

**CANBY CITY COUNCIL
MEETING MINUTES
April 1, 2026**

PRESIDING: Brian Hodson

STAFF PRESENT: Randy Ealy, Interim City Administrator; Maya Benham, Administrative Director/ City Recorder; Peter Wood, Human Resources Director; Don Hardy, Planning Director; Spencer Polack, Public Works Supervisor; and Steve Gering, Environmental Compliance Coordinator.

CALL TO ORDER: Mayor Hodson called the meeting to order at 7:00 p.m.

ROLLCALL: Councilor Padden present; Councilor Maldonado present; Council President Hensley present; Mayor Hodson present; Councilor Davis; Councilor Stearns present; and Councilor Waterman present.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS: Jordan Ward, Canby resident, had recently redeveloped a church into residential apartments. The SDC fees were the biggest expense, and he heard that the fees were going to be raised substantially, which would impact his business.

PROCLAMATIONS/SPECIAL PRESENTATIONS: National Library Week Proclamation – Mayor Hodson read the proclamation declaring April 19-25, 2026, as National Library Week and presented it to Marisa Ely, Library Director.

Canby School District Presentation – Jennifer Patterson, Canby School District Superintendent, and Sara Magenheimer, Canby School Board Chair, highlighted the successes of the District including high graduation rates, literary rates that exceeded state averages, state award winning choir and band programs, thriving athletic programs, deep generational roots, small neighborhood schools, over 600 students received the state seal of biliteracy, and excellent CTE programs. They described the student-centered staffing priorities. They then presented the significant \$6.3 million funding gap and proposed local levy. They explained eight key drivers of the budget including inadequate state funding, declining enrollment (noting that for every 100 children lost, the district lost \$1 million), rising PERS costs, shoring up reserves to 5%, special education costs, operational costs, labor costs, and unfunded mandates. The district cut \$7 million in 2025-2026 by cutting 74 staff, reducing operational budgets, increased class sizes, and a 50% reduction to elementary art and music. To date, the district had done a long-term enrollment study, ruled out a 4-day school week, did a boundary study, reduced 74 staff including administrators, reduced operational costs across the board, paused all non-essential spending, kept vacant positions unfilled, and reassigned district office TOSAs (Teacher On Special Assignment). They emphasized they had right sized staffing. They discussed what was at stake for 2026-2027 for academic and instructional core and student support and enrichment, projected class size ratios, compounding impact and need to bridge the gap, solutions the School Board explored, Measure 5 and funding landscape shift, 2024 K-12 per pupil funding in Oregon, voter approved school tax rate, and unpacking the proposed local option. The proposed local levy was \$1.50 per \$1,000 assessed value. This would be local Canby dollars for local Canby kids,

would expire in five years, the funds would go directly to classroom teachers, supports, and programs, no funds would go to the state or to fund administration, and it would increase long term funding sustainability and future viability of neighborhood schools. This levy revenue would bridge the funding gap for the district. Without the levy, further reductions might include imminent measures to close schools, larger class sizes, reductions to career and technical education programs, elimination of approximately 60 teaching and support positions, and reductions to music, art, and reading supports and counselors. Accountability included a budget committee to review local option spending year to year, board resolution that the levy would only support classroom and school related programming, and a specific budget category for transparency and tracking. If approved, the levy would help maintain the future viability of neighborhood schools, teaching positions, reasonable class sizes, career and technical education, AP and dual credit programs, counseling and nursing supports, elementary reading supports, music and arts, and athletics and extracurricular offerings. They explained the timeline for putting the levy on the May ballot.

There was discussion regarding funding challenges for all public agencies and better coordination of the agencies to bring back a vibrant community, what was being done at the state level to solve the problem, vacant or partially vacant land owned by the School District that could be sold and how some land had been sold and some was going to be used for the construction program, how they also needed to keep some land for future needs, how the state claimed the dollars the School District would get by closing the Urban Renewal District, how the levy would not solve the issue long term and they still needed to find more revenue sources, facility maintenance, and whether there should be a letter from the Council to support the levy.

CONSENT AGENDA: **Council President Hensley moved to approve the Consent Agenda including approval of the March 4, 2026, City Council Regular Meeting Minutes. Motion was seconded by Councilor Maldonado and passed 6-0.

ORDINANCES & RESOLUTIONS:

Ordinance 1665 – ****Councilor Padden moved to adopt Ordinance 1665, AN ORDINANCE AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO ENTER INTO A PURCHASE AGREEMENT WITH SEALMASTER TO PURCHASE A NEW ASPHALT CRACK SEALER EQUIPMENT IN THE AMOUNT OF \$93,864.20. Motion was seconded by Council President Hensley and passed 6-0 by roll call vote.**

Ordinance 1666 – Randy Ealy, Interim City Administrator, explained the four pumps that would be replaced at the Wastewater Treatment Plant. The lowest bid was accepted, and the purchase was already in the budget.

There was discussion regarding the lifespan of the pumps and capacity and need for a fifth pump.

****Councilor Davis moved to approve Ordinance 1666, AN ORDINANCE AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH XYLEM WATER SOLUTIONS USA TO PURCHASE FOUR RAW INFLUENT PUMPS IN THE AMOUNT OF \$93,602.00 to come up for second reading on April 15, 2026. Motion was seconded by Councilor Maldonado and passed 6-0 on first reading.**

Ordinance 1667 – Don Hardy, Planning Director, said the City had received a grant from DLCD for the code audit. Combined with the City's budgeted funds, this would be enough to do the work and pay the consultants. The code audit would begin in May and he would be applying for other grants for the code update work after the audit.

There was discussion regarding needed updates on housing and the timeframe for the work to be done.

