

**CANBY CITY COUNCIL
WORK SESSION MINUTES
February 11, 2026**

PRESIDING: Traci Hensley

COUNCIL PRESENT: Brian Hodson (arrived at 6:02 p.m.), Paul Waterman, Daniel Stearns, Jason Padden, and James Davis.

COUNCIL ABSENT: Herman Maldonado

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

CALL TO ORDER: Council President Hensley called the meeting to order at 6:00 p.m.

SYSTEM DEVELOPMENT CHARGE (SDC) UPDATE PROCESS: Don Hardy, Planning Director, introduced Todd Chase from FCS who presented updates to the System Development Charge (SDC) methodology for transportation, parks, sanitary sewer, and stormwater. Over 100 emails had been sent out about these changes. The methodology report would be released in March and the public hearing would be held in May.

Mr. Chase gave an overview of the SDC methodology, hypothetical SDC project examples, current SDC charge basis in units, SDC comparison per new home (including water), sanitary sewer and stormwater facility SDC calculations which resulted in a 6.6% increase, transportation SDC which depicted a 29.3% net new travel demand generated by planned development within existing and future City limits over the next 20 years, transportation SDC calculations and a total of \$142 million of SDC eligible projects, how he was recommending significant increases for single family and multi-family residential which could be phased in over time, Canby parks project list preliminary draft, draft Canby parks level of service analysis, parks related UGB land needs draft strategy, need for the City to purchase 99 acres of key park parcels and only 14 acres would be needed in the future UGB expansion, without the 99 acres they would need to add 113 park acres in the UGB expansion, Canby Parks SDC cost allocation, draft Canby parks reimbursement SDC cost basis, draft Canby Parks SDC calculations with the new average fee of \$23,800 per new home, draft Canby non-residential Parks SDC calculations with a new calculation of \$1,732 per job, summary of preliminary draft max SDC calculations, summary of draft SDCs with phase-in, Council confirmation regarding SDC methodology, and steps leading to the revised SDCs.

There was discussion regarding SDC eligibility for park projects, updating the park project list and taking it back to the Parks and Recreation Advisory Board for input, taking out the property of the Swim Center and former Adult Center the City did not own, acres needed for a sports and recreation complex, SDC calculations, how this would affect the City's operating costs, how the tax revenue from the projected growth would not cover all of costs, impact on residential development, SDCs indexed for inflation, concern about the high rate increase proposed and

pricing themselves out of development, to ensure in the future that the SDCs were adjusted in a reasonable time so they didn't have these huge spikes in the rates, phasing in the new rates over time, and development incentives.

The Council agreed to phase in the new SDC rates over time, with an example of a three-year phasing plan presented. A separate Work Session was scheduled for the following week to discuss the 20-year parks project list in more detail.

The Mayor adjourned the Work Session at 7:21 p.m.

**CANBY CITY COUNCIL
SPECIAL CALLED MEETING MINUTES
February 11, 2026**

PRESIDING: Brian Hodson

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

COUNCIL ABSENT: Herman Maldonado

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

CALL TO ORDER: Mayor Hodson called the meeting to order at 7:24 p.m.

ROLL CALL: Councilor Padden present; Council President Hensley present; Councilor Maldonado unexcused absence; Mayor Hodson present; Councilor Davis present; Councilor Stearns present; and Councilor Waterman present.

STAFF INTRODUCTIONS: Jacob Frostick, Aquatics Program Manager, was introduced.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS: None.

ORDINANCES & RESOLUTIONS:

Ordinance 1662 – Curt McLeod, Curren McLeod Inc., said they had received 17 bids for the Walnut Street project and Canby Excavating had been chosen for the contract. He explained that this would be for the second phase of the project, building from the end of the curb returns on 99E up to 1st Avenue.

The Council wanted to look at the project design and verify who would be responsible for the operation and maintenance of the new stop light.

****Councilor Davis moved to approve 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 to come up for second reading on February 18, 2026. Motion was seconded by Councilor Waterman and passed 5-0 on first reading.**

PUBLIC HEARING: Order 26-03, Extension of a Noise Variance for Perlo Construction/Trammell Crow - Mayor Hodson opened the public hearing and read the hearing statement.

