



CITY COUNCIL MEETING

Monday, March 03, 2025 at 6:00 PM
Sandy City Hall and via Zoom

MINUTES

WORK SESSION – 6:00 PM

1. Follow-Up Discussion: Wastewater Discharge Alternatives

The Mayor and City Manager provided introductory remarking, summarizing the staff report in the meeting packet. Dick Talley and Heather Stephens with Stantec were present for the discussion. Mr. Talley and Ms. Stephens provided an overview of the City's efforts to address its wastewater challenges over a number of years, and the significant decisions that have been made thus far, including the involvement of the Oregon Department of Environmental Quality (DEQ) and the US Environmental Protection Agency (EPA), which served as the catalyst for the City to move quickly to develop a permanent solution.

They summarized the multiple wastewater discharge options that have been studied by the City, which were referenced in the packet materials. Regulatory limits that make discharging into Tickle Creek infeasible over the long term were discussed, as well as the unsuitability of local soils for accommodating ground infiltration (in contrast to other facilities in the state). Other approaches discussed included using reclaimed water either for fire protection or for irrigation; it was noted that the cost of irrigation reuse is infeasibly high, and the cost of acquiring sufficient land for fire protection is also prohibitively high. It was also noted that even if land were acquired for water storage, an expensive pipeline to the property would still need to be constructed making the cost comparable to the regional discharge option.

It was noted that the program budget for wastewater improvements includes a large contingency that will hopefully not be needed. Macro-economic factors including the price of importing important components was also discussed. It was acknowledged that future wastewater utility rates being forecasted by the City are unacceptably high, and that every effort needs to be made to mitigate the impact on ratepayers.

Discussion ensued on the fact that a regional discharge has been contemplated by the City for decades, and it has been understood that Tickle Creek cannot be a discharge solution for the City in perpetuity. It was stressed that relationship building with the City of Gresham will be of high importance, and that the City Council will need to be a critical component of that effort.

The Council asked staff to develop utility rate scenarios to anticipate the degree of rate reduction that could be realized with varying levels of outside grant funding, particularly funding for construction. Finally, it was emphasized that time is of the essence, and that effective communication with the public is of high importance so that the project challenges and strategies are fully understood.

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

(none)

PUBLIC COMMENT (3-minute limit)

(none)

RESPONSE TO PREVIOUS COMMENTS

(none)

CONSENT AGENDA

2. City Council Minutes: February 18, 2025

MOTION: Adopt the consent agenda

Motion made by Council President Hokanson, 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

OLD BUSINESS

3. Draft 2025-27 City Council Goals

The City Manager summarized the staff report in the meeting packet. The Council proceeded to review the draft goal language; the following amendments were proposed:

- Add the following language in the Parks and Recreation section: “work with community service personnel to ensure that parks are patrolled regularly and that park regulations are enforced.”

- In the Development Services section, revise the Safe Routes to School language to state the following: “apply for an ODOT Safe Routes to School Grant with cooperation and financial contribution from the Oregon Trail School District.”
- In the City Operations section, revise the economic development language to state the following: “Supplement staff capacity to implement the Economic Development Strategic Plan to create more living wage jobs, support local business growth, and support a strong local economy.”

MOTION: Adopt the 2025-27 City Council goals as amended

Motion made by Councilor Mayton, 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

NEW BUSINESS

4. Resolution 2025-09 - Supporting Proposed MHCC Bond Measure

The Mayor provided introductory remarks and summarized the rationale for the proposed resolution. Some Councilors expressed reservations about increased taxes for residents, while others emphasized the importance of supporting MHCC.

MOTION: Adopt Resolution 2025-09

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

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Ramseyer

Voting Nay: Councilor Mayton, Councilor Smallwood, Councilor Sheldon, Councilor Hanley

MOTION DEFEATED: 3-4

5. PUBLIC HEARING - Ordinance 2025-08: Urban Renewal Agency Board Modification

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The City Manager summarized the staff report included in the meeting packet. He noted that he has spoken with the Executive Director of the Mt Hood Area Chamber of Commerce and has emphasized the importance of that organization’s continuing involvement in City affairs.

