



CITY COUNCIL MEETING

Tuesday, January 21, 2025 at 6:00 PM
Sandy City Hall and via Zoom

AGENDA

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/81731020981>

Or by phone: (253) 215-8782; Meeting ID: 81731020981

WORK SESSION – 6:00 PM

1. [Discussion: Deer Pointe Park Covered Basketball Court](#)

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: January 6, 2025](#)
3. [Resolution 2025-02: Updating Bank Signatories](#)

PRESENTATIONS

4. [Audit Presentation - Fiscal Year Ended June 30, 2024](#)

NEW BUSINESS

5. [Update: Sandy Funding Request for 2025 Oregon Legislative Session](#)

REPORT FROM THE CITY MANAGER

COMMITTEE / COUNCIL REPORTS

STAFF UPDATES

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

ADJOURN

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.

Meeting Type: City Council
Meeting Date: January 21, 2025
From: Rochelle Anderholm-Parsch, Parks and Recreation Director
Subject: Discussion: Deer Pointe Park Covered Basketball Court

DECISION TO BE MADE:

Whether to confirm Council support for continuing to pursue the addition of a shelter to cover the full-court basketball court at Deer Pointe Park.

PURPOSE / OBJECTIVE:

To present the cost, size, and budget considerations for a covered basketball court at Deer Pointe Park for Council consideration and direction to staff.

BACKGROUND / CONTEXT:

The Deer Pointe Park Master Plan development process has included input from the Parks and Trails Advisory Board, City Council, and community members:

- January 10, 2024: Parks and Trails Advisory Board began the visioning process for Deer Pointe Park.
- February 14, 2024: Lango Hansen Landscape Architects presented three conceptual designs to the Parks Board.
- March 4, 2024: The Council reviewed the three conceptual designs, and the idea of a covered basketball court received significant support.
- March 6, 2024: A public open house was held with 15-20 attendees, and surveys were mailed to 200 neighboring residents, resulting in 54 responses.
- March 13, 2024: The Parks and Trails Advisory Board reviewed the concepts again and discussed a preferred design.
- April 15, 2024: Staff presented additional input to the Council during a public meeting.
- April 18, 2024: A second public open house was conducted to gather further community input.

The final Deer Pointe Master Plan included a full-court basketball court with an emphasis on exploring the possibility of a shelter. Council directed staff to investigate costs.

KEY CONSIDERATIONS / ANALYSIS:

The Council has expressed its support in the past for the idea of including a covered basketball court at Deer Pointe Park. Staff's intention is to provide updated information and details to allow the Council to fully consider and confirm its support for the proposal.

Cost:

- The purchase and installation of a shelter for the basketball court is estimated to range from \$217,113 to \$673,958.
- Additional costs of \$60,000-\$80,000 are expected for "Sandy Style" customizations.

Budget:

- The current project budget of \$1.5M, which includes design and construction, cannot accommodate the cost of the shelter.
- Parks System Development Charges (SDCs) have been earmarked for Deer Pointe Park and Meinig Park projects. Additional funding would require a reprioritization of planned projects.

Size and Footprint:

- The shelter's footprint would be approximately 7,000 SF, with the full court and shelter serving as a focal point for the 3.5-acre park.
- The proposed feature would be visible from Highway 26 and would significantly impact the park's layout and available space for other amenities.

Parks and Trails Master Plan Alignment:

- The Parks and Trails Master Plan calls for the addition of one new basketball court in the city but does not specifically mention a covered basketball court.
- The plan highlights the need for more picnic shelters as a priority for neighborhood parks.

Parking and Use:

- Increased activity at the park due to a covered basketball court could affect parking and overall park use in the surrounding neighborhood.

BUDGET IMPACT:

The purchase and installation of basketball court shelters are estimated to range from \$217,113 to \$673,958. Costs may fluctuate by approximately \$60,000 to \$80,000 to meet "Sandy Style" customization requirements.

The current Deer Pointe Park project budget of \$1.5M, which includes design and construction, does not include funding for the shelter. Funds to purchase and install the shelter would need to be identified. This could involve seeking additional funding sources or reprioritizing other planned park amenities and/or projects.

