

**CANBY CITY COUNCIL
WORK SESSION MINUTES
January 10, 2024**

PRESIDING: Brian Hodson

COUNCIL PRESENT: Traci Hensley, James Davis, Jason Padden, Herman Maldonado, and Daniel Stearns.

STAFF PRESENT: Eileen Stein, City Administrator, and Maya Benham, Administrative Director/ City Recorder.

CALL TO ORDER: Mayor Hodson called the Work Session to order at 6:04 p.m.

INTERVIEWS FOR CITY COUNCILOR VACANCY:

David Tate was the first to interview.

1. Please tell us a little bit about yourself and what appeals to you about serving as a City Councilor.

Mr. Tate said being a husband was the most important thing about him. He was also recently retired from an executive director position with a non-profit organization and was on the National Advisory Board of the Osteopathic Health Policy Fellowship. He was a lifelong learner, with a variety of experiences throughout his life. A position on the City Council appealed to him as an opportunity to learn what was unique and special about Canby. His father was a member of the City Council, and he saw this as an opportunity to follow in his dad's footsteps.

2. What do you think are the most pressing concerns in the City of Canby today? What do you think may be some ways to address these concerns?

Mr. Tate mentioned budgeting as an ongoing concern. The costs of providing services, and any new services that would be offered in the future, were only going to go up. He wanted to make sure that budgeting was always at the forefront of the Council's attention. He was concerned with the upcoming tolling on I-5 and how that would affect traffic through Canby on 99E. A way to address the concern was through the groups working on the Transportation System Plan and the Traffic Safety Commission and giving them support and encouragement to be as creative as possible in problem-solving.

Mayor Hodson asked what he thought were the necessary services the City should provide.

Mr. Tate replied that addressing infrastructure, such as water, roads, parks and the library were important. The City currently did a good job providing the basics. The Council should make sure City staff addressed budget items line by line to ensure consistency with what they were trying to accomplish.

3. Do you have some specific goal or improvement you would like to make in Canby as a result of serving as a City Councilor?

Mr. Tate did not have any big concerns with the City currently, but he would like to address completing and implementing the “Cultivating Canby” plan associated with the Urban Growth Boundary expansion. The City would need to hold itself accountable to implement the plan. He saw a potential challenge in the turnover of city council membership and stressed the importance of future city councils maintaining the process that prior councils had started.

Councilor Padden asked what he knew about some of the projects the City was currently working on including the Comprehensive Plan update and Urban Growth Boundary expansion.

Mr. Tate said when he was living in California, he was appointed by county supervisors to be on a Community Update Plan for unincorporated Los Alamos. Because of his experience, he signed up for the “Cultivating Canby” meetings. He had spoken with staff and the consultants as well as citizens regarding the retention of farmland.

Council President Hensley asked what his knowledge and understanding was of Urban Renewal. Did he support the closure of Canby's Urban Renewal District (URD)?

Mr. Tate had a working knowledge of Urban Renewal and what it was trying to accomplish. He did not have a strong opinion on the closure of the URD, but he thought it would have been useful to have a separate Urban Renewal committee instead of it being composed of the Council to get more public input.

Councilor Padden said there had been an advisory committee when the URD was first created. Eventually, most of the plan was enacted and it was disbanded.

Councilor Davis asked about the top three projects on which the City was currently working, and how his background would help move the projects forward.

Mr. Tate replied the Legacy Park update was an important one, but he did not know of two other big projects the City was working on.

Councilor Maldonado asked what he thought the City was currently lacking?

Mr. Tate would really like the City to have a business hub, where those that needed office space or conference rooms for meetings would be able to rent it temporarily. It was an advantage for those that usually worked remotely or traveled for business but needed to have in-person meetings or presentations.

Councilor Padden asked if he envisioned that facility being owned by the City or private industry. Mr. Tate said that it would be provided by private industry, but with City facilitation and support to make it happen.

Councilor Stearns asked how he would make City government more accessible to people.

Candidate Tate spoke about being on the Los Alamos Community Service District Board, dealing with water, sewer, and parks. He wouldn't have done it except for being encouraged by a friend to get involved. He thought Councilor Stearns' idea about a "Local Government 101" class was a great idea with great benefits for not only making local government more accessible to the public, but also in offering a "proving ground" of sorts for finding more community volunteers for boards and committees.

Eric Van Zandt was the next to interview.

