



# CITY COUNCIL MEETING

Monday, December 01, 2025 at 6:00 PM  
Sandy City Hall and via Zoom

## AGENDA

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### TO ATTEND THE MEETING IN-PERSON:

Come to Sandy City Hall (lower parking lot entrance) - 39250 Pioneer Blvd., Sandy, OR 97055

### TO ATTEND THE MEETING ONLINE VIA ZOOM:

Please use this link: <https://us02web.zoom.us/j/88145585722>

Or by phone: (253) 215-8782; Meeting ID: 88145585722

### BOARD / COMMISSION MEET & GREET – 6:00 PM

1. [Advisory Board / Commission Applicant Meet & Greet](#)

### REGULAR MEETING – 7:00 PM

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

#### CHANGES TO THE AGENDA

#### PUBLIC COMMENT (3-minute limit)

The Council welcomes your comments at this time. The Mayor will call on each person when it is their turn to speak for up to three minutes.

-- If you are attending the meeting in-person, please submit your comment signup form to the City Recorder before the regular meeting begins at 7:00 p.m. Forms are available on the table next to the Council Chambers door.

-- If you are attending the meeting via Zoom, please complete the online comment signup webform by 4:00 p.m. on the day of the meeting: <https://www.ci.sandy.or.us/citycouncil/webform/council-meeting-public-comment-signup-form-online-attendees>.

### RESPONSE TO PREVIOUS COMMENTS

#### CONSENT AGENDA

2. [City Council Minutes: November 17, 2025](#)
3. [Purchase Authorization: Calix SmartHome and Equipment for SandyNet](#)

### REPORT FROM THE CITY MANAGER

#### COMMITTEE / COUNCIL REPORTS

#### STAFF UPDATES

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

### ADJOURN

#### EXECUTIVE SESSION #1:

The City Council will meet in executive session pursuant to ORS 192.660(2)(p)

#### EXECUTIVE SESSION #2:

The City Council will meet in executive session pursuant to ORS 192.660(2)(d)

**Americans with Disabilities Act Notice:** Please contact Sandy City Hall, 39250 Pioneer Blvd. Sandy, OR 97055 (Phone: 503-668-5533) at least 48 hours prior to the scheduled meeting time if you need an accommodation to observe and/or participate in this meeting.



# STAFF REPORT

Item # 1.

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**Meeting Type:** City Council  
**Meeting Date:** December 1, 2025  
**From:** Jeff Aprati, Deputy City Manager  
**Subject:** Advisory Board / Commission Applicant Meet & Greet

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## DECISION TO BE MADE:

Meet the eight applicants for various advisory board and commission seats, ask questions of the applicants as desired, and develop any relevant notes or feedback to inform appointment choices at the following City Council meeting.

## APPLICABLE COUNCIL GOAL:

n/a

## BACKGROUND / CONTEXT:

Beginning January 1, 2026, the following vacancies will exist on City boards and commissions: Planning Commission (two seats), Parks & Trails Advisory Board (four seats), Library Advisory Board (one seat), and Transit Advisory Board (two seats).

Recent public meetings guidance issued by the Oregon Government Ethics Commission has prompted a change to the City's traditional process for interviewing applicants for advisory board and commission positions. In lieu of the previous process, more extensive online application questions were asked, and this meet & greet event was scheduled as an opportunity for the Council to meet and ask follow-up questions of applicants in compliance with public meetings law. Representatives of the applicable advisory boards have also been invited to this meeting to provide additional feedback for the Council.

Actual appointment decisions are scheduled for the December 15, 2025 City Council meeting.

## KEY CONSIDERATIONS / ANALYSIS:

After advertising the openings widely over a several week application window, the City received eight applications. They are as follows:

### Planning Commission

- Darren Wegener (reapplying for an additional term)

Parks & Trails Advisory Board

- Will Toogood (reapplying for an additional term)
- Upekala Wijayratne (reapplying for an additional term)
- Matthew Farvo
- Kim York

Library Advisory Board

- Arehn McCarty (applying for a seat reserved for the unincorporated service area)

Transit Advisory Board

- John Gipe
- Joe Smith

It should be noted that because there was only one application received for the Planning Commission, that body will have one vacancy starting January 1, 2026. Additionally, due to a miscommunication among staff, there was one vacant seat on the SandyNet Advisory Board that was not advertised. Both of these will need to be addressed in the coming months.

**BUDGET IMPACT:**

n/a

**RECOMMENDATION:**

During this meet & greet event, Council Members and board representatives will be provided with all application materials, as well as paper with which to take notes and prepare any recommendations. Notes will be collected after the event and will be provided to facilitate the appointment decision making process.

The plan for the event is to set up a number of stations around the Council Chambers and facilitate a rotating set of short conversations, similar to 'speed dating,' to allow all applicants to speak with all Council Members and board representatives.

**SUGGESTED MOTION LANGUAGE:**

n/a

**LIST OF ATTACHMENTS / EXHIBITS:**

- Application materials and note taking pages

**PARKS AND TRAILS ADVISORY BOARD**

**Applicant: Matthew Farvo**

39510 Hood Street, Sandy

**1. Why do you want to join the Parks and Trails Advisory Board?**

Love the trails and parks in Sandy

**2. What experience do you have that would be helpful for this position? What qualities and expertise would you bring to the Board?**

I don't have any planning experience, but I am a father and have experience bringing children to parks and trails

**3. What do you know about Sandy's Parks and Trails?**

Any plans on future trails or parks

**4. What do you believe are the most important issues and challenges facing Sandy's Parks and Trails?**

Trail maintenance, fallen trees and blackberry bushes overtaking paths. Sandy River trail at the lower end needs improvements

5. **The City adopted a new Parks and Trails Master Plan in 2022. Which projects in the plan do you think should be prioritized first, and why?**

Trail 14 and 16 need the most help. T20 would be a nice addition to an extensive trail system that would probably be quickest done

6. **Are you available to meet once a month for the Board meeting? (Typically the second Wednesday evening of each month)**

Yes

7. **Resume (optional)**

Provided - see attached

**NOTES**  
**Matthew Farvo**

**PARKS AND TRAILS ADVISORY BOARD**

**Applicant: Kim York**

41151 SE Vista Loop Drive, Sandy

**1. Why do you want to join the Parks and Trails Advisory Board?**

It is my desire to give back to my community by helping on the Advisory Board for the advantages I have enjoyed as a Sandy neighbor.

**2. What experience do you have that would be helpful for this position? What qualities and expertise would you bring to the Board?**

I have lived in and loved Sandy for nearly fifty years. I have retired from my career in Education which included working at the Bull Run School many years ago, Gresham schools and the Sandy Public Library.

