



# ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING - DECEMBER 2023

Wednesday, December 06, 2023 at 6:30 PM  
Sandy City Hall and via Zoom

## MINUTES

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### **TO ATTEND THE MEETING IN-PERSON:**

Come to Sandy City Hall (lower parking lot entrance) - 39250 Pioneer Blvd., Sandy, OR 97055

### **TO ATTEND THE MEETING ONLINE VIA ZOOM:**

Please use this link: <https://us02web.zoom.us/j/85290684685>

Or by phone: (253) 215-8782; Meeting ID: 85290684685

### **ROLL CALL**

**Present:** Pietzold, Smallwood, Mayton, Wipper, Brache, Schwartz

### **PUBLIC COMMENT**

None

### **APPROVAL OF MINUTES**

#### **1. Approval of minutes – June 2023**

Motion to approve 5-0 (Pietzold, Mayton, Wipper, Brache, Schwartz = Aye; Smallwood = Abstain)

#### **2. Approval of minutes – September 2023**

Motion to approve 5-0 (Pietzold, Mayton, Wipper, Brache, Schwartz = Aye; Smallwood = Abstain)

### **NEW BUSINESS**

#### **3. New member appointments**

Chair Pietzold informed board that there is one returning member and two new appointments to the Board being forwarded to the full Council for final approval (returning member: Brache; new members: Wegener, Ferguson)

#### 4. Shout outs: Updates from Board members

- Schwartz: Boring Brewing has officially released their 2023 Christmas Doppelbock → also, BB is celebrating its five year anniversary in Sandy, and they have tripled their business during that stretch → has also blocked off part of his driveway per Sandy PD to keep people from cutting the corner at Bluff; incredibly unsafe, has had two customers almost run over recently
- Wipper: they are celebrating their 8<sup>th</sup> year of business in 2023; still having difficulty finding employees

#### EC DEV OFFICE UPDATES

#### 5. Sewer & water systems update: An update for the Board as to the current status of the sewer system and water system upgrades.

- Water:
  - We have closed a number of loans – staff is still working on this
  - We are currently finalizing the new 30 year wholesale water agreement with City of Portland. We are negotiating a design scope and fee for the Portland pipeline connection; Council approved this at the most recent City Council meeting.
  - We are about to order a skid mounted treatment system (puts the filters in something similar to a shipping container; makes the filters more interchangeable) for Alder Creek; we have the capacity to monitor creek levels for the first time
  - We are moving ahead with a number of stabilization projects, SCADA master plan (system control and data acquisition) for monitoring; this is the system that will allow staff to monitor all of the different facilities and qualities of the water as well → Smallwood: this is important b/c we need a water source for the City of Sandy that is independent from Portland's water source; we want to use Portland as a backup ONLY
  - We completed a catastrophic repair at Sandercock Reservoir – massive leak where creek was coming in; repaired a large void under facility, replaced damaged rafters; this was all repaired before a catastrophic failure occurred.
  - Pilot test to remove chloramines from treated water from Portland – we need to install two new systems at Alder Creek and Brownell Springs, or we can get one system to cover both.
  - New capacity will be determined during Q1 of next year → Smallwood: during all of the rain in the last few days, we have had zero overflows!
- Sewer:
  - Finished construction at the existing wastewater treatment plant – also finished “fixing the leaky pipes” i.e. sewer mains cracked and allowing groundwater to seep into them – 1<sup>st</sup> phase of construction (Phase 1A) is complete.
  - Consent decree has been finalized; penalties have been paid → submitted 3,505 pages of stress testing data
  - EPA & friends are in process of reviewing what we say is the additional capacity of the system; were supposed to hear back from them in mid-November -- this will give us the additional capacity we will have to work with going forward → *we are still waiting in Dec to hear back from EPA & friends*
  - Work on our facilities plan amendment (identifies what we work on next) should be done in Q1 2024

- We have just selected three on-call engineering consultants; we have urgent repairs that need to be completed including replacing 2/3 of UV disinfection system
- PW staff are doing a manhole grouting program - sealing the manholes so that groundwater can't get into the system.

