



CITY COUNCIL MEETING

Monday, April 06, 2026 at 6:00 PM
Sandy City Hall and via Zoom

MINUTES

WORK SESSION – 6:00 PM

1. City Hall Safety and Capacity Improvements

The City Manager and Deputy City Manager summarized the staff report in the meeting packet. Council discussion related to the following points:

- Overview and history of the City Hall building and its usage
- History of how staff has explored addressing the building's inherent capacity and safety challenges in recent years, including exploring a full renovation option as well as a more modest targeted option
- Questions as to whether staff looked into securing emergency preparedness grant funding
- Overview of what would have been included in the full renovation option
- Discussion of SandyNet's future building needs, and whether servers would remain
- Overview of the components included in the more targeted \$150,000 proposed project including front counter reorientation and safety improvements, and limited addition of private office space
- Discussion related to concurrent actions to address the technology needs in the Council Chambers, including the RFI currently underway to gather professional input on potential improvements, and the subsequent plans to issue a RFP as soon as possible
- Discussion about whether it would be prudent to move Development Services staff to the west side of the building in the interest of limiting the number of entrances; response from staff that such a move would be counterproductive and not desirable
- Note that private office space for Human Resources and Administration will free up conference room time for others
- Suggestion to consider opportunities to consolidate to one building entrance in the future
- Affirmation of staff's understanding of which building configuration would be most beneficial
- Discussion on future needs to repair the City Hall roof and repaint the building
- Acknowledgement that spending a large amount of money on a large renovation at this time would not be appropriate
- Consensus that the targeted \$150,000 package of improvements is appropriate to advance at this time

- Emphasis on the urgency of addressing the Council Chambers technology issues as soon as possible

REGULAR MEETING – 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

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

ABSENT

Councilor Chris Mayton

CHANGES TO THE AGENDA

(none)

PUBLIC COMMENT (3-minute limit)

Michael Modica: concern about a recent indecent exposure incident where an individual exposed himself on a balcony in the presence of children; concern about being advised that the City has no ordinance making such conduct illegal, and that state law only makes nudity illegal if it is explicitly sexual in nature; note that Portland does have such an ordinance; concern that similar incidents could happen in the future even if this particular person moves

Lisa Hull: regarding the recent ODOT speed investigation, lives nearby and supports increased enforcement and technology implementation especially since such a high percentage of drivers appear to be speeding; concern that the study did not extend to Firwood Dr which is a dangerous intersection especially for turning left; is also supportive of decreasing speed limits

RESPONSE TO PREVIOUS COMMENTS

(none)

CONSENT AGENDA

2. City Council Minutes: March 16, 2026

MOTION: Adopt the Consent Agenda

Motion made by Councilor Sheldon, Seconded by Councilor Smallwood.

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

MOTION CARRIED: 6-0

PRESENTATIONS

3. Fire District Annexation Presentation

The Clackamas Fire Chief and Assistant Chief were present to deliver the presentation; slides were included in the meeting packet. Representatives of the Sandy Fire Board, as well as the Clackamas Fire Board, were also present to provide comments. Points made during the presentation included the value that would be provided to residents should the annexation measure pass; the representative structure of the Board; and lessons learned from the measure's past failure. Discussion also included concerns about losing local control, ambulance response times, and consequences of the measure not passing including reductions in service levels due to the need for Sandy Fire to add additional overhead costs.

PROCLAMATIONS

4. Arbor Month 2026

The Mayor read the Arbor Month proclamation aloud.

RESOLUTIONS

5. PUBLIC HEARING: Resolution 2026-06 - Adopting Revised Water and Wastewater SDC Methodologies

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The City Manager summarized the staff report in the meeting packet, and pointed to the updated language in Section 1 of the resolution.