**3. What do you know about Sandy's Parks and Trails?**

Every day since my retirement I can be seen doing my walks in one or several of the Sandy Parks. I read city newsletters to keep up on new developments. Participating on public input surveys for the Cedar Park development was great.

**4. What do you believe are the most important issues and challenges facing Sandy's Parks and Trails?**

As the city continues to increase in population keeping up with park and trails maintenance and creation will be a challenge. Good parks are important for those of all ages.

5. **The City adopted a new Parks and Trails Master Plan in 2022. Which projects in the plan do you think should be prioritized first, and why?**

All the projects in the plan seem important. Instead of choosing which of those to prioritize I think instead that one should be added. As I look at the map it is obvious that nothing is included for my neighborhood where hundreds of homes have recently been built. I would like to prioritize something for Vista Loop neighborhood.

6. **Are you available to meet once a month for the Board meeting? (Typically the second Wednesday evening of each month)**

Yes I look forward to serving my community in this way.

7. **Resume (optional)**

Not provided



**NOTES**  
**Kim York**

## **PARKS AND TRAILS ADVISORY BOARD**

### **Applicant: Will Toogood**

38336 Hood Street, Sandy

**1. Why do you want to join the Parks and Trails Advisory Board?**

I am passionate about our parks and trails, as an avid user and a resident of Sandy for the last 24 years, I want to give back to the community that has given my family and me so much.

**2. What experience do you have that would be helpful for this position? What qualities and expertise would you bring to the Board?**

It has been my privilege to serve on the Parks and Trail Advisory Board since 2021. During my tenure I have contributed to every meeting I have attended with no un-excused absence's. I am proud to have enacted change in the parks and trails system including the addition of trail crossing signage for Tickle Creek and Dubarko road.

My skills in my professional life as a Project Manager include;

- A high level of verbal and written communication
- Skilled in developing joint goals based on group consensus
- Transparency of cost targets and budget performance

**3. What do you know about Sandy's Parks and Trails?**

As a contributing team member to the 2022 Parks and Trails Master Plan I have knowledge and appreciation for the City's Parks and Trails assets, locations, and projects that I did not have beforehand.

**4. What do you believe are the most important issues and challenges facing Sandy's Parks and Trails?**

- Capturing the community's input in a fair manner as to how funds are allocated to new parks and trails, then navigating any negative perceptions after decisions are implemented.
- Finding funding in addition to SDC's such as grants
- Understanding that there are ongoing costs of maintaining new parks and trails, and making decisions up front, even though the one time cost appears more expensive, to minimize those costs.

**5. The City adopted a new Parks and Trails Master Plan in 2022. Which projects in the plan do you think should be prioritized first, and why?**

- Implement the full re-do of Mienig park. This is one of our jewels and the center for numerous events, long past due for an overhaul as well as improvements in accessibility and safety.
- Sandy River Park phase 1. I believe this is an underutilized asset.
- Highway 211 pedestrian tunnel. Highway 211 cuts off our SE assets from our SW assets and visa-versa. This would also allow for extension of Tickle Creek Trail

**6. Are you available to meet once a month for the Board meeting? (Typically the second Wednesday evening of each month)**

Yes

**7. Resume (optional)**

Provided - see attached

**NOTES**  
**Will Toogood**

**PARKS AND TRAILS ADVISORY BOARD**

**Applicant: Upekala Wijayratne**

39064 Dubarko Road, Sandy

**1. Why do you want to join the Parks and Trails Advisory Board?**

I believe that outdoor spaces and recreation are necessary for a healthy community. As technology continues to dominate more of our lives both at work and in our free time, I feel that it's critical to continue to offer alternative recreating options especially to young people in the community. We are lucky to be next door to an amazing national forest but some may find it difficult to visit so having natural spaces in town that are more easily accessible is important for those residents.

**2. What experience do you have that would be helpful for this position? What qualities and expertise would you bring to the Board?**

I am an ecologist with the U.S. Forest Service and work on the Siuslaw, Willamette, Mt. Hood national forests and the Columbia River National Scenic Area. I can bring my expertise in managing natural areas to the Tickle Creek trail and the Sandy River Park. I have worked in government for over 20 years and am familiar with serving communities and the public. And though this role is as a representative of the community/public, I think my experience working in government will give me a unique perspective.

**3. What do you know about Sandy's Parks and Trails?**

Sandy has great parks and trails. I am a frequent user of the Tickle Creek trail and Meinig Park as part of my dog walking loop through neighborhoods. When we want something with a little more adventure but still in town we go to the Sandy River trail or Cedar Park trail. My husband is a frequent user of the skatepark at Cedar Park.

4. **What do you believe are the most important issues and challenges facing Sandy's Parks and Trails?**

Because of my ecology background, my mind goes to dealing with extreme weather events (flooding, freezing) and drought. How to keep infrastructure and natural plant communities resilient in the face of these pressures.

5. **The City adopted a new Parks and Trails Master Plan in 2022. Which projects in the plan do you think should be prioritized first, and why?**

I would love to see Tickle Creek be extended east and some kind of safe crossing of highway 211 put in place.

6. **Are you available to meet once a month for the Board meeting? (Typically the second Wednesday evening of each month)**

Yes

7. **Resume (optional)**

Provided - see attached

**NOTES**  
**Upekala Wijayratne**

## TRANSIT ADVISORY BOARD

### **Applicant: Joe Smith**

37167 Coralburst Street, Sandy

**1. Please explain your interest in serving on the Transit Advisory Board**

I am retired but spent over thirty years of my career in government service. Whenever possible, I have had an interest in serving on public service entities and organizations and have derived much personal satisfaction in doing so. Over the years, I have served or continue to serve on the following: Kiwanis, Rotary Club, Western Oregon University Finance and Advisory Committee, Polk County Fire Board, United Way of Clark County Nevada, Sandy Fire Department Budget Committee, Sandy Net Board of Directors, Las Vegas Youth Sports, Monmouth Youth Sports, Grand Canyon Village Home Owners Association, Las Vegas, NV, , and Bank Secrecy Act Advisory Group, Washington, D.C.

**2. Do you have experience riding public transit? Please tell us about your experience.**

For twelve years, I was employed by a federal commission located in Washington, D.C. For much of that time, I lived in Alexander, VA and commuted into the District. Accordingly, I would take a bus from my residence to the Pentagon Metro Station. From there, I boarded the Metro high speed rail service crossing the Potomac River and proceeding on to the McPherson Square Station, which was best case a 45 minute commute.