**6. Moratorium update:** An update for the Board as to the current status of the moratorium.

- Devl Services Director: "We have completed the stress tests of the sanitary sewer treatment plant and EPA/DEQ is now analyzing the results. We anticipate this will take several months, so the moratorium was extended by City Council again at the 11/20 Council meeting until June 20<sup>th</sup>, 2024. However, depending on the analysis review and negotiations with DEQ/EPA, that the existing moratorium could be repealed and replaced with a new moratorium. We are not sure if/when it will be repealed or replaced yet. We are hopeful we can provide a more exhaustive update at our next meeting."
- Development Services has committed to letting the Ec Dev Dept know when this information is updated in real time, and what information within those updates may be released to the EDAB.
- I have also secured a commitment from the Development Services Director to address the EDAB in person once we have secured approval to begin releasing sewer permits for new development. This will happen sometime in 2024.
- Pietzold/Smallwood/Mayton: there are enough permits available to cover what's in the queue, and we are confident that there will be some permits available for new construction soon

**7. Retail market report:** Board review

- There is no funding available, but if the Board would like to push forward, one way this could be funded is through the Council contingency fund → one of our City Councilor board members could suggest this during Council Reports
- Pietzold: This was the first thing this board was tasked with doing in 2019, but the pandemic happened shortly thereafter which heavily skewed retail spending patterns so we put it on hold
- Pietzold: the EDAB requests that the City Council goes forward with funding the retail market report (6-0 vote)

## ROUNDTABLE DISCUSSION

**8. Economic Opportunities Analysis (EOA) presentation & discussion:** Nicole Underwood (ECONorthwest) will present the latest information from the development of Sandy's EOA and invite discussion and input from the Ec Dev Advisory Board.

- Nicole Underwood of ECONorthwest presented a 30 minute slideshow presentation to the EDAB regarding the crafting of the City's new Economic Opportunities Analysis and the data being used to draft this document.
- Buildable lands update: Wipper – What is "Village Commercial"? Defined by Smallwood, Pietzold as essentially mixed use zoning designation located primarily in residential neighborhoods; brief history of the designation.

- Commuting trends: Work from home is challenging when looking at commuting trends; this data is not yet being accurately captured for those that work some hours from home and some hours from an office → our data capture methods will improve over time
- EOA shows a forecast need for 63 acres of industrial land and 91 acres of office & retail combined, for a total of 154 acres of land needed for economic growth → this equals a 9 acre deficit of industrial land, and a moderate surplus of 52 acres of commercial land
- Wipper: What other infrastructure concerns do we have other than wastewater? Underwood – nothing specific, but this would include streets and roads, water, etc.
- Brache: Sees commercial as high wage instead of industrial due to IT, professional services, etc. → Underwood: most commercial jobs are restaurant, retail, grocery, but this is a fair point → also, manufacturing is singled out for high wage industrial jobs in the ec dev strategic plan because they typically do not require a college degree
- Next presentation from ECONorthwest on EOA policy recommendations will happen at our February 2024 meeting
- Pietzold: Did the city council take anything specific away from this presentation when they heard it last week? → Mayton: there was some disagreement with how the data was collected from some Council members, but I found it to be fairly accurate → Smallwood: this is 2019 data, and the world has changed significantly since then. The data is what it is.
- General discussion about work from home → This is a difficult problem to tackle; we need to get better at capturing this data → work from home may shrink in the future but it isn't going away → initially WFH created a boost in productivity, but this waned over time →
- General housing discussion → Mayton: trying to attract higher wage jobs so larger homes, but current wages are low so folks on lower end of economic scale can't afford the rent here; how do you build affordable housing for working class workers; wages can't go up fast enough to keep up with housing prices

## ADJOURN

8:00 PM

Americans with Disabilities Act Notice: Please contact Sandy City Hall, 39250 Pioneer Blvd. Sandy, OR 97055 (Phone: 503-668-5533) at least 48 hours prior to the scheduled meeting time if you need an accommodation to observe and/or participate in this meeting.