

CANBY CITY COUNCIL  
WORKSHOP SESSION  
FEBRUARY 21, 2001

PRESENT: Mayor Terry Prince, Council members Walt Daniels, Patrick Johnson, Randy Carson, Shirley Strong, Teresa Blackwell, Corey Parks, City Administrator Mark Adcock, Community Development Director Jerry Pineau, City Engineer Curt McLeod, City Attorney John Kelley, Joyce Peters, Office Specialist Marty Moretty, Roger Harris, Ray Hoen, Buzz and Pat Weygandt, Lisa Weygandt, Linda Runyan-Finden, Craig Finden, Leighton Perkins, Bill Url, Bev Doolittle, Ted Kunze, Dave Eatwell, Craig Lewelling, Ray Lewelling, Joe Driggers, Doug Sprague, Matt Grady, Lila and Curtis Gottman, Barry Cain, Woody Harris, George Lorange, Kory MacGregor, Terry W. Tolls, Roy Zimmer, Jack Orchard, Isan Rovy, Ray Burden, and Bud Roberts.

Mayor Prince called the session to order at 6:03 p.m. A light dinner was served.

The workshop discussion concerned the funding mechanism for securing Oregon Department of Economic and Community Development Special Public Works Fund loan for Sequoia Partway and SE 4<sup>th</sup> Avenue.

Mayor Prince adjourned the session at 7:22 p.m.

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REGULAR SESSION  
FEBRUARY 21, 2001

Mayor Terry Prince presiding. Council members present Walt Daniels, Patrick Johnson, Teresa Blackwell, Randy Carson, Shirley Strong, and Corey Parks. Also present: City Administrator Mark Adcock, City Attorney John Kelley, Recreation Services Director Beth Saul, Community Development Director Jerry Pineau, Police Chief Jerry Giger, David Howell, Marty Moretty, Jim Brown, Jim Gibson, Donna and Leonard Walker, Craig Finden, Bob Westcott, Ron Yarbrough, Keith Stewart, Linda Runyan-Finden, David Eatwell, Bev Doolittle, Isan Rovy, Mike Breshears, Irene Breshears, Terry W. Tolls, Pat and Buzz Weygandt, Lisa Weygandt, Roger Harris, Nathan Clayton, Barry Cain, George Lorange, Woody Harris, Doug Sprague, Ron Tatone, Curt McLeod, Ted Kunze, and Lila and Curtis Gottman.

Mayor Prince called the regular session to order at 7:34 p.m., followed by the opening ceremonies.

**PROCLAMATION: Iwo Jima Remembrance Day** - Mayor Prince read the proclamation and presented it to VFW Post 6057 representative Ernie Graham, inviting everyone to the Canby Adult Center to rededicate the flag pole in remembrance of that battle on February 24, 2001 at 10:00 a.m. Irene Breshears, VFW Post 6057 Auxiliary President, presented poppies to the Mayor and Council to say "thank you" for remembering the veterans and will be passing them

out at the rededication.

**CITIZEN INPUT ON NON-AGENDA ITEMS:** None.

**CONSENT AGENDA:** **\*\*Councilor Strong moved to adopt the consent agenda: minutes of the special meeting, January 31, 2001 and workshop and regular meeting, February 7, 2001; accounts payable in the amount of \$215,213.08; and the annual liquor license renewals. Motion seconded by Councilor Carson and passed 6-0.**

**COMMUNICATIONS:** Clackamas County Concurrency letter was read by City Administrator Adcock. Recommendations from that group have been made and now they are moving to the policy stage. They would like to appoint a Canby City Council representative to sit on this policy committee by March 16, 2001, and it was decided by consensus to list this appointment as an agenda item for the March 7, 2001 regular session. Councilor Johnson requested more information on the Concurrency committee and will seek out staff for assistance.

A letter from St. Patrick's St Vincent DePaul requesting to secure a better funding percentage of FEMA funds was summarized by Mayor Prince. Their organization represents the local food bank and they would like to receive a letter of support from the Mayor and Council. City staff will research, bringing back more information, as well as draft the letter of support.

Councilor Johnson stated that he had received a letter from citizens regarding Sequoia Parkway and the Mayor suggested that it would be appropriate to bring back during that discussion portion of the agenda.

**NEW BUSINESS:** Discussion re: Purchase of Replacement Copier for City Hall - Recreation Services Director Beth Saul outlined the need for a new digital copier for the front office in General Administration. There is money to cover this replacement cost in the Capital Reserve and would like to specify the purchase from these funds. The cost would be \$10,953 from the fund which has \$12,715 presently. Ms. Saul responded to Councilor Carson that this cost would not include the maintenance contract but that maintenance costs are already budgeted in our operational expenses.

**\*\*Councilor Carson moved to approve the purchase of a new copier for City Hall for a cost of \$10,953 from the Administration Capital Reserve budget. Motion seconded by Councilor Strong and passed 6-0.**

Administrator Adcock stated that the monies are budgeted into the reserve funds to cover expenses such as these, although it would be hoped that all the reserve funds could be at a higher level, responding to questions from Councilor Johnson.

**UNFINISHED BUSINESS:**

A request was made by the Mayor for the Council to consider moving up Agenda Item E, the discussion on the Special Public Works Loan for Sequoia Parkway, and discussed at this time;

Council concurred.

Discussion re: Special Public Works Loan for Sequoia Parkway - City Engineer Curt McLeod with Curran-McLeod Engineering, addressed the Council and outlined the memo of February 16, 2001. He gave a brief overview of the financing for the Sequoia Parkway/SE 4th Avenue improvements and feasible funding mechanisms to balance or retire the debt. There is a March 5, 2001 deadline to make commitments to OECDD, whose initial response is that they will fund our applicant portion depending on the security means that provide for repayment of the debt.

The two basic funding mechanisms for debt retirement are tax increment financing and advance finance district. TIF uses the increased tax revenues that are created by the improvements to the property. Tax revenues are locked at what the rates were in 1999 and the subsequent improvements to the property resulting in higher taxes, those increases in tax go into funding the urban renewal district. An AFD is a mechanism where the City would up-front the cost through the OECDD loan and then the costs are allocated to affected property owners in proportion to the benefit of each property. As those properties then developed, they would need to buy into their portion of the improvement as set by the AFD.

