

**CANBY CITY COUNCIL
REGULAR MEETING MINUTES
August 6, 2025**

PRESIDING: Brian Hodson

COUNCIL PRESENT: Traci Hensley, Paul Waterman, Daniel Stearns, Jason Padden, and Herman Maldonado.

COUNCIL ABSENT: James Davis

STAFF PRESENT: Randy Ealy, Interim City Administrator; Emily Guimont, City Attorney; Teresa Ridgley, Deputy City Recorder; Jamie Stickel, Economic Development Director/Communications Specialist; Spencer Polack, Public Works Supervisor; Don Hardy, Planning Director; Todd Wood, Fleet/Transit/IT Director; Peter Wood, Human Resources Director; Heidi Muller, Transit Operations Manager; and Ruth Reyes, Utility Billing.

CALL TO ORDER: Mayor Hodson called the meeting to order at 7:01 p.m.

NEW EMPLOYEE INTRODUCTIONS: None.

3RD COURT PRESENTATION: Don Perman spoke to Council about purchasing SE 3rd Court. He also suggested purchasing one of the two vacant lots to be used for a public parking lot/bathroom for the Logging Road accessed by SE 3rd Court. He gave a background on the road and how it had been used by the community and public agencies for years. He thought it was an adequate road for the services needed. He explained the benefits to his proposal.

There was discussion regarding who owned the road and vacant lots, suggested purchase prices, staff evaluating the proposal and bringing back a recommendation, bringing back costs to bring the road up to City standards, and concern about setting a precedent for taking over private roads.

There was consensus for staff to do research and come back with a recommendation.

STREET MAINTENANCE FEE UPDATE: Jamie Stickel, Economic Development Director, and Ruth Reyes, Utility Billing, provided a summary of the Street Maintenance Program, conflicts, revenue loss through August 31, 2025, other losses, splitting utility services, restructuring, Street Maintenance Fee increase, the proposed solution, and moving forward.

There was discussion regarding accounts that still needed to be audited, total loss amount, process for capturing new accounts, turning the Task Force into a permanent City committee, charges based on category of use, process if there was a change of use, splitting utility services, options for streamlining the process, timeline for finishing the work and getting recommendations from the Task Force, and next steps.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS: Carol Palmer, Heritage and Landmarks Commission Chair, shared they were working on putting historic City Hall on the National Register. She also announced winners of the DeMuro Award and discussed a letter received from the Oregon Heritage group stating they would be holding their biannual meeting in Canby this year. She discussed ideas on how to promote Canby while they were here.

CONSENT AGENDA: **Council President Hensley moved to approve the Consent Agenda including approval of the July 2, 2025, City Council Regular Meeting minutes and the approval of the appointment of Leah McCarthy to the Planning Commission with a term ending December 31, 2027. Motion was seconded by Councilor Maldonado and passed 5-0.

ORDINANCES AND RESOLUTIONS:

Ordinance 1651 – Spencer Polack, Public Works Supervisor, said the Council received the updated rendering for Auburn Farms Park.

****Councilor Waterman moved to adopt ORDINANCE 1651, AN ORDINANCE AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH KONELL CONSTRUCTION & DEMOLITION CORPORATION IN THE AMOUNT OF \$2,090,927 FOR THE CONSTRUCTION OF AUBURN FARMS PARK. Motion was seconded by Councilor Maldonado and passed 5-0 by roll call vote.**

Ordinance 1652 – There was discussion regarding grants and the budget for the project.

****Councilor Padden moved to adopt ORDINANCE 1652, AN ORDINANCE AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO AMEND THE CONTRACT FOR THE COMPREHENSIVE PLAN, TRANSPORTATION PLAN, AND UGB WORK WITH 3J CONSULTING. Motion was seconded by Councilor Maldonado and passed 5-0 by roll call vote.**

Ordinance 1653 – ****Council President Hensley moved to adopt ORDINANCE 1653, AN ORDINANCE AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO PURCHASE ONE (1) F-250 SUPER DUTY UTILITY TRUCK FOR CANBY AREA TRANSIT FROM LANDMARK FORD AND DECLARING AN EMERGENCY. Motion was seconded by Councilor Maldonado and passed 5-0 by roll call vote.**

Ordinance 1654 – Emily Guimont, City Attorney, said the City's bargaining team had completed negotiations and were bringing forward the bargaining agreement with AFSCME Local 350-6. She explained the process and thought this was a fair compromise for all parties concerned.

