



CITY COUNCIL MEETING

Monday, October 06, 2025 at 6:00 PM
Sandy City Hall and via Zoom

MINUTES

WORK SESSION – 6:00 PM

1. Draft Review: Sandy Housing Production Strategy (HPS)

The City Manager summarized the staff report in the meeting packet. Tim Wood with FCS was present to present slides, which were also included in the meeting packet.

Discussion ensued on the following topics:

- Suggestion to provide further clarity on the meaning of designated areas for vehicles belonging to homeless individuals
- Suggestion to reference the adoption of the City's Transportation System Plan and Water Master Plan
- Clarification on the meaning of NPDES (National Pollutant Discharge Elimination System)
- Discussion of the City's intention to make science-based common-sense improvements to its discharge permit on Tickle Creek, at least until a permanent discharge solution is constructed
- Discussion related to potential revenue collected from a construction excise tax (CET)
- Discussion related to larger 'plexes' and whether they are already permitted under the City's development code, particularly in higher density zones
- Concern about cottage clusters related to management and undefined boundaries
- Suggestion to clarify in the document that the City is pursuing the idea of specifically allowing tri and quad plexes, especially prior to DLCD review of the document
- Lessons learned regarding the development of cottage clusters in Milwaukie; suggestion that to be successful, such developments need to be part of a larger complex with an HOA for upkeep and common maintenance
- Discussion as to whether cottage clusters could be allowed under the City current code, especially given density requirements
- Suggestion that successful cottage clusters might need to involve public ownership of the land and long-term leases, but that would be expensive and a CET would not raise sufficient revenue; suggestion that cottage clusters simply are not right for Sandy at this time
- Considerations regarding the adoption timeline for the HPS, and the unusual state statute-prescribed review and approval process involving DLCD
- Overview of the proposed implementation timeline for the included strategies, as well as the mid-term check in provision

- Discussion related to surplus public land that could be used for housing development; suggestion that the City could work as a facilitator between parties in such an agreement, potentially involving tax incentives from other agencies
- Concern about the need to retain the ability to land bank for future projects such as park development; assurance and clarification from the City Attorney on the definition of 'surplus'
- Direction to ensure DLCD can provide comments on the latest draft of the City's HPS, including the input provided at this meeting
- Overview of considerations regarding short term rental tax remittance and emerging strategies to ensure compliance
- Suggestion to ensure consistency in the document between the terms homelessness and houselessness; suggestion to use the terminology DLCD prefers
- Suggestion to specifically reference duplexes and townhouses/rowhomes in addition to single family homes and multifamily housing units when discussing units constructed in past years

REGULAR MEETING – 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

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

CHANGES TO THE AGENDA

The Council decided to hold Presentations immediately after Changes to the Agenda

PRESENTATIONS

2. Police Sergeant Oath of Office: Jason Coates
3. Police Awards: Officers Bergland & Boyes, and Community Member Ashton Rollins

The Mayor administered the Oath of Office to Sergeant Coates, after which photos were taken. The Police Chief presented Life Saving Awards to Officers Bergland and Boyes, after which photos were taken.

PUBLIC COMMENT (3-minute limit)

William Brookhart: is concerned about the City's plans for wastewater discharge; suggested that other cities use trucks to transport their effluent for treatment, and that such an approach

could be used by Sandy at least temporarily; stated concern that constructing a pipeline is too expensive and would tie Sandy to Gresham permanently; suggested that using trucking temporarily would ease time pressure and allow the City to explore other options.

Ralph and Susan Stevens: representing the Immanuel Lutheran Church; concerned about parking on the street; suggested a prohibition on parking on the south side of the street; expressed concern about the congestion impact on residents and emergency vehicle access, including school bus and fire truck clearance; suggested that the adjacent businesses and government buildings have sufficient parking at their parking lots and should make better use of them.

Katy Rees: works at the Immanuel Lutheran Church; concerned that the biggest school bus can no longer make it down the narrow street; suggested limiting parking on one side of the street during business hours; suggested the Health Center should make better use of its parking lot; summarized the pedestrian safety practices used by the church; provided a handout with street parking statistics and photos which is attached to these minutes. In response, the Council asked staff to review and propose a variety of options to address the problem.

RESPONSE TO PREVIOUS COMMENTS

(none)

CONSENT AGENDA

4. City Council Minutes: September 15, 2025
5. Resolution 2025-37: Updating the City of Sandy's Personnel Policies

MOTION: Adopt the Consent Agenda

Motion made by Councilor Sheldon, Seconded by Councilor Ramseyer.

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

MOTION CARRIED: 7-0

NEW BUSINESS

6. Grant Awards: Special Service Contract Program 2025-2027

The Deputy City Manager summarized the staff report in the agenda packet. The Council discussed the decision-making process used to determine the recommended funding levels. It was noted that Todos Juntos is in effect receiving funding for one of their two program iterations. Council President Hokanson and Councilor Smallwood chose to abstain from the vote because of their involvement with Todos Juntos and the Sandy Community Action Center, respectively.