The attachments provided in the memo summarize the total project cost of \$2.2 million and the scope of the improvements, to construct Sequoia Parkway to the boundary of the Milgard property and to construct SE 4th Avenue to the east boundary of the Milgard property. The total cost of \$2.2 million is broken into two components: 1) the infrastructure construction which is defined as the physical construction - the roadways, pipelines, sidewalks, electrical systems which would cost \$1,669,000 and 2) the purchase of right-of-way which is projected at \$2.75 per square foot totaling \$531,000. The City has requested financing for a loan in the amount of \$1,990,000 with the remainder provided from System Development Charges (SDC's). SDC's can be used when the value of the construction that has excess capacity (over-sizing) serves beyond the development site and there is justification for 40% of the street construction cost to be related to excess capacity. The summary showed the total cost and then showed eligible portions that will be funded with SDC revenues because of over sizing; the waterline which would ordinarily be an 8" would be upgraded to a 12" because it would go through Township and out to 13th Avenue, providing a regional looped water distribution. Therefore, the oversized component will be funded through System Development Charge which can either be paid initially in cash or paid in the form of a credit back to the developing properties. The sewer SDC is \$56,100 which reflects the difference from an 8" to a 12" sanitary sewer line. The SDC component of street construction is \$260,000 which completes the loop from Sequoia Parkway and addresses the benefit of completing the loop that ties into Township Road and S. 13th Avenue, hopefully, on out to Berg Parkway and then to 99E. Extracting the three components of expenses that will ultimately be paid out of SDC's, the net cost of the project is \$1,303,700 for the infrastructure and \$440,000 for the right-of-way for a total project cost of \$1,743,700.

At this point, Mr. McLeod highlighted the spreadsheet which provided various combinations of funding options ranging from 100% tax increment financing (T.I.F.) of infrastructure and right-of-way to 100% advance financing district.

Mayor Prince stated that this was being looked at tonight because there is a loan available and it needs to be responded to by March 5, 2001. Otherwise, the next available loan time is in October of 2001.

Councilor Daniels stated that the security to put up for the loan needs to be decided, not that the City doesn't want the loan.

Mayor Prince opened the discussion to the public and asked for members of the audience to limit their time to 5 minutes.

Barry Cain with Gramor Development who developed the Fred Meyer property, stated the concern that there are some who don't want to give anything away for free. He has spoken with the close landowners and everyone agrees on the benefit to bring Sequoia all the way through so that there will be connectivity to the south part of town. There is also agreement that more jobs will be good for the businesses that are already here, including downtown. He senses that all the businesses are on the same side and local businesses are welcoming this prospect. He addressed the longtime residents, like the Burdens, Weygandts, and Zimmers, who represent the history of Canby and felt Council should be so lucky to give these pioneers something and not worried about giving them something for free.

Mayor Prince questioned of Mr. Cain if Gramor had not paid for the road infrastructure or traffic light at 99E and Sequoia Parkway, would the community have wanted a Fred Meyer's if they would have had to pay for the improvements. Mr. Cain felt that the citizens wanted Fred Meyer's and stated that the Arnesons were not looking to sell initially, but felt that this would be good for the City. The property owners have been willing to step aside and allow the road to go in, which in turn, will be good for the City,

Doug Sprague residing at 641 NE 22nd Canby, stated that he had several different interests in the City as a taxpayer, a member of the community, and a business owner who has bought property in the County portion of the industrial area. He purchased the property with the desire to relocate this business to that site. He cares about the equity of this project because he has a fairly good sense of what some of the equities may or may not be since he deals with developments every day in conjunction with his business. He would like to see the development come and he recollects that Bud Atwood brain stormed this many years ago to help our tax base. If industrial development occurs, the income derived will help offset the expenses within the city. Is he understanding this correctly, that this will help our budget.

City Administrator Mark Adcock responded that in Oregon, as the assessed valuation is increased in the community, so does the property tax revenue that flows through the City. New construction that adjusts assessed valuation results in more money to the City general fund. The question of pace, how fast that growth should take place, is a policy question for the City Council; with growth and new construction come new tax revenue but what this Council is dealing with now, is the manner in which the growth and development is to be funded. Commercial development generates more tax revenue.



Mr. Sprague is willing to pay a portion since he wants to accelerate the access, but understands that the farmers are not. Tonight is an opportunity that could slip by if access for the road through the industrial park is not gained through those properties.

Jim Brown of 1207 SW 14th Canby, feels that there are some givens on this project such as the parkway is good for Canby, for the downtown, and economic development, planning and traffic, but he would like to address the inherent fairness issue to the City and to the property owners. This project has been planned for over 20 years and the industrial area has been in the comprehensive plan of Canby for many years however the courses haven't been in place to do it until recently. The industrial area had its core the need to establish local jobs and a local market for its foods and services. The property owners have been consistent about not wanting to be displaced, didn't want to be saddled with significant fees, and didn't want to the cost of both. As a member of the Planning Commission, the Commission was queried over and over by the property owners, as to who would bear the burden of payments. Many also stated that they had no desire to develop and wished to maintain their properties. Later in the process, the annexation was soundly defeated. There was discontentment with the structure of the Urban Renewal District, mostly with the implementation.

There is an ongoing fear of an increased rate of growth within the City. With a finite pool of funds to give and go after, the School District, Fire District and City are all presently going after them. The fear is that at some point, people will be bonded out and there will be no more revenue stream available. There has been a fear of overcrowding in the schools, concerns about fire protection, and large users getting easier access to the City if the whole area were annexed at once.

He passed out an analysis he had prepared addressing the "fairness" issue. He compared listed properties within the 97013 zip code that were comparable to the industrial area properties with acreage and prices varying between 3 and 40 acres and \$273,900 and \$970,000. He found that there were very few comparable industrial lands within the Metro area, but those he found varied in size from .9 and 40 acres and in price between \$3.75 per square foot to \$8.20 per square foot. All were zoned from light to heavy industrial use and all within the Metro area.

In discussions at the Planning Commission level, it was known that many of the people in this industrial area would be displaced and this has been known for over 20 years. There would need to be some type of compensation to them in order for them to make this move. Through his computations based on the information gathered, he took a scenario of a home on 5 acres and calculated that house would sell for \$270,000. If that same house and acreage were sold to a developer as industrial land, an average cost of \$5.54/square foot a sales price of just the land, the selling price rises to \$1,197,900 and including the cost of improvements at \$75/square foot for an additional \$150,000, the selling price total amounts to approximately \$1.34 million. This amounts to a net increase in the value of the property of 499.2%. Even considering the low end of the values listed, it still calculates to an increase of 325%; the high end becomes a 700-800% increase. This sounds fair to the property owners; even though they will be displaced for a period of time, the City is offering them, through the changes in zoning and this development package, an increase in the value of their property of over 500%.

What does not sound fair, is if the City were to incur right-of-way costs in the amount of \$500,000 when the property owners have already gained this large increase in property value through the benefit of re-zoning.

