



SANDYNET ADVISORY BOARD MEETING

Thursday, July 16, 2026 at 7:00 PM
39055 Pleasant St. and via Zoom

AGENDA

TO ATTEND THE MEETING IN-PERSON:

Come to 39055 Pleasant St., Sandy, OR 97055

TO ATTEND THE MEETING ONLINE VIA ZOOM:

Please use this link: <https://us02web.zoom.us/j/86819524067>

Or by phone: (253) 215-8782; Meeting ID: 85290684685

ROLL CALL

CHANGES TO THE AGENDA

PUBLIC COMMENT

APPROVAL OF MINUTES

- [1.](#) Approval of Minutes

OLD BUSINESS

- [2.](#) BEAD Update
- [3.](#) Lottery Site Update

NEW BUSINESS

STAFF UPDATES

4. Rural Deployments

ADJOURN

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



SANDYNET ADVISORY BOARD MEETING

Item # 1.

Thursday, February 19, 2026 at 7:00 PM
39055 Pleasant St. and via Zoom

MINUTES

TO ATTEND THE MEETING IN-PERSON:

Come to 39055 Pleasant St., Sandy, OR 97055

TO ATTEND THE MEETING ONLINE VIA ZOOM:

Please use this link: <https://us02web.zoom.us/j/89547403121>

Or by phone: (253) 215-8782; Meeting ID: 89547403121

ROLL CALL

Meeting started at 7:14 PM.

PRESENT

Chair Pietzold
Board Member Cloutier
Board Member Smith
Board Member Rabe
Council Liaison Hokanson

ABSENT

Board Member Horsfall
Board Member Moore

CHANGES TO THE AGENDA

PUBLIC COMMENT

APPROVAL OF MINUTES

1. Approval of Minutes

MOTION: Adopt the prior meeting's minutes

Motion made by Board Member Smith, seconded by Board Member Rabe at 7:15 PM.

Voting Yea: Chair Pietzold; Board Member Smith; Board Member Cloutier; Board Member Rabe.

MOTION CARRIED: 4-0-0

OLD BUSINESS

NEW BUSINESS

2. Construction Work for CBX Marmot Rd Project

Staff provided background information on the funding for the Marmot Rd Project and the fiscal issues with the SLFRF funding and allocation. Staff updated the board on the potential of revising an existing IGA, and the likelihood of a delay in the project and loss of funds with the approaching SLFRF spending deadline.

STAFF UPDATES

3. Lottery Project Update

Staff provided an update to the Lottery Project for in-city accounts as well as outside accounts with CBX. Staff explained the slower than desired turn up rate and the target deadline for June 2026.

4. Marmot Rd and South Kiwanis Camp Rd Updates

Staff provided timeline information for both projects. The Marmot Rd project is expected to begin hooking up connections in Q3 of 2026 and the South Kiwanis project (forest service roads 28, 30, 32 and 34), where roads 32 and 34 could begin as early as April 2026, and roads 28, 30 around Q3 of 2026.

ADJOURN

Adjourned at 7:43 PM.

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Meeting Type:	SandyNet Advisory Board
Meeting Date:	7/16/2026
From:	Gregory Brewster
Subject:	BEAD Update

BACKGROUND / CONTEXT:

In March 2025, Clackamas Broadband eXchange (CBX) invited the City of Sandy to jointly file an application to participate in Oregon's version of the Broadband Equity and Access Deployment (BEAD) program. Prequalification was a prerequisite to qualifying to bid in the upcoming BEAD application/award process. CBX hired a consultant to assist with navigating and submitting the BEAD prequalification paperwork.

Back in March 2025, BEAD was defined as a large pool of funds that were to be handed down to individual States and be awarded to bidders for broadband deployments that were in accordance with rules set by the National Telecommunications and Information Administration (NTIA). Those funds were destined to be used to deploy broadband to unserved areas, or areas that could not achieve 25Mbps download and 3Mbps upload. Those rules favored fiber optic deployments and investments.

