

**CANBY CITY COUNCIL
REGULAR MEETING MINUTES
October 15, 2025**

PRESIDING: Brian Hodson

COUNCIL PRESENT: Traci Hensley, Paul Waterman, Daniel Stearns, James Davis, Jason Padden and Herman Maldonado (attended virtually).

STAFF PRESENT: Randy Ealy, Interim City Administrator; Emily Guimont, City Attorney; Teresa Ridgley, Deputy City Recorder; Don Hardy, Planning Director; Emma Porricolo, Associate Planner; Jamie Stickel, Economic Development Director/Communications Specialist; and Jerry Nelzen, Public Works Director.

CALL TO ORDER: Mayor Hodson called the meeting to order at 7:04 p.m.

NEW EMPLOYEE INTRODUCTIONS: None.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS: Don Perman, Canby business owner, discussed the property on SE 3rd Court and how it was valuable for public parking to access the Logging Road on the south side of town. He provided the plat and schematic of how it could be developed.

CONSENT AGENDA: ****Council President Hensley moved to approve the Consent Agenda that included approval of the September 17, 2025, City Council Regular Meeting minutes. Motion was seconded by Councilor Padden and passed 6-0.**

ORDINANCES AND RESOLUTIONS:

Ordinance 1657 – ****Councilor Davis moved to adopt ORDINANCE 1657, AN ORDINANCE CONSIDERING A CONTRACT EXTENSION WITH INTERIM CITY ADMINISTRATOR RANDY EALY AND DECLARING AN EMERGENCY. Motion was seconded by Council President Hensley and passed 6-0 by roll call vote.**

Resolution 1444 – Jerry Nelzen, Public Works Director, said this resolution would allow the City to take jurisdiction of N Pine Street from Territorial to the train depot on Fourth Avenue. The County was providing \$513,000 to take the road over with a PIC rating of 40. He explained how the sewer lines would be extended to this area.

****Councilor Padden moved to adopt RESOLUTION 1444, A RESOLUTION AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH CLACKAMAS COUNTY RELATED TO THE TRANSFER OF JURISDICTION OVER A PORTION OF N. PINE STREET. Motion was seconded by Councilor Davis and passed 6-0.**

Resolution 1445 – Don Hardy, Planning Director, said this was a Housing Production Strategy item and was an important tool for housing development.

Emma Porricolo, Associate Planner, said this was a request to formally grant the City Administrator the ability to approve Bancroft financing plans for development projects. The City Administrator could choose to defer the decision to Council. She gave a background on this financing option and explained the Bancroft financing-SDC payment plan minimum requirements, housing production tools, input from local developers, and example of what a payment plan would look like. Staff recommended approval.

There was discussion regarding the duration of the payment plan which was up to ten years, how the interest collected would stay in the SDC fund, how the Administrator would decide the parameters or it could be deferred to Council, putting a lien on a separate property, and adding a fee to cover the administration costs.

There was consensus to add an administration fee to the master fee schedule which would be done through a separate resolution. Staff would come back with an annual review fee and loan origination fee.

****Councilor Davis moved to adopt RESOLUTION 1445, A RESOLUTION GRANTING AUTHORITY TO THE CITY ADMINISTRATOR TO APPROVE INDIVIDUAL BANCROFT FINANCING REQUESTS FOR SYSTEM DEVELOPMENT CHARGES (SDC). Motion was seconded by Councilor Waterman and passed 6-0.**

OLD BUSINESS: None.

NEW BUSINESS: None.

MAYOR'S BUSINESS: Mayor Hodson thanked the County for finishing Knights Bridge on time. He reported on the C4 meeting where the transportation bill and emergency response routes were discussed. Councilor Padden thought there should be an agreement with ODOT in an emergency that the Fire and Police Departments could have more say on what happened on 99E.

Mayor Hodson said the Fairgrounds had received a grant to replace the wood planking in the rodeo arena with all aluminum seating.

COUNCILOR COMMENTS & LIAISON REPORTS:

Councilor Waterman reported on the Bike and Pedestrian Committee who received a letter from a citizen about electric bike speeding on the Logging Road and need for signage. A new Committee member would be approved at the next meeting.

