



CITY COUNCIL MEETING

Monday, December 15, 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/81939102982>

Or by phone: (253) 215-8782; Meeting ID: 81939102982

WORK SESSION – 6:00 PM

1. [Community Satisfaction Survey](#)

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: December 1, 2025](#)

PRESENTATIONS

3. [Oath of Office: Officer Austin Davis](#)

NEW BUSINESS

4. [Advisory Board / Commission Appointments](#)

REPORT FROM THE CITY MANAGER

COMMITTEE / COUNCIL REPORTS

STAFF UPDATES

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

ADJOURN

EXECUTIVE SESSION – The City Council will meet in executive session pursuant to ORS 192.660(2)(h)

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 Work Session
Meeting Date: December 15, 2025
From: Gregory Brewster
Subject: Community Satisfaction Survey

DECISION TO BE MADE:

Discuss any questions or concerns with the proposed community satisfaction survey and provide feedback or changes as needed.

APPLICABLE COUNCIL GOAL:

n/a

BACKGROUND / CONTEXT:

Gregory Brewster (the City's SandyNet and IT Director) is nearing the end of his master's degree at Portland State University, and for his capstone, he must complete a project for a city that shows competency and comprehension of the courses he has taken. He intends to conduct a community satisfaction survey for the City of Sandy.

A variety of survey models are available; the National Community Survey (NCS) from Polco appears to be the most common, however the City Manager has instead worked with Staff to formulate questions that they believe are comparable to questions found under the NCS but with a level of personalization that is specific to the Sandy community. Department heads have provided input around their goals and the kinds of questions they would like to see in Sandy's community satisfaction survey.

KEY CONSIDERATIONS / ANALYSIS:

The following survey topics have been identified for Sandy: Quality of Life; Community Image, Community Connection and Forward Progress; Safety; Economy; Transportation and Mobility; Parks and Recreation; Health and Wellness; Library; and Public Engagement.

Staff is proposing that an online survey be created and distributed among the community for consideration. A physical copy of the survey can be distributed if an accommodation is requested, but the primary mechanism for gathering responses would be through an online service such as Survey Monkey, which would help keep track of responses in a virtual format. Staff have identified areas where accommodation can be made in the event of a lack of electronic presence, if needed.

Staff have considered the bounds of the survey, including city limits, the local economy, the boundaries of the library district and even the boundaries of prior survey's, such as 2021 survey around the formation of a Parks and Recreation district. In instances of survey's, Staff's primary concern with data collection is obtaining a sufficient number of survey responses to gather proper statistics. While improper or false responses are possible, it is likely that their impact will be mitigated under volume of responses. Collection mechanisms can also help identify duplicate responses, and analysis and removal of obvious fake or falsified responses will be filtered during the analysis portion of the project. Staff will be able to sort responses by reported residence addresses.

Staff intend to advertise the survey and leave the survey open for at least four weeks to gather as many responses as possible. Currently methods for notifying the public include publishing the survey on the City of Sandy's website and in the e-newsletter, including a notice in the upcoming utility bill, providing pamphlets and or URL/QR Codes in city facilities that have public areas, signage inside buses, and even utilizing social media to help gather responses or provide the survey link.

One final factor that drives survey responses is the amount of time it takes to complete the survey. For many surveys, there is a drop off in responses if the length exceeds seven questions, however for other NCS surveys, the response rate is best when the survey takes less than 15 minutes to complete and incentives respondents to complete the survey in one sitting. Staff have framed questions to be simple and focused around having an average response time of 10-15 seconds per question. This results in a limit of 75 questions for the entire survey.

Staff have discussed the option of providing incentives to increase survey response rates but have not settled on a single method at this time. A gift card raffle is a potential option.

BUDGET IMPACT:

Staff's time is being volunteered for the project, however costs for printing, advertising and subscriptions to survey software are expected to be between \$500 - \$2,000.

RECOMMENDATION:

None, Staff is requesting feedback from the Council on the proposed survey.

