



# CITY COUNCIL MEETING

Monday, December 16, 2024 at 7:00 PM  
Sandy City Hall and via Zoom

## MINUTES

---

---

### PLEDGE OF ALLEGIANCE

### ROLL CALL

#### PRESENT

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

### CHANGES TO THE AGENDA

Councilor Hokanson asked staff to respond to questions raised by community members related to chlorine in drinking water. Staff responded to the request by noting the following: (1) options exist for customers to filter their water at home if desired; (2) Bull Run water purchased by Sandy has a relatively high level of chlorine because of Sandy's location within Portland's water distribution system, which is why Sandy mixes this water with other sources; (3) while the water is safe to drink, taste concerns will be mitigated with the completion of the water system improvements currently underway; (4) customers can contact the City to report water issues by using the MySandy app or by calling the 24 hour phone number listed on the website.

### PUBLIC COMMENT (3-minute limit)

(none)

### RESPONSE TO PREVIOUS COMMENTS

(none)

### CONSENT AGENDA

1. City Council Minutes: December 2, 2024
2. Parks and Trails Advisory Board Appointments
3. Contract Approval: Pump and Pump Cans for Bull Run Supply Pump Station

4. Contract Approval: Veolia Five-Year Extension; Operations, Maintenance, and Management Services for Drinking Water and Wastewater Treatment Plants

**MOTION: Adopt the consent agenda.**

Motion made by Councilor Sheldon, Seconded by Councilor Mayton.

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

**MOTION CARRIED: 7-0**

## PRESENTATIONS

5. SandyNet Master Plan Presentation

The SandyNet Director summarized the staff report and noted the significant changes and accomplishments that have occurred since the adoption of the last SandyNet Master Plan. Goals have either been met or are no longer relevant because of technological changes.

Alex Kelley with Rural Innovative Strategies Inc. (RISI) presented slides, which were included in the agenda packet. Council discussion ensued on the following topics:

- Clarification that the \$550,000 in needed annual revenue accounts for the depreciation of the system as a whole, and does not account for the need to develop a new data center.
- Discussion of the need to separate the roles of IT Director and SandyNet Director to guard against staff burnout; the two roles are currently still combined as a result of rapid growth of the utility
- Discussion of the history of SandyNet rate increases; suggestion that rates have historically been calculated to address short term needs rather than medium and long term needs
- Suggestion that SandyNet is now an essential service for the community
- Suggestion that SandyNet offers the best service at the lowest cost compared to its competitors
- Discussion of the Average Revenue Per User (ARPU) concept; discussion of various options for spreading the needed revenue across different customer groups
- Clarification on whether an additional \$12 in ARPU would pay for all the recommendations in the plan
- Suggestion to separate SandyNet from other items on utility bills
- Suggestion to keep the lowest service tier as affordable as possible and scale the rest of the rates accordingly
- Discussion on the need for a data center; emphasis on the need to understand the true cost and incorporate all needs into the rate structure
- Suggestion that cost savings can be achieved by combining data center and office space
- Explanation of the benefits of the 500 mbps service

- Explanation of the future requirement to offer 'nutritional labels' for broadband to allow customers to compare service
- Discussion of the possibility of eventually selling SandyNet; discussion of past consideration of this possibility and the reasons for not doing so previously
- Discussion of the advantages of keeping SandyNet local and the benefits to Sandy's economy
- Concerns about the cost of network expansion outside city limits, particularly the cost per home to execute new CBX installations; note that these installations would be grant funded; comparisons to situations in which people are required to connect to the City's sewer system at their own expense
- Suggestion for CBX to complete its own master plan for new connections in rural areas, which will create beneficial transparency
- Suggestion for the City to proactively identify locations likely to develop
- Clarification on the reasons Colorado and Gunderson Roads are being connected at this time

## **NEW BUSINESS**

### 6. Review of Interpretive Signs: Bell Street and 362<sup>nd</sup> Avenue

The Assistant Public Works Director and Public Works Executive Assistant summarized the staff report and presented the interpretive sign drafts included in the meeting packet.