MOTION: Approve the Special Service Contract Program grant awards for the 2025-2027 biennium, as recommended by the Application Review Subcommittee

Motion made by Councilor Hanley, Seconded by Councilor Mayton.

Voting Yea: Mayor Walker, Councilor Mayton, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

Voting Abstaining: Council President Hokanson, Councilor Smallwood

MOTION CARRIED: 5-0-2

7. PUBLIC HEARING: Resolution 2025-35 - Supplemental Budget for Biennium 2025-2027

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The Finance Director summarized the staff report in the agenda packet.

Public Testimony

(none)

Council Discussion

(none)

MOTION: Close the public hearing

Motion made by Councilor Sheldon, Seconded by Councilor Ramseyer.

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

MOTION CARRIED: 7-0

MOTION: Adopt Resolution 2025-35

Motion made by Councilor Sheldon, Seconded by Councilor Smallwood.

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

MOTION CARRIED: 7-0

8. Contract Approval: Alder Creek Water Treatment Plant Electrical Upgrades

The Public Works Director summarized the staff report in the meeting packet, emphasizing long lead times for vital electrical equipment, and the need to purchase this equipment not to ensure the work at Alder Creek is completed on schedule. It was noted that the cost for this equipment is slightly above estimates, but the overall budget for the project remains consistent with estimates.

MOTION: Authorize the City Manager to execute an electrical pre-procurement contract for the Alder Creek Water Treatment upgrades with Farnham Electric, for a maximum total fee of \$345,491

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

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

MOTION CARRIED: 7-0

9. IGA Revision: City of Sandy & Clackamas County; Business ISP Services

The SandyNet Director summarized the staff report in the meeting packet.

MOTION: Authorize the City Manager to execute the proposed revisions to the IGA between the City of Sandy and Clackamas County to provide business broadband services, as included in the meeting packet

Motion made by Councilor Sheldon, Seconded by Councilor Mayton.

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

MOTION CARRIED: 7-0

REPORT FROM THE CITY MANAGER

- Recap of the recent volunteer appreciation event; praise for the City's volunteers
- Recap of the recent League of Oregon Cities annual conference
- Discussion on the recruitment process for a new Municipal Judge
- Reminder of the upcoming CCA dinner in Gladstone
- Discussion of a community satisfaction survey to be administered by Greg Brewster as part of his degree program; request for the Council to send their ideas for what they would like to see in such a survey

COMMITTEE / COUNCIL REPORTS

Councilor President Hokanson

- Discussion on the large scope and significant community impact of using trucking as a wastewater effluent approach

- Suggestion to post the Council Goals in the Council Chambers
- Recap of the recent League of Oregon Cities annual conference:
 - Tour of Lake Oswego's new aquatic center
 - Public meetings training requirements for elected officials
 - Concerns about new serial meeting requirements; suggestion to challenge the OGEK on this matter directly to preserve the ability of local elected officials to effectively govern
 - Cybersecurity tabletop exercise; emphasis on the need for the City to take cybersecurity seriously and fully invest in protective measures

Councilor Hanley

- Concern about the League of Oregon Cities annual conference being held during business hours, thus limiting the ability of many officials to attend and participate
- Recap of the recent Library fundraiser at Mt. Pizza
- Reminder of the upcoming Trick or Treat Trail

Councilor Ramseyer

- Recap of the recent Transit Advisory Board Meeting; praise for the new electric buses
- Note of the new state transportation bill
- Praise for SAM's low fares
- Recap of the recent volunteer appreciation event
- Note of the upcoming Water Providers Consortium meeting

Councilor Sheldon

- Recap of the recent League of Oregon Cities annual conference; overview of housing policy discussions; concern about the extent to which housing policies will have a successful impact
- Concerns about narrow streets, including safety and parking impacts

Councilor Smallwood

- Concerns about narrow streets, including vehicle crash risks
- Praise for the Seventh Day Adventist Church's recent dental clinic

Councilor Mayton

(none)

Mayor Walker

- Recap of the recent volunteer appreciation event
- Recap of the recent electric bus ribbon cutting; praise for the new bus wraps
- Agreement on the concerns about the scheduling of the League of Oregon Cities annual conference; recap of the role definition workshop, the public meeting training, and the Women's Caucus event, the utilities projects and contracting session, and the city manager evaluation session; reminder that the City Manager will need another evaluation soon

- Praise for the new economic development grant proposals being developed by the City's economic development consultant, which will be presented at the next Economic Development Advisory Board meeting
- Reminder of the need to work with the School District on traffic congestion challenges
- Reminder of the need to fill to community service officer position
- Agreement on others' concerns about short driveways and narrow streets
- Reminder of the upcoming award ceremony for Cedar Park
- Reminder of the upcoming results of the wastewater facilities studies
- Offer to share LOC conference materials with the rest of the Council

STAFF UPDATES

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

ADJOURN