****Council President Hensley moved to approve Ordinance 1667, AN ORDINANCE AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH 3J CONSULTING REGARDING THE UGB EXPANSION AND CODE AUDIT to come up for second reading on April 15, 2026. Motion was seconded by Councilor Waterman and passed 6-0 on first reading.**

Ordinance 1668 – Mayor Hodson said the Council wanted to extend Mr. Ealy's contract to December 31, 2026.

Councilor Davis said he and Council President Hensley had a meeting with Mr. Ealy about the extension. There would be no change to his salary and in November and December 2026 the City would pay a \$2,000 per month stipend for the purchase of medical insurance. They also recommended a 40-hour executive leave match.

****Council President Hensley moved to approve Ordinance 1668, AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AMENDED EMPLOYMENT CONTRACT WITH THE INTERIM CITY ADMINISTRATOR RANDY EALY to come up for second reading on April 15, 2026. Motion was seconded by Councilor Maldonado and passed 6-0 on first reading.**

There was consensus to extend the meeting to 9:45 p.m.

Councilors Stearns and Maldonado left the meeting at 8:56 p.m.

OTHER BUSINESS: Continued SDC Discussion – Schedule Final Public Hearing – Mr. Hardy said staff had gone back to the Parks and Recreation Advisory Board on March 17 to discuss the park projects list. He explained their recommendation, which totaled \$103 million over 20 years with two parks added into the plan proposed by Councilors Davis and Padden. He then explained what the three-year phase in would look like, and what the five year phase in would look like. They had received a letter from the Home Builders Association of Portland and their comments were related to the parks and not handling some projects with SDCs but with bonds.

There was consensus for a three-year phase in with the March 17 park projects plan. The methodology report would be posted on the City's website for 60 days and the public hearing would be scheduled for July 1.

Todd Chase with FCS said the importance of the long-range planning lists was they needed to be adopted before the SDC methodology was changed. He had no concerns with the Home Builders Association comments and agreed bonds were a good way to finish off project lists and SDCs were a good way to get them started and acquire the land and do a modest first phase. That could

be discussed in the future. They had no concerns about the level of service comments made by the Association. They had talked to the City Attorney and thought the eligibility shares calculation should be left the way it was.

The Council discussed the collection timing of SDC fees, with Mr. Hardy clarifying that fees were collected at the building permit phase rather than at the end of permitting which was when other cities also collected them. There was also discussion regarding the reasons to raise the SDCs because they were falling behind in infrastructure funding. Canby was in the middle compared with other cities.

MAYOR'S BUSINESS: Mayor Hodson said C4 would meet tomorrow. The Region 1 Area Commission on Transportation was next Monday. He expressed appreciation for Police Chief Tro who had submitted his resignation to retire. He asked about the recruitment process for a new chief.

Pete Wood, Human Resources Director, explained the timeline and process. The job would be posted tomorrow and interviews would be in May.

It was suggested the Council and community be involved in a meet and greet with the top three candidates.

Mayor Hodson said Dragonberry Produce was planning a trip to Vietnam for the Sister City relationship and had invited him to go as a representative of the City. He asked about using City funds for the cost of the flight.

There was consensus to get a better idea of how often this would occur, how much it would cost, and make a plan for how to be part of the process. It was also suggested to go to Dragonberry explaining the situation and see if there were other options for funding.

COUNCILOR COMMENTS & LIAISON REPORTS:

Councilor Davis reported on the Parks and Recreation Board meeting where they discussed the park projects list, Arneson Park clean up, putting in an observation deck at Redwood Landing, and Auburn Farms construction and naming process.

Council President Hensley reminded everyone about the Parent Education Night hosted by the Prevention Coalition on April 9.

Councilor Padden said a citizen was concerned there was no crosswalk at Maple across Territorial. The Charter Subcommittee met with Canby Utility to discuss changes to the Charter. The Willamette Falls and Landings Heritage Area Coalition were working on exhibits in the historic West Linn City Hall building. He attended the City Council field trip to parks and rec facilities. He had looked around Ackerman School and the School District offices and thought something could be done with that property plus the Adult Center and Pool property. He attended the Clackamas Cities Dinner meeting, Vietnam Memorial event, and Canby Pride event, and visited a new business in town. He discussed collecting pieces of a heritage oak tree that was cut down and made into artifacts that could be displayed to memorialize the tree.

CITY ADMINISTRATOR'S BUSINESS & STAFF REPORT:

- a. Fats, Oils, and Grease (FOG) Program – Steve Gering, Environmental Compliance Coordinator, discussed a proposed fee to cover the FOG program. Notice had been sent to businesses in February, and the fee had been charged, \$337 per business. It had not been looked at favorably due to it being a set fee across the board for all businesses. He suggested pressing pause on the fee to find a more equitable fee structure, like a tiered system. He explained the inspections and administrative duties he had to do for the program.

The Council supported better education for the businesses and to look at implementing a tiered system.

- b. Charter Update – This was already discussed during Councilor Comments.

Mr. Ealy discussed upcoming meetings. They were doing background checks for the Public Works Director candidate. He would schedule a meeting with the Council and School District.

Spencer Polack, Public Works Supervisor, said they had received notification from ODOT that they needed bonding insurance from Canby Excavating for the Walnut Street Project. That was mailed on Tuesday. He hoped to begin work next week. The final paving on 10th Avenue was slated for Wednesday.

CITIZEN INPUT: None.

ACTION REVIEW:

1. Approved Consent Agenda.
2. Adopted Ordinance 1665.
3. Approved Ordinances 1666, 1667, and 1668 to second readings on April 15, 2026.

Mayor Hodson adjourned the meeting at 9:56 p.m.



Maya Benham, CMC
City Recorder



Brian Hodson
Mayor

Assisted with Preparation of Minutes – Susan Wood