Industrial land is not readily available in the County and with this concentrated stockpile of land in the Canby area, the landowners will receive a fair markup. He does not feel that the citizens of Canby need to be saddled with this debt because of the increased value to their land they will receive. He has also heard about a threat of legal action to the City if the City were to modify its original agreement. He would prefer that the City do nothing rather than being held hostage to any demands. The City should sit on the application, not seek funding, and continue negotiations with the property owners to come up with an adequate solution.

Councilor Carson asked Mr. Brown if the calculations figured out to \$240,000 per acre in his scenario of industrial land and he agreed based on the information he was presenting. Mr. Carson also asked if they were based on undeveloped or developed land and Mr. Brown replied it was undeveloped land. Mr. Carson stated that the increased growth, the overcrowding in the schools, are big issues and he questioned all the farmland that has been lost to subdivisions such as Tofte Farms where Mr. Brown lives, and questioned why move here if they don't want to see growth. By virtue of the fact that people move here and then don't want to see growth, they add to the problems created by more residents.

Mr. Brown responded that he wished to move to Canby and was willing to pay considerably more for his home since Mr. Carson had the advantage of buying his home at a lower price. He felt he had as much right to be an advocate for his position regardless of how many years he has lived in Canby and does not consider himself a "no growther".

Councilor Johnson questioned of Mr. Carson if URD funds were used to widen 13th Street when Tofte Farms was built or did that development pay for itself. Mr. Carson replied that it was also a residential development, not an industrial one.

Councilor Johnson heard Mr. Brown say that he was not against growth, the growth was one of the givens - good for downtown, good planning and good for traffic - he was simply saying, don't make the citizens pay for it.

Roger Harris former Councilor, stated that along with the impending development, would like to see downtown reap some benefits from the Urban Renewal District. He wanted to bring up the discussion of the taxpayers paying for the renewal, street, etc. to clarify what he understood the process to be. His understanding of tax increment financing is that all properties are paying some level of taxes. With the establishment of a URD, any increase in tax value above that level doesn't go to the seven taxing entities but rather stays in the Canby URD. It looks like an advantage to be able to develop the downtown and make it a viable commercial zone. What is being discussed is a loan from the State OECD that will pay for the development of the road and tonight are trying to figure out a mechanism for repayment of the loan, either by an advanced financing or urban renewal district. The urban renewal money received is the incremental

financing that comes from the development into the district and is then paid out to finance the loan from the State. He doesn't see where the taxpayers are out under either one of these plans and doesn't want to imply that the general fund is being burdened. The only way the taxpayers would be out is if the loan is accepted, the road is built and then, no development occurs, which is a highly unlikely issue after hearing from Milgard, Cintas, and other projected developers. Those alone, would create enough of the incremental tax money to repay the loan. He sees more of a risk in creating a repayment package using a combination of funding mechanisms. If an AFD is established to fund in part and the property owners do not develop, then only the URD money can be used and the City would need to backfill from the general fund.

Councilor Johnson replied that funding from the Urban Renewal District cannot be used for personnel and now the Fire District is being faced with going out for a serial levy for additional personnel. They are having to forego their tax increment on the 270 acres and the URD money can't go towards personnel. Now, the taxpayers are being asked to fund 43 cents per thousand for a serial levy, is it directly related to urban renewal? When the school bond came out, it was a little higher because they weren't getting the property value out of the urban renewal district. He sees how the taxpayer is being burdened by this.

Mr. Harris responded by saying that when they were discussing about the tax entities possibly losing money, a member of the School Board, Joe Driggers, explained to the Council that their financing comes through the State derived from a residential formula, not on industrial. Therefore, this was not an issue for the schools because they weren't losing money on urban renewal. In response about the Fire District, he felt that at last week's work shop, there was a compromise being reached with them. If there are levies that come indirectly as a result of it, there is an opportunity to vote on those.

The potential money coming into the Urban Renewal, would offset what would otherwise have to be spent out of the general fund; it frees up money that can then be used for personnel.

Mayor Prince recollected that all the money in the URD stays in the URD. If the City goes for a 20 year loan, the whole district will stay in the URD. Many businesses could move in and none of the tax increment would be used for downtown, it would have to stay in the district to pay off the loans for the URD. In that scenario, the City in its fifteenth year is going to be short about \$750,000 which is about half of the current police budget equal to twelve officers short. There is no other income stream to recover that from. This is the Fire District's problem also, they will fall short in personnel. The School District is different obtaining their payments per student from the State but, when it comes to bonding issues they are providing 41% of that \$51,000,000 project. In essence, they could provide a middle school for that cost in bonding authority. They are giving up something but it is in a different form.

Mr. Harris stated that we all hear the same information and draw different conclusions.

Councilor Carson stated that the URD does take in the downtown so if it is an infrastructure issue, monies can be taken out of the URD to fund projects downtown. Downtown was one of the major issues to make sure that it was in the URD so that money could be captured. He

responded to Councilor Johnson's previous statements by stating that there is a ten cent per thousand increase in the School bonding over the 20 year period so it is about ½ of a cent a year for one thousand dollars on a residence, which is minimal. This year, there was \$22,000 in foregone revenue from the Fire District and their serial levy is asking for approximately \$493,000 so the portion of lost revenue is small.

Councilor Strong questioned Councilor Carson about the ability to assign URD money to roads and he stated that the Task Force assigned certain street projects a dollar amount, approximately \$2,581,000. N. Berg Parkway was assigned \$5,000,000 to make a by-pass to 13th Avenue. Ms. Strong wanted to reiterate that it wouldn't take care of all the streets in town and Mr. Carson replied that it would not, but that it would free up money from these projected streets to pay for the other streets.

Councilor Daniels stated it is not usually the industry that brings people into the community, but the housing. Looking back on the voter approved annexations, citizens have voted in 12 approved annexations for housing and voted down the one industrial annexation. If you consider the number of lots this would create and then calculate at .7 students per household, you get an idea of how many children are being put into the schools. Remember that when you vote on annexations, the impact it will have on the schools.

Craig Finden wanted to remind everyone that this is a community process and everyone looks at fairness in a different way. The discussion in the last three weeks has been discussed before and if it were not for the fact that a new course of action has been introduced, this would be academic. Unfortunately, we are at a deadline and it had been assumed that the City would be ready. A lot of time, effort, money that has gone into this vision of the City. Growth has become a "dirty word" but we do want jobs, and we do want balance, more than a return on investment. We want a community where people can live as well as work. He questions the split on the financing at this late date. The Council is new but the process is old and has been established. This eleventh hour discussion creates "spastic action".

