

**CANBY CITY COUNCIL & CLACKAMAS COUNTY BOARD OF DIRECTORS
WORKSHOP MINUTES
January 23, 2006**

Presiding: Mayor Melody Thompson

Council Present: Walt Daniels, Wayne Oliver, Teresa Blackwell and Randy Carson. Councilors Roger Harris and Georgia Newton were absent.

Staff Present: Mark Adcock, City Administrator; John Williams, Community Development & Planning Director; and Kim Scheafer, City Recorder Pro Tem.

Others Present: Martha Schrader, Clackamas County Commissioner; Bill Kennemer, Clackamas County Commissioner; Larry Sowa, Clackamas County Commissioner; Jonathan Mantay, Clackamas County Administrator; Shelly Parini, Director of Economic Development for Clackamas County; Catherine Comer, Executive Director CBRD; Tony Helbling, President CBRD; Buzz Weygandt; and Lisa Weygandt.

Mayor Thompson called the workshop to order at 7:33 a.m. in the Conference Room at City Hall.

John Williams, Community Development & Planning Director gave a summary of the economic development progress and programs in Canby. They had seen the marketplace in Canby go to small developments. The trend was that people wanted to purchase their own property. They hoped to have some mid to larger size companies move in that would form an anchor for the industrial park.

Mr. Williams reviewed a recent analysis report that was done by ECONW and Group McKenzie. Some of the recommendations from the report were they needed to expect that a lot of what was going to happen in Canby would be small to mid-size businesses. They needed to continue to work on the permitting system, continue to do advanced engineering, and look at annexing more property which would make it easy and predictable for people to bring their companies to the industrial park. Canby had a few local incentives that they were able to offer and that had set Canby apart from other local communities. Partnerships would continue to be very important. The County offered resources that the City did not have. They needed to allow the County to be the City's representative at the regional and county level, as the City did not have the time or resources to be there.

Shelly Parini, Director of Economic Development for Clackamas County summarized how the County was working with Canby. The County had created a series of marketing materials and each community wanted to be marketed in its own natural state. The County has four strong clusters that are unique to Clackamas County and allowed them to be globally competitive. Eighty-five percent of the new job growth was coming from existing companies. Canby had read their survey, listened to it, and implemented it. Canby had an anchor with every cluster. Because of the premier sites, Canby was the

only community the County had been advertising for in site selector magazines. She had toured Canby to several national and international site selectors, but that was not Canby's market. Canby was creating a sophisticated and flexible environment for high end manufacturing and was the only community that could be competitive in that arena.

Martha Schrader, County Commissioner talked about the future work force and the educational connection in the community.

Bill Kennemer, County Commissioner said that as the City worked with the County they needed to think about the housing component. He thought the County's Complete Communities Program had helped a lot in getting people on board with trying to figure out how to do growth in a way that really works.

Commissioner Kennemer asked about the City working with the County on simplifying the permitting process.

Tony Helbling, CBRD President said that electrical and fire permits had to go through the County. The City's Planning Department had done an outstanding job of helping local contractors speed things through. What you got from the County fire and life safety review was two weeks to 30 days. A discussion took place regarding coordinating the permit process.

Ms Parini said that the new trend in how industry was growing was not just about customer service, it was about the communities, government, industry, and education, all working together. She and Mr. Williams would be working on a letter of agreement that stated how they would be working together and to identify a budget showing where Canby, County, and state partners may need to co-invest.

Councilor Carson said that in looking at the annexable land, the Council needed to decide if they were going to bring it in as URD land.

Jonathan Mantay, Clackamas County Administrator said that competition will change for industrial land and he encouraged the City to be proactive.

The workshop was adjourned at 8:45 a.m.



Kimberly Scheafer
City Recorder Pro Tem



Melody Thompson
Mayor