Public Testimony

Brendon Buckley: with Johnson Economics, stated he reviewed the SDCs and provided a memo which is included in the meeting packet; stated that more analysis of SDC methodology is needed because different growth rates are included for water and wastewater and because they are old forecasts that anticipate unreasonably high growth; stated concern that the CIP lists include projects that do not increase capacity and that better accounting is needed; stated that proposed projects include work that fixes old problems rather than accommodating growth; stated that the wastewater projects do not match what is in the budget, and that there is no reference to Gresham; stated there should be a needs nexus between stated capacity

needs and the number of new connections being served; suggested longer term project costs should be spread over a longer period

Dave Vandehey: general remarks about SDC methodology and how project lists drive rates; note that the proposed rates are tied to an old master plan; statement that the proposed lowering of water SDC rates suggests that wastewater rates may not be accurate; concern that the current wastewater plan still contemplates a new discharge on the Sandy River; concern that projects to be constructed will be in operation long past 2040, thus making the proposed rates inappropriate; statement that a connection to Gresham will be in service for many decades past the plan's time horizon

Art O'Leary: Questioned whether applicable studies, plans, and information is available on the City's website that would address many of the questions that have already been raised (staff responded in the affirmative); asked whether SDC rates are being increased proportionately; stated that developers need to pay their share of the cost of infrastructure improvements

Kendal Pelton: Concern that reports from City consultants, with which rates are set, have errors and are based on bad information; statement that connecting to the City of Gresham for wastewater treatment will take 10 years; concern that the City is not planning effectively

Mac Even: History of his development projects in Sandy, particularly as it related to multiple challenges his projects have encountered including the City's moratorium on development applications and increases in SDC rates; concern about the large size of the recent SDC rate increases; concern that future increases will be forthcoming in Parks and Transportation, making development more expensive; concern about depressed economic development; statement that development should be considered a partnership between the City and property owners; concern that he cannot finance nor sell his projects; statement that he should be allowed to develop his property at the rates that were in place when he received land use approval

Following the testimony, the Council engaged in the following points of discussion:

- Question to Mr. Even as to how he would suggest balancing the City's needs with the needs of his business; he responded that builders are a vital part of the local economy and the whole community will be hurt if their projects fail. There needs to be a way to find a win-win.
- Question to Mr. Buckley regarding his interpretation of eligibility rates for SDCs, noting that the City is applying eligibility rates correctly; discussion regarding the CIP list; discussion regarding growth percentages and whether excess growth is being contemplated

MOTION: Close the Public Hearing

Motion made by Councilor Sheldon, Seconded by Councilor Ramseyer.

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

MOTION CARRIED: 6-0

Discussion

- John Ghilarducci with FCS provided clarification on SDC calculation methodology, including the link between growth projections and the proportion of projects that are calculated as SDC eligible
- Further remarks from the City Attorney that the particular rate of growth is not material
- Discussion related to the various sources of capital funding, including utility rates, SDCs, and grants
- Remarks related to the methodology changes since the last version in 2025
- Clarification from the City Attorney that the proposed methodology is based on the 2019 wastewater plan, and that it can be revised again if warranted once the City amends its plan
- Plans to review the wastewater CIP and SDC rates after the new wastewater facility plan amendment is adopted

MOTION: Adopt Resolution 2026-06

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

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

MOTION CARRIED: 6-0

6. Resolution 2026-07 – Amending Water SDC CIP List

The City Manager summarized the staff report in the meeting packet. Clarification was provided regarding the purpose of the three separate resolutions.

MOTION: Adopt Resolution 2026-07

Motion made by Councilor Ramseyer, Seconded by Councilor Smallwood.

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

MOTION CARRIED: 6-0

7. PUBLIC HEARING: Resolution 2026-08 - Adopting Revised Water and Wastewater SDC Rates

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The City Manager summarized the staff report in the meeting packet.

Public Testimony

Dave Vandehey: recounted the history of Bull Run Terrace and the frustrations therein; stated that this is a broken system that dampens any opportunity to find collaborative solutions; questioned the answer from FCS about calculating capacity; stated that the projects constructed will need to last for many decades; concern that they are being asked to pay for capacity that will stretch into the very long-term future; concern that wastewater projects may turn out to cost far less than estimated, making SDC rates inappropriately high; appreciation for the proposed reduction but concern that it is not enough; suggestion to exempt previously approved projects from SDC rate increases; concern about increased costs his projects have experienced including interest rates, labor costs, and other factors; request for a two year extension of his land use approval and ERU allocations; suggestion that if projects do not move forward the City will fail to collect any SDC revenue at all.