Ron Tatone came down after starting to watch the Council meeting on television and came down to state his point of view as a long time resident. He was not aware that the "urban growth district" was voted on by the citizens of Canby, but was formed by the City Council. It includes several hundred acres of raw land, and the idea is for the new growth in the vacant land to finance improvements in the downtown portion. It does not appear to be true representation of taxation, because with those revenues the City could construct a new city facility without a vote of the people. He gave a lot of credit to a local man who came into town, constructed a motel, rebuilt a real estate office, refurbished Hiway Marketplace, constructed new offices for businesses and a restaurant and an auto wash. Mr. Tatone believes that none of this construction was done with taxpayers' money, but rather with private development.

The point Mr. Tatone emphasized was that whenever you make an imbalance of supply and demand by putting public fund monies into private development, the balance is upset. The taxes created from this vacant land are not going into the overall taxing district, but going into a specific area. If he lived in that area, he would only expect the City to pay for the over-sizing,



not the whole thing. The economic system isn't set up that way; there is not the same economic drive when funded by public money as if it were coming out of your own pocket. Over this 20 year period, approximately \$2 million is allotted in the report that is not going to the schools so when it is said that residential development is not good for the City or an imbalance, he would question that.

There is a difference in the cost of undeveloped and developed land, and there is obviously a profit and for the City to fund that is not according to economics, the way the system is set up. There is nothing wrong with part of the funding being in the form of Advanced Financing Districts; it is a fair way of having the property constructed.

Keith Stewart stated that he hopes no one who sits at the dias would encourage citizens to vote against annexations and suddenly become a "no growth" community. If that happens, we would be cutting our own throats and the business community would suffer. The Planning Commission looked at the URD issue in 1999, holding two public hearings, and the Commission unanimously voted against it because it fundamentally unfair - to the Fire District, the citizens, and the landowners in the industrial area - and should be reworked or at least, taken to the voters.

Woody Harris from Milgard in Tacoma, WA has taken great interest in the financial aspect of this issue. He complimented the Council for responding quickly to an issue that was put before them less than two months ago. Milgard is here to ask "Will Sequoia be built and if so, when?" It is a business decision that Milgard needs to know soon as they need to replace the Wilsonville plant. After listening, he now understands that Canby's budget needs to grow as well and this is an opportunity to grow the budget. Hopefully fear will be replaced by faith. Milgard is trying to make decisions without knowing all the facts, there is always an element of risk. To do nothing is zero risk but that would allow nothing to go forward, and maybe that will be decided is best for Canby. Their company looked at the comprehensive plan and the vision of Canby and how Sequoia Parkway was tied in, and became enthused to make a move to this community. This is an example of how controlled development can occur; this can be an opportunity for development not to run amuck. Have faith, and see the controlled growth and economic prosperity that can occur. At this time, his concern is if the Council makes or delays the decision. He pointed out concern with Mr. Brown's example on property value and if it were accurate, he'd be expecting a call asking him to pay three times his offer on the Burden property. He asked that there be more research before taking that information as gospel.

Councilor Johnson asked if the property value would be higher if Sequoia Parkway were already built and Mr. Harris responded that it would depend on how to deal with structure.

Councilor Strong asked if Milgard would build if only 4th Avenue were built and with the assumption that Sequoia would come later. He responded that it could be built but he didn't think that would be a good economic or transportation decision. Milgard would need to face the construction in a different direction and then after such time as Sequoia was built, it would be located facing the wrong direction, not a good business move. There would be extra costs bringing in utilities from 4th if the plant were facing Sequoia anticipating that the Parkway would eventually be built and that would not be a good financial decision. Getting trucks in and



out to 99E from 4th, from an operational view, would not be feasible. He sees the benefits that Sequoia would bring, not only to those few industrial properties, but to the vision of it tying into Township, improved traffic patterns, and help to the schools. It is still possible for them to build at present.

Councilor Strong feels that it's a given that it will come in, but the question is when.

Councilor Daniels questioned if just 4th were built, do we want all the traffic created by possibly Milgard and Cintas to go over to Redwood and on to S. Pine and use that single light at 99E? If Sequoia were in place, that traffic would be divided between the two traffic lights.

George Lorange, General Manager of the Wilsonville Milgard plant, stated he didn't want to go out to 4<sup>th</sup> Avenue, it doesn't make good traffic business-sense to move that many trucks. In the work shop just preceding this meeting, he had heard a comment from the Mayor referring to a letter he had written stating that there was a concern whether or not Milgard would build in Canby. He reread the letter and still felt he had written that they do want to come to Canby and didn't know what had been stated in the letter that would cause the Mayor concern. The Mayor responded that the letter had indicated more in the form of a question about whether or not they want to locate in Canby because of their timing issues. Mr. Lorange said their company preferred to locate to smaller towns because it allows their employees to live and work in the same town.

His second statement referred to the residential developers paying the SDC's and he wanted it clarified that the developer passes on that cost to the homeowner by way of increased cost of the home, potentially pricing it out of the market. Commercial developers cannot do that.

Buzz Weygandt 24401 S. Mulino Road, felt that Canby has a unique opportunity. If industry goes, there goes the town. A lot of towns would love to have this opportunity for economic growth, some towns have all but disappeared then their one and only industry left. The local businessman that Mr. Tatone referred to put in improvements for his businesses, not major road and railroad crossings that Mr. Weygandt is faced with for the benefit of others.

Sequoia Parkway was at the top of the list for projects which had been agreed upon unanimously during the process. What is unique to the URD, is the ability to borrow money for projects and to potentially obtain matching grants, even for downtown projects.

Individual accomplishments of past mayors are soon forgotten as are businesses that come and go out of a community, that's human nature, but decisions made during those times have had and can have lasting benefits for the community. He hopes that this Council will provide wise decisions.

Nathan Clayton a north Canby resident, quoted a saying that came to mind as he attended the prior workshop "There is a principle which is the bar against all information, which is proved against all arguments, and which cannot fail to keep a man in everlasting ignorance and that principle is contempt prior to investigation". Remembering that, he would like to understand

what is going in the industrial park and who will enlighten him.

He felt that because of voter approved annexations, Gramor made some concessions. He has no doubt that if some of those concessions were not made, he is not sure whether the annexation would have passed. He is not sure whose responsibility it is to prove to the voters that this is a beneficial course of action.

Does Sequoia Parkway mean anything if it is not annexed into the City. Mayor Prince clarified that part of the property is annexed into the City, but that the first part across from Fred Meyer's, is not.

Mr. Clayton is in agreement with Mr. Tatone on this issue. What are the downtown property owners' incentive and responsibility to improve their own buildings or does it become the responsibility of the Urban Renewal District? Mayor Prince responded that as the URD is formed now, there is an incentive low cost loan programs for \$1.5 million for development of downtown buildings.