There was discussion regarding the budget impact and clarifying the overtime policy.

****Council President Hensley moved to approve ORDINANCE 1654, AN ORDINANCE AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO ENTER INTO A COLLECTIVE BARGAINING AGREEMENT (CBA) BETWEEN THE CITY OF CANBY, OREGON, AND AFSCME COUNCIL 75, LOCAL 350-6 to a second reading on August 20, 2025. Motion was seconded by Councilor Padden and passed 5-0.**

OLD BUSINESS: None.

NEW BUSINESS: Civic Engagement Academy Sharing/Presentation – Ms. Stickel gave a report on the Civic Engagement Academy. She described the meetings held, lessons learned along the way, and responses on participants' surveys. They planned to run another academy

next year.

Councilor Stearns gave his feedback on the process as a participant. Ms. Stickel discussed improvements planned for next year.

The Council thanked staff and gave suggestions for the next Academy.

MAYOR'S BUSINESS: Mayor Hodson said the Clackamas County Fair and Canby's Big Weekend were coming up. He thanked the Police Department for National Night Out.

COUNCILOR COMMENTS & LIAISON REPORTS:

Council President Hensley attended National Night Out and the Chamber Luncheon.

Councilor Padden said the Frank Cutsforth memorial signs needed to be installed for the Cruise In. He attended an elected officials farm tour. He also attended National Night Out. He had been using Canby Transit and it was an economical and smooth process.

Councilor Maldonado thanked staff for all they did.

Councilor Stearns asked about the process for a new City Administrator. Mayor Hodson said it would be a discussion in September.

Councilor Waterman said there were open positions on the Bike and Ped Committee. The Library was building a Career Center to help with workforce development. The Library Director was working on more equitable library funding. He attended National Night Out as well.

CITY ADMINISTRATOR'S BUSINESS: Randy Ealy, Interim City Administrator, thanked the community organizations that helped with National Night Out. He gave an update on power issues. He was sending a letter to DLCD and Bonneville, PGE, and Canby Utility would be coming to the Council meeting on September 17.

Councilor Padden thought the code needed to be changed to add a requirement that the assessment of the utility services for development be done earlier in the process. He also did not think data centers should be allowed in the City.

Don Hardy, Planning Director, said these could be added to other code amendments they were working on.

Mr. Ealy asked if the Council wanted a Mid-Year Budget update. They were closing out the last fiscal year and he could provide that information to Council in a month.

The Council agreed they would like data from last fiscal year to determine if there needed to be any course corrections or how things were tracking going into the next fiscal year. They also would like a mid-year meeting in January with the full Budget Committee, to get the budget document sooner before Budget Committee meetings, and receive quarterly budget updates.

Mr. Ealy suggested convening an Urban Renewal Agency meeting as soon as possible. There was consensus to meet on August 20.

CITIZEN INPUT: Greg Perez, Canby resident, spoke regarding SE 3rd Court. He did not think the City's budget would allow the purchase, especially to bring it up to City standards. It would also set a precedent for purchasing private roads.

Scott Laughlin, developer, had questions regarding the moratorium on development but he received answers from Mr. Hardy during the break.

ACTION REVIEW:

1. Approved the Consent Agenda.
2. Adopted Ordinances 1651, 1652, and 1653.
3. Approved Ordinance 1654 to a second reading on August 20, 2025.

The meeting was adjourned at 9:54 p.m.



Maya Benham, CMC
City Recorder



Brian Hodson
Mayor

Assisted with Preparation of Minutes – Susan Wood