SUGGESTED MOTION LANGUAGE:

n/a

LIST OF ATTACHMENTS / EXHIBITS:

- Current draft list of questions

Quality of Life

Question	Type	Options
How would you rate your overall quality of life?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate the quality of life for the Sandy Community?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate the City of Sandy's overall image and reputation?	Likert	Very Poor, Poor, Fair, Good, Excellent
Compared to last year, please rate the change in your quality of life.	Likert	Much worse, Worse, Neither worse nor better, Better, Much Better
How many years have you lived in Sandy?	Range	I don't live in Sandy, 0-2 Years, 3-5 Years, 5-10 Years, 10+ Years

Community Image, Community Connection and Forward Progress

Question	Type	Options
Do you live within the City of Sandy's City Limits?	Single Choice	Yes, No, I Prefer not to answer
If no, please select which zipcode you live in.	Single Choice	97055, 97009, 97067, 97049, 97028, Other
How would you rate the City of Sandy's reputation?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate the City of Sandy's reputation as compared to neighboring communities and cities (Estacada, Gresham, Troutdale, Welches)?	Likert	Very Poor, Poor, Fair, Good, Excellent
How likely are you to remain in Sandy for the next five years?	Likert	Unlikely, Unsure, Likely
How much do you agree that Sandy is moving in the right direction?	Likert	Disagree, Somewhat Disagree, Neither Agree nor Disagree, Somewhat Agree, Agree
How likely are you to recommend Sandy to someone as a place to live?	Likert	Unlikely, Somewhat Unlikely, Neither Likely nor Unlikely, Somewhat Likely, Likely

Safety

Question	Type	Options
How would you rate your overall feeling of safety in Sandy?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate your overall feeling of safety in your neighborhood during the day?	Likert	Very Poor, Poor, Fair, Good, Excellent

How would you rate your overall feeling of safety in Sandy's downtown or commercial areas during the day?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate your level of safety in public spaces (parks, city buildings, bus stations, and plazas)	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate your level of protection from violent crimes?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate your level of protection from property crime?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate your level of protection from fires, floods or other natural disasters?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate the quality of fire services in Sandy?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate the quality of ambulance or emergency medical services in Sandy?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate the level of crime prevention in Sandy?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate the level of police services in Sandy?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate the level of animal control and other code enforcement services in Sandy?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate the level of Sandy's ability to handle an emergency?	Likert	Very Poor, Poor, Fair, Good, Excellent
Please rate the importance of traffic and speed enforcement in Sandy	Likert	Unimportant, Neutral, Important
Please rate the importance of theft prevention in Sandy.	Likert	Unimportant, Neutral, Important
Please rate the importance of preventing/investigating major crimes in Sandy.	Likert	Unimportant, Neutral, Important
Please rate the importance of public education/community policing (Community policing is engagement with the community to understand the community's needs)	Likert	Unimportant, Neutral, Important
How much would you agree that red light and traffic cameras would be beneficial to the community?	Likert	Disagree, Somewhat Disagree, Neither Agree nor Disagree, Somewhat Agree, Agree

Economy

Question	Type	Options
How would you rate Sandy's economic health as a whole?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate Sandy as a place to work in?	Likert	Very Poor, Poor, Fair, Good, Excellent, I don't work in Sandy
How would you rate Sandy as a destination to visit?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rank the overall quality of businesses and services in Sandy?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rank the variety of businesses and service establishments in Sandy?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rank the variety of employment opportunities in Sandy?	Likert	Very Poor, Poor, Fair, Good, Excellent