To Councilor Carson, Mr. Clayton asked what projects were being planned in downtown. Mr. Carson referred him to the downtown plan project, to do such things as better road systems, street beautification, and commercial buildings incorporating residential apartments above. Mr. Carson clarified that the unanimous vote had been on the URD Advisory Task Force and that the vote had not been unanimous at the Council level for the Urban Renewal District.

Mr. Clayton felt that the Urban Renewal District should have been voted on by the people and that the City Council should not have taken it upon themselves to burden the citizens with it. Someone will have to prove to him and the citizens, what the benefit will be of this industrial park to the fire district and schools. Until he is educated enough to make a sound decision, he feels that they should just stay where they are and not fund Sequoia Parkway.

Councilor Carson stated that there were 50-60 meetings over the last several years. The Industrial Area Master Plan came out on August 12, 1998 and was the predecessor to the URD. Weekly and monthly meetings were held for a year and half discussing the pros and cons of the URD and finally came to a consensus for the City to "jump-start" the industrial area. No growth in the industrial area is a whole other issue but if the feeling is that growth brings more people into town so they can live and revitalize shopping here, the group felt that they wanted to bring in more businesses and help fund more downtown projects. The \$51 million is not cast in stone and if the projects get completed, the loan can be paid off and the URD is done; it wouldn't need to go 20 years.

Mayor Prince recessed the meeting to take a break at 9:30 p.m.

Mayor Prince reconvened the session at 9:40 p.m.

Councilor Johnson read a letter presented to him from Rick McGraw and signed by eighteen citizens. Mr. McGraw is concerned that neither Milgard, nor the property owners that would

benefit financially from this project, are willing to absorb any of the project costs. He doesn't consider the City's plan to borrow over \$2 million to fund a road extension through unincorporated farmland a good idea but a gamble with taxpayers' money. The annexation of this property was voted down and it could happen again. With the overcrowding of classrooms, the voting parents of the children who are being adversely affected by this growth, will oppose any annexation that will increase the possibility of additional housing in the area. The City needs new schools, not industry. He states that Milgard and the property owners will be the only ones to benefit from this project. If the City is going to make concessions, it would be with a company that not only relocates but also creates local jobs. The property owners should at least dedicate their land for the road. An alternative would be the creation of an AFD which would be the fairest and most equitable way of financing. Canby will grow, but how we grow and what we grow into is up to the citizens. He wanted right choices to be made.

Councilor Johnson noted that Milgard is paying their way for half street improvements on Sequoia and 4th Avenue and wished to clarify in reference to statements made in the letter. Mr. Johnson had only been asked to pick up the letter, it was not something he had solicited.

Councilor Daniels asked if Council wished to bring testimonial letters such as this to be entered into the record. Several meetings ago, ten letters of support for the project were given to the Council and would it be appropriate to enter those into the record also.

Mayor Prince stated that there had been reference to the letters in a previous meeting and he would so note. Perhaps staff could read the letters that are in support.

Councilor Carson felt that opponents and proponents have had plenty of opportunity to speak at all the meetings and that both points-of-view have been represented.

Mayor Prince summarized the work shop just held prior to this meeting and that Council had met with the land owners, the Industrial Area Association Advisory Task Force, and other citizens. There was some discussion that said it was too soon to do this and other that discussion that said there might be room for negotiation. It is not the end nor the beginning of the process, depending on how the Council decides. The first part of the road is not in the City and an application for annexation has not been received. There are also problems with a few of the property owners in the area who are not in the City so that funding of an AFD might be difficult, and is opposed by some of the IAA members. During the meeting, he felt that there was some compromise that could be reached in the future. Some of the owners were willing to pay some of their fair share, but how much, by whom, and which formula is used, was not discussed.

Councilor Daniels asked if Sequoia could be built outside the city limits.

City Attorney John Kelley said that depended on how the project was funded, but if the question were could URD funds and AFD funds be used, the answer was "yes".

Councilor Strong asked if the part of the road outside the city limits would be the City's or the County's and Attorney Kelley responded that the County would probably turn around and grant

the City jurisdiction over the road.

Councilor Johnson asked what if the County were to be approached with this project and Attorney Kelley said that the City has a planning agreement with the Clackamas County on how areas within the County but outside the city limits are developed. He would think it would be difficult for the County to develop the property in a way the City would oppose. Community Development Director Jerry Pineau stated that if development were to occur in that fashion, it would become a partnership between City and County. It would obviously be a process and the County would need to amend their plan in order to make it occur. The decision would come from the Clackamas County Commissioners and would take some time.

Currently all the property is zoned R-5 so there would need to be a zone change stated the City Attorney.

Councilor Carson announced meetings at the County level regarding infrastructure being put in place before development starts and this has been referred to as Concurrency Planning. A road is built and then you let the businesses come in; a partnership is the best way to do it. We need to do a better job in planning ahead for infrastructure and he sees this project as an opportunity to do that. Sequoia Parkway will benefit all of Canby and it needs to go to Township to make it practical and viable to use. At least, it needs to attach as far as NE 4th Avenue. If we want the amenities such as large sidewalks, bike paths, trees, median strip in middle, we will need to help pay for it. If not, build a 50-60 foot road and just pave it. He also wants the City to continue to prosper downtown, and get businesses to come to Canby that create jobs for local people. Some new jobs will be created if Milgard comes to town. In the Industrial Area Master Plan established on August 12, 1998, it was noted that the dedication for the road would take out most of the Zimmer property, so this must be addressed. Those people working on the plan agreed that "financing and the equitable distribution of cost associated with infrastructure improvements will be critical in addressing these kinds of issues as the industrial area develops." It was stated that the City Council must address the methods of financing, public infrastructure improvements as part of their consideration of the Master Plan. This document represented a lot of time, with input from a lot of people and was created pre-Urban Renewal District.

Councilor Johnson felt the real issue was the deadline and the opportunity to build a great road. In his campaign, he was highly critical of URD in its current form and after these meetings and reading and learning more, he felt it was still a good tool but not the only answer. He tried to negotiate ideas with the land owners but felt stopped at every turn. He has seen the Master Plan and knows that the urban renewal is in place, but he feels the citizens turned down the plan in September and voted out the leaders who came up with that plan in November. So, in good conscience, he cannot spend \$2.2 million dollars on road into an area that the voters said they didn't want in the City. It comes down to an annexation issue and to date, there is no application from Mr. Zimmer. Under the URD document his land could be taken, but he won't do it. There needs to be a way to make it equitable for Mr. Zimmer and Mr. Burden, but Mr. Johnson is not going to spend that kind of money for something outside the city limits.