Prequalification for Oregon closed in March 2025, and both CBX and SandyNet were jointly prequalified to participate in the program. Shortly after the prequalification window closed, the NTIA issued notice that it intended to change its previous rules. The Oregon Broadband Office (OBO) halted the BEAD program, awaiting new changes to the rules from NTIA.

When the new NTIA rules were issued, the Oregon program was revised to now allow for satellite and fixed wireless internet providers to participate in the program. An expedited prequalification window was reopened for newly allowed providers to give notice to OBO. Other notable changes to the program included the removal of the requirement to service all unserved locations within a block and a larger focus on reducing the cost for each passing. These changes posed serious questions and concerns over the viability of participating in the project, and how to distribute and bring down costs for smaller fiber deployment areas.

Near the end of July, CBX determined that it was no longer viable to participate in the BEAD program and exited the process. This also removed SandyNet from the process as well. The drastic changes from the NTIA introduced too many unknowns for CBX. Additionally, some requirements like the need to provide a letter of credit were difficult to produce before the deadline. It's worth noting that the letter of credit requirement was laxed shortly after CBX discontinued their application.

In April 2026, OBO announced that Astound had won the zone for Oregon Trail School District 46 with \$14,176,928.55 in BEAD funding. On June 22, 2026, OBO announced that Astound had rejected the project. CBX received communication on OBO that there would be a second round of awarding to fill the now vacant areas. At that time, Both SandyNet and CBX began to revisit the BEAD project and its

potential. On July 8, 2026, OBO announced that Amazon LEO had been awarded and accepted 2,047 of the available 2,049 Broadband Service Locations (BSL's) for the entire school district. According to the OBO website, Amazon LEO is set to receive \$1,266,000 for those sites.

DISCUSSION / ANALYSIS:

It is disappointing that SandyNet was unable to participate in the re-award process for the Oregon Trail School District area. SandyNet had hoped that the exit of Astound would have granted those who had previously prequalified the opportunity to bid.

Both SandyNet and CBX are actively working on fiber optic deployments that service unserved areas. These projects are outside of the BEAD program and use SLFRF funds. The overlap with BEAD would have enabled both parties to offer the same passings as Astound with a similar cost per service passing.

To SandyNet, the re-awarding of the area to Amazon LEO will result in \$12,910,928.55 less funding being distributed as compared to Astound's award. It is not exactly clear what will happen to those now unused funds, or how the weighing during the first and second award process resulted in 99.9% coverage under a second awardee at only 10.3% of the cost.

Finally, Starlink was awarded 180 locations during the first round of BEAD applications, and it must be assumed that they only selected locations that they knew they could service. It is unclear to SandyNet how the technologies between Starlink and Amazon LEO differ so much that Amazon LEO can serve all but two BSL's within the Oregon Trail School District, especially at this time, when its direct and more mature competitor has only 180 locations selected out of the entire area.

Finally, it is worth noting that many of those 2,047 BSL's are under substantial tree cover making it difficult or impossible for those homes to obtain the proper amount of open sky to deliver reliable internet service. During the FCC's RDOF 904 reverse-auction from 2020, many BSL's preliminary awarded to an LEO satellite company, but never fully awarded. After they were relinquished, they were later absorbed under BEAD.

Now, this project differs in many ways: the rules and funding come from the NTIA instead of FCC; There are new companies performing these same kinds of LEO deployments; technologies have changed and improved; and there is history that shows that providers need to show that they can perform these projects at an acceptable level before receiving funding.

While the NTIA still needs to approve the new awardees by OBO, SandyNet does not believe there will be another round of awards and hopes that those unserved BSL's will become properly served at the end of the project.

CONCLUSION:

SandyNet considers its participation in the BEAD project completed. SandyNet Staff will now need to consider how they will respond to additional LEO satellite companies in its ARPA/SLFRF areas that are still under construction.

Meeting Type:	SandyNet Advisory Board
Meeting Date:	7/16/2026
From:	Gregory Brewster
Subject:	Lottery Site Project Update

BACKGROUND / CONTEXT:

In early 2022, City Council approved an IGA between the City and Clackamas County for SandyNet and the County's broadband department, Clackamas Broadband eXchange (CBX). That IGA allowed both parties to work together and offer business level broadband services to various businesses within Clackamas County. At that time, the existing IGA only offered a single service tier and was considered a Dedicated Internet Access (DIA) based on CBX's deployment architecture at the time. A DIA is a service that most businesses do not typically require, especially due to the cost savings found under shared-mediums, such as passive-optical-networks (PON).

