



# CITY COUNCIL MEETING

Monday, February 05, 2024 at 6:00 PM

Sandy City Hall and via Zoom

## MINUTES

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### WORK SESSION - 6:00 pm

#### 1. Sandy Museum & Chamber of Commerce Funding Discussion

The Economic Development Manager summarized the staff report, which was included in the agenda packet. Ann Marie Amstad and Khrys Jones provided an overview of the funding requests from the Sandy Historical Society and Museum (Museum) and the Sandy Area Chamber of Commerce (SACC), respectively.

##### Discussion Pertaining to the Museum:

- The number of Museum staff
- The amount of annual expenditures on the Visitor Center specifically
- History of City grants to the Museum
- Possibilities for County funding through tourism grants, particularly for the Visitor Center
- The cost of hiring a director

##### Discussion Pertaining to SACC:

- History of SACC funding sources and recent funding difficulties
- Overview and history of the Business Resource Center (BRC) program, which started as a COVID-19 recovery initiative and has since transitioned to providing more general business support, facilitation, and information. Marketing, legal assistance, and job fairs were mentioned as examples of services provided.
- Organization of the BRC under the greater umbrella of SACC. It was noted that the BRC provides services to all businesses, not just SACC members
- Impending loss of BRC funding, despite continuing needs of local businesses
- Discussion concerning the BRC's value proposition
- History of previous City grants to SACC
- Concern about potential duplication of services between the BRC and area small businesses development centers
- Emphasis on the importance of leveraging tourism; suggestion that providing City funding directly for tourism initiatives would be more prudent
- Revenue projections for City transient room taxes
- Discussion of regional destination marketing organizations, and the need for Travel Oregon to dedicate more resources to the Sandy area

- Emphasis on the need for a SACC grant to be supported by clear benefits within Sandy city limits

At the end of the discussion, it was agreed that three Council Members should work with the City Manager to develop desirable funding solutions for these organizations moving forward. It was also requested that actions to authorize funding for SACC and the Museum for this current year should be placed on an agenda separately.

## **REGULAR MEETING – 7:00 pm**

### **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)**

Amy Hardesty: Expressed appreciation for everyone's public service. Loves Sandy; lives outside city limits but wants what's best for the town. Believes Chief Jensen is not the right choice for police chief. Stated that racially insensitive and sexist remarks from Chief Jensen at the community reception were not followed up on. Noted that Chief Jensen did not list references from his recent employers. Is disappointed that the City did not release comment cards from the receptions; stated they would show support for Interim Chief Lundry; has filed an appeal to reverse this decision. Is concerned that Chief Jensen is already retired. Provided an overview of Interim Chief Lundry's accomplishments and community relationships. Asked the City Manager to change the hiring decision given new information.

Faith Stewart: Provided written comments (attached to these minutes). Referred to her recent meeting with the City Manager, and Chief Jensen's vision for the department. Expressed concern about a video in which Chief Jensen's nunchucks were used to cause injury to an individual. Received feedback from individuals in Logan, Utah who either do not support Chief Jensen, or are unwilling to go on record about him.

Toby Hardesty: Stated that he is sad that Interim Chief Lundry was not selected for the police chief position. Stated that Lundry gave him a challenge coin, and has always been nice to him and his friends.

Shawna Lundry: Provided written comments (attached to these minutes). Is a law enforcement veteran, and these comments are her own. Stated that Council Members wanted a clear and transparent recruitment process, but that has not taken place. Stated that racist and misogynistic comments from Chief Jensen at the community reception were not acted upon by City staff. Stated that Chief Jensen injured her hand and spoke to her condescendingly at the reception. Provided an overview of concerns about Chief Jensen expressed on social media. Provided an overview of the City's decision to withhold certain records that were asked for in a public records request; stated that she had wanted records to be provided with redactions; stated that she does not agree that releasing the records would harm the public interest. Stated that the City Manager's hiring decision was influenced by his ego; stated that he needs to listen to public feedback.