Further discussion may be necessary to determine whether phasing other amenities in the park could create flexibility for the inclusion of the shelter at a later date when funds are available.

RECOMMENDATION:

Staff recommends that Council weigh the following key considerations when deciding whether to direct staff to continue pursuing the addition of a covered basketball court at Deer Pointe Park:

- The significant cost of the shelter relative to the current budget for the park project.
- The necessity of identifying additional funding or reprioritizing other planned amenities to accommodate this feature.
- The suitability of a large shelter structure within the context of a 3.15-acre neighborhood park and its impact on the park's overall layout and use.

Staff and consultants have provided detailed information on costs and site considerations to support Council's discussion and decision on how to proceed.

LIST OF ATTACHMENTS / EXHIBITS:

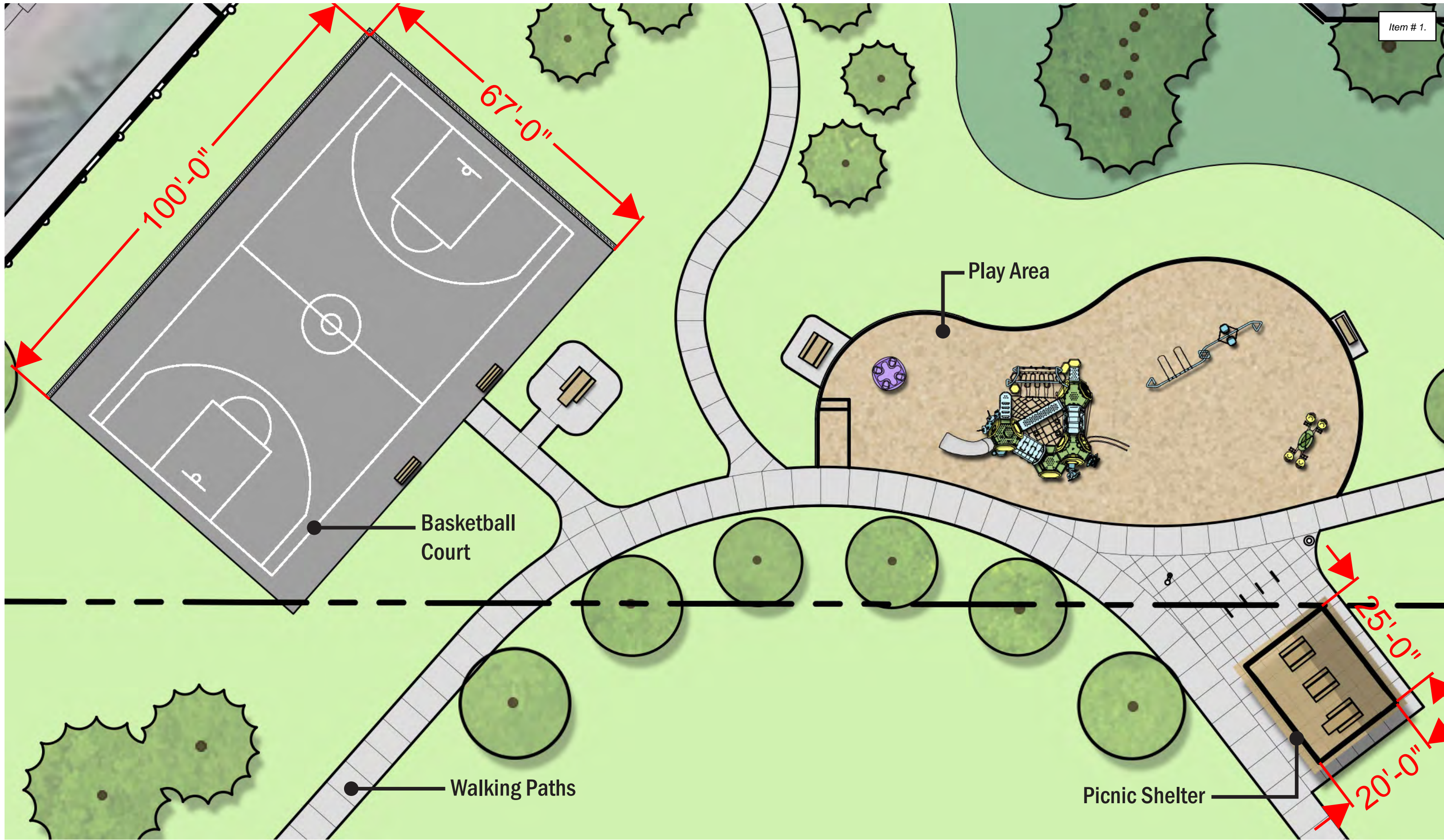
- Power Point Presentation



DEER POINTE PARK OVERALL SITE PLAN

DEER POINTE BASKETBALL COURT COVERED STRUCTURE





DEER POINTE PARK STRUCTURE ENLARGEMENT
 DEER POINTE BASKETBALL COURT COVERED STRUCTURE



Pleasant Valley Park - Happy Valley, OR



Pleasant Valley Park - Happy Valley, OR

Item # 1.



Menlo Park Elementary - Portland, OR



Athenian Charter School - Naples, FL



Pleasant Valley Park - Happy Valley, OR



FULL COURT COVERED STRUCTURE PRECEDENT IMAGERY

DEER POINTE BASKETBALL COURT COVERED STRUCTURE

Natural Structures - Baker City, OR

Material Cost: \$463,298
 Installation: \$210,660
Total Cost: \$673,958



Pro Playgrounds - Tallahassee, FL

Material Cost: \$441,157
 Installation: \$197,073
Total Cost: \$638,230



Advanced Building Structures - Clackamas, OR

Material Cost: \$98,688
 Installation: \$118,425
Total Cost: \$217,113



All Play Systems - Sequim, WA

Material Cost: \$270,469
 Installation: \$154,094
Total Cost: \$424,563

No Photo Available

Sandy Style Requirements

Sandy Style Addition: \$60,000-\$80,000 +/-

Facade Additions Include:

- Decorative Gable
- Stone Base Columns
- Secondary Roof Forms
- 6:12 Roof Pitch

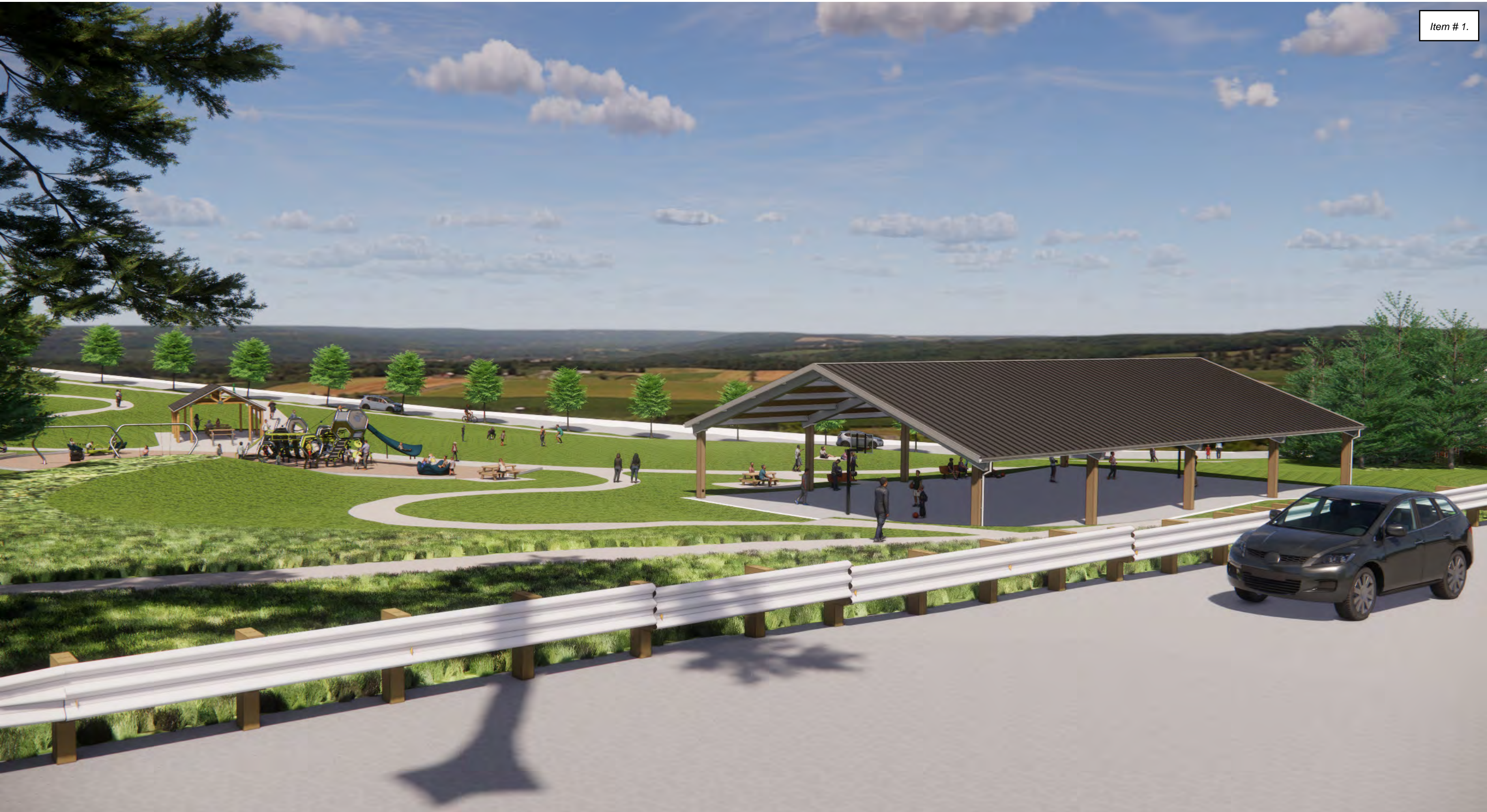




DEER POINTE PARK PERSPECTIVE
DEER POINTE BASKETBALL COURT COVERED STRUCTURE



DEER POINTE PARK PERSPECTIVE
DEER POINTE BASKETBALL COURT COVERED STRUCTURE



DEER POINTE PARK PERSPECTIVE
DEER POINTE BASKETBALL COURT COVERED STRUCTURE



DEER POINTE PARK PERSPECTIVE
DEER POINTE BASKETBALL COURT COVERED STRUCTURE



DEER POINTE PARK OVERALL SITE PLAN

DEER POINTE BASKETBALL COURT COVERED STRUCTURE





CITY COUNCIL MEETING

Monday, January 06, 2025 at 7:00 PM
Sandy City Hall and via Zoom

MINUTES

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Mayor Kathleen Walker
Councilor Don Hokanson
Councilor Chris Mayton
Councilor Laurie Smallwood
Councilor Rich Sheldon
Councilor Kristina Ramseyer
Councilor Lindy Hanley

COUNCIL OATHS OF OFFICE

1. Oath of Office - Mayor Walker
2. Oath of Office - Councilor Sheldon
3. Oath of Office - Councilor Ramseyer
4. Oath of Office - Councilor Hokanson

The City Recorder administered the oaths of office. Following each oath, photos were taken. Council Members subsequently provided remarks as follows:

Councilor Sheldon

- Thanks to his family; looking forward to his second term; there is a lot of important work ahead including executing the Comprehensive Plan and securing external financial assistance for necessary infrastructure projects

Councilor Ramseyer

- Thanks to all who assisted during the election campaign; looking forward to helping take Sandy into the future

Councilor Hokanson

- Thanks to his spouse and family; looking forward to future accomplishments during a second term; thanks to former leaders; appreciation for the public service of others; reminder that despite criticism, serving the public is a privilege

Mayor Walker

- Reflections on opportunities and challenges facing the City; thanks to staff, Councilors, family, and friends; gratitude for the opportunity to serve as mayor; reflections on the shared goals and priorities of Sandy residents; emphasis on the importance of pursuing resident-friendly policies; highlights of Sandy accomplishments and superior services/amenities; overview of the infrastructure challenges ahead and the need to secure outside funding to minimize the cost to residents to the extent possible; emphasis on the need for increased public involvement in local leadership

ELECTION OF COUNCIL PRESIDENT

5. Election of Council President

Councilor Sheldon nominated Councilor Hokanson to serve as Council President. Councilor Ramseyer seconded the nomination.