**3. What knowledge, education, or skills would you bring to the Board?**

My work experience was in the gaming industry and, more specifically, the regulatory oversight of it. Accordingly, my focus was in the conduct of financial audits and financial/criminal investigations. In conjunction therewith, I obtained the following professional certifications: Certified Public Accountant, Certified Fraud Examiner, Certified in Financial Forensics, and Certified Government Audit Professional.



**4. Sandy adopted a new Transit Master Plan in 2020. Which projects in the plan do you think are the most important, and why?**

I believe the first priority of the transit system is to provide a public service benefit to the residents of Sandy. Accordingly, those possessing the greatest need should command the highest priority. Of the projects noted in the Plan, enhancing the service to the Vista Apartments and providing transportation for the elderly and disabled would appear to warrant the highest priority. Furthermore, if demand warrants, it would be good to ensure students attending the community college have a public transportation option.

**5. As a board member, would you be comfortable being a SAM ambassador/advocate to the public? Please explain.**

I would have no concerns whatsoever being a SAM ambassador/advocate. During my career, it was not uncommon for me to speak at conferences across the country, inclusive of special interest groups, i.e., Organization of US Attorneys. I have also testified before the House Committee on Natural Resources and the Senate Indian Affairs Committee.

**6. Resume (optional)**

Provided - see attached

**NOTES**  
**Joe Smith**

## TRANSIT ADVISORY BOARD

### **Applicant: John Gipe**

54990 E Shady Lane

**1. Please explain your interest in serving on the Transit Advisory Board**

I am the general manager of Sandy Cinema, the trolley stops at our front door and uses our parking lot as a turn around. My children ride the buses to and from various activities and my wife is the Road Supervisor for the transit company.

**2. Do you have experience riding public transit? Please tell us about your experience.**

Yes, I have ridden to Timberline and back multiple times

**3. What knowledge, education, or skills would you bring to the Board?**

Community minded with access to information and insight not available to others.

**4. Sandy adopted a new Transit Master Plan in 2020. Which projects in the plan do you think are the most important, and why?**

Any and all are up for consideration but none is more important than the other. Transit needs to serve our community equally.

**5. As a board member, would you be comfortable being a SAM ambassador/advocate to the public? Please explain.**

Absolutely, transit can transport members of our community to and from daily activities in addition to opening other opportunities for recreation and employment.

**6. Resume (optional)**

Not provided

**NOTES**  
**John Gipe**

**LIBRARY ADVISORY BOARD**

**Applicant: Arehn McCarty**

53236 E Marmot Rd

**1. Why are you interested in serving on the Library Advisory Board and what experiences make you qualified to serve?**

I see the library as the heart of any community and want to support it in the best way I can. As a retired grade school teacher I am familiar with the needs of school aged children and their parents.

**2. In your opinion, what are the main issues facing libraries today? What issues do you specifically see for the Sandy and Hoodland Libraries?**

I think most people get their data on line. Finding out how to reach people and bring them into the library. I think both libraries are doing a great job of bringing people in for things other than books.

**3. As you may know, the Hoodland Library is a small branch with limited resources. With that in mind, how would you advocate for the library's needs and priorities?**

Talking to the people who live in the area and how they use it. I just met two people who go to the ongoing crafters meetings. Find what they feel is needed

**4. The Sandy and Hoodland Libraries will soon have another branch - the Mobile Library. In your opinion, how should we use this new vehicle to effectively provide library services for specific groups, such as the elderly or those in institutional settings?**

I love the idea of being to go to where the people are who cannot (or at least it's more difficult) get to the library. I see the mobile library visiting places where there are many people (like a nursing home) that can request books as well as browse in the vehicle. I also see it reaching some people who do not have the ability to be on line and offering them important brief internet services.

**5. What kind of Library resources have you utilized?**

I have borrowed books, CDs, DVDs, and video tapes. I have used the seed library and the library of things. I have purchased books from the Book nook. I have attended meetings and events in the community room.

**6. Resume (optional)**

Provided - see attached

**NOTES**  
**Arehn McCarty**

## PLANNING COMMISSION

### **Applicant: Darren Wegener**

37720 Coralburst Street, Sandy

**1. Why are you interested in serving on the City of Sandy Planning Commission? What skills, experience, and expertise can you contribute as a Planning Commissioner?**

I am interested in continuing to serve on the City of Sandy Planning Commission because I care deeply about thoughtful, responsible growth and believe in giving back to my community. Serving as Chair in my previous term has shown me how impactful this work can be, and I want to continue helping Sandy plan for a future that supports families, businesses, and the overall quality of life that makes this city special. My wife and I are raising our two children here, and it's important to me that Sandy remains a place they will want to call home as adults.

During my term, I have helped with the completion and approval of the City's comprehensive plan, supported the development of a new economic development plan, and participated in updating sections of city code. I also helped the Commission through the challenges of a construction moratorium, where our focus shifted to long-range planning and policy development. Professionally, my work with the City of Portland in permitting, development services, and training provides me with a strong understanding of development review, process improvement, and collaborative problem-solving—skills that directly benefit my service as a commissioner. I aim to continue contributing a balanced, thoughtful, and community-focused perspective to the Planning Commission.

**2. What do you believe are the most important considerations that the Planning Commission should take into account when reviewing development proposals?**

When reviewing development proposals, I believe the Planning Commission should start by looking at how well a project fits within the City's comprehensive plan and our long-term vision for Sandy. That includes making sure proposals meet our development code, align with state planning requirements, and support responsible, predictable growth. It's also important to understand the intent behind the code—not just the literal wording—so that decisions reflect the broader goals the City is trying to achieve. Keeping our decisions grounded in these principles helps ensure fairness, transparency, and consistency for applicants and the community.



It's equally important to consider the real-world impacts a proposal may have on the surrounding neighborhood and the community as a whole. Factors like traffic, infrastructure capacity, environmental considerations, and overall compatibility with the area all play a role. Public input is also a key part of the process, as it helps us understand how a project aligns with community values. Ultimately, the goal is to balance these considerations and work toward a fair, practical resolution—one that supports growth while preserving the qualities that make Sandy a great place to live.

**3. Do you have any conflicts that may prevent you from making an unbiased decision concerning Planning Commission agenda items? Please explain.**

I do not have any conflicts that would prevent me from making unbiased decisions on Planning Commission agenda items. I take the Commission's role very seriously and understand the importance of approaching every application fairly, objectively, and with an open mind.