Staff Report: Don Hardy, Planning Director, presented the staff report. This was a request for an extension of a previous noise variance for early morning concrete pours and concrete tilt panel crane picks at 2121 SE Township Road from 5:30 a.m. to 10:00 p.m., February 2 through April 1, 2026. The construction company had been adhering to the 5:30 a.m. mobilization time and 6:00 a.m. start time. They had also monitored noise during concrete pours and received an access permit to use Mulino Road. Staff had reached out to neighbors, and the neighbors wanted to continue with the 5:30 a.m. mobilization and 6:00 a.m. start. The applicant had followed the rules, and no complaints had been received. Staff recommended approval of the extension.

Louis Fontenot, Jr., Trammell Crow Company, said they knew the concerns around the noise, and they were trying to do everything right in that regard. They had taken readings from various locations around the project and all the readings during construction came in under the requirements. The only times it was over were when large trucks not related to the construction were driving by and stopping. They also got permission from the County to use Mulino Road, and the access was further away from the neighborhood. It was not feasible to build berms around the project, but they did stockpile some rock on the north end. They hoped to be done by April 1, but if the Council wanted to extend it to June that would be better. The work was weather dependent.

The Council did not want to extend it to June if the neighbors had not had a chance to weigh in.

Barbara Fontana, Canby resident, thanked the company for sticking to their plan. There was no noise until 6 a.m. and the neighbors had no complaints. The neighbors wanted the 6 a.m. start time to continue. She thought they would want to have a voice before extending it to June.

Mayor Hodson closed the public hearing.

****Councilor Stearns moved to approve Order 26-03, AN ORDER GRANTING A MODIFICATION/EXTENSION OF THE NOISE VARIANCE APPLICATION TO TRAMMELL CROW COMPANY TO ALLOW COMPLETION OF CONCRETE POURS AND SITE WORK BETWEEN THE HOURS OF 5:30 AM – 10:00 PM ON FEBRUARY 2 THROUGH APRIL 1, 2026, AT 2121 SE TOWNSHIP ROAD. Motion was seconded by Councilor Davis and passed 5-0.**

OTHER BUSINESS: None.

CITY ADMINISTRATOR'S BUSINESS & STAFF REPORT: Randy Ealy, Interim City Administrator, shared information regarding SB 1585, grant match relief for small cities. He showed sample support letters from other cities.

There was discussion regarding grants Canby Utility was trying to get for the new Water Treatment Plant and what the bill would mean for smaller cities. There was consensus for staff to write a letter of support for the Mayor to sign.

Council President Hensley said the work session and public hearing had already been held and testimony was done in that chamber. They would have to send the letter to the house committee when it was assigned.

Mr. Ealy also shared information about the Public Works Director recruitment, how they were beginning the budget process, steps to close out the Urban Renewal District, and the process for review of legal services. Berry, Elsner, Hammond, notified him they were a firm, not individuals, and a process review could not be done via Executive Session. They recommended the review be done in open session or meeting with them three by three.

There was concern from Council about sharing items in open session which might cover things which took place in Executive Session. There was consensus for Mr. Ealy to contact the Oregon Government Ethics Commission to inquire whether a review could be done in Executive Session.

Jamie Stickel, Economic Development Director/Communications Specialist, announced the grand opening of the Logging Bridge Pathway on February 18. All City staff and boards/committees would receive an invitation.

ACTION REVIEW:

1. Approved Ordinance 1662 to come up for a second reading on February 18, 2026, and declaring an emergency.
2. Approved Order 26-03 granting a modified noise variance to extend work from February 2, 2026, to April 1, 2026.
3. There was consensus to have Staff write a letter of support for SB 1585 and have the Mayor sign it.
4. There was consensus to have the City Administrator contact Oregon Government Ethics Commission to inquire about reviewing legal services via Executive Session.

Mayor Hodson adjourned the meeting at 8:15 p.m.



Maya Benham, CMC
City Recorder



Traci Hensley
Council President

Assisted with Preparation of Minutes – Susan Wood