

**CANBY CITY COUNCIL  
MEETING MINUTES  
February 18, 2026**

**PRESIDING:** Brian Hodson

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

**COUNCIL ABSENT:** Herman Maldonado

**STAFF PRESENT:** Randy Ealy, Interim City Administrator; Emily Guimont, City Attorney; Teresa Ridgley, Deputy City Recorder; Peter Wood, Human Resources Director; Todd Wood, Transit/IT/Fleet/Public Works Director; Don Hardy, Planning Director; Spencer Polack, Public Works Supervisor; Jamie Stickel, Economic Development Director/Communications Specialist; and Denise LaRue, Finance Director.

**CALL TO ORDER:** Mayor Hodson called the meeting to order at 7:02 p.m.

**ROLL CALL:** Councilor Padden present; Councilor Maldonado absent (excused); Council President Hensley present; Mayor Hodson present; Councilor Davis present; Councilor Stearns present; and Councilor Waterman present.

**CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS:** None.

**PROCLAMATIONS/SPECIAL PRESENTATIONS:** None

**CONSENT AGENDA: \*\* Councilor Waterman moved to approve the Consent Agenda including approval of the January 21, 2026, City Council Work Session and Regular Meeting minutes, approval of OLCC Annual Liquor License renewals, approval of the Full On-Premises, Commercial, OLCC Liquor License for Andele Kitchen at 117 NW 2<sup>nd</sup> Avenue, approval of the Full On-Premises, Commercial, OLCC Liquor License for Sip & Slice at 272 N Grant Street, and approval of the Letter of Expectations. Motion was seconded by Councilor Davis and passed 5-0.**

Councilor Padden thought there was an item on the consent agenda that needed more transparency.

**APPOINTMENTS: \*\* Councilor Davis moved to approve the reappointments of Stephanie Boyce and Ted Hensley to the Transit Advisory Committee with terms ending March 31, 2029. Motion was seconded by Councilor Waterman and passed 5-0.**

**ORDINANCES & RESOLUTIONS:**

Ordinance 1662 – Spencer Polack, Public Works Supervisor, distributed the street design for the second phase of the Walnut Street project. He explained the location of the road and layout of the signalized intersection. Some trees would need to be removed. They were getting closer to

approval of the permit with ODOT for the intersection. With the emergency clause, they could begin the project in a couple of weeks.

There was discussion regarding preserving as many of the trees as possible.

**\*\*Councilor Padden moved to adopt ORDINANCE 1662, AN ORDINANCE AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH CANBY EXCAVATING, INC. IN THE AMOUNT OF \$3,479,492.00 FOR THE SOUTH WALNUT STREET EXTENSION PROJECT AND DECLARING AN EMERGENCY. Motion was seconded by Councilor Davis and passed 5-0 by roll call vote.**

Ordinance 1663 – Todd Wood, Transit/IT/Fleet/Public Works Director, requested an extension of the contract to December while staff worked on a permanent plan for custodial services for the City.

**\*\*Councilor Waterman moved to approve ORDINANCE 1663, AN ORDINANCE AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO EXTEND BY NINE (9) MONTHS THE CONTRACT WITH MSNW GROUP LLC, IN THE AMOUNT OF \$113,760.00 FOR THE REMAINDER OF THE YEAR FOR CUSTODIAL SERVICES FOR THE CITY OF CANBY TO COME UP FOR SECOND READING ON MARCH 4, 2026. Motion was seconded by Councilor Padden and passed 5-0 on first reading.**

Ordinance 1664 – Randy Ealy, Interim City Administrator, explained this was for the purchase of an emergency backup pump. It was a DEQ requirement.

**\*\*Councilor Padden moved to approve ORDINANCE 1664, AN ORDINANCE APPROVING INTERIM CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH PUMPTech TO PURCHASE THE DIESEL ENGINE TRAILER IN THE AMOUNT OF \$59,690.00 TO COME UP FOR SECOND READING ON MARCH 4, 2026. Motion was seconded by Councilor Waterman.**

It was noted the number on the invoice was less than the number stated in the ordinance.

**Councilor Padden amended the motion to approve the agreement not to exceed the stated amount. Motion seconded by Councilor Waterman and passed 5-0.**

Resolution 1451 – Mr. Ealy discussed the agreement with Willow Creek Estates for maintenance of the park and wetland areas.

Cara Hawkins, Canby resident representing the HOA, said a fence was put in years ago that delineated between the park areas. The fence was now falling apart, and the HOA was concerned about the liability to the wetlands. They were happy with option 2 of the agreement, to co-hire a contractor for maintenance of the areas and the neighborhood would not be held responsible for violations by the contractor. The HOA preferred to remove the fence and not replace it. The contractor could remove some of the blackberry in the wetlands and the HOA would come to the City if they had to remove trees.

There was discussion regarding the liability and City's responsibility as well as the homeowner who had sprayed chemicals in the wetland area.

Mr. Ealy said they did not need to amend the resolution if they were going with option 2.

**\*\*Councilor Davis moved to adopt RESOLUTION 1451, A RESOLUTION AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO EXECUTE A MEMORANDUM OF AGREEMENT WITH WILLOW CREEK ESTATES HOMEOWNERS ASSOCIATION AND TO INCLUDE OPTION 2 IN THE STAFF REPORT. Motion was seconded by Council President Hensley and passed 5-0.**

**PUBLIC HEARINGS:** None.

**OTHER BUSINESS:** Continuation of Parks SDC Discussion – Don Hardy, Planning Director, and Todd Chase from FCS said they met with the Parks and Recreation Advisory Board to review the parks project list. Staff was looking for direction on the project list, which ultimately would drive the cost of the Park SDC fees.

Councilor Davis called attention to the goals and objectives in the Park Master Plan to address the projects. He asked if any SDC fees had been updated yet.