**4. How do you stay informed about the issues and concerns facing our community, especially those related to land use and development? What do you think are the most important development issues the City will have to face over the next ten (10) years?**

I stay informed about the issues and concerns facing our community by staying engaged with Planning Commission work, City Council discussions, staff reports, and updates from our planning and public works teams. I also monitor regional planning efforts and state land use requirements to understand how broader trends may impact Sandy. Outside of formal city processes, I stay closely connected to the community through my service on the City's Economic Development Board and my involvement in the Chamber of Commerce, where I serve on the Career and Education Committee. These roles give me regular, direct insight into the needs of local businesses, workforce challenges, and the priorities of residents. Hearing from community members—whether through public testimony, community events, or informal conversations—helps me understand not only policy impacts but also how people experience growth in their daily lives.

Looking forward, I believe Sandy's most important development challenges over the next ten years begin with navigating the impacts of the moratorium and the limited distribution of ERUs. The constraints of our current infrastructure have shown the importance of planning carefully for future capacity. As the city grows, we will need to thoughtfully balance how ERUs are allocated—ensuring we can support the increased housing needed to meet state housing density requirements while also reserving capacity for commercial and industrial development that helps drive economic growth and provides local jobs. Striking this balance, while keeping our community's livability goals at the forefront and aligning development decisions with our comprehensive plan, will be essential as Sandy moves into its next decade of growth.

5. **This question covers a potential scenario. In this scenario, assume there is a controversial land use issue before the Planning Commission. How would you reconcile your personal opinions if they conflict with Sandy's development code, comprehensive plan, and/or state requirements? How comfortable would you be making decisions that may be at odds with your own preferences, and that may be viewed unfavorably in the community?**

For the past 4 years as a Planning Commissioner and Chair, I have dealt with controversial land use issues many times, and I understand that personal opinions must sometimes take a back seat to the responsibilities of the role. When my own views differ from Sandy's development code, comprehensive plan, or state requirements, I focus on applying the rules objectively and fairly. This includes understanding the intent behind the code, so that I can help find solutions that meet the needs of the applicant, the community, and the city. I carefully review all materials, consider staff recommendations, and listen to public testimony to make decisions grounded in policy, code, and the long-term goals of the city.

I am comfortable making decisions that may conflict with my own preferences or that may be unpopular in the community. My experience has shown me that leadership on the Commission often requires putting the integrity of the process and the community's interests above personal opinions. By seeking solutions that balance different perspectives and address the needs of multiple stakeholders, I work to ensure that decisions are transparent, consistent, and legally sound, while maintaining trust and credibility in the Commission even during challenging or high-profile issues.

6. **The Planning Commission typically meets once a month at night, but sometimes the volume of material requires additional meetings, including joint work sessions with the City Council. Does your schedule afford you adequate time to review packets and attend meetings at night? What are potential conflicts that might arise?**

Yes, my schedule allows me to dedicate the necessary time to review Planning Commission packets and attend evening meetings, including additional sessions or joint work sessions with City Council. As Chair, I have consistently managed the time required to prepare thoroughly for meetings, review materials in detail, and participate fully in discussions. I understand the importance of being well-prepared so that decisions are thoughtful, informed, and in the best interest of the community.

At this time, I do not anticipate any conflicts that would prevent me from attending meetings or completing the required review of materials. I am committed to maintaining the availability and focus needed to fulfill my responsibilities as a Planning Commissioner.

7. **Resume (required)**

Provided - see attached

## NOTES

**Darren Wegener**



# CITY COUNCIL MEETING

Monday, November 17, 2025 at 6:00 PM  
Sandy City Hall and via Zoom

## MINUTES

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### WORK SESSION – 6:00 PM

#### 1. 2025-2027 City Council Goals Discussion

The City Manager summarized the staff report in the meeting packet, and asked the Council to provide staff with further direction on several of the Council's 2025-2027 goals. The adopted goals can be found on the City's website here:

<https://www.ci.sandy.or.us/citycouncil/page/2025-27-city-council-goals>

The Council's feedback regarding the City Manager's request for clarification and further direction is summarized below:

#### Goal 5.2:

- Concern that there is not sufficient public appetite for new taxes at this time
- Concern that the quality of public polling is low, and that a new ballot measure effort would essentially be 'shooting blind'
- Suggestion that people who want a new pool would not actually vote to pay for it
- Concern related to the recent failure of the school bond; criticism of that effort
- Concern about spending funds and staff time on what may ultimately be an unsuccessful effort
- Suggestion that it is still worth the time and effort to convene stakeholders and pursue input and advice from the Special District Association of Oregon; all of which may provide enough time for a more favorable electoral environment to develop
- Suggestion that if an outside group took on the leadership effort instead, perhaps the City could simply contribute funding assistance
- Suggestion that the City's new parks and recreation director should be in place before any further efforts are undertaken
- Concern that public trust in government is low, and that the City should not lead such an effort
- Suggestion to retain the allocated funding for this effort until a more advantageous time

After discussion, the consensus of the Council was to defer this goal for the time being (at least until a new parks and recreation director is hired and onboarded) and in the meantime work to identify and gather potential stakeholders.

Goal 6.3:

- Suggestion to create a 'developed property' map; recognition that the development moratorium dampens the urgency for this need
- Note of the importance of maintaining a mix of zoning types for housing
- Suggestion that zone changes should not be allowed indiscriminately; recognition that such an approach has occurred in the city in the past
- Suggestion to hold a certain window or time period for zone change proposals so they can be reviewed and considered together in context; note that this could apply to annexations as well
- Emphasis on the importance of providing certainty for neighbors rather than developments that come as a surprise
- Discussion of the history of low density properties developing with higher densities
- Discussion of future density requirements that will be coming from the State, particularly with the new OHNA regulations

After discussion, the consensus of the Council was that staff should (1) create a developed properties map, and (2) facilitate the creation of exclusive windows for zone changes and annexations, with the caveat that steps should be taken to ensure this approach does not dampen economic development.

Goal 6.4:

- Support for revising the plan
- Suggestion that any revisiting of the plan should include analysis of the findings of the TSP to ensure future traffic trends and impacts are considered
- Suggestion that undergrounding of utilities is too expensive and realigning Alt Avenue is infeasible, but pedestrian improvements should still be made; the priority should be to make Pleasant Street safer and more walkable
- Note that the previous plan is costly and does not increase the taxable value of the urban renewal district
- Note that the plan is not yet a formal document
- Discussion on the history of the City's push to underground utilities
- Note of the need to activate the Community Campus property

After discussion, the consensus of the Council was that a work session should be held at some point in the future to discuss a more streamlined version of the plan in accordance with the above suggestions.