Under Measure 7, if we devalue the cost of land, we have to pay for it. Now, we are



contemplating increasing the cost of land and we would still have to pay for it. It can't be both ways. He felt that he adopted this problem, he has only been in office a short time and will not take responsibility for it. He is voting against the plan at this time and hopefully by October, there will be another opportunity.

Councilor Daniels felt that the voters might not have been against the annexation as much as they were opposed to making it bad for firefighters. He doesn't want it to be said that voters were against the URD. There was very little opposition during the process, where were all those voters? There was a recommendation to enter into the URD from the Advisory Committee and the Council acted upon that recommendation. He is not sure he really knows what the public wants.

Councilor Parks commented on Councilor Carson's issue to take the road to Township and completely agrees. He wants the Council to direct its efforts to see that it happens. He also agrees with downtown improvements, it is critical to the City's future. The real question today is whether the URD is the proper funding mechanism to fund 100% of Sequoia Parkway. He is critical of URD's use in areas of undeveloped farmland. He is willing to use a portion of the URD funds to spur finance and encourage the development, but not 100%. This puts too big of a burden on other essential city services, and the city budget, which is in dire straits. It is the desire by this Council to see Sequoia Parkway built, but numerous issues stand in the way such as access issues, funding issues and annexation issues. He feels that we are not that far apart with IAA but not at the point to sign off and agree on the funding mechanism. He learned that Mr. Burden had approximately 15 businesses who have approached him about developing and subdividing his property and that indicates that there is a very real desire and need for this industrial land. With that in mind, he feels better that the costs of the road need to be shared. He also learned at the workshop that the Fire District is willing to compromise and work with the property owners and Council to come up with a program and a plan that is acceptable to all. He also heard that the property owners are willing to discuss AFD's in some form and want that discussion to go hand in hand with the annexation. He would be willing to enter into that discussion, but not a 300 acre annexation where the City is the applicant. It is his hope to continue the conversation in a cordial, professional fashion. To those who would like the Council to make a decision tonight, he knows the Council is struggling to do what is best for all the citizens and it would be a bad decision with so many unanswered issues. He would rather go for next bond application in October and pledged to work hard with the property owners to find some solution. The turning down of the annexation meant something and it had to do with all of the things, annexation, URD and with leadership. So this Council cannot proceed with that plan today, considering what the issues were at large considering that vote.

Councilor Strong thinks the URD is still a good instrument, that we need downtown revitalization, need the road, but the financing is not settled. Unfortunately, they are up against a deadline; there is still another chance in the fall. Unanswered questions and pressure of the deadline make her uncomfortable.

Councilor Blackwell agrees that there are still many unanswered questions: the Zimmer property, how far to go with Sequoia Parkway, and how would an AFD or work or the possibility of



multiple AFD's. She feels strongly that Sequoia Parkway is needed and it will bring business into the community. But, not knowing where the road is going to go, and not able to get the loan and then sit on it until everything can be worked out, it would be in the best interest of all groups to wait for the six months and try again. The six months could be used to come to a decision before applying for the loan again.

Councilor Carson said that the March 5th deadline jump-started the discussion again and that the Urban Renewal Advisory Board hasn't met since prior to the election and wishes that the group had continued to meet. At this point, until the annexation issue is resolved that maybe it will be necessary to postpone.

Councilor Daniels questioned what six more months would do. There has been plenty of information available and there will be no guarantee that we will get the loan in six more months. It seems to have come down to the issue of the funding mechanism and what proportion.

Councilor Blackwell asked of Councilor Daniels how we could get the loan without even knowing at this point where the road was going to go. Councilor Daniels asked Mr. Pineau if it was decided where the road would be and Mr. Pineau responded that there was not a final decision. But, the issue of the exact location of the road doesn't have to be decided for this application; the final drawings could come later. At this time, the OECDD is interested in the security for the loan and if the City intends to go forward and has the ability to put it in.

Councilor Blackwell stated that there are still a lot of unanswered questions by all the groups.

Councilor Strong asked Jerry Pineau if the loan were applied for later on, could a different amount be applied for that would allow the whole road to be put in rather than piece meal. Mayor Prince thought the whole project was a great idea but when using URD funding there needs to be a funding source and now the only secure source is to go this far. There might be a way to 4th and Sequoia, maybe, but now the URD has not generated enough tax increment to pay all the way to Township. With advanced financing, however, the road could go as far as desired. The City is already looking at ways to fund the over-sizing.

Councilor Strong felt that there needed to be a determination of where the road was going to go beyond Milgard and that should be a conversation with all the parties involved.

Mayor Prince stated that the key piece was for the Zimmer property to be annexed and there had to be intent by the property owners that they wanted to apply for annexation and develop.

Councilor Johnson said that the IAA has given him valuable information and Mr. Lewelling was right when he said it was about annexation first. He would like to continue to keep the dialogue open.

Councilor Daniels said that the funding is available they just have to decide which way to go.

Mayor Prince said they have to decide whether to use advanced financing, whether the property

owners pay, or whether to use urban renewal funding. As of right now and the funding structure, this loan does not have any reimbursement in it and the citizens would have to fund the road. He thinks there is some room over the next few months to talk but it still comes down to the annexation issue and who comes in, otherwise it precludes some of the AFD funding options. The first part of the road is not in the City and how that works out is the key to how the rest of the project is going to fill out.

**\*\*Councilor Johnson moved to withdraw the application for Special Public Works loan for Sequoia Parkway at this time for the March 5, 2001 deadline. Motion was seconded by Councilor Strong.**

Councilor Carson felt that this was a disservice to the IAA and to Milgard and he will have a hard time talking to business people in town.

Councilor Daniels stated that all evening everyone has said that they were in favor of Sequoia and that it comes down to the funding issue. We were fortunate to get the loan and can't we decide the funding mechanism rather than throw out the application. Those differences need to be worked out. Councilor Strong asked what percentage he would use and he responded that he would use 100% URD funding. The discussion with the IAA tonight indicated that they would be willing to go with some part of an AFD if the parkway could go all the way around. All the process to get the loan, all the staff time spent, looking at all the funding mechanisms, and yet it's not enough information. The City Engineer created many funding combinations and none of those have even been discussed.

Councilor Parks felt that by withdrawing this application, the Council was saying no to 100% URD funding. They could look at other combinations, but at this point they don't have an enforceable agreement with the IAA. He cannot support 100% URD funding given what has transpired over the last six months in the City but that there could be a compromise of the various funding mechanisms. If they could implement one of those alternatives now, he would continue the conversation.