How would you rank the variety of shopping opportunities in Sandy?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rank the cost of living for Sandy?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rank the cost of living in Sandy as compared to neighboring communities (Estacada, Gresham, Troutdale, Welches)?	Likert	Very Poor, Poor, Fair, Good, Excellent
How important to you is Sandy's investment in economic development (implementing strategies that promote wealth creation, job opportunities and business growth)?	Likert	Unimportant, Neutral, Important
How important to you is Sandy's investment in infrastructure (roads, water/sewer systems, electrical, gas, telecommunications)?	Likert	Unimportant, Neutral, Important
Which industries or services do you leave the Sandy area for? (Select all that apply)	Multiple Choice	Childcare, retail, hospitality, government and education services, healthcare, manufacturing and construction, professional services (consulting, accounting, engineering, legal, etc.) financial, entertainment
What is the biggest livability issue facing Sandy? (Pick one)	Single Choice	Access to healthcare, housing, transportation, utilities and infrastructure, education, community engagement and well-being, safety, emergency resiliency

Transportation and Mobility

Question	Type	Options
How satisfied are you with the flow of traffic through downtown Sandy (Highway 26, 211, Pioneer Blvd., Proctor Blvd.)?	Likert	Dissatisfied, Neutral, Satisfied
How important is the issue of traffic congestion through downtown Sandy (Highway 26, 211, Pioneer Blvd., Proctor Blvd.)?	Likert	Unimportant, Neutral, Important
How satisfied are you with the flow of major streets outside of downtown Sandy (Bluff, Dubarko, 362nd, etc.)?	Likert	Unsatisfied, Neutral, Satisfied
How important is the issue of traffic congestion through Sandy's major streets (Bluff, Dubarko, 362nd, etc.)?	Likert	Unimportant, Neutral, Important
How would you rate the ease of travel in Sandy by car?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate the ease of travel in Sandy by walking?	Likert	Very Poor, Poor, Fair, Good, Excellent

How would you rate the ease of travel in Sandy by using public transportation?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate the amount of public parking in Sandy?	Likert	Very Poor, Poor, Fair, Good, Excellent
In the past 12 months have you walked or biked to a destination instead of driving?	Likert	Yes, No, I Prefer not to answer
In the past 12 months have you carpooled with others instead of driving alone?	Likert	Yes, No, I Prefer not to answer
In the past 12 months have you used the Sandy Area Metro (SAM) or other form of public transportation instead of driving?	Likert	Yes, No, I Prefer not to answer
If you answered no to the last question, what is the primary reason for not using public transportation?	Single Choice	I have more convenient methods of transportation, cost, safety, route offerings, too many bus stops, not enough bus stops, schedule, reliability
Would you be more likely to use the SAM if they operated on New Year Day, or Christmas Eve?		Yes, No, I Prefer not to answer
The SAM is free to ride inside of Sandy. How would you rank the cost of the service?	Single Choice	Correct Cost, Too Cheap
The SAM costs \$1 to ride outside of Sandy's city limits (From Sandy to Gresham, Clackamas Town Center, Estacada, Timberline). How would you ranked the cost of the service?	Single Choice	Too expensive, Correct Cost, Too Cheap
SAM offers a shopper shuttle within Sandy's city limits. Have you used the shopper shuttle in the past 12 months?		Yes, No, I Prefer not to answer
If no, what is the primary reason for having not used the shopper shuttle?	Single Choice	I did not know that Sandy had a shopper shuttle, the route is too inconvenient, the time is inconvenient, other methods of transportation are more convenient
How easy is it to find the SAM schedule online?	Likert	Difficult, Somewhat Difficult, Somewhat Simple, Simple, N/A

Parks and Recreation

Question	Type	Options
In general, how would you rank your experience with Sandy's Parks?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rank your experience with Sandy's Winterfest program?	Likert	Very Poor, Poor, Fair, Good, Excellent
How satisfied are you with the amount of walking paths and trails in Sandy?	Likert	Very Dissatisfied, Dissatisfied, Neutral, Satisfied, Very Satisfied
How satisfied are you with the number of options for recreational activities in Sandy?	Likert	Very Dissatisfied, Dissatisfied, Neutral, Satisfied, Very Satisfied

How satisfied are you with Sandy's annual firework show?	Likert	Very Dissatisfied, Dissatisfied, Neutral, Satisfied, Very Satisfied
How would you rate your overall level of health and wellness?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate your access to affordable and quality food?	Likert	Very Poor, Poor, Fair, Good, Excellent
How would you rate your access to health services in Sandy?	Likert	Very Poor, Poor, Fair, Good, Excellent