Goal 6.5:

- Support for the idea, but emphasis on the fact that OTSD must be fully committed and willing to cooperate
- Concern that OTSD may not be able to contribute funding at this time
- Discussion of the history of relations between the City and OTSD
- Note that the projects at issue are now incorporated into the City's TSP
- Discussion related to pick up and drop off challenges at schools, and recent changes to practices which may warrant reconsideration

After discussion, the consensus of the Council was that staff should continue to liaise with OTSD and develop project options, in advance of a future work session.

Goal 6.7:

- Recognition that many City facilities do not have defensible space
- Suggestion that city-wide code changes are not appropriate
- Concern about singling out specific properties for fire risk would create unintended consequences and risk uninsurability
- Suggestion to focus on new development only and make building code changes
- Discussion related to egress routes and challenges with narrow streets
- Discussion on community partners that could be leveraged and grant funds that might be available to reduce fuels
- Suggestion to consider impacts on housing affordability
- Concern related to street trees touching houses

After discussion, the consensus of the Council was to defer pursuing development code changes on this issue for six months. In the interim staff can review changes made by other jurisdictions.

Goal 7.16.3:

- Concern about the width of roads
- Reminder of the street width changes made during the most recent TSP update
- Concern related the 362<sup>nd</sup> / Bell in particular, including the steep curbs
- Clarification that installation of medias is optional in most of the city, with the exception of the Bornstedt Village Overlay area
- Discussion of the usage of medians for stormwater management
- Concerns related to visibility and maintenance

After discussion, the consensus of the Council was that a work session is needed in the future to consider options, including possible changes to the village plan. In the interim, new medians should be discouraged.

Goal 8.2:

- Suggestions for an award nominations process
- Suggestions for a revolving process featuring named/sponsored awards
- Note that awards may reach new individuals, not typically recognized through traditional volunteer recognition efforts; note that there is a great deal of good work being done in the community
- Suggestion to leverage the Library Newsletter to communicate about the awards, and to use the Library Service Area to help determine eligibility

After discussion, the consensus of the Council was that Councilor Hanley should work with the City Manager to develop the program.

## REGULAR MEETING – 7:00 PM

### PLEDGE OF ALLEGIANCE

### ROLL CALL

#### PRESENT

Mayor Kathleen Walker  
Council President Don Hokanson  
Councilor Chris Mayton (virtually)  
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: November 3, 2025

#### **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

3. PUBLIC HEARING: Resolution 2025-39 - Extension of Existing Moratorium on Development

#### Abstentions

(none)

#### Conflicts of Interest

(none)



Staff Report

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

Public Testimony

(none)

Recap / Recommendation

Staff recommended adoption of the resolution, and noted that changes to the moratorium can always be made before the expiration of this next six-month period

**MOTION: Close the public hearing**

Motion made by Councilor Smallwood, 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**

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Council Discussion

(none)

**MOTION: Adopt Resolution 2025-39**

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**

## 4. PUBLIC HEARING: Ordinance 2025-30 - Sandy Housing Production Strategy (HPS)

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The Development Services Director summarized the staff report in the meeting packet, and provided remarks addressing the excise tax concerns raised by testimony submitted by the Home Building Association of Greater Portland. Tim Wood with FCS was present to deliver a slide presentation; the slides were also included in the meeting packet.

Public Testimony

(none)

Recap / Recommendation

Staff recommended adoption of the ordinance

**MOTION: Close the public hearing**

Motion made by Councilor Ramseyer, 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**

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Council Discussion

- Clarification from the City Attorney about DLCD's review process, and the steps that would be required should the agency require further changes to the plan
- Discussion related to whether significant modification or repeal of the development moratorium would be possible even with regulatory accommodations
- Discussion related to the estimated impact of strategies related to manufactured homes and mobile parks
- Note that staff feels the changes made to the plan at DLCD's request satisfy the concerns raised in testimony submitted by Housing Land Advocates and the Fair Housing Council of Oregon, and that further analysis is not feasible

**MOTION: Approve the first reading of Ordinance 2025-30**

Motion made by Council President Hokanson, 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**

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**MOTION: Approve the second reading of Ordinance 2025-30**

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**

5. PUBLIC HEARING: Ordinance 2025-31 – Adopting the Economic Development Strategic Plan as an Addendum to the Envision Sandy 2050 Comprehensive Plan

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The Development Services Director summarized the staff report in the meeting packet, and presented slides that were also included in the meeting packet.

Public Testimony

(none)

Recap / Recommendation

Staff recommended adoption of the ordinance

**MOTION: Close the public hearing**

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**

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Council Discussion

- Note that the Engage Sandy urban renewal investment program recently approved will serve as a tool to help implement this strategic plan

**MOTION: Approve the first reading of Ordinance 2025-31**

Motion made by Councilor Smallwood, 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**

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**MOTION: Approve the second reading of Ordinance 2025-31**

Motion made by Councilor Sheldon, 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**

6. PUBLIC HEARING: Ordinance 2025-32 - House Bill 4064 Administrative Code Modifications

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The Development Services Director summarized the staff report in the meeting packet, and presented slides that were also included in the meeting packet.

Public Testimony

(none)

Recap / Recommendation

Staff recommended adoption of the ordinance after any amendments the Council may wish to include.

**MOTION: Close the public hearing**

Motion made by Councilor Ramseyer, Seconded by Councilor Sheldon.

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

**MOTION CARRIED: 7-0**

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Council Discussion

- It was suggested by the Mayor that within SMC 17.90.10, "17.90.40" should be added after the words "except for." The Council agreed with this suggestion
- It was suggested by the Mayor that within SMC 17.90.150, the number of required design elements should be the same for manufactured homes and prefabricated dwellings as for standard single family homes. The Council discussed the following related to the suggestion:
  - Whether this requirement will affect the affordability of homes
  - The realistic impact of such a change, and the likelihood such a situation would actually occur
  - Discussion of garages versus carports for manufactured homes and prefabricated dwellings

After discussion, the Council agreed to replace the suggested language with the following within SMC 17.90.150(E)(3): "Manufactured dwellings and prefabricated dwellings shall provide design elements in accordance with Table 17.90.150-A."