1. Please tell us a little bit about yourself and what appeals to you about serving as a City Councilor

Mr. Van Zandt was a long-time resident of Canby, since 1976. He was a reserve deputy with Clackamas County and a volunteer firefighter and EMT, and spent 18 years with AMR. He had always wanted to run for City Council. He volunteered for search and rescue and was studying for his emergency management degree. He was also a current member of the Traffic Safety Commission.

2. What do you think are the most pressing concerns in the City of Canby today? What do you think may be some ways to address these concerns?

Mr. Van Zandt had two concerns, transportation and infrastructure, especially regarding the I-205 tolling issue and the City streets as a result of the increased traffic. He wanted to plan for the future to allow for all types of transportation to move safely in town and have an education program for people to slow down for safety. The best way to address the issues was to invest in public education and speak directly with the community.

3. Do you have some specific goal or improvement you would like to make in Canby as a result of serving as a City Councilor?

Mr. Van Zandt would like to get to know the citizens more to gauge their interest in what projects were important to them. He suggested having an open house on Tuesdays and being available to listen to the public's concerns, which would show the City was invested in improving relationships. He would also like to work on the future plans for transportation infrastructure and traffic safety.

Councilor Padden asked what he knew about some of the projects the City was currently working on including the Comprehensive Plan update and Urban Growth Boundary expansion.

Mr. Van Zandt was aware that there had been meetings, and that planning was underway. He had not yet participated in any of the meetings but wanted to attend the next one at Baker Prairie. He had not done enough research to give a complete answer, but there were a lot of moving pieces that had not yet been finalized. It would impact the City in terms of fees, budgeting, and transportation.

Council President Hensley asked about his knowledge and understanding of Urban Renewal and if he supported the closure of Canby's Urban Renewal District.

Mr. Van Zandt hadn't done a lot of research on the subject and would rely on current City Council members to fill him in.

Council President Hensley asked if he was aware of any projects in town that he could identify as an urban renewal project.

Mr. Van Zandt heard about the Urban Renewal Agency and some projects, but what he mainly remembered was that it was emotionally charged. He had not heard much recently and his opinion was that things had calmed down.

Councilor Davis asked if he was familiar with the City Council goals. Mr. Van Zandt knew about some of them. He had purposefully not done much homework prior to the interview.

Councilor Davis asked what his top three projects or goals were for the City.

Mr. Van Zandt wanted to make sure that the budget was balanced with a reserve, the funds were being spent properly, and being accountable for the actions they took.

Councilor Maldonado asked what he thought the City was currently lacking.

Mr. Van Zandt said growth was coming to Canby, and he wanted to make sure Canby kept its small-town feel. He believed balance was key. Traffic on the streets remained a concern.

Councilor Stearns asked how he would make City government more accessible to people who were not on the Council and help them understand how it worked.

Mr. Van Zandt said he wanted to make face-to-face contact with people and talk about whatever was on their mind. He would approach them with honesty.

Jason Andersen was the next to interview.

1. Please tell us a little bit about yourself and what appeals to you about serving as a City Councilor.

Mr. Andersen moved to Canby in 2003 and observed a lot of change over that time. He was the supervisor of Portland Fire's Arson Investigation Unit, and a K-9 handler. He had been a law enforcement officer and EMT and paramedic as well. He had volunteered throughout his life, including with the Hubbard Fire District. He looked for ways to serve that used his existing talents and experience. He believed having a moral code and living with integrity was essential. He wanted to be a City Councilor to lead by example. He had been curious about the way things had been handled in the past and he didn't want to sit on the outside and criticize. He wanted to be leading and helping the City.

Mayor Hodson asked what he had been curious about. Mr. Andersen talked about the growth of the City and what they were doing about it as a community, especially since one of Council's goals was maintaining a small-town feel while encouraging growth. Traffic and four-way stops

were also hot-button topics. He was always asking why and wanted to know the reasons behind the decisions.

2. What do you think are the most pressing concerns in the City of Canby today? What do you think may be some ways to address these concerns?

Mr. Andersen reviewed the Comprehensive Plan and how the City was looking at developing a lot of industrial land. It was important to balance the growth that Canby was expecting with a long-term outlook, especially with the increased traffic and speeding already in the city. It was important to remain flexible to address concerns, and not lose sight of the goal of maintaining Canby's small-town feel. Government had to have fiscal responsibility as well, and he wanted to secure creative revenue streams for the future. Building trust in the City and maintaining accountability was essential. Past Councils had controversies and there were some negative perceptions online about the Council in particular. Recently things had improved, and he wanted to be a part of that change.

3. Do you have some specific goal or improvement you would like to make in Canby as a result of serving as a City Councilor?

