

**CANBY CITY COUNCIL
WORK SESSION MINUTES
February 19, 2025**

Presiding: Brian Hodson

Council Present: Traci Hensley, Daniel Stearns, Paul Waterman, James Davis (attended virtually), and Jason Padden (attended virtually).

COUNCIL ABSENT: Herman Maldonado.

Staff Present: Eileen Stein, City Administrator; Teresa Ridgley, Deputy City Recorder; Emily Guimont, City Attorney; Don Hardy, Planning Director; Jamie Stickel, Economic Development Director/Communications Specialist; Jerry Nelzen, Public Works Director, and Ryan Potter, Planning Manager.

CALL TO ORDER: Mayor Hodson called the Work Session to order at 6:00 p.m.

SYSTEM DEVELOPMENT CHARGES UPDATE: Don Hardy, Planning Director, introduced Todd Chase and Tim Wood with FCS Group who would be presenting tonight. The SDC update was parallel to the Comprehensive Plan and Transportation System Plan updates, of which Canby was behind compared to other jurisdictions. Mr. Chase presented an overview of System Development Charges for Transportation, Park, Sanitary Sewer/Wastewater, and Storm Sewer. He explained the key characteristics of SDCs, legal framework for SDCs, SDC components, reimbursement fee and improvement fee cost basis, SDC update process, future development forecast for 2023-2043, and charge basis: demand/growth in “units.” He then discussed current SDC fees, comparison to other jurisdictions, key policy issues, park level of service, and scaling SDCs by house size and fixture units by house size with examples. Questions for Council included creating a SDC district or districts, scaling SDCs by home size, and adjusting SDCs for vetted affordable housing types.

There was discussion regarding increasing commercial and industrial SDCs to offset and reduce residential SDCs, Wilsonville’s approach to SDCs, determining park projects in the next 20 years, excluding the undeveloped area of Eco Park in the acres for future parks, thresholds for SDCs, and fairness issues for charges based on home size.

There was consensus to get more information on SDC districts and the pros and cons, what scaling SDCs on home size would look like for leveraging SDCs for developments and affordable housing, what increasing commercial and industrial SDCs to bring down residential SDCs would do to recruiting businesses and possible expansion of the UGB, paying the City back for future work from the General Fund, and how they stacked up to other cities.

There would be another Work Session scheduled to continue the discussion.

Mayor Hodson adjourned the Work Session at 7:08 p.m.

**CANBY CITY COUNCIL
REGULAR MEETING MINUTES
February 19, 2025**

PRESIDING: Brian Hodson

COUNCIL PRESENT: Traci Hensley, Paul Waterman, Daniel Stearns, James Davis (attended virtually), Jason Padden (attended virtually), and Herman Maldonado

COUNCIL ABSENT:

STAFF PRESENT: Eileen Stein, City Administrator; Maya Benham, Administrative Director/City Recorder; Emily Guimont, City Attorney; Don Hardy, Planning Director; Emma Porricolo, Associate Planner; Ryan Potter, Planning Manager; Jerry Nelzen, Public Works Director; and Jorge Tro, Police Chief.

CALL TO ORDER: Mayor Hodson called the meeting to order at 7:13 p.m.

NEW EMPLOYEE INTRODUCTIONS: None

IWO JIMA REMEMBRANCE PROCLAMATION: Mayor Hodson read the proclamation declaring February 19, 2025, as Iwo Jima Remembrance Day. This was the 80th anniversary of the end of World War II. There would be a ceremony on Saturday at the Adult Center.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS: Mayor Hodson recognized Boy Scout Troop 538 and the boys introduced themselves.

Greg Perez, Canby resident, spoke about the shortfalls of Council in the hiring process and how in the future he thought hiring should be done by a hiring committee instead of the Council. The work from home situation was still an ongoing issue.

Keith Galitz, Canby resident, thought employees needed to come back to City Hall and stop the work from home. He explained the benefits of in-person employees.

Roger Reif, Canby resident, spoke about the benefits of senior employees training junior employees and it did not work when there was only communication through the computer.

Mayor Hodson explained they had called people back to work, however there were still some employees with extenuating circumstances. If there were complaints or concerns, they needed to be forwarded to the City Administrator.

Councilor Padden noted it was a hybrid work model.

