

**CANBY CITY COUNCIL
WORK SESSION MINUTES
July 5, 2006**

Presiding: Mayor Melody Thompson.

Council Present: Roger Harris, Walt Daniels, Wayne Oliver, Teresa Blackwell, Randy Carson, and Tony Helbling.

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

Others Present: Terry Tolls and Allen Patterson.

Mayor Thompson called the work session to order at 6:34 p.m. A light dinner was served.

The Council met to discuss enterprise zones.

John Williams gave a background on enterprise zones. This was an economic incentive. If a manufacturing company was located in an enterprise zone, they did not pay property taxes for three years. They qualified by providing jobs. They could do this in the Urban Renewal District. It would be a competitive process.

Mayor Thompson thought things were moving in the industrial area and was not sure if it was needed. She thought maybe putting it on an undeveloped area or one not annexed yet however that would take away money from the general fund.

Councilor Daniels thought there was a lot of competition. Mayor Thompson thought the ones who were applying for these zones were not their competition.

Councilor Carson wondered if they were losing companies because they did not have it.

Councilor Helbling said they were far ahead of other communities. They could not be selective about who came in if they created the zone, and the pace of the growth in the industrial park was going well.

Mayor Thompson adjourned the work session at 7:15 p.m.

**CANBY CITY COUNCIL
REGULAR MEETING MINUTES
July 5, 2006**

Presiding: Mayor Melody Thompson

Council Present: Roger Harris, Walt Daniels, Wayne Oliver, Teresa Blackwell, Randy Carson, and Tony Helbling.

Staff Present: Mark Adcock, City Administrator; John Kelley, City Attorney; John Williams, Community Development & Planning Director; Beth Saul, Library & Parks Director; Chaunce Seifried, Finance & Court Services Director; Kevin Cook, Associate Planner; and Kim Scheafer, City Recorder Pro Tem.

Others Present: Pat Sisul, Jeff Scott, Buzz & Pat Weygandt, Lisa Weygandt, Reid Hellbusch, and Terry Tolls.

CALL TO ORDER: Mayor Thompson called the Regular Meeting to order at 7:33 p.m., followed by the opening ceremonies.

COMMUNICATIONS: None.

CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS: None.

COUNCILOR COMMENTS & LIAISON REPORTS: Councilor Daniels commended everyone that worked on General Canby Day.

Councilor Blackwell said that there would be Bingo at the Adult Center on Saturday, July 8.

CONSENT AGENDA: **Councilor Blackwell moved to approve Accounts Payable of \$680,909.69; Minutes of the June 21, 2006 City Council Meeting and Executive Session; and reappointment of Laurie Sandsness to the Traffic Safety Commission for a term to expire on June 30, 2009. Motion was seconded by Councilor Carson and passed 6-0.

PUBLIC HEARING: ANN 06-01 Weygandt – Mayor Thompson read the public hearing format.

CONFLICT OF INTEREST:

Councilor Harris - No conflict, plan to participate.
Councilor Daniels - No conflict, plan to participate.
Councilor Oliver - No conflict, plan to participate.
Mayor Thompson - No conflict, plan to participate.
Councilor Blackwell – No conflict, plan to participate.
Councilor Carson - No conflict, plan to participate.
Councilor Helbling - No conflict, plan to participate.

EX PARTE CONTACT:

Councilor Harris – No contact.
Councilor Daniels – No contact.
Councilor Oliver – No contact.
Mayor Thompson – Driven by the site and drew no conclusions.

Councilor Blackwell – No contact.

Councilor Carson – No contact.

Councilor Helbling – Driven by the site and drew no conclusions.

STAFF REPORT: Kevin Cook, Associate Planner, said the applicant was requesting to annex 73.35 acres. The site was south of Township Road, west of Mulino Road, east of the Molalla Forest Road., and north of SW 13th. If annexed, the property would be zoned M1, light industrial. The Planning Commission recommended approval. This was priority C, but there were no more A or B parcels. Special consideration should be given to these parcels as they represented rail accessible industrial land which was non-existent in the City. Providers indicated services would be available.