- The Council also agreed that any reference to "manufactured home" should be replaced with "manufactured dwelling" for the sake of consistency
- It was noted that the proposed code language relies on state statute to define the word 'manufactured'

**MOTION: Approve the first reading of Ordinance 2025-32 as amended**

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

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

**MOTION CARRIED: 7-0**

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**MOTION: Approve the second reading of Ordinance 2025-32 as amended**

Motion made by Councilor Ramseyer, 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****REPORT FROM THE CITY MANAGER**

- Appreciation for staff work on master plans
- Update on the Community Service Officer recruitment
- Update on the Municipal Judge RFP process
- Note that the Sandy High School football team is going to the playoffs
- Reminder of the tree lighting event on Friday

**COMMITTEE / COUNCIL REPORTS**Councilor President Hokanson

- Request to staff for information on Winterfest donations and statistics
- Recap of recent wastewater subcommittee meeting

Councilor Hanley

- Note that library statistics are provided in the department's monthly report

Councilor Ramseyer

- Excitement for the upcoming tree lighting event
- Appreciation for the work of the Development Services Director and his willingness to provide information

Councilor Sheldon

- Recap of the recent C-4 meeting

Councilor Smallwood

(none)

Councilor Mayton

- Recap of the recent Parks and Trails Advisory Board meeting
  - Discussion of cooperation and access to school facilities
  - Discussion of recreation and special events, including at Base Camp, the fog park, and Winterfest
  - Note the senior services is in need of more external funding support
  - Update on construction work and maintenance plans at Deer Pointe Park, Meinig Park, and Tickle Creek Trail
  - Update related to facilities maintenance staffing

Mayor Walker

- Recap of the recent ribbon cutting at the Historical Museum
- Recap of the recent veterans pinning ceremony
- Reminder of upcoming tree lighting and Winterfest events
- Recap of the recent wastewater subcommittee meeting; note that the facilities plan amendment needs to be understandable to the public
- Discussion related to recent social media posts about making pedestrian safety improvements in the downtown, at the intersection of Ten Eyck and Hwy 26, and around schools
- Thanks to the Council for their volunteer efforts

**STAFF UPDATES**

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

**ADJOURN**



# STAFF REPORT

Item # 3.

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**Meeting Type:** City Council  
**Meeting Date:** December 1, 2025  
**From:** Gregory Brewster, SandyNet Director  
**Subject:** Purchase Authorization: Calix SmartHome and Equipment for SandyNet

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## DECISION TO BE MADE:

Whether to authorize the City Manager to purchase Calix software and Calix equipment for SandyNet.

## APPLICABLE COUNCIL GOAL:

N/A

## BACKGROUND / CONTEXT:

Calix is SandyNet's largest vendor of fiber-to-the-home equipment. As the technology landscape continues to change, and equipment is replaced, SandyNet has continued to use Calix hardware and software to deliver broadband services to the Sandy community.

This report contains two quotes. One order is for software created by Calix that will enable SandyNet to utilize several new services on top of its routers. The other order is for equipment that SandyNet will use throughout the rest of the biennium. Both orders exceed the City Manager's signing authority and require City Council approval.

Calix SmartHome is a consolidation of several services that ride on top of Calix routers that offer solutions that many subscribers have requested, such as threat protection or parental controls. These features would be offered to any subscriber that has an updated router from SandyNet. SandyNet has replaced 70% of the routers in its network with a model that is compatible with Calix SmartHome. The second quote referenced in this report is for enough equipment to complete router upgrades for the city's entire network.

## KEY CONSIDERATIONS / ANALYSIS:

Funds for the Calix SmartHome program were allocated under the BN 2025-2027 budget, for years one and two of the order. The third year would fall under BN 2027-2029. Because the program was budgeted, it was reflected in the July 2025 price increase for residential broadband service.

Calix SmartHome is not called out specifically in the SandyNet Master Plan; however Calix has indicated that they intend to continue developing and expanding the SmartHome line as well as their edge products, which include routers, mesh units, etc. Edge products are the hardware and software

that residential subscribers see and interact with. For long term viability of the department, SandyNet must continue to evaluate and change as the broadband landscape shifts. SandyNet has seen the demand and value of the services offered under the Calix SmartHome program and other similar services offered by other router manufacturers.

The Calix hardware purchase was already budgeted to be spent during the BN 2025-2027 biennium, and the quantity of hardware is currently projected to last to July of 2027.

**BUDGET IMPACT:**

Both purchases were budgeted in the BN 2025-2027 budget. The Calix hardware quote is a capital project with a total of \$157,145. The Calix SmartHome quote is a three-year term with an expected total operational cost of \$194,400, where \$104,400 expected to be expended in the current biennium. Calix SmartHome is paid annually for each term year, and the hardware order is paid when the hardware ships.

**RECOMMENDATION:**

The SandyNet Advisory Board reviewed the program and recommended that the staff should use the product on a trial basis before sending it off to City Council. Staff has used the product within the SandyNet department and determined the services function as intended; the staff is comfortable with the product, its offerings, and cost.

Staff respectfully requests that City Council approve the two expenditures for Calix hardware and software.

**SUGGESTED MOTION LANGUAGE:**

"I move to authorize the City Manager to purchase the Calix SmartHome suite and Calix modem hardware, as included in the meeting packet."

**LIST OF ATTACHMENTS / EXHIBITS:**

- SandyNet Advisory Board Staff Report for Calix SmartHome
- Quote for Calix SmartHome service
- Quote for Calix Equipment Purchase



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<b>Meeting Type:</b>	SandyNet Advisory Board
<b>Meeting Date:</b>	10/16/2025
<b>From:</b>	Gregory Brewster
<b>Subject:</b>	Calix SmartHome and Equipment Purchase

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## BACKGROUND / CONTEXT:

Calix, SandyNet's main provider for fiber-to-the-home equipment, released a series of routers named Gigaspire, which were the replacement line for Calix's existing Gigacenter modem/router combination. Staff has been working over the past four years to replace aging Gigacenters with the newer Gigaspire model. The Gigaspire line was designed to support new Wi-Fi standards, but also a platform that Calix calls the Experience Operating System (EXOS). This operating system runs services on top of the platform's existing operating system in containers that allow for expanded use.

Calix has previously experimented with value-added services that ran on top of EXOS, including some lines that did not pan out, which SandyNet did not seriously entertain before those initiatives were retired. SandyNet waited upwards of a year and a half after the initial Gigaspire release before it began retiring Gigacenter's from homes. Since then, Calix has focused more of its efforts on subscriber experience. Calix released its CommandIQ application around 2019, and SandyNet adopted a branded version of the application in 2022. The CommandIQ application allows subscribers to manage their home network remotely from a smartphone. The application is only compatible with the Gigaspire line, which is currently deployed to about 70% of the city. Adoption of the application has remained somewhat low at this time and has not been widely pushed during device installations or swaps. Staff has plans to increase the application's adoption rate, especially after its recent 3.0 version release.

In late 2023, Calix announced its SmartHome program, which included a consolidation of services that were previously available under a per subscriber basis. Calix has consolidated most of its residential services under the SmartHome umbrella. The list of applications can be found under *Exhibit A*. These services are similar to the services that other router companies offer, with a few exceptions that only service providers can get.