Library

Question	Type	Options
In the past 12 months, how many times have you engaged with either the Sandy Public Library or Hoodland Public Library?	Likert	0-5, 6-10, 11-25, More than 25
When you have engaged with the Library, which services do you typically use?	Multiple choice	
How satisfied are you with the level of technology offered?	Likert	Very Dissatisfied, Dissatisfied, Neutral, Satisfied, Very Satisfied
How satisfied are you with the level of electronic materials that are offered?	Likert	Very Dissatisfied, Dissatisfied, Neutral, Satisfied, Very Satisfied
How satisfied are you with the level of programming that is offered?	Likert	Very Dissatisfied, Dissatisfied, Neutral, Satisfied, Very Satisfied
How frequently do you utilize the technology that is offered by the library?	Likert	Very Dissatisfied, Dissatisfied, Neutral, Satisfied, Very Satisfied
How often do you go outside of Clackamas County for eBooks and emagazines?	Likert	Never, Rarely, sometimes, Frequently, Very frequently
How often do you leave Clackamas County for programming?	Likert	Never, Rarely, sometimes, Frequently, Very frequently
The Libraries in Clackamas County (LINCC) utilize a mobile app for searching and reserving materials online. Have you used the LINCC mobile app in the past 12 months?	Single Choice	Yes, No, I Prefer not to answer
Which of the following would cause you use to use the library more often?	Multiple Selection	More variety of physical materials, more variety of electronic materials (ebooks, audiobooks), better technology, more or different programming (classes and workshops)

Public Engagement

Question	Type	Options
Did you vote in the most recent local election?	Single Choice	Yes, No, I Prefer not to answer
In the past 12 months, have you contacted the City of Sandy for help or information?	Single Choice	Yes, No, I Prefer not to answer
In the past 12 months, have you volunteered your time to some group or activity?	Single Choice	Yes, No, I Prefer not to answer
In the past 12 months, have you attended a City of Sandy public meeting (not a school district or county board meeting)?	Single Choice	Yes, No, I Prefer not to answer
If you have, how did you attend/participate?	Multiple Choice	In person, virtually, via telephone
What is the biggest reason for not attending public meetings more often?	Single Choice	I wasn't aware that there was a meeting, inconvenient location or time, accessibility (transportation, lack of technology), lack of time, language barrier, intimidation, feeling uninvited, fear of retaliation, conflict or hostility, lack of perceived value)
How informed do you believe that you are on Sandy related projects, goals and issues?	Likert	Uninformed, Somewhat Informed, Very Informed
How do you hear about City of Sandy news, events or services?	Multiple Choice	City website, City of Sandy Facebook Page, Sandy Source Newsletter, Library Newsletter, Community Facebook Groups, Newspaper, Word of Mouth, Other
The Sandy Source is a monthly newsletter that is published online and distributed over email. Do you currently subscribe to the newsletter?	Single Choice	Yes, No, I Prefer not to answer
If so, how satisfied are you with the content that is provided in the newsletter?	Likert	Dissatisfied, Neutral, Satisfied



CITY COUNCIL MEETING

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

MINUTES

BOARD / COMMISSION MEET & GREET – 6:00 PM

1. Advisory Board / Commission Applicant Meet & Greet

The Council, along with representatives from the Planning Commission, Transit Advisory Board, Library Advisory Board, and Parks and Trails Advisory Board, hosted a meet and greet event with applicants to fill vacant seats on those respective boards. Applicants had previously completed and submitted applications (included in the December 1, 2025 meeting packet); the meet and greet served as an opportunity to meet the applicants in person and ask follow up questions from the applications as desired. The City Council planned to make actual appointment decisions at the following meeting on December 15, 2025; the meet and greet event was intended to help inform those decisions.

