: Mayor Pulliam, Council President Smallwood, Councilor Mayton, Councilor Sheldon, Councilor Walker, Councilor Exner, Councilor Hokanson

MOTION CARRIED: 7-0

NEW BUSINESS

8. Project Update: Sandy Operations Center Expansion Design

The Transit Director summarized the staff report, which was included in the agenda packet. Presentation slides and schematics of the proposed design were also included in the packet. The Public Works Superintendent was also present to answer questions during the presentation.

Council discussion ensued on the following topics:

- Overview of the events that led to the current design effort
- Explanation of the ‘scope’ diagram
- Timeline of the design work up to this point
- Highlights of the space needs at the site, especially the constraints of the current building
- Reasons for the change from the original building addition design concept to the current proposal, which includes a remodel of the existing building and a new larger maintenance bay building
- Overview of the phased plan diagram and timeline
- Overview of the planned office space for Public Works
- Explanation of the 20-year planning horizon for the design
- Overview of the Maintenance Bay design document
- Discussion about the ceiling height of the second story
- Suggestion to include design for an elevator in the Maintenance Bay building
- Support for designing to accommodate future needs, rather than only the needs of today
- Discussion of potential grant opportunities for construction funding, as well as matching fund requirements

- Discussion of the future needs of SandyNet; possibilities for housing personnel on the second floor; possibilities for using these designs for a separate SandyNet building at the Operations Center site
- Discussion of the importance of planning for parking needs at the site.

At the conclusion of the discussion, the consensus of the Council was that the design project is proceeding in the right direction.

9. Branding Package Approval: Action Sports Components of Cedar Park

The Parks and Recreation Director and Community/Senior Center Manager summarized the staff report, which was included in the agenda packet along with presentation slides and design concept illustrations.

Council discussion ensued on the following topics:

- Discussion of how the extent to which the design concepts confirm to the City's official branding and style guide
- Discussion of the style guide's alternative color palette
- Suggestion to make the word 'Sandy' larger in the logo, to convey a sense that it is the 'Sandy Base Camp' rather than simply 'Base Camp'
- Suggestion that the logo as currently configured is great and will appeal to youth
- Concern about changing the professionally made design
- Concern about the name of the action sports park being too long, especially as it is a facility located inside another park with a separate name; confidence that the action sports area will soon organically become known simply as 'Base Camp'
- Suggestion to trademark the name
- Discussion about the topographical lines in Option 2
- Suggestion that the Economic Development Advisory Board could have been consulted, as well as the broader community
- Praise for the work performed

MOTION: Adopt Option #1 as the official name and branding package for the action sports components of Cedar Park

Motion made by Council President Smallwood, Seconded by Councilor Hokanson.

Voting Yea: Mayor Pulliam, Council President Smallwood, Councilor Mayton, Councilor Sheldon, Councilor Exner, Councilor Hokanson

Voting Nay: Councilor Walker

MOTION CARRIED: 6-1

REPORT FROM THE CITY MANAGER

- New laptops in the Council Chambers
- Revised landscape maintenance contract will address medians and other areas of concern
- Upcoming with Oregon Regional Solutions on the City's infrastructure needs

- Traffic signal timing discussions are underway with ODOT
- Reminders on upcoming community events in May

COMMITTEE / COUNCIL REPORTS

Councilor Hokanson

- Suggestion to ensure the new computers are fully updated
- Praise for the work on the branding package
- Request to receive information regarding speed trailer data; suggestion to install permanent speed warning infrastructure in the downtown area
- Statement that the number of traffic signals does not correspond with the number of lanes at the intersection of 362nd Ave and Hwy 26, which is confusing to drivers

Councilor Exner

- Statement that the right hand turn signal from 362nd onto Hwy 26 does not turn green at the appropriate time
- Praise for the speed trailer
- Desire to examine and discuss the Library Advisory Board's request

Related Council discussion:

- Concern about spending the City's political capital on this issue
- Concern about endangering the City's request for County funding support for the Hoodview Library's rent
- Note that LDAC will meet on May 20th; other cities are in support of the proposed change
- Suggestion that LDAC is the appropriate forum for the discussion
- Suggestion that unincorporated residents do have a voice on the LAB; residents can also appeal to the Board of County Commissioners
- Suggestion that this issue is outside the scope of the LAB
- Suggestion that the proposal will pass regardless of whether the LAB sends a letter
- Suggestion that the Council should support the LAB and allow them to send the letter in Hoodview's interest
- Recognition that the Council does not have consensus on this issue at this time
- Recap of recent Fire District Board meeting

Councilor Walker

- Recap of recent pancake breakfast event and SOLVE cleanup
- Suggestion to reconvene the Homelessness Task Force to clarify roles and responsibilities for addressing encampments; concern about the length of time certain encampments have been allowed to exist
- Appreciation for the testimony on library issues

Councilor Sheldon

- Agreement on the need to convene the Homelessness Task Force
- Agreement on the need to address Hwy 26 signal issues with ODOT

- Praise for the speed trailer

Council President Smallwood

- Recap of recent Economic Development Advisory Board meeting; early results for the retail market study are completed
- Note of improvements at the Bi-Mart property
- Praise for Code Enforcement staff

Councilor Mayton

- Planning Commission is working on proposed revisions to the Sign Code
- Planning Commission suggests amending the proposed land use approval extension ordinance to allow for two-year extensions
- Recap of the recent pancake breakfast event
- Recap of the recent event for Christine Drazan's campaign
- Suggestion to install Outlook on the Council computers

Mayor Pulliam

- Staff is arranging a work session with County staff to discuss vouchers being used to shelter individuals in the local hotel
- Note that AntFarm is no longer providing homeless services
- Concern about capacity to clean up encampments in the future
- Suggestion to meet to discuss the issue of urban renewal funds for the Fire District; recently held discussions on these matters with Bill Leslie
- Report that a tow truck recently was able to get around a stopped vehicle on the new Bell / 362nd road, despite the center median; the lane is 16 feet wide
- Appreciation for LAB members
- Suggestion to market Sandy as a bike town

STAFF UPDATES

Monthly Reports: <https://reports.cityofsandy.com/>

ADJOURN

EXECUTIVE SESSION

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