Calix has slowly changed its model from being a traditional telecom equipment manufacturer to pushing service providers more into their subscribers' homes. This is something that SandyNet has always done and was one of the original selling points for the Gigacenter line. SandyNet as a service provider can get into any SandyNet provided router and help individuals with their connection or Wi-Fi devices. Older service providers traditionally ended their responsibility at a home's demarcation point, which made service delivery easy, but didn't allow the provider to help the subscriber any further. The trend of having the service provider take on more responsibility over time is increasingly becoming the norm. Many service providers are still hesitant to adopt this method and stay out of the home by offering and charging a monthly fee for managed Wi-Fi service, or by not supplying a router and forcing the subscriber to provide and manage their own device.

Managing Wi-Fi has been incredibly important for SandyNet, and most trouble tickets are Wi-Fi or device related. Without having a SandyNet router in each home, SandyNet would be unable to assist subscribers with their Wi-Fi or hardwired devices. These services are not free but have been built into the SandyNet rate model since it first began deploying fiber in 2014.

The Calix SmartHome program is poised to be the next evolution of this idea. Subscribers have become increasingly more reliant on their service providers and have higher expectations than they did a decade ago. Additionally, the lack of technical assistance for wireless issues or network problems has naturally fallen to service providers to pick up. A subscriber is more likely to attribute a Wi-Fi issue as an internet issue, and if they are unable to get assistance to fix it, it will result in dissatisfaction or even a cancellation of service.

SandyNet can only help subscribers who use a SandyNet router. That limitation is nearly impossible to circumvent due to the nature of how networks and internet security work. As more homes demand services like parental controls or virus protection, if SandyNet cannot offer those services, subscribers may use their own devices instead, and prevent SandyNet from being able to assist them.

## ANALYSIS / KEY CONSIDERATIONS:

SandyNet has not taken advantage of the Calix SmartHome program yet and has mostly delayed reviewing and considering the program prior to the adoption of the SandyNet Master Plan. Calix has announced that its future initiatives will be heavily tied to its SmartHome program and the Gigaspire line, which means that there will likely be a time that SandyNet will have to adopt the program if it intends on using Calix systems in the future.

While staff is unsure of the number of future features that will be added to the program, there are several features that exist today that SandyNet could benefit from. Calix has packaged SmartHome as a bundle for all of its services, which are applied to the entire subscriber base.

**ProtectIQ** is Calix's version of a real time Deep Packet Inspection system, which compares traffic signatures to a database of known ransomware or malware threats. This is a residential version of what an enterprise might have under a firewall, which analyzes traffic real time and attempts to block things at the network level before they reach an end device. These are similar to paid subscriptions that you might find on similar consumer routers like Netgear's Armor subscription.

**ExperiencIQ** is Calix's expanded parental control functionality that is a commonly requested service from family households. This includes device time and zone conditions, down to the application level, but also allows for content filtering as well based on category or group.

**SmartTown** is a feature that SandyNet has traditionally handled in house by using existing systems but has not been able to leverage across its entire fiber-to-the-home network. SandyNet specifically wants to utilize this service to allow for a city wide first responder Wi-Fi network to fill in mobile connection dead zones as well as rural areas that have no mobile service for technicians. SandyNet is not interested in offering a service similar to Comcast's Wi-Fi umbrella network, where any subscriber can connect to another Comcast subscriber's Wi-Fi network. SandyNet specifically wants to use this service for its technicians and first responders.

**HomeOffice** is an upcoming service that will enable work-from-home (WFH) individuals to fail over to a cellular hotspot connection for their router in the event of an internet disruption. Staff is increasingly seeing pressure from (WFH) individuals to prioritize repairs from those who need to

stay online during an outage. Traditionally, SandyNet has told those who WFH to purchase an alternate connection. Those discussions have had mixed outcomes in the past. SandyNet hopes that it can change the narrative by being able to directly inform existing and new subscribers on how to stay connected during an outage, as well as reduce overall dissatisfaction during an outage and decrease the overhead that service providers have to take on after an outage.

Back in April 2025, SandyNet reached out to the other municipal ISPs in Oregon to see which Calix customers were implementing SmartHome. The City of Hillsboro has already entered into this program with Calix, and the City of Sherwood expressed interest in moving towards the program and is currently under an older version of the program which only includes the ProtectIQ and ExperienceIQ suites.

The cost to implement the program results in an increase of \$1.5 for per subscriber, per month and is set up under a three-year term. Calix does not operate under annual or two-year terms. SandyNet has already allocated the necessary funds in its 2025 to 2027 budget to pay for that increase, in anticipation of joining the program.

#### **LIST OF ATTACHMENTS / EXHIBITS:**

- Calix SmartHome Datasheet
- ProtectIQ and ExperienceIQ Technical Specifications



# SmartHome Upgrade Order Document

## Customer Information

**Company Name** CITY OF SANDY  
**Business Address:** CITY OF SANDY,  
ATTN: JOE KNAPP,  
SANDY, OR 97055  
United States  
**Shipping Address:** 39250 PIONEER BLVD,  
SANDY, OR 97055  
United States

**Customer Contact**  
**Name:** Greg Brewster  
**Email:** gbrewster@ci.sandy.or.us  
**Phone:** (503) 489-0937  
**Shipping Contact**  
**Name:** Greg Brewster  
**Email:** gbrewster@ci.sandy.or.us

This Order Document for SmartHome Upgrade ("Services") is effective as of the date last signed ("Effective Date"), the Service Start Date is as outlined in the Pricing section below ("Service Start Date"), and this Order Document is subject to the Calix Master Purchase and License Agreement ("Agreement") between the undersigned ("Customer") and Calix, Inc. ("Calix"). Calix and Customer may be referred to herein individually as "Party" or together as "Parties".

**Service Start Date:** October 01, 2025 A Service Start Date is required for this Order Document to be valid. Customer acknowledges that the Service Start Date is appropriate, and invoicing will commence as described herein.