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

Councilor Hokanson was elected Council President: 7-0

Following the vote, Council President Hokanson expressed thanks and a commitment to ensuring the community feels heard and involved.

CHANGES TO THE AGENDA

(none)

PUBLIC COMMENT (3-minute limit)

Julie Wilde: expressed concerns regarding an effort to develop 38091 Sunset St. into a childcare facility; stated the City has made it difficult for the buyer to use the property; stated it would be beneficial to have a business operating at the site; mentioned past acts of vandalism and police presence at the site; highlighted the value of the building in terms of history and quality materials; stated that regulatory exceptions should be made because of the value of the building; stated that the City should have done more to improve the adjacent street

Chris Hawes: Vice President of the Clackamas Fire Board; introduced himself to the Council; stated he is also Chair of the Sunrise Water Authority Board; stated he has enjoyed partnering with the Sandy community and serving friends and neighbors in the area; stated he looks forward to continuing to work together collaboratively

Jim Gaither: representing Ms. Wilde; stated he approached the City about a possible daycare at the site which has been vacant for many years, and that staff provided a list of actions that would be necessary; stated that after significant time and money was invested, a pre-application meeting was held during which staff stated that the use would not be possible; stated he is unsure why the site was zoned commercial; stated that he wants to create a successful daycare business at the site, but that all plans have been turned down

Kevin Moss: raised concerns about traffic safety at the intersection of Langensand and Gary, stating that parking of vehicles on Gary St has the potential to lead to collisions

RESPONSE TO PREVIOUS COMMENTS

(none)

CONSENT AGENDA

6. City Council Minutes: December 16, 2024
7. SandyNet Advisory Board Appointments
8. Resolution 2025-05: Audit Corrective Action Plan for Fiscal Year 2024

MOTION: Adopt the Consent Agenda

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

PRESENTATIONS

9. Lieutenant Craven Oath of Office

The Mayor administered the oath to Lieutenant Craven, after which photos were taken

10. Life Saving Award: Sergeant Herrera

The Police Chief read the letter included in the meeting packet and presented the award to Sergeant Herrera, after which photos were taken.

ORDINANCES

11. PUBLIC HEARING - Ordinance 2025-01: Zone Change for the Sandy Operations Center

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The Development Services Director presented the staff report, which was included in the meeting packet along with the presentation slides. It was noted that uses within the city similar to the Operations Center are zoned I-2. In response to questions from the Council, staff noted that this zone change could/should have been completed in 2006, that it will allow for a more simplified building design within the interior of the property, that the conditions of approval are

consistent with other similar applications, and that the triangular property northeast to this property is still vacant.

Applicant Presentation

(none)

Public Testimony

(none)

Staff Recommendation

Approval

Applicant Rebuttal

(none)

Council Discussion

It was suggested that public facilities should not necessarily have to be conditional uses; they could be permitted outright like other uses.

MOTION: Close the public hearing

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

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

MOTION CARRIED: 7-0

MOTION: Approve the first reading of Ordinance 2025-01

Motion made by Councilor Mayton, Seconded by Councilor Ramseyer.

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

MOTION CARRIED: 7-0

MOTION: Approve the second reading of Ordinance 2025-01

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

REPORT FROM THE CITY MANAGER

- Congratulations to newly elected and reelected Council Members
- Reminder of Council goal setting on February 1st; information from departments will be compiled and distributed to the Council soon
- The City's legal team is working to address and refine issues related to homelessness in the municipal code; a homelessness task force is needed soon
- Budget development is underway
- A new Utility Specialist has been hired
- Staff will look into and report back on public comments offered earlier

COMMITTEE / COUNCIL REPORTS

Council President Hokanson

- New members of the SandyNet Advisory Board are excited to execute the new Master Plan
- Suggestion to form a new code compliance committee to provide oversight and policy guidance for Police and Development Services
- Praise for Winterfest
- Emphasis on the need to attract living wage jobs; discussion of mass timber industry in Eagle Creek and the possibility of developing ancillary enterprises in Sandy
- Reflections on the public comments offered about the proposed daycare; emphasis on the need to remove barriers and work collaboratively with prospective businesses
- Suggestion to attend the upcoming regional meeting on housing