Mayor Thompson opened the public hearing at 7:42 p.m.

PUBLIC TESTIMONY

APPLICANT: Pat Sisul of Sisul Engineering said the properties were originally included in a 300 acre annexation that was previously denied by the voters. The site was well served by transportation. When developed, Sequoia Parkway would be extended. This development would help form a large diameter water line loop connecting 13th to Sequoia. A sewer pump station would be added which would also serve 13th and Township. This would increase the industrial land base and would economically impact the City substantially in bringing in jobs. All the land was outside the urban renewal district. The annexation area was identified as Priority C, but there was no longer any A or B land. Of the 151 acres in the Pioneer Industrial Park, about 75 acres had been purchased. There were only four parcels left that were shovel ready. This annexation would replace the land that had been purchased. Special consideration should be given for large parcel, rail accessible land because it was not existent in the City. There was a demand for this type of property. Canby was in competition for industrial users, and this annexation would help them stay ahead. It met all other criteria.

PROPOSERS: None.

OPPOSERS: None.

REBUTTAL: None.

Mayor Thompson closed the public hearing at 7:55 p.m.

DISCUSSION: Councilor Daniels said an email had been received that was in opposition because there was more than a five year supply. Mr. Cook said they also had to look at shovel ready, which was significantly less and this was a unique parcel. Councilor Daniels said they needed a variety of products to bring in different businesses.

Councilor Helbling said that throughout the application process City agencies were asked to give feedback, and all of those had responded positively. Annexing this property would help solve

the perceived imbalance of needing a larger economic base before annexing more residential land.

Councilor Harris said the Planning Commission was unanimously in favor of the application. It was a logical and reasonable next step that benefited the community. It had been planned for this use for a long time.

****Councilor Harris moved to approve ANN 06-01 and request that the City Attorney return with ballot title and language appropriate to forward the final decision to Canby voters in the General Election on November 7, 2006. Motion was seconded by Councilor Blackwell and passed 6-0.**

ANN 06-02 S.T.J. LLC – Mayor Thompson read the public hearing format.

CONFLICT OF INTEREST:

Councilor Harris - No conflict, plan to participate.
Councilor Daniels - No conflict, plan to participate.
Councilor Oliver - No conflict, plan to participate.
Mayor Thompson - No conflict, plan to participate.
Councilor Blackwell – No conflict, plan to participate.
Councilor Carson - No conflict, plan to participate.
Councilor Helbling - No conflict, plan to participate.

EX PARTE CONTACT:

Councilor Harris – Lived nearby, drew no conclusions.
Councilor Daniels – Driven by the site, drew no conclusions.
Councilor Oliver – Driven by the site, drew no conclusions.
Mayor Thompson – Driven by the site, drew no conclusions.
Councilor Blackwell – Driven by the site, drew no conclusions.
Councilor Carson – Driven by the site, drew no conclusions.
Councilor Helbling – Driven by the site, drew no conclusions.

STAFF REPORT: Mr. Cook said the applicant was seeking to annex 1.7 acres. The property was located south of NE Territorial, east of Pine Street, and west of the Logging Road Trail. If annexed, it would be zoned R2 and could be subdivided into 23 townhouse units. It was previously approved by the Planning Commission and City Council, but not approved by the City voters. It was Priority A land. Utilities could serve the site. There was a 2.62 year supply of high density, and this would increase it to 3.06 years. The property was surrounded by City limits. The development would look similar to the Pine Station subdivision.

Mayor Thompson opened the public hearing at 8:06 p.m.

PUBLIC TESTIMONY

APPLICANT: Mr. Sisul said they had seen this application a year ago. It was islanded by the City, it had utilities in Territorial Road and Territorial provided good access. It would be 23 single family attached townhomes. The Planning Commission had approved it twice, and he hoped they would approve it again.