Public Testimony

(none)

MOTION: Close the public hearing

Motion made by Councilor Smallwood, Seconded by Councilor Hanley.

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

MOTION CARRIED: 7-0

Council Discussion

(none)

MOTION: Approve the first reading of Ordinance 2025-08

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: Approve the second reading of Ordinance 2025-08

Motion made by Councilor Mayton, 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

6. Resolution 2025-07: Updating Public Contracting Rules

The Finance Director summarized the staff report in the meeting packet. Ashleigh Dougill with BEH was present to provide further details on the proposed updates to the City's contracting policies and conformity with updated state standards.

Council discussion ensued on the following issues:

- The City Manager should continue to proactively and regularly communicate with the Council regarding significant purchases and contracts, potentially using the weekend update email.
- Goods procurement and contracts have important distinctions.

- The City Manager retains expanded signing authority previously granted by the Council for specific projects; the sunset provisions of that authority should be verified.

MOTION: Adopt Resolution 2025-07

Motion made by Councilor Smallwood, 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

7. Resolution 2025-06: Full Faith and Credit Obligation to Fund Water Capital Projects

The City Manager summarized the staff report in the meeting packet. The following issues were discussed by the Council:

- Logistical differences between bonds and WIFIA loans, especially regarding repayment terms
- Discussion on the bond carrying a higher interest rate than the loan being refunded, and the rationale for doing so with respect to debt service payments and the strategy to avoid significant spikes in future rate increases for ratepayers. It was also noted that the loan to be refunded was not scheduled to be paid off until 2035.
- Contingency plans should the Portland Water Bureau filtration facility ultimately not be constructed
- Discussion on the remaining unfunded amount of the drinking water program; it was noted that as costs are further refined it may become evident that the full program budget will not be needed.

MOTION: Adopt Resolution 2025-06

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

REPORT FROM THE CITY MANAGER

- Update on planned repairs for Base Camp at Cedar Park; discussion on strategies for mitigating mosquitoes
 - The Council sought clarity on the specific areas to be closed during construction, and emphasized the need to provide clear signage and publicize the plans for the community
- Update on the Public Works Director recruitment and interview plans. Councilors emphasized the importance of asset management skills, and the importance of making the right hire even if it takes time. It was noted that the pool of applicants is encouraging.
- Discussion on the need to interview Budget Committee applicants; Councilors Sheldon, Hanley, and Ramseyer were appointed to an interview panel.

COMMITTEE / COUNCIL REPORTS

Council President Hokanson

- Reflections on the discussion and vote on the proposed resolution to support the MHCC bond

Councilor Hanley

- Reflections on the discussion and vote on the proposed resolution to support the MHCC bond

Councilor Ramseyer

- Reflections on the heavy burden on ratepayers presented by the large infrastructure projects the City must complete; everyone involved is doing the best they can

Councilor Sheldon

- C-4 update

Councilor Smallwood

(none)

Councilor Mayton

- Update on his appointment to the Mt Hood Economic Alliance board
- Reflections on the discussion and vote on the proposed resolution to support the MHCC bond

Mayor Walker

- Appreciation for the Council voting its conscience on the MHCC bond support item
- Thanks for the code enforcement work performed on Barket Ct
- Disappointment on the lack of a Mt Festival carnival again this year; suggestion for the Council liaisons to the committee to help pursue solutions
- Suggestion to ensure the City is actively involved with the revived Sandy River Watershed Council
- Remarks on the repairs to Base Camp at Cedar Park
- Recap of recent meetings with legislators on the City's funding requests
- Concerns about utility bill payment dates
- Recap of recent correspondence with a resident on the City's wastewater challenges
- Remarks on the City's economic development priorities and the need to identify the actions in the strategic plan that should be pursued and completed first and provide direction to the advisory board
- Note that the community livability committee will be established soon

STAFF UPDATES

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

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