The applicants were as follows:

Planning Commission

- Darren Wegener

Parks & Trails Advisory Board

- Will Toogood
- Upekala Wijayratne
- Matthew Farvo
- Kim York (application withdrawn; did not attend)

Library Advisory Board

- Arehn McCarty

Transit Advisory Board

- John Gipe (unable to attend)
- Joe Smith

The questions answered by applicants on their applications, which were followed up on during the meet and greet, were as follows:

Planning Commission

- 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?

- What do you believe are the most important considerations that the Planning Commission should take into account when reviewing development proposals?
- Do you have any conflicts that may prevent you from making an unbiased decision concerning Planning Commission agenda items? Please explain.
- 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?
- 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?
- 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?

Parks & Trails Advisory Board

- Why do you want to join the Parks and Trails Advisory Board?
- What experience do you have that would be helpful for this position? What qualities and expertise would you bring to the Board?
- What do you know about Sandy's Parks and Trails?
- What do you believe are the most important issues and challenges facing Sandy's Parks and Trails?
- The City adopted a new Parks and Trails Master Plan in 2022 (see the link posted at the top of this page). Which projects in the plan do you think should be prioritized first, and why?
- Are you available to meet once a month for the Board meeting? (Typically the second Wednesday evening of each month)

Library Advisory Board

- Why are you interested in serving on the Library Advisory Board and what experiences make you qualified to serve?
- In your opinion, what are the main issues facing libraries today? What issues do you specifically see for the Sandy and Hoodland Libraries?
- 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?
- 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?
- What kind of Library resources have you utilized?
- Are you available to meet once a month for a Board meeting? (meetings typically begin at 6:00 PM and occur on a weeknight)

Transit Advisory Board

- Please explain your interest in serving on the Transit Advisory Board
- Do you have experience riding public transit? Please tell us about your experience.
- What knowledge, education, or skills would you bring to the Board?
- Sandy adopted a new Transit Master Plan in 2020 (see the link posted at the top of this page). Which projects in the plan do you think are the most important, and why?
- As a board member, would you be comfortable being a SAM ambassador/advocate to the public? Please explain.

REGULAR MEETING – 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Mayor Kathleen Walker
 Council President Don Hokanson (virtual via Zoom)
 Councilor Chris Mayton
 Councilor Rich Sheldon
 Councilor Kristina Ramseyer
 Councilor Lindy Hanley

ABSENT

Councilor Laurie Smallwood

CHANGES TO THE AGENDA

(none)

PUBLIC COMMENT (3-minute limit)

(none)

RESPONSE TO PREVIOUS COMMENTS

(none)

CONSENT AGENDA

2. City Council Minutes: November 17, 2025
3. Purchase Authorization: Calix SmartHome and Equipment for SandyNet

MOTION: Adopt the consent agenda

Motion made by Councilor Sheldon, Seconded by Councilor Mayton.

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

MOTION CARRIED: 6-0

REPORT FROM THE CITY MANAGER

- Reiteration of the parking solution for Pleasant Street
- Update on the Municipal Judge recruitment process; candidates will be interviewed by the Mayor and Councilor Ramseyer
- Recap of the recent tree lighting, which had 600-800 attendees; thanks for all who assisted and participated

COMMITTEE / COUNCIL REPORTS

Councilor President Hokanson

- RwPraise for the holiday tree lighting event and for Winterfest programming in general; encouragement to promote Winterfest proactively
- Call for volunteers to assist as Santa Helpers during Winterfest

Councilor Hanley

- Praise for Winterfest and the tree lighting, reflective of the wonderful community

Councilor Ramseyer

- Note of the upcoming Transit Advisory Board meeting
- Praise for Winterfest and the tree lighting; thanks to all to assisted; note that these events are reflective of Sandy's community spirit

Councilor Sheldon

- Note that he cannot attend the upcoming C-4 meeting
- Praise for the high school choir's performance at the tree lighting

