



CITY COUNCIL MEETING

Monday, March 04, 2024 at 7:00 PM
Conducted 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 Carl Exner
Councilor Don Hokanson

CHANGES TO THE AGENDA

(none)

PUBLIC COMMENT (3-minute limit)

(none)

RESPONSE TO PREVIOUS COMMENTS

(none)

CONSENT AGENDA

1. City Council Minutes: February 20, 2024
2. Loan Funding for Alder Creek Water Treatment Plant Raw Water Conveyance, Storage, and Pumping Improvements
3. Grant Agreement Approval: ODOT Funding for Transit Department

MOTION: Adopt the consent agenda

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

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

MOTION CARRIED: 7-0

OLD BUSINESS

4. Creation of an Advanced Financing Reimbursement District for 362nd and Bell Street Construction

The Public Works Director and Assistant Public Works Director summarized the staff report. Slides were also presented. Both the staff report and slides were included in the agenda packet.

Council discussion ensued, related to the following topics:

- Concern that analysis may have been performed based on assessed values of properties rather than real market value
 - Clarification that market values were cited in the staff report, not assessed values
- Clarification on bonds that were issued as part of the road project
- Clarification on the area-based apportionment method
- Discussion on valuation
- Suggestion that the AFRD term should be set now and last for its duration, rather than being adjusted after a certain amount of time
- Suggestion that the valuation of the district should be 10% of the project cost, so as to not discourage development
- Concern about speculating about property values
- Emphasis on the importance of restoring the balance of the Street Fund
- Suggestion that the valuation of the district should be up to 30%
- Context on staff's thinking with regard to what district valuation to recommend to the Council
- Emphasis on striking a balance between facilitating development and recouping construction costs
- Recognition of the additional benefits to the community that would occur from development, beyond collection of AFRD payments
- Suggestion to possibly use urban renewal funds to offset AFRD payments as an incentive for development
- Clarification that property values were not used to calculate payments due
- Comparisons to property taxes collected from Fred Meyer
- Emphasis on the importance of establishing a reimbursement component of the TSDC
- Clarification that properties in the eastern portion of the area being discussed are not within the boundaries of the urban renewal district
- Concern from some about properties not developing; optimism from others that they will develop

MOTION: Direct the City Manager to prepare a Resolution for the creation of an Advanced Financing Reimbursement District for the construction of 362nd and Bell streets, for consideration at a City Council public hearing. The District is to be valued at \$2,480,935), and is to use the Area apportionment methodology. The District is to expire after 20 years and use a simple interest rate of 5%. Further, direct the City Manager to explore options for potential development incentives at the site using urban renewal funding.

Motion made by Councilor Hokanson, Seconded by Councilor Exner.

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

MOTION CARRIED: 7-0

NEW BUSINESS

5. Deer Pointe Neighborhood Park Concept Planning

The Parks and Recreation Director summarized the staff report, which was included in the agenda packet. Staff from Lango Hansen, the City's contracted landscape architect firm, presented slides that were also included in the agenda packet.

Council discussion ensued, related to the following topics:

- Remarks on the situational context of the Bull Run Terrace development immediately to the east
- Suggestion by a majority of councilors to include a covered basketball court at the park
- Concern about highway proximity, and the need for separation fencing for safety
- Clarification on plans for pathway connection to the highway
- Suggestion to locate the sports court near the highway to lessen possible noise concerns
- Suggestion that Option #2 is preferable
- Suggestion to incorporate a sledding area
- Emphasis on the importance of parents being able to watch their children
- Emphasis on the importance of connectivity to nature
- Suggestion that a covered basketball court should be full-court
- Suggestion to make the park visible from the highway
- Suggestion to provide a pathway to the future Bull Run Terrace development
- Suggestion to ensure future trail connectivity
- Concern about the demand on parks maintenance staff

REPORT FROM THE CITY MANAGER

- City purchase of the new parking lot has now closed
- Cedar Creek Trail will open in April
- The City will support the County effort to secure funding to repair the Bull Run Bridge, but reciprocal support for City priorities is important
- Staff is preparing an ordinance to extend deadlines for land use approvals that are currently unable to move forward because of the moratorium
- Nellie deVries will give an update on the recent legislative session at the next council meeting
- A public records request was received for executive session materials

COMMITTEE / COUNCIL REPORTS

Councilor Hokanson

- Suggestion to post redacted police chief comment cards on the City's website
- Concerns that police chief coverage from the Hoodview News omitted key facts
- Suggestion that individuals who want to run for Council should talk to Councilors and get up to speed about issues

Councilor Exner

- Reflections on major decisions that have occurred recently, and the need for consensus moving forward
- Recap of successful Meals on Wheels fundraiser event

Councilor Walker

- No response has yet been received on the City's request for County funding support for the Hoodland Library
- The Library Advisory Board has discussed funding solutions for a bookmobile
- Concerns regarding morale of staff and the community; optimism about the future

Councilor Sheldon

- Agree with the suggestion to post redacted police chief comment cards on the City's website
- Praise for staff's social media communications
- Emphasis on the need to support Police Department staff during this time

Council President Smallwood

- Additional information and context on the Bull Run Bridge project
- Reminder on the additional upcoming fundraisers for Meals on Wheels

Councilor Mayton

- Planning Commission reviewed the HCA and EOA reports
- Emphasis on the importance of empathy toward all involved in the police chief process
- Thanks for the staff work performed on the AFRD proposal

Mayor Pulliam

- Concerns regarding the shelter activities that are taking place at the Best Western
- Empathy for all involved in the police chief comment card process; thanks and appreciation for Interim Chief Yamashita's service; praise for Police Department staff

STAFF UPDATES

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

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