## Pricing Terms

Period 1: 12 months	Unit Of Measure	Duration	Price/Mo.	Qty	Ext. Price
000-01313	Subs With Gi-gaSpires	12 Months	\$1.50	2400	\$43,200.00
SmartHome Upgrade					
Period 1 Total					\$43,200.00
Period 2: 12 months	Unit Of Measure	Duration	Price/Mo.	Qty	Ext. Price
000-01313	Subs With Gi-gaSpires	12 Months	\$1.50	3400	\$61,200.00
SmartHome Upgrade					
Period 2 Total					\$61,200.00
Period 3: 12 months	Unit Of Measure	Duration	Price/Mo.	Qty	Ext. Price
000-01313	Subs With Gi-gaSpires	12 Months	\$1.50	5000	\$90,000.00
SmartHome Upgrade					
Period 3 Total					\$90,000.00

SmartHome Upgrade includes the following:

- Calix Cloud Foundation
- IQ Suites (ProtectIQ and ExperienceIQ)

## Payment



The Services are billed monthly in advance at the prices above in USD. Billed quantity is based on the greater of the minimum quantity listed, or the previous month's usage determined by Calix. Payments are due within thirty (30) days of invoice date. Payment is subject to the terms and conditions as outlined in the Agreement.

## Term, Renewal and ETF

The Services will commence on the Services Start Date and shall continue for an initial term of 36 months plus an initial period (if applicable). Thereafter, the Services will automatically renew for successive 36 month periods beginning at the end of the most recent term, unless either party provides written notice to not renew not less than 60 days before the end of the then-current term. Calix reserves the right to increase the pricing upon automatic renewal by up to 10% of the then-current price. In the event of non-renewal, this Order Document shall terminate upon the end of the then-current term. Customer shall pay Calix fees for early termination ("ETF") for the termination of Services prior to the end of the then-current term in an amount equal to the remaining months of the term multiplied by the applicable monthly fees. Beginning on the Service Start Date, the Service will be enabled.

## Smart Start Services

Smart Start Services are available with the initial delivery of the Service. Smart Start Services are delivered through teams who have experience with the customers' business challenges and are described in the following Service Description Document (SDD).

<https://www.calix.com/content/dam/calix-com/assets/services/sd/smart-start-for-managed-services.pdf>

IN WITNESS, WHEREOF, each party hereto has caused this Order Document to be executed by an authorized representative as of the Effective Date.

**Calix, Inc.**

**CITY OF SANDY**

By \_\_\_\_\_

By \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

## Purchase Authorization

A purchase order reference is required for all periods prior to processing this order and commencement of Services. The following purchase orders have been authorized to fund this purchase:

**Period 1 PO:**

**Period 2 PO:**

**Period 3 PO:**

Note: If Customer's business practice is not to issue purchase orders for all or some of the periods, please note the reference number 2025-290618-6701 as the PO# authorizing Calix to use the reference number for booking and invoicing purposes. "TBD" or invalid purchase order references will not be accepted.



## Network Configuration &amp; Quotation

Customer Name: CITY OF SANDY  
Project Name: GigaCenter Replacement 2025  
Quote Description: GigaCenter Replacement 2025  
Author Name: Glenn Taylor  
Contact Name: Greg Brewster

Quote Reference Number: 777835A-4  
Quote Type: Prem  
Date Created: September 12, 2025  
Date Modified: September 12, 2025  
Quote Expiration: October 12, 2025



## Equipment Summary

GigaSpire2	Price	Qty	Ext. Price
100-06062	\$160.64	1000	\$160,640.00
GigaSpire u6.3, GS4229E, 2.5GE WAN, 2.5GE + 4 GE LAN, Dual 11ax Wi-Fi, 2 POTS, 1 USB, AM Power Adapter CLEI: BVMKN00DRA			
GigaSpire4	Price	Qty	Ext. Price
100-06043	\$195.00	20	\$3,900.00
GigaSpire 7u6, GS3137E, Triband 2x2 Wi-Fi 7 RG/Mesh, 2.5GE WAN, 3 2.5GE LAN, 1 POTS, USB, AM PA			
100-06149	\$136.50	10	\$1,365.00
GigaSpire 7u6m, GM2038, Triband 2x2 Wi-Fi 7 Mesh, 2.5GE WAN, 2.5GE LAN, AM PA CLEI: WDMFG10FRA			
100-05969	\$312.00	20	\$6,240.00
GigaSpire 7u10t, 10GE Tri Gateway, GS5239E, Triband Wi-Fi 7 RG/Mesh, AM PA CLEI: BVMNG10ARB			
Equipment Total			\$172,145.00
(110-00054) One Time Management Discount			(\$15,000.00)
Grand Total			\$157,145.00

## Notes &amp; Optional Equipment and Services

All prices are in USD

Due to rounding, some totals may not correspond with the sum of the separate figures.

Calix Warranty - See Purchase Agreement.

Calix does not purchase cargo insurance on your behalf that covers the replacement value of the shipment. If you wish to have any portion of your order insured for shipment, please contact Calix Customer Operations to make the appropriate arrangements and to provide your preferred carrier and account details. Any orders not designated by the customer to be insured will be shipped without insurance and coverage for loss or damage will be the sole responsibility of the customer.

## Important Ordering Instructions:

Please include the Calix quote number (found in the upper right hand corner) on your PO. You may also provide an internal PO number to be used with your order. Orders received without an internal PO number will use the Calix quote number by default.

Include contact information (Name, Email & Tel) for the person who will receive the order acknowledgements and shipping notifications as well as the required billing and shipping addresses for your order.

Send Purchase Orders to Calix Order Management:

Email: om@calix.com  
Fax: 707-283-3771



Network Configuration & Quotation

Customer Name: CITY OF SANDY  
Project Name: GigaCenter Replacement 2025  
Quote Description: GigaCenter Replacement 2025  
Author Name: Glenn Taylor  
Contact Name: Greg Brewster

Quote Reference Number: 777835A-4  
Quote Type: Prem  
Date Created: September 12, 2025  
Date Modified: September 12, 2025  
Quote Expiration: October 12, 2025

You may check the status of your order at any time on our website. ([www.calix.com](http://www.calix.com), click Login)



Network Configuration & Quotation

Customer Name:	CITY OF SANDY	Quote Reference Number:	777835A-4
Project Name:	GigaCenter Replacement 2025	Quote Type:	Prem
Quote Description:	GigaCenter Replacement 2025	Date Created:	September 12, 2025
Author Name:	Glenn Taylor	Date Modified:	September 12, 2025
Contact Name:	Greg Brewster	Quote Expiration:	October 12, 2025



Optional Summary

Extended Warranty	Price	Qty	Ext. Price
110-01165 Extended Warranty - Upfront - 4 years for 100-06043	\$20.16	20	\$403.20
110-01165 Extended Warranty - Upfront - 4 years for 100-06149	\$20.16	10	\$201.60
110-01165 Extended Warranty - Upfront - 4 years for 100-06062	\$20.16	1000	\$20,160.00
110-01165 Extended Warranty - Upfront - 4 years for 100-05969	\$20.16	20	\$403.20
Optional Total			\$21,168.00