Councilor Hanley

- Congratulations to newly elected and reelected Council Members
- Suggestion that more recognition is needed for extraordinary accomplishments by members of the community

Councilor Ramseyer

- Congratulations to the Mayor; thanks to all who assisted during the election campaign
- Looking forward to moving Sandy forward and involving the community

Councilor Sheldon

- Agreement with Council President Hokanson on economic development needs; note that he was unaware of the daycare proposal
- Excited to work with other Council Members, and especially to jointly advocate for the City's need for outside funding for wastewater infrastructure

Councilor Smallwood

- Congratulations to Parks and Recreation on a successful Winterfest
- Request for staff to provide statistics on paid volunteer program usage

Councilor Mayton

- Congratulations to newly elected and reelected Council Members
- Agreement with Council President Hokanson on economic development needs; that property needs to be addressed and the community needs more childcare facilities

Mayor Walker

- Praise for the recent holiday events
- Council committee assignments will be forthcoming
- Reminder of upcoming Council goal setting; suggestion to retain the majority of the time for Council discussion rather than presentations
- Emphasis on the need to address homelessness, and incorporate successful approaches used by other cities
- Reminder of City Day at the Capitol; staff will send the final version of the funding request document to the Council
- Discussion of pump track drainage problems; the contractor needs to make it right; Parks staff is doing all it can to mitigate the problem; the City must move aggressively and pursue potential legal options; short term mitigation is also needed to preserve the infrastructure
- Looking forward to moving Sandy forward successfully

STAFF UPDATES

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

ADJOURN



STAFF REPORT

Meeting Type: City Council
Meeting Date: January 21, 2025
From: Tyler Deems, City Manager
Subject: Resolution 2025-02: Updating Bank Signatories

DECISION TO BE MADE:

Whether to adopt Resolution 2025-02, updating the signatories on City bank accounts.

BACKGROUND / CONTEXT:

As the Council is aware, the City recently hired Tyler Wallace as our new Finance Director. Per past practice, as Finance Director Mr. Wallace should be added as a signer on our bank accounts, making him available to sign checks for both accounts payable and payroll purposes.

Additionally, per past practice, the Mayor and Council President should be added as signatories. Following the recent general election and Council President selection, this would require removing Stan Pulliam and Laurie Smallwood as signatories, and adding Kathleen Walker and Don Hokanson.

Our financial institutions require a resolution to make these signatory changes.

BUDGET IMPACT:

None.

RECOMMENDATION:

Staff recommends approval of Resolution 2025-02, a resolution updating the signatories on City bank accounts.

SUGGESTED MOTION LANGUAGE:

"I move to approve Resolution 2025-02."

LIST OF ATTACHMENTS / EXHIBITS:

- Resolution 2025-02, a resolution updating the signatories on City bank accounts.



RESOLUTION NO. 2025-02

A RESOLUTION UPDATING THE SIGNATORIES ON CITY BANK ACCOUNTS

WHEREAS, the City of Sandy wishes to conduct day to day financial transactions as efficiently as possible; and

WHEREAS, US Bank and Clackamas County Bank both require that the officers authorized to act on behalf of the City be authorized by the City Council via resolution; and

WHEREAS, in order for the City to conduct business, it is imperative to ensure that all signatories are up-to-date.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANDY:

Section 1: The following names shall be removed from the City of Sandy’s bank accounts as signatories:

- Stan Pulliam, Mayor
- Laurie Smallwood, Councilor

Section 2: The following names shall be added to the City of Sandy’s bank accounts as signatories:

- Kathleen Walker, Mayor
- Don Hokanson, Council President
- Tyler Wallace, Finance Director

Section 3: staff is authorized to prepare and execute the necessary documents to make the signatories changes outlined above.

This resolution is adopted by the City Council of the City of Sandy this 21st day of January, 2025.