Councilor Daniels said there was an opportunity to call another special meeting and decide at that meeting how to fund the project. If the Council truly wants to try to make a decision rather than waiting six months and hope to get more information, set another meeting and decide. What is important is to get the application in by the deadline and how to fund the loan. There is one business here already and another potential one and with those revenues, a loan payment can already be made by using the URD funding. Otherwise, go with the AFD or a combination of the two methods so that the loan can be kept at the current rate.

Councilor Parks said that the six months wouldn't give them more information but rather give them a different equation on the mix of funding. He would be willing to try, if there were a possibility that it could be accomplished in the next week.

Councilor Strong asked Mr. Daniels if he thought that the IAA would be willing to use AFD financing after what they had heard tonight.

Councilor Daniels said it all depends on how much it means to the City to put in Sequoia Parkway. Salem is using urban renewal funds in their downtown, it is a common method in many cities and communities. Months have gone by since there has been any discussion with the property owners and the Advisory group. After years of working with these groups and asking for citizen input, we should do so again instead of not utilizing their recommendations.

Councilor Strong asked if the intention would be to get together with the IAA group to meet before the deadline in an attempt to work something out and Councilor Daniels confirmed feeling that it was very important to do so, even hold a special meeting and not leaving until a decision was reached.

Councilor Strong said she would not be opposed if there were a possibility that a decision could be made and that all sides would need to be committed.

Mayor Prince framed the question that was before the Council at this time and that was whether or not to use 100% URD funding. The IAA has said "no" to the AFD option and the annexation is also another factor.

Councilor Parks skeptical that it can be done in a week, but if there is a chance to work on an agreement with the IAA group regarding access across the Zimmer property, the funding mixture and AFD, he would be willing to meet.

Lisa Weygandt, from the Council meeting audience, stated that their group has not been contacted to sit down and they would like to get together to discuss the issues.

Councilor Parks said that with that comment, he would suggest to table the motion and try to find a time to meet with the IAA group before March 5, 2001.

Mayor Prince restated that the time line was short and the City has offered to put in the over-sizing and that there needs to be something from Mr. Zimmer indicating that he wants to be annexed in.

Councilor Parks felt that would be desirable but not necessary, there are other options.

Ms. Weygandt asked if Council had contacted Mr. Zimmer and Councilor Parks he was relying on prior public statements and what was presented to Council in the staff reports and that any other offer needs to be presented either to the Mayor or through staff. If she seems to feel that there is room to negotiate, then he is willing to sit down and talk. He still believes that the election meant that the citizens did not want 100% but negotiation would require significant movement on behalf of the IAA and he has not felt that intent or desire until tonight.

Councilor Blackwell feels that conversation finally took place at tonight's meeting and would be willing to try for one more meeting as long as new ground can be covered.

Councilor Strong would also be willing to sit down and constructively work towards a solution.

Councilor Parks suggested a straw poll on the 100% URD funding so that at least all involved know where they were not going.

Councilor Daniels would rather talk to IAA with an open mind and negotiate.

Councilor Johnson thought it was an annexation issue, not a funding issue.

**\*\*Councilor Daniels moved to table the previous motion and seconded by Councilor Carson. The motion passed 6-0.**

Councilor Carson suggested a preliminary meeting to meet with representatives of IAA to negotiate the scope and ground rules of a special meeting and Councilor Parks concurred that a smaller group working on that task prior to the larger meeting would be beneficial.

Councilor Daniels felt that this one general meeting would be sufficient to see if there would be any ability to compromise.

**\*\*Councilor Daniels moved to hold a special Council meeting with the Industrial Area Association for further discussion of the Public Works funding for Sequoia Parkway on February 28, 2001 at 7:00 p.m. The motion was seconded by Councilor Carson and passed 6-0.**

City Administrator Mark Adcock asked Council if there were any additional information other than what has already been provided, please contact staff as soon as possible for that meeting. Staff would be handling all the standard notification required.

Mayor Prince asked that Council consider moving the Planning Commission and Canby Utility Board vacancies discussion out of sequence on the agenda to accommodate Mr. Bob Westcott who had been waiting in the audience. It was so agreed.

Vacant Planning Commission and Canby Utility Board Seats Discussion - City Administrator Adcock referred Council to the applications of a new candidate, Glenda Michael and Peter Angstadt, who would like to be reappointed to serve a full term. These are mayoral appointments according to the City Charter subject to the concurrence of the Council.

Mayor Prince stated that both candidates came highly recommended by Canby Utility Board Chairman Robert Westcott. Mr. Angstadt is an employee of Clackamas Community College and has served on the Board for several months, appointed to fill the remainder of an open seat, and Ms. Michael works as Vice President for the Bank of the Northwest.

This will leave one position still open on the Canby Utility Board.

**\*\*Councilor Daniels moved that Council approve the Mayor's appointment of Peter Angstadt and Glenda Michael to the Canby Utility Board. Motion was seconded by Councilor Johnson and passed 6-0.**

Councilor Johnson abstained from the process of selecting the Planning Commission member as his wife is one of the applicants.

Regarding the Planning Commission applications, Planning Commission Chairman Keith Stewart, Mayor Terry Prince and Terry Blackwell, Council liaison to the Planning Commission, will serve as the interview committee and will hold the interviews with the applicants prior to next regular council meeting with Staff making arrangements.

Findings, Conclusions, and Final Order for ANN 00-05, Mountain Investment Corp/Beck Annexation -

**\*\*Councilor Johnson moved to approve the findings, conclusions, and final order of ANN 00-05. Motion was seconded by Councilor Daniels and passed 5-0 with Councilor Parks abstaining.**

Status Report on Withdrawal from Tri-Met - Community Development Jerry Pineau stated that things were moving along and signatures were being gathered. Petitions are being dropped off at City Hall and every Thursday evening at the Adult Center. Grant opportunities are being investigated and the application dead lines for those come up in March as well as the petition plan, which should be ready for Council for a decision in early March. A rough draft will probably be presented to Council at the March 7th meeting. Although the draft would not be ready for the Council packet of the 7th, it would be delivered prior to the meeting. Conversations are ongoing with the City of Wilsonville regarding equipment availability, and costs and provisions of options.

Status Report on Downtown Redevelopment Plan - Project Planner Matilda Deas invited everyone to a public town hall meeting at the Canby Adult Center, February 22, 2001 at 7:00 p.m. and shortly after, will be coming before the Planning Commission and the City Council.

Looking at the drawing of the plan, Councilor Strong questioned if there were going to be trees on both sides of 99E and Planner Deas responded that the hope was to work with ODOT on right-of-way issues. The drawing was conceptual and nothing in concrete, but the hope was to have trees on both sides.