Tom Scott of S.T.J., LLC said that he thought this was the right thing to do with the property. It was surrounded by the City and would be zoned high density which was in great demand.

PROPOSERS: None.

OPPOSERS: None.

REBUTTAL: None.

Mayor Thompson closed the public hearing at 8:10 p.m.

DISCUSSION:

Mayor Thompson said they had a neighborhood meeting and had positive feedback. It was infill, enclosed by City limits, and was a small development.

Councilor Carson thought they needed to grow and it was a good development for the area.

Councilor Harris said it would be similar to the development on the corner of Pine. The existing duplexes in that area were very attractive. He did not see a negative to it.

Councilor Helbling said he had personally visited with the Wastewater Treatment Plant and the School District and they felt services were available. They had a balance of economics and they needed to start passing annexations.

****Councilor Carson moved to approve ANN 06-02 and request that the City Attorney return with ballot title and language appropriate to forward the final decision to Canby voters in the General Election on November 7, 2006. Motion was seconded by Councilor Daniels and passed 6-0.**

ANN 06-03 Hellbusch – Mayor Thompson read the public hearing format.

CONFLICT OF INTEREST:

Councilor Harris - No conflict, plan to participate.

Councilor Daniels - No conflict, plan to participate.

Councilor Oliver - No conflict, plan to participate.

Mayor Thompson - No conflict, plan to participate.

Councilor Blackwell – No conflict, plan to participate.

Councilor Carson - No conflict, plan to participate.

Councilor Helbling - No conflict, plan to participate.

EX PARTE CONTACT:

Councilor Harris – Driven by the site, drew no conclusions.
Councilor Daniels – Driven by the site, drew no conclusions.
Councilor Oliver – Driven by the site, drew no conclusions.
Mayor Thompson – Driven by the site, drew no conclusions.
Councilor Blackwell – Driven by the site, drew no conclusions.
Councilor Carson – Driven by the site, drew no conclusions.
Councilor Helbling – Driven by the site, drew no conclusions.

STAFF REPORT: Mr. Cook said the applicant was seeking to annex a 1.03 acre tax lot. There were currently no development plans for the property. It would be zoned R1. The property currently contained one single family residence. It was surrounded by the City limits and was Priority A land. All utilities could serve the site. The property owner would be responsible for extending the sewer line from Territorial. There was a 2.31 year supply of low density, and this would increase it to 2.36 years. They would also require right of way dedication and half street improvements.

Mayor Thompson opened the public hearing at 8:23 p.m.

PUBLIC TESTIMONY

APPLICANT: None.

PROPOSERS: None.

OPPOSERS: None.

REBUTTAL: None.

Mayor Thompson closed the public hearing at 8:24 p.m.

DISCUSSION: Councilor Helbling said all City services would be available. Additionally there was economic development and they needed to have managed growth.

Councilor Carson said it was an island, Priority A, and met all the criteria. This would not be developed soon, and it was a good way to get another island piece in.

****Councilor Blackwell moved to approve ANN 06-03 and request that the City Attorney return with ballot title and language appropriate to forward the final decision to Canby voters in the General Election on November 7, 2006. Motion was seconded by Councilor Daniels and passed 6-0.**

MAYOR'S BUSINESS: Mayor Thompson said she had forwarded the Council a document regarding French Prairie. She would be attending the meetings. She thought Canby needed to be at the table for the regional discussion.

She attended the METRO policy advisor meeting regarding growth and urbanization. They wanted them to develop their own vision but they needed to be more regionally involved.

RESOLUTIONS & ORDINANCES:

Resolution 925 – Administrator Adcock said Council granted a 3% cost of living adjustment to the compensation plan.