Mr. Andersen said that because of the short timeline before elections, it was not the best course of action for any candidate to have an agenda or specific projects to try to initiate. His job would be to learn, and if he was re-elected, he would have a better idea of what Canby needed. He would be open-minded and try to learn from everyone's experience and listen to the others in the community. He also would welcome challenges in differences of opinion.

Councilor Padden asked what he knew about some of the projects the City was currently working on including the Comprehensive Plan update and Urban Growth Boundary expansion.

Mr. Andersen watched the Council meetings over the last six months and had read the Comprehensive Plan. He had not participated in any community meetings yet. They were being limited in a lot of ways by the state in how they grew and he did not see in the plan what they would do if things did not go according to the plan. He was concerned with traffic, maintaining infrastructure, parks and recreation, and soliciting public input.

Council President Hensley asked what his knowledge and understanding of Urban Renewal was and did he support the closure of Canby's Urban Renewal District.

Mr. Andersen did not have any knowledge of the Urban Renewal District.

Council President Hensley asked if he knew of any projects around town that could be classified as Urban Renewal.

Mr. Andersen said refacing the buildings on 1st was a project he believed would fall under the Urban Renewal District. Anything that would improve the attractiveness of the City would be a part of that.

Councilor Davis asked if he was familiar with the City Council goals. Mr. Andersen had seen the

goals from 2022.

Councilor Davis asked what his top three goals to address would be.

Mr. Andersen said emergency management for the town and economic development. He did not have any specific hopes or wishes but had an expectation that he would be assigned certain things and would learn as he went. He spoke about his experience getting a K-9 dog assigned to him, and how he liked a challenge. He would approach the City Council the same way, trusting others who had more experience and knowledge to assign him tasks that would fit.

Councilor Maldonado asked what he thought the City was currently lacking.

Mr. Andersen would like to see more accountability when things go wrong. He didn't believe in beating around the bush and was a direct person. Canby had its struggles and the community deserved to know that their leaders were held accountable.

Councilor Stearns asked how he would make City government more accessible to people who were not on Council and help them understand how it worked.

Mr. Andersen said to understand, you had to participate. It was important to try to get people motivated to find things out on their own before they faced a crisis and became frustrated because they did not understand the process. Social media or an app could be a way to get out information and track concerns. It was important to reach the younger generation at their level and find ways to help them engage with their community.

Scott Sasse was the next to interview.

1. Please tell us a little bit about yourself and what appeals to you about serving as a City Councilor.

Mr. Sasse had been in Canby since 1982 and had a landscaping business in Canby. He started attending City Council meetings over 10 years ago to find out what was happening in town. He served on the Parks and Recreation Advisory Board, Transit Advisory Committee, and Chair of the Budget Committee. He wanted to "step up to the adult table" and serve on the Council.

2. What do you think are the most pressing concerns in the City of Canby today? What do you think may be some ways to address these concerns?

Mr. Sasse said budget shortfalls and the need to secure revenue streams were the most important. He felt there was waste in the budget that could be addressed. The roads were also a concern, and possibly increasing street maintenance fees could help. Remote work was an issue. The codes needed to be updated, particularly on landscaping.

Councilor Stearns asked where Mr. Sasse saw waste in the budget that could be cut.

Mr. Sasse said the City hired too many people in recent years. He did not see a reason to have more people in the Finance Department than in Streets.

3. Do you have some specific goal or improvement you would like to make in Canby as a result of serving as a City Councilor?

Mr. Sasse would like the event center complex and proposed sports complex both come to fruition to boost revenues and tourism. He would also like to see a hotel in town, the Adult Center and Swim Center funded better, the street maintenance fee increased, and parks projects implemented. He would also like to see harmony on the Council itself.

Councilor Padden asked what he knew about some of the projects the City was currently working on including the Comprehensive Plan update and Urban Growth Boundary expansion.

Mr. Sasse attended the first Community Summit meeting and planned to attend the next one. He had not read the Comprehensive Plan but kept up with Council meetings and listened to the Planning Director present on several occasions.

Council President Hensley asked what his knowledge and understanding of Urban Renewal was and did he support the closure of Canby's Urban Renewal District.

Mr. Sasse said the Urban Renewal District was set up to address projects and blight in town, such as on 1st Avenue. The primary purpose was supposed to bring tax dollars back into Canby, but a lot of the projects did not. It was time to sunset the program to provide money for the General Fund and other taxing districts.

Councilor Davis asked if he was familiar with the City Council goals, and if so, what were his top three goals to address.