Lori Pyles: Stated that she has watched an erosion of community trust in the City; cited pool demolition and this hiring decision as examples, saying the public does not understand or support these actions. Expressed concern that Chief Jensen is interested in retirement; stated this does not make sense. Stated everyone she has spoken with wanted Interim Chief Lundry to be hired.

Jolie Phanton: Expressed appreciation for everyone's public service. Attended the community reception and was disappointed with the hiring decision. Stated that the decision reflects a failure to grasp small town values, and that community concerns fell on deaf ears. Stated she hopes her comments are considered by the City. Stated that Interim Chief Lundry has proven his worth, as well as his dedication and support in the community. Stated that Chief Jensen is not invested in the community; and that she is not confident in Chief Jensen's leadership, character, and values. Hopes the City Manager will reconsider the decision.

Kendal Pelton: Recounted how Interim Chief Lundry helped her son navigate a legally challenging situation; her son is now clean, sober, and starting a new business due to the help and support provided by Lundry. Does not understand how Chief Jensen fits the ethics of the town. Stated that Interim Chief Lundry should have been hired. Expressed longevity concerns about Chief Jensen. Expressed concern that the input of Nunpa with AntFarm and Clackamas County may not have been considered. Also stressed that the needs of Senior Center patrons need to be respected with regard to scheduling and space programming in the facility.

Tristan Hardesty: Stated that he does not know Chief Jensen, but can speak to the character of Interim Chief Lundry. Recounted that he participated in a recent simulation exercise with police personnel. Has always found Interim Chief Lundry to be kind and a strong supporter of the community; recounted his volunteer efforts and involvement, including with his church, the D31 Foundation, and AntFarm. Stated that Interim Chief Lundry is deeply engrained in the community, and that the community needs a hands-on leader rather than a distant leader.

Once the public comments had concluded, multiple Council Members offered remarks in response. Mayor Pulliam summarized the thorough process that was undertaken to conduct the police chief recruitment, and the multiple inputs into the City Manager's decision. He also made observations about the City Charter, and the fact that other hiring models exist in other cities. He expressed support for the City Manager and for Chief Jensen. He noted that the recruitment is a human resources matter, and that as such certain information is not

disclosable. He encouraged attendees to continue to participate in the public process and stay at the table.

Councilor Hokanson thanked attendees for coming to the meeting and participating in the public comment process. He reflected on his participation on the Leadership Panel during the recruitment process and praised all three finalists. He noted that the process followed is common in many cities. He noted the advantages to ensuring candidates undergo a rigorous process and earn the position on their own merits. He noted the importance of avoiding age discrimination. He observed that during his panel's interview of Chief Jensen, Jensen speared to have the most experience and emotional intelligence, and expressed a commitment to diversity in policing. He stated that the other police chiefs on the panel expressed no concern with an out of state hire.

Councilor Mayton agreed that all the finalists were strong, and that he supports the City Manager's decision. He did suggest that it would have been preferable to have any concerning news items provided as part of the interview panel materials, though he noted that the process is not yet over and that a robust background check is now underway.

Councilor Walker expressed that a six figure salaried position warrants a thorough recruitment process. She expressed praise for the Sandy Police Department. She stated that while disappointment is understandable, not all human resources matters are disclosable. She expressed concern about the lack of a vocal welcome for Chief Jensen, which is not helpful for the transition, but she is hopeful for the future.

## **RESPONSE TO PREVIOUS COMMENTS**

(none)

## **CONSENT AGENDA**

2. City Council Minutes: January 16, 2024
3. Resolution 2024-04 Business Oregon Funding For Alder Creek Water Treatment Plant Membrane Filtration Improvements

Prior to the motion to adopt, staff provided an overview of the Business Oregon loan and the overall funding strategy for the drinking water system reinvestment program.