Councilor Stearns reported on the Canby Utility Board meeting where they approved a long-term contract with BPA.

Councilor Davis reported the next Parks and Recreation Advisory Board meeting would be next week. The Adult Center was holding their annual strategic planning process this week. The director of C-Com passed away unexpectedly.

Council President Hensley attended the League of Oregon Cities Conference. The Traffic Safety Commission discussed 2nd and Grant site obstruction, red light cameras, and construction vehicle

queuing on Sequioa Parkway. She attended the Chamber Luncheon. The Suicide Prevention Task Force was hosting QPR training at the Library on October 22. It was Breast Cancer Awareness Month and Domestic Violence Awareness Month.

Councilor Maldonado thanked the library for their recent events.

Councilor Padden said it was girls' volleyball season. He reminded people not to speed on Knights Bridge Road. There was a Council goals and operating guidelines meeting a couple weeks ago with a target of coming back to the Council in November.

CITY ADMINISTRATOR'S BUSINESS: Randy Ealy, Interim City Administrator, shared information about a meeting that was held with PGE and Canby Utility. They talked about meeting regularly going forward and the deliverable they asked of the City was to let them know the developments that had been approved over the last three years, what was in process, and the growth projected in the Urban Growth Boundary expansion.

Mr. Hardy reviewed the summary of outstanding projects without approved or guaranteed electrical service. These included outstanding projects with approved design review, outstanding subdivisions, projects currently under review, outstanding pre-app projects, and individual sub lots.

Councilor Padden suggested getting an update to the document on a regular basis. This document would be valuable to the Planning Commission as well. He was still upset that PGE said they needed this information as they were supposed to be planning growth for cities.

Councilor Stearns asked if they were asking projects how much power they needed. Mr. Hardy said that would be the next step. Canby Utility would have to assign some assumptions as to the power needed and the load growth.

Councilor Stearns asked about a moratorium. Mr. Hardy said gathering this information would help them determine if there should be a moratorium filed. They had to be specific about what they could and could not serve.

Councilor Waterman asked if there were electrical SDCs. Mr. Ealy said there was not one for electricity. They had a franchise fee with Canby Utility instead.

Councilor Padden asked if they could charge electricity SDCs. Mr. Hardy said it was not a City service.

Councilor Padden asked about creating a power grid fee where every development paid into a fund to purchase a new power line. Emily Guimont, City Attorney, did not think that was allowed due to the takings clause of the Fifth Amendment that put limits onto the types of fees that tied into development.

Council President Hensley wanted to know what other jurisdictions did.

Councilor Waterman said they had to pay for infrastructure for development, but there was one type of infrastructure that was out of the loop. He asked what Canby Utility had in place for developing infrastructure.

Councilor Stearns thought there was not a difference between a pipe and a wire.

Mr. Ealy said in lieu of taxes, Canby Utility paid the City around \$1 million in franchise fees. The Council would like more clarification on this issue.

Mr. Ealy said there would be a Work Session on SDCs in November and a public hearing in January, the Comprehensive Plan update would come to Council for adoption in February, and the Transportation System Plan would come to Council in March. They were working on the background check for the new Finance Director. They would be paving Tenth Avenue next week.

Mayor Hodson asked about using ARPA funds for Walnut Street and if they would meet the deadline of December 2026. Mr. Nelzen said they were on schedule to meet the deadline. It would be an ODOT signal at the intersection. He gave an update on the S Ivy project, and how striping was scheduled for this Friday and Saturday.

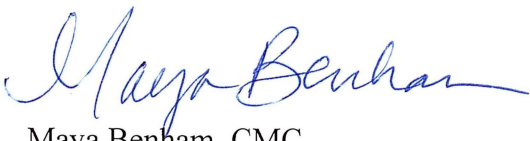
Mr. Ealy explained the budget for the Walnut Street project.

CITIZEN INPUT: None.

ACTION REVIEW:

1. Approved the Consent Agenda.
2. Adopted Ordinance 1657.
3. Adopted Resolutions 1444 and 1445.

The Mayor adjourned the meeting at 8:34 p.m.



Maya Benham, CMC
City Recorder



Brian Hodson
Mayor

Assisted with Preparation of Minutes – Susan Wood