Mr. Sasse said the sports complex was a priority if it was able to be maintained. He would like to include a swim center and teen recreation center in the complex. He would like to increase the street fee, update the code, and look at getting a hotel in Canby. Wait Park needed to be redone, as it was 75 years old and had drainage issues.

Councilor Padden asked what he thought the appetite of the citizens was to pay for the services he mentioned.

Mr. Sasse thought people would be okay with paying for what they got. It was like going to a restaurant and if the food was the best you ever had, you were okay with paying more money for it. He would like to explore spending less and looking for more revenue.

Councilor Maldonado asked what he thought the City was currently lacking.

Mr. Sasse said information technology services and not being able to view Council meetings at home. Overburdening staff was another issue.

Councilor Stearns asked how he would make City government more accessible to people who were not on the Council and help them understand how it worked.

Mr. Sasse said communication was key. There used to be a page in the *Canby Herald* that listed

the Council meeting times and information about who to contact about issues. People had to take some responsibility for themselves as well and attend meetings. He would like to streamline the application process for boards and committees to get more people involved.

Mayor Hodson asked if he had any questions for the Council.

Mr. Sasse asked if serving on the Council was a political thing, or a good steward volunteer position.

Mayor Hodson said being on the City Council was being a servant to the community, and that all the current members wanted to see a better Canby. It should be a goal of the Council to be amiable with each other and focus on getting things done for the betterment of the City as a whole.

Mr. Sasse did not want to see division on the Council. He would be happy to discuss anything with anyone, even if he disagreed with their positions. He encouraged the public to serve on a board or committee.

Mayor Hodson discussed the time and effort needed to serve on Council. There were options to serve at the County or State level as well, if they did not want to serve the City. He encouraged everyone to get involved with the Comprehensive Plan update and take part in where the City was headed.

Mayor Hodson adjourned the Work Session at 8:20 p.m.

**CANBY CITY COUNCIL
REGULAR MEETING MINUTES
January 10, 2024**

PRESIDING: Brian Hodson

COUNCIL PRESENT: James Davis, Jason Padden, Traci Hensley, Herman Maldonado, and Daniel Stearns.

COUNCIL ABSENT: None.

STAFF PRESENT: Eileen Stein, City Administrator, and Maya Benham, Administrative Director/ City Recorder.

CALL TO ORDER: Mayor Hodson called the meeting to order at 8:30 p.m.

Mayor Hodson thanked all the candidates for their time and interest in serving on the City Council. He reviewed the process for selection of a candidate. He would be moderating only.

Council President Hensley said all four candidates had good points and good answers, but her number one choice was Scott Sasse, followed by Jason Andersen.

Councilor Maldonado thanked the candidates, and agreed with Council President Hensley that Scott Sasse was his number one choice and Jason Andersen was his second.

Councilor Padden said it was key for candidates to do their research ahead of time, especially with the Comprehensive Plan coming up. He liked Mr. Tate's experience in serving other municipalities and on boards. He liked Mr. Van Zandt's willingness to serve in the face of adversity. He appreciated Mr. Andersen's methodical way of doing things and his honesty. He liked Mr. Sasse's depth and breadth of knowledge through his service on various boards and committees. His number one choice was a tie between David Tate and Scott Sasse, with Jason Andersen being his second choice. He encouraged the candidates who were not chosen to serve on a board or committee and get involved with the Comprehensive Plan.

Councilor Davis thanked all the candidates. They all brought different things to the table and were open and honest and had good answers to tough questions. He also encouraged the candidates who were not chosen to consider serving on a board or committee. His first choice was Scott Sasse and his second choice was Jason Andersen. He appreciated Mr. Sasse's experience in listening to those in the community, and in serving on committees. He liked Jason Andersen's approach of listening for the first six months to really learn.

Councilor Stearns said it was a difficult choice because everyone did well in their interviews. He liked Mr. Tate's Eagle Scout involvement and his math degree and his work with non-profits. He liked Mr. Andersen's practicality and experience as a police officer. He liked Mr. Sasse's community involvement and his grasp of issues facing the community. He liked Mr. Van Zandt's history of volunteerism. He encouraged them to participate in committees. His first choice was Scott Sasse and his second choice was a tie between David Tate and Jason Anderson.

****Council President Hensley moved to appoint Scott Sasse to fill the City Council vacancy left by Councilor Christopher Bangs for a term ending December 31, 2024. Motion seconded by Councilor Padden and passed 5-0.**

The meeting was adjourned at 8:42 p.m.



Maya Benham
City Recorder



Brian Hodson
Mayor

Assisted with Preparation of Minutes - Susan Wood