### **MOTION: Adopt the consent agenda**

Motion made by Councilor Walker, 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**

## **PRESENTATIONS**

4. Audit Presentation - Fiscal Year Ended June 30, 2023

Tim Gillette with Talbot, Korvola & Warwick LLP presented the audit for the fiscal year ending on June 30, 2023, which was clean and without material weaknesses. In response to a Council question about the City's debt, he stated that the City's total net position is positive.

## **NEW BUSINESS**

5. Creation of an Advanced Financing Reimbursement District for 362<sup>nd</sup> and Bell Street Improvements

The Public Works Director summarized the staff report, which was included in the agenda packet along with presentation slides.

Council discussion centered around the following issues:

- The timing of when payments would be required
- Rationale for having a termination point of the district
- Balance between the need for reimbursement and the need to avoid limiting development potential
- Comparisons to AFRDs in other cities
- Suggestion that development should be the highest priority
- Overview of the budget impact of constructing the road
- Options for pursuing a reimbursement SDC mechanism in the new transportation system development charge (TSDC) methodology
- Discussion on potential interest rates and term lengths, and the need to see projected collection amounts using different variables
- Discussion on possible apportionment models – developable area versus street frontage
- Suggestion that not knowing the purchase price of properties makes it difficult to decide how to set the terms of an AFRD
- Question as to whether the Urban Renewal Fund could potentially pay for a portion of AFRD payments as a development incentive
- Suggestion that the district value should be lowered to avoid discouraging development
- Recognition that not pursuing an AFRD will limit the City's ability to complete other projects in the Transportation System Plan
- Concern about Sandy's ability to recruit large businesses in the past

The Council asked staff to develop more information for discussion at a future meeting. Information sought included: data from successful AFRDs in other cities, options for reimbursement component in the new TSDC methodology, options for leveraging urban renewal funding, and projected collection figures for a district with valuation options of 30%, 20% and 10% of the project cost.

## **REPORT FROM THE CITY MANAGER**

- Overview of the Tickle Creek Trail cleanup and restoration effort; discussion about the sensitivity of working in the riparian area; overview of the subject matter experts being

consulted; discussion of the Clackamas River Watershed Council Supplemental Environmental Project; discussion of the extent of the damage and risks of further degradation

- Discussion of Fire District representation on the Urban Renewal Board; suggestion for staff to determine how other boards are structured; discussion of the history and context surrounding the representation on Sandy's urban renewal board
- Update from the City's government relations consultant: overview of the disparate infrastructure efforts underway in the Legislature, including bills focused on programs versus direct project funding; distinctions between this process and the traditional capital construction funding process. The City is pursuing multiple options to ensure the highest chances of securing funding.

## **COMMITTEE / COUNCIL REPORTS**

### Councilor Hokanson

- Praise for the individuals who delivered public comments
- The Council needs to better understand the Chamber of Commerce's value proposition
- Praise for the work performed on the drinking water reinvestment project
- A Winterfest committee is needed

### Councilor Exner

- The Council should tour the City's drinking water facilities
- Parking on Vista Loop Drive needs to be improved

### Councilor Walker

- Water / Wastewater Subcommittee meetings have been productive
- County funding for the Hoodland Library needs to be revisited

### Councilor Sheldon

- CCA dinners are very beneficial
- More proactive communication should occur with the community about development and new housing policy coming from the State
- A meeting with the School Board is needed

### Council President Smallwood

- The high school needs to change their pickup location
- A city charter review process is needed, as the document is over 50 years old. The decision to hire a Police Chief is bigger than one person. Some other cities have different processes for making such hires.
- Does not agree with the choice for Police Chief

### Councilor Mayton

- Block 3 of Comprehensive Plan goals and policies is being reviewed
- The interview panel process for the Police Chief could have been improved by providing candidate internet search results to panelists

### Mayor Pulliam

- Praise for the individuals who delivered public comments; reminder on the importance of the background check process
- The legislative session may put the City in the position of receiving infrastructure funding while also accepting new housing policy
- County vouchers are being used to shelter individuals in the Best Western
- Branding consistency is important for the City, including on City vehicles

### **STAFF UPDATES**

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

### **ADJOURN**