

**CANBY CITY COUNCIL
WORKSHOP MINUTES
September 28, 2005**

Presiding: Mayor Melody Thompson

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

Staff Present: John Williams, Community Development & Planning Director and Kim Scheafer, City Recorder Pro Tem

Others Present: Dirk Borges, Canby Utility General Manager; Jeff Wadsworth, Canby Utility Assistant General Manager; Jim Newton, Canby Utility Board Chairman; Virginia Molamphy, Canby Utility Board Member; Scott Taylor, Canby Utility Board Member; and Catherine Comer, CBRD Executive Director.

Mayor Thompson called the workshop to order at 7:00 p.m. in the Conference Room at City Hall.

Mayor Thompson said she along with Jeff Wadsworth, Jim Newton, and Scott Taylor had attended the American Public Power Association Community & Economic Development Conference in Jacksonville, Florida in July.

Jim Newton, Canby Utility Board Chairman said the City of Canby had a lot going for it. It had a lot of infrastructure already, good schools, transportation, EID, URD, and CBRD. Some of the cities represented at the conference did not have those things. One of the things that had been stressed the most was to have a cohesive plan in place. A community action team could make decisions without having people run over the City to get answers.

Scott Taylor, Canby Utility Board Member said a team would need the ability to make answers without everyone having to go back to their board. It gives the sense to a potential employer that you are very organized, know how to do business, and get things done. He was a great fan of project management and the action team would have the ability to help them lead through the scenarios. The competition was out there and they wanted to talk to people like a business.

Mayor Thompson said they were careful to point out that a lot of communities make the mistake of overdoing it. Their time is short and they want to get specific answers. It was exciting to hear that the vibrancy of downtown was a recruitment technique for industry.

Jeff Wadsworth, Canby Utility Assistant General Manager, said that they had realized that the communication between the City and Canby Utility needed to take place. It was very important from an economic development standpoint. As a utility they needed to be in the loop from the beginning to start their process, internal dialogue, and decide their

risk tolerance.

John Williams, Community Development & Planning Director said the URD Agency had approved spending money for a market analysis. The analysis would focus on the Portland-Willamette Valley area. They would be looking at what is happening in industry, what type of property is available, competition, prices, services available, and types of businesses moving into the region, sales data, and trends for the future. The picture of the industrial park may be a lot different from what they had in mind when they established it. A presentation of the analysis was scheduled for December 5.

Mr. Williams talked about the status of construction in Pioneer Park. Most of the calls they had received were for five to ten thousand square foot buildings.

Mr. Wadsworth reviewed Canby Utility's electric system infrastructure, rates, and risks. Rates for Canby Utility are primarily driven by their wholesale power purchases from Bonneville Power Administration (BPA). 117 customers are impacted and pay the Target Adjustment Clause (TAC). The TAC will end on September 30, 2006 for areas annexed before July 30, 2005.

Dirk Borges, General Manager Canby Utility said they may had read about \$27 in '07 which was Canby Utility's effort to drive BPA's next proposed rate down to a manageable level. Canby Utility would be sending an email out to their largest 35 customers to join a coalition and he would be bringing a resolution to the City Council. He was hopeful that the City Council would see fit to join the coalition.

Councilor Blackwell said she thought the Council and Agency may need to look at the URD as it was evolving and changing. She thought they were at a point where they needed to reassess since development was going in a different direction.

The workshop was adjourned at 8:50 p.m.



Kimberly Scheafer
City Recorder Pro Tem



Melody Thompson
Mayor