In September 2025, SandyNet was contacted by a consultant that works under Lumen. Lumen holds the statewide contract for providing internet to all Oregon Lottery sites. Any retail location that offers any traditional or video lottery services has a separate connection to the internet that is managed by Lumen. The State of Oregon was working towards migrating all of their connections over to fiber.

Lumen is a large nationwide telephone and broadband provider and Incumbent Local Exchange Carrier (ILEC) that operates in several Oregon territories. Lumen does not have fiber optic broadband services in many of its Oregon service territories; and for those areas, chose to outsource those sites to an outside consultant. That consultant works with other broadband service providers to set up a fiber connection for those Oregon Lottery sites. After speaking with the consultant, SandyNet and CBX identified many locations that could be serviced within Clackamas County. Twenty of those sites were within Sandy city limits, most of which were already existing SandyNet subscribers or otherwise had fiber at their premises. The remaining thirty-four locations were accessible by CBX using their network.

For all fifty-four orders, a price was set at \$80 a month for each location. Each order also included a minimum one-time \$430 turn-up fee. All connections were under the same small-business Service Level Agreement (SLA), that is offered to non-enterprise accounts within city limits. Each order was placed under a five-year contract. For sites that are already within Sandy City Limits, SandyNet currently retains the full \$80 a month. For sites shared with CBX, SandyNet retains \$40, and the other half is remitted to CBX. Those price changes were reflected in an amendment to the IGA between CBX and SandyNet on October 6, 2025.

Additionally, a 500Mbps, or half-gigabit package was added for \$100 a month, allowing SandyNet to pick up other businesses near existing lottery locations.

Between December 2025 and June 2026, both SandyNet and CBX performed fiber buildouts and installations to fifty-three businesses within Clackamas County. SandyNet was able to place a used

XGS-PON line card down in the Clackamas area, which fed all the sites located in Oregon City, Portland, Milwaukie, Lake Oswego and West Linn. Sites up in Welches and Government Camp were fed from both CBX's existing XSG-PON system and SandyNet's existing GPON system.

KEY CONSIDERATIONS / ANALYSIS:

To date, the project is 95% completed. Most sites are cut over and live, and the remainder of completed sites are now needing work by Lumen before they are officially closed out. One site is still pending on its construction within Sandy city limits and has been delayed due to a permit from ODOT. One other site is currently blocked, due to an unresponsive property owner.

While the project is now closed out, there are already several takeaways and lessons learned from SandyNet Staff. Staff considers the project a success. Both CBX and SandyNet rose to take on these sites and completed most of them on time or ahead of schedule. SandyNet now has the ability to hook up hundreds of new businesses in the Clackamas area over the next several years, pending their respective feasibility assessments. The rates are sustainable for future hardware replacement, and none of the lottery connections require SandyNet to provide or manage a router, making the troubleshooting process much simpler. CBX has already been able to extend fiber into new construction throughout the County, and those sites can be fed from the system installed for the Lottery project.

The project has also shed light on areas that SandyNet could improve upon. Given that many of these systems operate late into the night, SandyNet must now adjust its processes for updating system after hours or during maintenance windows, especially for businesses. It also outlines the need for more frequent and specific communication with CBX. Between the blend of mixed PON systems up the mountain, and where equipment is installed outside and/or inside each building, both parties have different ways of performing their necessary work.

One other adjustment requires the existing IGA to be updated. A proposal to raise the price of the 500Mbps tier from \$100 a month to \$120 a month is expected to go before Sandy City Council on July 27, 2026.

CONCLUSION:

As things wrap up, it is good to note that the project helped to expand SandyNet's footprint in the greater Clackamas area and reinforce the partnership between SandyNet and CBX. Moving forward with future projects, both parties need to establish their own standards and prevent duplicating or creating gaps in their processes and work.