

**CANBY CITY COUNCIL
SPECIAL CALLED MEETING MINUTES
JULY 22, 2026**

PRESIDING: Brian Hodson

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

COUNCIL ABSENT: Herman Maldonado

STAFF PRESENT: Randy Ealy, Interim City Administrator; Teresa Ridgley, Deputy City Recorder; Jamie Stickel, Economic Development Director; Spencer Polack, Interim Public Works Director; and Ruth Reyes, Finance Technician III.

CALL TO ORDER: Mayor Hodson called the meeting to order at 7:00 p.m.

PUBLIC HEARING: Noise Variance for Zuniga Household – Mayor Hodson opened the public hearing and read the hearing statement.

Randy Ealy, Interim City Administrator, presented the staff report. He said this was a request for a noise variance for August 1 from 10 p.m. to 3 a.m. on August 2. Notices had been sent and no public comment had been received.

Jezebel Zuniga, applicant, said there would be some music, but no live bands. Her family was visiting from California and they wanted a place to go after the party. She thought this had been an easy process, but she suggested the City update the price on the website.

There was no public testimony.

Mayor Hodson closed the public hearing.

****Councilor Davis moved to adopt Order 26-04, AN ORDER GRANTING A NOISE VARIANCE APPLICATION TO THE ZUNIGA HOUSEHOLD TO HOST A FAMILY GATHERING WITH MUSIC AND SOCIALIZING AT 840 N. GRANT STREET FROM APPROXIMATELY 10:00 P.M. ON AUGUST 1, 2026, TO 3:00 A.M. ON AUGUST 2, 2026. Motion was seconded by Councilor Padden and passed 5-0.**

Mayor Hodson announced ODOT had approved the Walnut Street connection to 99E and the bid opening for the project would be on August 12.

Mayor Hodson adjourned the meeting at 7:11 p.m.

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STREET MAINTENANCE TASK FORCE PRESENT: Teresa Sasse, Co-Chair; Laura Hubbard, Member; Jackie Jones, Member.

STAFF PRESENT: Randy Ealy, Interim City Administrator; Teresa Ridgley, Deputy City Recorder; Jamie Stickel, Economic Development Director; Spencer Polack, Interim Public Works Director; and Ruth Reyes, Finance Technician III.

CALL TO ORDER: Mayor Hodson called the meeting to order at 7:11 p.m.

STREET MAINTENANCE FEE: Jamie Stickel, Economic Development Director, introduced the topic. The consultants would explain the way the fee was being engineered. The numbers were a baseline based off maintaining the current Pavement Condition Index of 75. The Council would receive a recommendation from the Task Force for the fee. She encouraged them to think of potential increases as an overall target rather than each individual resident or business charge. She reviewed definitions in the documents.

Tony Roos and Andrew Mancini, Kittelson & Associates, gave a presentation on the Street Maintenance Fee. They gave a context for the fee, stating the current fee generated approximately \$650,000 annually but needed updating due to changed travel patterns, population increase, new land uses like food trucks, increased delivery trips, equity in applying fees, and updated ITE trip generation manual from version 8 to 12. He discussed the revenue went to roadway rehabilitation and preventative maintenance. The goal was to maintain the City-wide Pavement Condition Index (PCI) of 75. The funds included most roads in Canby but excluded 99E/SW 1st Avenue. They would also have to bring the ADA ramps up to current code, which the fee would also need to cover. The goal in updating the fee now was to redistribute bills using the updated methodology.

The proposed new system would generate around \$1 million annually, and the increases could be phased in over time. Residential fees would increase to \$7.50 per month for single-family homes and all residential accounts would bring in \$620,000 per year total. The cost for non-residential accounts would be based on total trips estimated and bring in about \$380,000 per year. They explained the residential account charges and compared Canby's charges with other cities, gave example trip generation categories, and discussed industrial and manufacturing sites and trip generation, example fee calculation, rate table by land use, and proposed bills above \$400 per month for some businesses. These hypothetical fee changes showed significant increases for some businesses like car washes and fast food restaurants, while some businesses like high schools and warehouses would see decreases.

There was discussion regarding the rate split between residential and non-residential, how it would be billed, improved business tracking, phasing in the high increases for businesses, bringing back options for Council, looking far into the future when making these decisions and making the fee resilient, how the fees proposed might be too high for businesses, having a more equitable split between the residential and non-residential fee, and phasing in the fee over several years.

Mr. Roos continued the presentation by discussing proposed bills with the greatest increase, proposed bills with the greatest decrease, other Oregon street maintenance fee rates for single family, and next steps.

There was discussion regarding phasing in the decrease as well as the increase, whether or not to exempt the City and Fire Department, appeal process, updating the ordinance, education and follow up for businesses, misclassification, and results of the audit work.

The Street Maintenance Task Force would meet to determine what changes need to be implemented and then present their recommendations to Council for a January 1 implementation.

Mayor Hodson adjourned the meeting at 9:02 p.m.

Teresa Bridgley for Maya Benham
Maya Benham, CMC
City Recorder

Brian Hodson
Brian Hodson
Mayor

Assisted with Preparation of Minutes – Susan Wood