CANBY CITY COUNCIL
SPECIAL CALLED WORK SESSION
JULY 8, 2026

PRESIDING: Brian Hodson

STAFF PRESENT: Randy Ealy, Interim City Administrator; Emily Guimont, City Attorney; Maya Benham, Administrative Director/ City Recorder; Peter Wood, Human Resources Director; Denise LaRue, Finance Director; and Nathan Templeman, Aquatics Program Manager.

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

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

Also present were Kari Duncan, General Manager for CUB, John Molamphy, CUB Board, Bob Westcott, CUB Board, and Ron Yarbroug, CUB Board.

CANBY CHARTER DISCUSSION:

Chapter 10 – Kari Duncan from Canby Utility said the Board had reviewed the changes and were pleased with the updates proposed by the City. There were two articles to discuss related to bond issuance and short-term loans. She reviewed the suggested language for Section 5 H and I, broadening the language to authorize the Board to issue revenue bonds and otherwise incur debt and clarifying the conditions for voter approval if it was required. She noted Version 1 included changing the term "bond issuance" to "debt issuance" and removing voter approval requirements for Canby Utility's debt issuance while maintaining state-mandated voter review processes.

Emily Guimont, City Attorney, discussed the current requirement for a vote for expenditures that were more than Canby Utility's gross revenues for the prior fiscal year, and that was hampering for the big water projects coming up. The changes would give Canby Utility the tools needed to finance these projects. Also, the added language would allow debt issuance as well as federal loans. There was a list of actions that could be taken and they added the terms "water and electric system" for clarity.

Ms. Duncan discussed the short-term loans section and changes to the process for debt issuance with more flexibility. She suggested changing it from "A short term loan would not exceed 50% of the department's gross revenue" to "would not exceed the department's gross revenue for the preceding fiscal year."

There was discussion regarding the differences between Version 1 and 2, which was that Version 1 took out the requirement for voter approval and Version 2 retained part of the requirement but limited it to expenditures to develop energy sources and left water out of the requirement. These would be revenue bonds, not GO bonds, which would be published and voters could put it to a vote with 5% of registered voter signatures but it would not automatically go to a vote. The voters had all the authority under state law to put it to a vote. There was further discussion regarding the need for public education on this point.

There was consensus to move forward with Version 1 as presented.

Residency Waiver – Ms. Guimont discussed modifying the City's residency requirement for the City Administrator position, focusing on creating a policy that allowed for waivers while maintaining certain parameters. Staff was working on rules for how the Council would apply the residency waiver requirement, but she asked for feedback, such as reasons for the waiver, where the Administrator could live if not within the City limits, and how long the waiver would be in effect.

There was discussion regarding the reasons for the residency requirement including familiarity, accessibility, and vested interest and reasons for waiving that requirement including undue burden for a good candidate. There was discussion regarding the radius of where candidates could live or what cities they could live in to be qualified.

The Council agreed to establish a preference for candidates living within City limits, with a proposed radius of 20-25 miles or 30-minute response time to the City limits.

There was consensus to develop a formal waiver process that would be addressed during the candidate evaluation phase, with specific reasons for waivers to be documented in writing. They also agreed to create a clear policy document before presenting the charter amendment to voters to ensure community support.

Councilor Davis suggested that if the charter amendment failed, they should create a permanent employment contract for the current Interim City Administrator allowing him up to two years to move within the City limits.

There was concern that this suggestion would violate the City Charter. Councilor Davis thought Mr. Ealy's contract should be revisited on a future agenda.

SWIM CENTER LEVY: Nathan Templeman, Aquatics Program Manager, discussed the draft ballot language. It would be a renewal with no changes to the amount. He suggested changing the wording to say, "The property tax revenue would be used to fund municipal aquatic services and operation, programming, maintenance, repair, renovation, modernization, and preservation of aquatic facilities."

There was consensus to bring back the swim center levy renewal at .49 cents per $1,000 assessed value, which would generate approximately $1 million annually, to a Council meeting for approval.

The meeting was adjourned at 8:34 p.m.

Maya Benham, CMC
City Recorder

Brian Hodson
Mayor

Assisted with Preparation of Minutes – Susan Wood