CONSENT AGENDA: **Council President Hensley moved to approve the February 5, 2025, City Council Regular Meeting minutes, the OLCC Annual Liquor License Renewals, and the appointment of Ted Hensley to the Transit Advisory Committee with a term expiring on March 31, 2026. Motion was seconded by Councilor Maldonado and passed 6-0.

ORDINANCES AND RESOLUTIONS:

Ordinance 1640 – Jerry Nelzen, Public Works Director, shared this was for road reconstruction and improvements on NE 10th Avenue from Locust to Pine. The budget was \$3,500,000, and the lowest bid came in from Lawson Corporation at \$2,808,695, making the project under budget. The emergency clause was to finish the work before the Clackamas County Fair.

Councilor Hensley noted speeding was an issue on this road.

There was discussion regarding how staff was able to secure easements for all but one property and if they could add infrastructure for undergrounding the utilities to the project. Staff would investigate the possibility.

****Council President Hensley moved to approve Ordinance 1640, AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH LAWSON CORP IN THE AMOUNT OF \$2,808,695.00 FOR THE NE 10TH AVENUE IMPROVEMENTS PROJECT AND DECLARING AN EMERGENCY to come up for second reading on March 5, 2025. Motion was seconded by Councilor Padden and passed 6-0 on first reading.**

OLD BUSINESS: None.

NEW BUSINESS: None.

MAYOR'S BUSINESS: Mayor Hodson announced the State of the City Address would be presented on February 21, March 4, and March 11. There would be a mid-year budget review on February 26. The Clackamas County Coordinating Committee had discussed the transportation bill in the legislature, transportation projects, and funding for the expansion of I-205.

COUNCILOR COMMENTS & LIAISON REPORTS:

Councilor Davis reported on the Parks and Recreation Advisory Board who discussed Auburn Farms design, memorial bench for Jeff Snyder, and little libraries in City parks. The Board had recommended the Council add a parking lot to the ADA playground project at Maple Street Park, which they thought would still be within the budget.

Mayor Hodson said it would be an agenda item at the next meeting.

Councilor Davis asked if there were any impacts caused by the recent tabling of federal funding. Eileen Stein, City Administrator, said there were not.

Councilor Padden said the Iwo Jima Memorial might need to be relocated as the Adult Center moved locations. He reported on the Planning Commission's training on the quasi-judicial process. He thought Council should have a similar training. They would also be doing a fence code update soon. He had interviewed a candidate for the Heritage and Landmarks Commission. He asked for an update on City Attorney service costs. He thought they needed to put up signs reminding people not to drive on the new turf at Maple Street Park. He thanked Canby Disposal for how they handled the winter storm. The Willamette Falls and Landings Heritage Area

Coalition was still working on the legislation for creating the first national heritage area in Oregon. They would be asking for a letter of support from the City. They had received a certificate of occupancy for the old West Linn City Hall.

Councilor Maldonado agreed Canby Disposal had done a good job and encouraged the scouts to keep going with their badges. He spoke about upcoming wrestling team games.

Council President Hensley reported on the Community Anti-Drug Coalitions of America Conference and Traffic Safety Commission meeting. Commission Chair Van Zandt had recently passed away. A new chair had been selected and there was a vacancy on the Commission. She discussed issues with the flagging for the Ivy Street project.

Councilor Stearns reported on the Canby Utility Board meeting where they had voted to increase water rates. The General Manager was retiring, and they were recruiting for the replacement.

Councilor Waterman reported on the Library Board meeting where they discussed a newly formed County Library District Advisory Committee.

CITY ADMINISTRATOR'S BUSINESS: Ms. Stein said the leadership team would be meeting tomorrow to refine the Council Goals. The Walnut Street website would be updated soon with the current information. She had sent Council an email on a suggestion for the Canby beautification project. She would be scheduling ethics training for the Council to go over recent changes.

CITIZEN INPUT: Kathy Posey, Canby resident, discussed graffiti on the bridge.

ACTION REVIEW:

1. Approved the consent agenda.
2. Approved Ordinance 1640 to a second reading on March 5, 2025.

The meeting adjourned at 8:30 p.m.



Maya Benham, CMC
City Recorder



Brian Hodson
Mayor

Assisted with Preparation of Minutes – Susan Wood