

**CANBY CITY COUNCIL  
REGULAR MEETING MINUTES  
November 5, 2025**

**PRESIDING:** Brian Hodson

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

**STAFF PRESENT:** Randy Ealy, Interim City Administrator; Emily Guimont, City Attorney; Maya Benham, Administrative Director/City Recorder; Don Hardy, Planning Director; Jamie Stickel, Economic Development Director/Communications Specialist; Todd Wood, Fleet/IT/Transit Director; Heidi Muller, Transit Operations Manager; and Ryan Potter, Planning Manager.

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

**HOMETOWN HERO AWARD:** Councilor Davis introduced Mike and Gretchen McCallum and read their nomination into the record.

Jerry Geiger, Canby resident, spoke about their efforts in leading the St. Vincent de Paul's food bank.

Mr. McCallum thanked them for the nomination and discussed the dedicated volunteers and community organizations who made the ministry possible. While the food bank had closed, the need remained and would be ably filled by the Canby Center.

Mayor Hodson presented them with a Hometown Hero plaque.

**SWEARING IN AND PROMOTION OF OFFICERS:** Jorge Tro, Police Chief, introduced Officer Grace Gaither and Officer Caleb Yoder. Judge Grafe swore in the officers. Chief Tro then introduced Officer Britton Nelson who was being promoted to Sergeant.

Sugar, an emotional support canine for the Police Department, was also introduced.

**NEW EMPLOYEE INTRODUCTIONS:** None.

**CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS:**

Michelle Kutnyak, Jackie Jones, and Trevor Higgins, Canby Prevention Coalition, gave an annual update. They explained the mission and vision of the Coalition, funding sources, new coordinator, collaboration to learn about Canby's needs, and next year's goals. They thanked the Council for their continuing support.

**CONSENT AGENDA:** \*\*Council President Hensley moved to approve the Consent Agenda that included approval of the October 1, 2025, City Council Regular Meeting Minutes and approval of the appointment of Kris Wright to the Bike and Pedestrian Committee for a term ending June 30, 2028, appointment of Melody Thompson to the Budget Committee for a term ending June 30, 2026, and appointment of Scott Cantonwine

**to the Budget Committee for a term ending June 30, 2028. Motion was seconded by Councilor Padden and passed 6-0.**

**PUBLIC HEARING:** Noise Variance for Perlo Construction/Trammell Crow – Mayor Hodson opened the public hearing and read the public hearing statement.

Staff Report: Don Hardy, Planning Director, presented the staff report. This was a request for early morning concrete pours and concrete tilt panel crane picks at 2121 SE Township Road from 3:00 a.m. to 7:00 p.m., December 1, 2025, through February 2, 2026. The Code allowed hours of construction from 7:00 a.m. to 10:00 p.m. The nearby OLCC facility had received a noise variance previously for similar hours. He reviewed the code criteria for the variance and options for Council action.

Applicant's Testimony: Louis Fontenot, vice president of Trammell Crow, was the developer of the project. He discussed the project, which was to build the Sequoia Logistics Center, a distribution warehouse.

Taylor Regier, project manager with Perlo Construction, discussed an aerial photo of the site and the work that had already been done.

Mr. Fontenot gave a background on TrammellCrow.

Chris McLoughlin, vice president of Perlo, gave a background on Perlo Construction and introduced his team.

Mr. Regier discussed other buildings that they had built in Canby. The noise variance request was meant to allow louder than usual sounds to be emitted within a specified location outside of normal working hours. Adjacent property owners were notified of the request. The majority of the noise would be back up beepers from the concrete trucks. He discussed the proximity to the neighbors and how the work would be done in the middle of the site. If approved, this would shorten the construction schedule, reduce traffic on the road during rush hour, and lessen the impact on neighbors.

There was discussion regarding the nearest residence, which was 100 feet away from the fenceline, expected noise level of 85 decibels, how the trucks would be pouring concrete from 4 to 10 am on average and if it was later in the morning it would take longer, reservations about approving work from 3 am to 10 pm due to the length of the noise, starting at 5 or 6 am instead, curing process, how without the variance, they might need longer to finish the project, how OLCC was not near residences, loudest times of work, and not going past the time they were allotted.

Public Testimony:

Sally Johnson, Canby resident, questioned the statement that the backup trucks would sound like white noise. There was a cemetery nearby that was actively used. She thought the sound would travel and they needed to pursue rigorous sound mitigation requirements for the new business.

Barbara Fontana, Canby resident, spoke about students and their lack of success in the classroom if they experienced interrupted sleep. Aging adults would also be affected by the noise. She thought the time should be adjusted to 6 am to 9 pm.

Cindy Heiter, Canby resident, said she and her daughter worked from home and would be affected by the noise. She was also concerned about hearing loss. She didn't think the pouring was an immediate need as they did not have a tenant yet. She talked about trucks hovering in the turn lane and how she could not turn left out of her driveway. She thought 3 am was too early, and 6 or 7 am would be better and they could go later in the evening.

Mr. Tom Smith, Canby resident, thought the lights needed that early in the morning would affect people as well as the noise. School buses drove down these roads and the traffic could affect their routes. He thought they should start between 6 or 7 am and go to 9 pm.

Rebuttal: Mr. Reiger said allowing them to start earlier would help with the traffic. There would be more issues starting at 7 am. They would not park trucks in the turn lane; they were waiting to turn and then would park on the site. They were trying to find the best solution and starting earlier would minimize the overall timeframe of the work. They would not be pouring every day. If they were not able to start early, it would change the project from two months to up to five or six months. The 85 decibels was at the work point, not at the 500 foot away point and it would not be for the whole day. They were not going to go outside of the timeframes allowed.

Mayor Hodson closed the public hearing.