Councilor Mayton

- Praise for the Winterfest light decorations, which get better every year

Mayor Walker

- Appreciation that Winterfest brings the community together
- Discussion about the repairs needed to the holiday tree lights
- Suggestion to improve the sound system at next year's tree lighting, particularly for the choir
- Reminder of the upcoming tour of Deer Pointe Park; note of the upcoming ribbon cutting

Update from Government Relations consultant Nellie deVries:

- Recap of recent meeting with Senator Drazan; note of Representative Bunch's recent appointment, and the fact that former mayor Pulliam is his chief of staff, which may present opportunities for Sandy

- Discussion of the upcoming legislative session's expected focus on transportation, and possible opportunities for Sandy; discussion of the need to continue to advocate for state funding to assist the City's infrastructure needs
- Note that the session will begin on February 2nd and last for 35 days

STAFF UPDATES

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

ADJOURN

EXECUTIVE SESSION #1: The City Council met in executive session pursuant to ORS 192.660(2)(p)

EXECUTIVE SESSION #2: The City Council met in executive session pursuant to ORS 192.660(2)(d)

DRAFT

POLICE OFFICER'S
OATH OF OFFICE

STATE OF OREGON
COUNTY OF CLACKAMAS
CITY OF SANDY

I, **Austin Davis**, do solemnly swear, that I will support the Constitution of the United States, and the Constitution of the State of Oregon, and the Laws therefore, and I will faithfully, honestly, and impartially discharge the duties of a Police Officer, during my continuance therein, to the best of my ability, so help me God.

(OFFICER AUSTIN DAVIS)

Subscribed and sworn to and before me this 15th day of December, 2025.

Mayor Kathleen Walker
Sandy, Oregon

Chief Patrick Huskey
Sandy Police Department





STAFF REPORT

Item # 4.

Meeting Type: City Council
Meeting Date: December 15, 2025
From: Jeff Aprati, Deputy City Manager
Subject: Advisory Board / Commission Appointments

DECISION TO BE MADE:

Whether to make appointments to the Planning Commission, Parks & Trails Advisory Board, Library Advisory Board, and Transit Advisory Board.

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).

In response to recent public meetings guidance issued by the Oregon Government Ethics Commission, the City conducted a meet and greet session with board and commission applicants in lieu of the previous interview process. This followed an online application that was more extensive than has typically been the case. The meet and greet event was held on December 1, 2025, and served 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 also attended.

KEY CONSIDERATIONS / ANALYSIS:

Eight individuals applied for board or commission seats during the process, however one of the applicants for the Parks & Trails Advisory Board withdrew their application. The remaining seven individuals with active applications are below. It should be noted that John Gipe was unable to attend the meet and greet event, though that does not preclude his appointment by the Council if desired.

[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 Favro

Library Advisory Board

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

Transit Advisory Board

- John Gipe
- Joe Smith

BUDGET IMPACT:

n/a

RECOMMENDATION:

The Mayor is recommending appointment of all seven remaining applicants. Their seats and terms would be as follows:

Planning Commission

- Darren Wegener: reappointment to Seat 2; new term expiring 12/31/2029

Parks & Trails Advisory Board

- Will Toogood: reappointment to Seat 7; new term expiring 12/31/2029
- Upekala Wijayratne: reappointment to Seat 6; new term expiring 12/31/2029
- Matthew Favro: appointment to Seat 5; term expiring 12/31/2029

Library Advisory Board

- Arehn McCarty: appointment to previously vacant Seat 4; remaining term expires 12/31/2026

Transit Advisory Board

- John Gipe: appointment to previously vacant Seat 2; remaining term expires 12/31/2026
- Joe Smith: appointment to previously vacant Seat 7; remaining term expires 12/31/2027

SUGGESTED MOTION LANGUAGE:

"I move to appoint seven individuals to the Planning Commission, Parks & Trails Advisory Board, Library Advisory Board, and Transit Advisory Board as specified in the Recommendation section of the staff report."

LIST OF ATTACHMENTS / EXHIBITS:

- Application materials

PARKS AND TRAILS ADVISORY BOARD

Applicant: Matthew Favro

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

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 unexcused 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

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

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

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

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

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