****Councilor Harris moved to approve Resolution 925, A RESOLUTION AMENDING SALARY COMPENSATION SCALES FOR MANAGEMENT LEVEL EMPLOYEES FOR THE CITY OF CANBY, OREGON. Motion was seconded by Councilor Daniels and passed 6-0.**

Ordinance 1209 - ****Councilor Carson moved to approve Ordinance 1209, AN ORDINANCE DECLARING THE CITY'S ELECTION TO RECEIVE STATE REVENUE FOR FISCAL YEAR 2006-2007. Motion was seconded by Councilor Harris and passed 6-0 by roll call vote.**

Ordinance 1212 - ****Councilor Daniels moved to approve Ordinance 1212, AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH WESTERN BUS SALES, INC. OF BORING, OREGON FOR THE LEASE/PURCHASE OF THREE (3) 2006 FREIGHTLINER CHAMPION BLUEBIRDS FOR CANBY AREA TRANSIT; AND DECLARING AN EMERGENCY. Motion was seconded by Councilor Blackwell and passed 6-0 by roll call vote.**

Ordinance 1214 - ****Councilor Helbling moved to approve Ordinance 1214, AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT FOR THE PURCHASE OF REAL PROPERTY FOR A FUTURE MUNICIPAL POLICE/COURT BUILDING; AND DECLARING AN EMERGENCY. Motion was seconded by Councilor Harris and passed 6-0 by roll call vote.**

Ordinance 1216 – Attorney Kelley said they participated in negotiations to obtain property for the extension of Berg Parkway. It would cost \$135,000.

****Councilor Carson moved to approve Ordinance 1216, AN ORDINANCE AUTHORIZING PURCHASE OF ROAD RIGHT-OF-WAY FOR THE EXTENSION OF SW BERG PARKWAY AND DECLARING AN EMERGENCY to come up for second reading on July 19, 2006. Motion was seconded by Councilor Blackwell and passed 6-0 on first reading.**

NEW BUSINESS: None.

CITY ADMINISTRATOR'S BUSINESS & STAFF REPORTS: None.

CITIZEN INPUT: None.

Councilor Daniels asked if the new play equipment at Legacy Park was open. Beth Saul, Library & Parks Director, said it was and had been well received.

ACTION REVIEW:

1. Approved the consent agenda.
2. Approved ANN 06-01, ANN 06-02, and ANN 06-03. Ballot title and language to be brought back to Council.
3. Approved Resolution 925.
4. Approved Ordinance 1209 on second reading.
5. Approved Ordinance 1212 on second reading.
6. Approved Ordinance 1214 on second reading.
7. Approved Ordinance 1216 to come up for second reading on July 19, 2006.

****Councilor Blackwell moved to go into executive session pursuant to ORS 192.660(2)(d) Labor Negotiations and ORS 192.660(3) Labor Negotiations. Motion was seconded by Councilor Carson and passed 6-0.**

Mayor Thompson read the Executive Session format and recessed the Regular Meeting at 8:40 p.m.

Mayor Thompson reconvened the Regular Meeting at 9:15 p.m. and immediately adjourned.

**CANBY CITY COUNCIL
EXECUTIVE SESSION
July 5, 2006**

Presiding: Mayor Melody Thompson

Council Present: Roger Harris, Walt Daniels, Wayne Oliver, Teresa Blackwell, Randy Carson, and Tony Helbling.

Staff Present: Mark Adcock, City Administrator; Chaunee Seifried, Finance & Court Services Director; and Jorge Tro, Police Lieutenant.

Others Present: Mike Swanson

Mayor Thompson called the Executive Session to order at 8:45 p.m. in the City Hall Conference Room.

ORS 192.660(2)(d) Labor Negotiations – The Council discussed labor negotiations regarding the Police Union.

ORS 192.660(3) Labor Negotiations – The Council discussed labor negotiations regarding the City Administrator.

Mayor Thompson adjourned the Executive Session at 9:15 p.m.



Kimberly Scheafer
City Recorder Pro Tem



Melody Thompson
Mayor

Assisted with Preparation of Minutes – Susan Wood