Mac Even: the estimated refund amount shows that very few building permits have been issued since SDC rates were increased; sought to preserve his standing by offering testimony.

MOTION: Close the Public Hearing

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

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

MOTION CARRIED: 6-0

Discussion

- Overview of SDC logic and methodology
- History and context of the previous lack of increasing SDCs over time, which artificially transferred cost burden to rate payers
- Concern that SDCs can become too high, thereby slowing development; suggestion to lower Parks SDCs to make development more viable
- Emphasis on the point that shifting even more cost burdens to rate payers is wrong; many additional years of rate increases are already planned, and SDCs had been artificially low for years
- Note that the Council approved the Parks Master Plan and its associated projects, creating the necessity of SDC funding if they are to be constructed
- Note that a sizable percentage of Parks Master Plan projects are not planned to be funded under current Parks SDC rates
- Note that it was necessary and appropriate to reduce water SDCs when costs when actual project costs came in lower than planned
- Note that the federal government historically contributed toward local infrastructure

- Note that if wastewater facilities costs move lower, associated SDCs can be reduced
- Emphasis on the point that the wastewater projects are necessary to get the City out of the development moratorium
- Concern about what would happen to SDC revenue if no growth occurs; suggestion that development is necessary
- Assertion that going back to 2022 SDC rates is impossible
- Suggestion that parks are vital for residents of multifamily housing
- Suggestion that Portland reducing SDCs is not an analogous situation
- Note from the City Manager that Councilor Mayton suggested reducing SDCs other than wastewater
- Acknowledgement that a wastewater facilities plan amendment will be adopted soon and a subsequent update to SDCs is likely

MOTION: Adopt Resolution 2026-08

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

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

Voting Nay: Councilor Smallwood

MOTION CARRIED: 5-1

NEW BUSINESS

8. Discussion: ODOT Speed Investigation

The City Manager summarized the staff report in the agenda packet. Council discussion ensued on the following topics:

- Questions as to the extent this speed reduction effort could conflict with efforts to gain ODOT approval for implementation of traffic enforcement technology
- Suggestion that the warm winter weather might have affected highway traffic in recent months
- Note that the amount of traffic affects driver behavior
- Acknowledgement that ODOT and the City have differing priorities with regard to traffic management
- Concern about safety at the intersection of Hwy 26 and Firwood
- Concern about enforcement and/or technology diverting traffic onto other streets
- Suggestion to implement focused traffic enforcement missions
- Concern about lack of driver attention to speed feedback signs and/or behavior change
- Suggestion to use Council contingency to fund focused traffic patrols in specific areas and analyze the results
- Suggestion to lower posted speeds before implementing any technology program
- Clarification as to whether ODOT would use the City's traffic and speed data during their consideration of proposed speed changes
- Discussion as to the extent to which posted speed changes affect driver behavior

The consensus of the Council was that the City should respond to ODOT with a compromise speed change proposal for the review panel's consideration: 40 mph between Canyon Valley Rd and Langensand Rd, and 35 mph between Langensand Rd and Ten Eyck Rd.

REPORT FROM THE CITY MANAGER

- Reiteration that the RFI for technology improvements in the Council Chambers is currently underway
- Note that the damaged trees are being replaced at Centennial Plaza
- Note of the upcoming meeting with Representative Bunch

COMMITTEE / COUNCIL REPORTS

Council President Hokanson

- Suggestion to provide public hearing training for the Council and Planning Commission

Councilor Hanley

- Note of the upcoming ribbon cutting for the Mobile Library

Councilor Ramseyer

- Note of the upcoming Transit Advisory Board meeting
- Note that the charging station infrastructure project is underway at the Operations Center
- Recap of the most recent Planning Commission public hearing on House Bill 2005
- Concerns with the proposed RV development on 362nd Dr
- Recap of the recent CCA dinner in Estacada

Councilor Sheldon

(none)

Councilor Smallwood

(none)

Mayor Walker

- Recap of the recent meeting with PGE; note of their donation/sponsorship of Winterfest
- Update on the LOC water/wastewater policy committee
- Recap of the egg hunt events
- Note that a grant application is being written to enhance parks awareness/marketing
- Note of the upcoming PGE wildfire preparedness meeting

STAFF UPDATES

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

ADJOURN