Kathleen Walker, Mayor

ATTEST:

Jeffrey Aprati, City Recorder



STAFF REPORT

Meeting Type: City Council
Meeting Date: January 21, 2025
From: Tyler Deems, City Manager
Subject: Audit Presentation - Fiscal Year Ended June 30, 2024

BACKGROUND / CONTEXT:

At the end of each fiscal year the City of Sandy and the Sandy Urban Renewal Agency are audited in accordance with state law. In addition to the state required audits, the City is subject to a federally required audit, known as a Single Audit, if the City expends over \$750,000 in federal funds during the year. A Single Audit was required for fiscal year 2024. The City has contracted with Talbot, Korvola & Warwick, LLP to conduct these required annual audits.

Tim Gillette, Partner, Talbot, Korvola & Warwick LLP, will present the audited financial statements to the Council. The audited financial statements for the fiscal year ended June 30, 2024 have been linked below:

DOCUMENT LINKS:

- [Annual Comprehensive Financial Report](#)
- [Sandy Urban Renewal Agency Financial Statements](#)
- [Single Audit](#)



STAFF REPORT

Meeting Type: City Council
Meeting Date: January 21, 2025
From: Nellie deVries, Government Relations
Subject: Update: Sandy Funding Request for 2025 Oregon Legislative Session

PURPOSE / OBJECTIVE:

To discuss the City’s strategy for securing funds from the State Legislature for our wastewater projects during the 2025 session.

BACKGROUND / CONTEXT:

Sandy faces significant and extremely expensive wastewater system improvement needs, as detailed during the Council work session on [December 2, 2024](#). It is important for the City to make every effort to minimize the impact of these project costs on ratepayers. Accordingly, the City is engaged in another effort to secure state funding for Sandy’s wastewater improvement projects during the 2025 session of the Oregon Legislature.

KEY CONSIDERATIONS / ANALYSIS:

The City will be requesting \$14 million from the state this session, which is expected to be spent during the next biennium (the City plans to return to the Legislature in following sessions to request further assistance). Meetings have been scheduled with the co-chairs of the Ways and Means Committee, the Speaker of the House, and the City’s representative and senator; additional meetings will be scheduled in the coming weeks.

The \$14 million request is comprised of two parts: \$5.5 million for additional rehabilitation needs at the existing wastewater treatment plant, and \$8.5 million for design and engineering of a wastewater pipeline to Gresham.

The City has received advice that emphasizing the impact that state funding assistance would have on the ability of Sandy to produce more housing units will be the most persuasive argument the City can make when communicating this funding ask to lawmakers.

This housing-forward approach is reflected in the bullet points on the following page, which summarize the request.

Sandy's Funding Ask: A Worthwhile Investment to Produce Housing and Protect the Environment

Demand is strong for housing in Sandy. The updated Housing Needs Analysis projects that Sandy needs to build 2,424 new housing units to accommodate 6,350 new residents by 2043 (a 46% growth rate over the next 20 years). **Sandy wants to deliver on this potential for new housing.** Additionally, Sandy's plan to pump wastewater to the Gresham Wastewater Treatment Facility will **avoid discharging effluent into the Clackamas River watershed, thereby protecting a critical drinking water source for 300,000 Oregonians.**

- **\$8.5 Million for design and engineering of the new pipeline to Gresham**

Design and engineering for a new pump station and 14 miles of force main pipeline from Sandy to Gresham's wastewater treatment plant. Pipe alignment to begin within Hwy 26 right-of-way, then proceed northwest to the facility. **When the pipeline is completed Sandy's development moratorium can be lifted,** unlocking Sandy's ability to meet the strong demand for housing within the 650 acres of buildable land within the urban growth boundary.

- **\$5.5 Million for repairs and upgrades to Sandy's existing wastewater treatment plant**

New ultraviolet effluent disinfection system to protect Tickle Creek and maintain permit compliance while the new pipeline is constructed. Additional funding for expansion of equalization basin and pump station rehabilitation. DEQ/EPA will allow Sandy **190 new housing units worth of additional capacity in the interim** once these repairs and upgrades are completed.

RECOMMENDATION:

Review and discuss the funding request strategy with the City's government relations representative, Nellie deVries.