There was discussion regarding putting in noise barrier walls and creating a notification system to residents 24 hours in advance before the days they would pour concrete.

Emily Guimont, City Attorney, discussed the code and Council's discretion on granting noise variances.

There was discussion regarding starting setup at 5:30 am and pouring at 6 am with a 10 pm end time, sending notifications to residents if they had to go past 10 pm, variance to run for a month from December 1 to January 2 and then getting a new variance for the second month with resident input, making the hard stop at 10 pm, doing a check back in January but not another variance, and push communication from Perlo to the neighborhood.

There was consensus from Perlo Construction and the public that starting at 5:30 am and going to 10 pm was manageable. Staff would come back with a resolution for approval at the next meeting.

## **ORDINANCES AND RESOLUTIONS:**

Ordinance 1658 – Todd Wood, Fleet/IT/Transit Director, and Elie Enderle, IT Services Coordinator, said the agreement with DirectLink had expired years ago and they had been paying month to month since then. They had gone out for bids and the best price was DirectLink, with a \$1,000 savings per month. This was a five-year contract with some added services.

**\*\*Councilor Padden moved to adopt Ordinance 1658, AN ORDINANCE AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO EXECUTE A SERVICE AGREEMENT WITH DIRECTLINK FOR THE RENEWAL OF VOICECONNECT SERVICES FOR THE CITY OF CANBY to come back for second reading on November 19, 2025. Motion was seconded by Council President Hensley and passed 6-0 on first reading.**

Resolution 1446 – Jamie Stickel, Economic Development Director/Communications Specialist, said a connection between Hwy 99E and the Industrial Park had been included in the City's Transportation System Plan for quite some time. She explained the project, which was not within the City limits, but inside the City's UGB, and would be annexed once completed. The IGA acknowledged these pieces as well as the terms of the project noting the City was responsible for permitting and maintenance of the road and would acquire jurisdiction after the annexation. The road would be built to City standards, so no additional work would be needed for the City to take over the road.

Randy Ealy, Interim City Administrator, requested additional language in the motion in case the County came back with any changes.

**\*\*Councilor Padden moved to adopt Resolution 1446, A RESOLUTION AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT (IGA) WITH CLACKAMAS COUNTY RELATING TO THE WALNUT STREET EXTENSION PROJECT IN A FORM SUBSTANTIALLY THE SAME AS PRESENTED PROVIDED MINOR, NON-SUBSTANTIVE CHANGES MAY BE MADE WITH APPROVAL OF THE CITY MANAGER AND CITY ATTORNEY. Motion was seconded by Council President Hensley and passed 6-0.**

Resolution 1447 – Mr. Wood discussed the distribution of STIF funds by Tri-Met and how the City had to enter into an agreement to receive the funds. There was an attempt by Tri-Met to change the agreement, but the Clackamas County transit providers in solidarity refused to sign it and the changes were not made. This would provide \$300,000 per year for transit services.

**\*\*Councilor Waterman moved to adopt Resolution 1447, A RESOLUTION AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT (IGA) WITH TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) FOR THE DISBURSEMENT OF STATEWIDE TRANSPORTATION IMPROVEMENT FUNDS (STIF) FOR FISCAL YEARS 2026. Motion was seconded by Councilor Maldonado and passed 6-0.**

Resolution 1448 – Councilor Padden explained the current Council Guidelines and what was proposed to be added, changed, or deleted. A sample guidelines document from the League of Oregon Cities and the Canby Charter helped guide the subcommittee in these decisions.

There was discussion regarding clarifying the limits put on the public testimony rules.

**\*\*This Resolution was tabled to the next meeting.**

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**MAYOR'S BUSINESS:** Mayor Hodson said C4 was meeting tomorrow in Canby. The Urban Renewal Agency had approved easements for the Walnut Street connection. He asked for donations to help the food programs at the Canby Center. He announced the Light the Night event on December 5. They planned to schedule the second Wednesday of the month for Work Sessions.

There was consensus to discuss the Council Policies at the next Work Session. Questions and comments on the policies would go to Maya by Friday to give the subcommittee time to respond by next Wednesday.

**COUNCILOR COMMENTS & LIAISON REPORTS:**

Councilor Waterman said the LDAC Advisory Task Force had fizzled.

Councilor Stearns asked for an update on the Street Maintenance Fee and to give and get feedback on the City's relationship with the City Attorney.

Council President Hensley said they had a good turnout for the QPR training. She met with the School District and attended an event honoring veterans.

Councilor Padden said due to volleyball season he had not been able to attend his liaison meetings. The Willamette Falls and Landings Heritage Area Coalition was now up and running at the historic West Linn City Hall and they were working on putting in new exhibits.

**CITY ADMINISTRATOR'S BUSINESS:** Mr. Ealy said they were auditing downtown businesses for the Street Maintenance Fee. The goal was to bring back a recommendation to Council in January. They were reverse engineering and looking into an equitable distribution of the new rate that would come to Council for adoption that would be indexed to inflation. He would be at the Bike and Ped Committee meeting in December talking about striping the Logging Road for safety. There would be a celebration of the work done on 10<sup>th</sup> Avenue and Ivy on November 15.

**CITIZEN INPUT:** None.

**ACTION REVIEW:**

1. Approved the Consent Agenda.
2. Approved Ordinance 1658 to a second reading on November 19, 2025.
3. Adopted Resolutions 1446 and 1447.
4. Tabled Resolution 1448.
5. There was consensus to bring back the noise variance for Perlo Construction/Trammel Crow to the next Council Meeting.

The Mayor adjourned the meeting at 10:26 p.m.



Maya Benham, CMC  
City Recorder



Brian Hodson  
Mayor

Assisted with Preparation of Minutes – Susan Wood