Mr. Hardy said the fee update would come to Council in one large package. To reduce the increased cost, they would have to reduce the project list. He reviewed the draft SDCs with phase in, SDCs as a percentage of new home sales price, how the sensitivity analysis indicated a max ratio at about 8%, and how reducing the draft parks project list would bring down the max percentage to below 8%.

There was discussion regarding how many projects needed to be cut to reach 5%, where the cost estimates came from, narrowing down the SDC eligible projects as the highest priorities and not include all the projects in the Park Master Plan, how the list could be updated in the future, concern about maintaining new parks, some larger projects could be financed in a different way, and other agencies raising their rates.

Mr. Ealy explained the SDC balance sheet from January 31, 2026, and recommendations of the Parks Board. The Board thought the redundant projects should be consolidated, reduce some of the improvements to Wait Park, only do a pedal park at the Honda Pits site, some projects were already almost complete and could be taken off the list, delete the improvements to the former Adult Center, only do the Ivy Ridge sidewalks, and the Molalla River Canby Utility property was not a high priority.

Councilor Waterman noted the Walnut Street dog park was already budgeted and didn't need to be on the list. He agreed with the Parks Board recommendations.

Councilor Stearns discussed the SDCs being on an inflationary index that better reflected rising costs. Mr. Chase said the SDC fees needed to be updated every 5 years to keep up.

Councilor Padden gave his recommendations for which projects to cut and which to keep.

Councilor Davis gave his recommendations as well, reducing and cutting several of the projects. He was concerned that the SDCs would be too high and discourage new development.

Councilor Stearns agreed that having lower SDCs would help with affordable housing and Canby Utility Board planned to increase rates as well, which added to the livability issues. He thought they should cut as much as possible.

Councilor Waterman wondered why there was not much development in Canby currently when they had some of the lowest SDCs in the area. They needed to make sure they did not outprice themselves.

Mayor Hodson thought one of the reasons families were not moving to Canby was lack of amenities. They had to balance open space/wetlands and active recreation areas.

Council President Hensley was torn between the need for affordable housing and cutting SDCs to develop amenities. She did not have any more cuts to offer at this time.

**\*\*Councilor Davis moved to continue the meeting to 9:30 p.m. Motion was seconded by Councilor Padden and passed 5-0.**

Councilor Padden agreed there should be incentives for affordable housing through a reduction of the fees, but he wanted to make sure that it was truly affordable and would be affordable for an extended period of time.

Staff would run the numbers with the cuts suggested by Council and take it back to the Parks Board for input in March and then come to Council with different options.

The incentives would be discussed through a different process.

**MAYOR'S BUSINESS:** Mayor Hodson attended the Iwo Jima Remembrance Ceremony, Lunar New Year Luncheon at Dragonberry, Region 1 Area Commission on Transportation meeting where project suggestions per region were discussed, School Board discussion on the School District's budget, and ribbon cutting for the Logging Road Pathway. The Mayor's State of the City Address would be given on Friday at Rotary and in March at the Chamber Luncheon.

#### **COUNCILOR COMMENTS & LIAISON REPORTS:**

Council President Hensley reported on the Traffic Safety Commission where speeding on NE 3<sup>rd</sup> and 4<sup>th</sup> between Pine and Ivy, people running the stop sign at Redwood and Territorial, truck route issues, and trash cans on sidewalks were discussed. The School District was meeting on Monday to discuss the budget shortfall and possible levy options. Canby Fire met tonight. She then gave an update on SB 1585 and other legislative bills.

Councilor Padden attended the Iwo Jima Ceremony and Logging Road Pathway ribbon cutting. He read a press release for the Heritage and Landmarks Commission regarding historic inventory surveys that were done and the findings would be presented on March 2.

Councilor Stearns reported on the Canby Utility Board meeting where they discussed budget projections for the new Water Treatment Plant.

Councilor Waterman reported on the Bike and Ped Committee who reviewed projects to coordinate with the Transportation System Plan. The Library Board discussed the budget and meeting essential standards.

**\*\*Councilor Davis moved to extend the meeting time to finish the agenda. Motion was seconded by Councilor Padden and passed 5-0.**

**CITY ADMINISTRATOR’S BUSINESS AND STAFF REPORTS:** Mr. Ealy said there was a request for the Mayor to sign a letter of support for Pink Sistas. They wanted to replicate their program in other cities.

Councilor Padden suggested adding in references to what Canby did to get the program started.

**\*\*Councilor Davis moved to approve the Mayor to sign the letter of support for Pink Sistas. Motion was seconded by Councilor Padden and passed 5-0.**

Mr. Ealy requested the Mayor to sign letters of support to the legislature for funding three City projects.

**\*\*Councilor Davis moved to approve the Mayor to sign the three letters of support. Motion was seconded by Councilor Waterman and passed 5-0.**

There was discussion regarding putting a Charter amendment on the May ballot to not require the City Administrator to live in the City. There was further discussion regarding rescheduling the parks field trip and scheduling a joint meeting with the School District.

Mr. Ealy would be doing mock interviews with school kids tomorrow.

**CITIZEN INPUT:** None.

**ACTION REVIEW:**

1. Approved Consent Agenda.
2. Approved Reappointments.
3. Adopted Ordinance 1662.
4. Approved Ordinances 1663 and 1664 to come up for second reading on March 4, 2026.
5. Approved Resolution 1451.
6. Approved the Mayor to sign a Letter of Support for Pink Sistas.
7. Approved the Mayor to sign three letters of support for City projects.

Mayor Hodson adjourned the meeting at 9:38 p.m.



Maya Benham, CMC  
City Recorder



Traci Hensley  
Council President

Assisted with Preparation of Minutes – Susan Wood