Council discussion ensued on the following topics:

- The difficulty of installing signs where adjacent private fences are close to the road
- Questions about where visitors will park
- Clarification that exact installation locations are to be determined
- Suggestion to ensure that signs can be moved during future construction
- Concern that future businesses may not want the signs
- Suggestion to pursue a historical marker sign on Hwy 26
- Suggestion to include QR codes on the signs so readers can find additional information
- Suggestion to ensure that views correspond with display subject matter
- Discussion about opportunities to improve sign content, including improved photos
- Suggestion to incorporate before and after photos
- Discussion of whether to install additional displays further into town
- Discussion of the possibility of soliciting additional community feedback
- Discussion of whether the adjacent barn has historical status or will ever be moved
- Suggestion to work with the Sandy Post and Sandy Historical Society to find additional photos
- Suggestion to consult with the Mt Hood Cultural Center & Museum
- Suggestion to avoid the term 'founding families'

7. IGA Approval: On-Call Construction for SandyNet/CBX Colorado and Gunderson Road Fiber Project

The City Manager and SandyNet Director summarized the staff report. It was noted that new County leadership may present an opportunity to further improve the City's relationship with CBX.

**MOTION: Authorize the City Manager to execute an intergovernmental agreement with Clackamas County to provide on-call construction services for the Colorado and Gunderson Road project, as provided in the meeting packet.**

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

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

**MOTION CARRIED: 7-0**

8. Contract Approval: City of Sandy Door Access System

The City Manager and SandyNet Director summarized the staff report. It was noted that smartphone utilization could be incorporated in the future. Card access details were provided; cards will double as ID badges for employees. Clarification was provided on the reasons for not proceeding with this system for the Community Center at this time. It was noted that the system will be centrally controlled by IT. The City's IGA with the Urban Renewal Agency was also noted as the reason this funding arrangement is possible.

**MOTION: Authorize the City Manager to enter into a contract with Paladin Technologies Inc. for installation of a city-wide door access control system, in an amount not to exceed \$140,000.**

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

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

**MOTION CARRIED: 7-0**

Prior to the next agenda item, Councilor Walker brought up the topic of the City's Housing Production Strategy (HPS), and proposed that the Council provide direction to staff to terminate the City's current HPS contract with ECONorthwest, ask DLCD to terminate their HPS contract with ECONorthwest, and direct staff to contract with an alternative consultant to complete the HPS. Responding to concerns raised by Council Members, staff stated that it is expected that the City would retain state grant funding if an alternative consultant is retained. It was also noted that staff would work with a new consultant in an attempt to minimize the need for any duplication or re-work, and that a contract with a new consultant would be brought to the Council for approval.

## REPORT FROM THE CITY MANAGER

- Scheduling discussion regarding Council goal setting; February 1<sup>st</sup> was selected as the preferred date
- Reminder of the upcoming City Day at the Capitol event; the Mayor-elect will work to confirm which Councilors will assist
- Recap of the recent audit
- Note of the recent award of grant funding for the Jonsrud Viewpoint camera project
- Thanks and appreciation for Mayor Pulliam's service; note of the many Council goals accomplished during his tenure

## COMMITTEE / COUNCIL REPORTS

### Councilor Hokanson

- Concern about vandalism to holiday displays in Meinig Park
- Thanks and appreciation for Mayor Pulliam's service; recognition of the commitment and sacrifice involved; best wishes for the future

### Councilor Hanley

- Thanks and appreciation for Mayor Pulliam's service; recognition of the commitment and sacrifice involved
- Recognition of new Parks and Trails Advisory Board members

### Councilor Walker

- Update on the Library Advisory Board's community survey
- Note of the need to begin considering new Council goals; the Council liaison assignment will begin soon
- Thanks and appreciation for Mayor Pulliam's service; thanks for the smooth leadership transition

### Councilor Sheldon

- Thanks and appreciation for Mayor Pulliam's service; recognition of his love for the community
- Thanks for the SandyNet Advisory Board's service

### Council President Smallwood

- Thanks and best wishes to Mayor Pulliam

### Councilor Mayton

- Thanks and appreciation to Mayor Pulliam for his leadership; note that he was the one who encouraged him to run for office initially

### Mayor Pulliam

- Reflections on his efforts to keep Sandy wonderful
- Reflections on past Councilors who served with him

- Recognition of the Sandy spirit; pride in the accomplishments during his tenure, and the willingness to take on difficult issues
- Encouragement of the new group of community leaders and their dedication to the city

## **STAFF UPDATES**

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

9. County Certified Results of 2024 City of Sandy Election

## **ADJOURN**

DRAFT