**ORDINANCES & RESOLUTIONS:**

Resolution No. 747-

**\*\*Councilor Carson moved to adopt Resolution 747, A RESOLUTION AUTHORIZING AND DIRECTING THE CITY RECORDER TO CERTIFY TO THE CLACKAMAS COUNTY CLERK A MEASURE REFERRING TO THE ELECTORATE A PROPOSED ANNEXATION OF 4.47 ACRES DESCRIBED AS TAX LOT 2400 OF TAX MAP 3-1E-27C LOCATED ON THE EAST SIDE OF N. PINE STREET SOUTH OF NE 19<sup>TH</sup> COURT TO THE CITY OF CANBY; AUTHORIZING THE CITY RECORDER TO SEND AN EXPLANATORY STATEMENT FOR THE VOTER'S PAMPHLET; AND**



**DOING ALL OTHER NECESSARY ACTS TO PLACE THE MATTER BEFORE THE VOTERS OF THE CITY OF CANBY FOR THE MAY 15, 2001 GENERAL ELECTION. Motion seconded by Councilor Strong and passed 6-0.**

Ordinance 1064 -

**\*\*Councilor Daniels moved to adopt Ordinance 1064, AN ORDINANCE AUTHORIZING THE PAYMENT OF \$26,335.00 TO OREGON PACIFIC RAILROAD COMPANY AS REIMBURSEMENT FOR CONSTRUCTION OF TWO SIDEWALK RAIL CROSSINGS AT HIGHWAY 99E AND THE LOGGING ROAD OVERPASS, PURSUANT TO THE OREGON DEPARTMENT OF TRANSPORTATION RAIL DIVISION ORDER NO. 50020 ALSO KNOWN AS RX1022, AND DECLARING AN EMERGENCY ON SECOND READING. Motion seconded by Councilor Strong and passed 5-1 by roll call vote with Councilor Johnson voting nay.**

**MANAGERS' REPORT:** Follow-up on Various Traffic Issues - Police Chief Jerry Giger addressed the results of traffic studies done on the street concerns by Council request. Three studies were done on Township and S. Redwood and it was determined that traffic did not warrant a four-way stop at the intersection; it would create longer delays than intended.

At 99E and Pine Street, the concern had been the lack of a left turn signal and lanes. The traffic study determined that traffic would be delayed further and that in the future when warranted, right-of-way acquisition and reconfiguration could occur.

At N. Elm and N.W. 2nd, there was another request for a four-way stop near the post office. The traffic study showed that a four-way stop sign wasn't justified at this time; it would create more of a delay. It is a truck and bus route and that would further increase delays with the addition of a four-way.

A blocked stop sign has been corrected in answer to Mayor Prince's inquiry.

Although the traffic study said there had been no accidents, Councilor Johnson remembered an accident at the Township and S. Redwood intersection. Chief Giger said that it had been a single car accident rather than a two car collision. Regarding 99E and Pine, Councilor Johnson thought he remembered that ODOT wanted a left turn lane. Chief Giger said he had no recollection about that but does remember meetings with ODOT and that the intersection design as it is now, had been developed and presented to them with approval.

Parks Master Plan Update is now ready to go to a workshop stated Recreation Services Director Beth Saul. Ms. Saul requested that the Council and Planning Commission meet sometime, perhaps in March. She will be taking the same request to the Planning Commission this following Monday to give everyone an opportunity to coordinate their calendars, remembering that there are also Budget Committee meetings being scheduled.

Canby Fire District Board is ready to meet with Council so a date needs to be set for that

discussion. Wednesday, March 14, 2001 was a date agreed upon to try to meet.

### **COUNCILORS' ISSUES:**

Councilor Carson wanted the Council to meet with Urban Renewal Advisory Task Force sometime in March. There are six Advisory Committee members whose terms are up this year. Council decided to wait until after the special meeting of February 28th to decide on a meeting time with the Advisory Task Force.

Councilor Carson said that it had been suggested by a citizen that there be citizen input between Managers' Issues and Councilor's Issues on the agenda and it was decided to try this on the first meeting in March.

Councilor Johnson felt he broke a rule agreed upon at last Saturday's goal setting discussion with the Councilors. He is very sensitive about citizen input and after last Thursday's meeting he has had a lot of contact with citizens about the issue. He apologized to Councilor Carson stating that he could have handled the situation differently.

He presented the "Official Pat Johnson Purple Heart Award" to Mayor Prince for duty above and beyond and for taking one on the chin, *"February 6, 2001 STATE OF THE CITY ADDRESS for Facing 100 to 1 Odds Mayor Terry Prince Sticks to his Guns"*.

The second purple heart award went to Councilor Corey Parks for another one on the chin, *"February 15, 2001 SEQUOIA CAGE MATCH for 3000 Jobs Won't Build 1 Sandwich Shop Downtown"*.

Councilor Daniels made note of a letter addressed to the Mayor in the packet regarding "National Volunteer Week" and clarifying that all the Councilors were invited to participate.

Councilor Daniels announced the Chicken and Dumplings fund raiser dinner at the Canby Adult Center on March 3, 2001 between 4 p.m.- 7 p.m. This dinner is a favorite with the seniors and always brings out the most people to eat. Councilor Strong said that she had gone to the Center and found a full house, only to find out that people came from far and wide to eat chicken and dumplings.

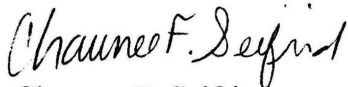
### **ACTION REVIEW:**

1. Approving Consent Agenda.
2. Approving purchase of copier for City Hall.
3. Approving Findings, Conclusions, and Final Order for ANN-00-05.
4. Approving Res. 747 and forwarding on to County Elections.
5. Approving Ord. 1064.
6. Approving appointments to Canby Utility Board.
7. Tentatively scheduling interviews for open Planning Commission seat.
8. Scheduling Special Council Meeting on February 28, 2001 to continue discussion on Special Public Works loan for Sequoia Parkway.

9. Bringing back more information in March on the Concurrency policy group with the purpose of selecting a Council representative.
10. Bringing back more information on the St. Patrick's Food Bank.
11. Amending agenda beginning in March to add new section for Citizen Input.
12. Working on setting March 14, 2001 meeting with the Fire District.

Mayor Prince adjourned the regular session at 11:36 p.m.

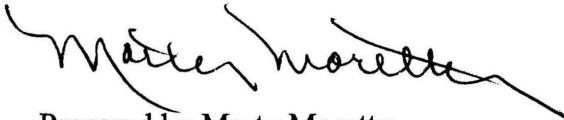
There was no Executive Session.



Chaunce F. Seifried  
City Recorder pro tem



Terry L Prince  
Mayor



Prepared by Marty Moretti  
Office Specialist