

**CANBY CITY COUNCIL
SPECIAL CALLED MEETING MINUTES
October 9, 2024**

PRESIDING: Brian Hodson

COUNCIL PRESENT: Traci Hensley, Scott Sasse, James Davis, Daniel Stearns, and Jason Padden (attended virtually).

COUNCIL ABSENT: Herman Maldonado

STAFF PRESENT: Staff attending at 6:00 p.m.: Eileen Stein, City Administrator, and Maya Benham, Administrative Director/City Recorder. Staff attending at 7:00 p.m.: Jamie Stickel, Economic Development Director/Communications Specialist; Jerry Nelzen, Public Works Director; Eric Laitinen, Aquatic Program Manager; Ryan Potter, Planning Manager; and David Doughman, City Attorney (attended virtually).

PARKS AND RECREATION ADVISORY COMMITTEE MEMBERS PRESENT: Barry Johnson, David Biskar, Terri Jones, Cara Hawkins, James Rykken, Ryan Oliver, and James Simmitt.

PARKS AND RECREATION ADVISORY COMMITTEE MEMBERS ASBSENT: Andrew Hale and Cathy Smith.

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

CITY ATTORNEY FIRM INTERVIEW: The Council interviewed Emily Guimont, Emily Matasar, Josh Soper, and Ashley Driscoll from Beery, Elsner, and Hammond LLP. The firm was founded by Pam Beery and Paul Elsner who were both local government attorneys. Their vision was to serve local governments only. Their team had an array of experience to handle legal matters in many areas such as labor negotiations, employment, public records, ethics, government transparency issues, land use, and litigation. They had redundancy with subject matter expertise.

Staff and Council members introduced themselves.

The Council asked questions about their legal experience, experience giving advice at Council and Planning Commission meetings, handling adversarial issues during public meetings, the ability to have back up staff in cases where the assigned attorney was absent, why the firm wanted to continue to work with Canby, representing the Urban Renewal Agency, working through sticky situations in other cities, litigating houseless/homeless issues, in person vs. Zoom, conflict of interest, and expectations.

The firm asked about upcoming issues the City would be facing and what made a successful outside counsel relationship.

(A break was taken from 7:04 to 7:13 p.m.)

PEDAL PARK DISCUSSION: Jerry Nelzen, Public Works Director, introduced Maddie Ferson from American Ramp Company, a company that built action sports facilities such as skate parks, bike parks, and pump tracks. She presented examples they had built, including designs and photos for the City of

Sandy pedal park. She gave a background on the pedal park project including a site visit from 2022 and design development.

Mr. Nelzen reviewed Canby's proposed site. Ms. Ferson compared Sandy's facility to Canby's site, construction at the halfway point, and scale of Sandy's park. For Sandy, the goal was to attract not only people in the City, but outside the City going to Mt. Hood, to enjoy the park and contribute to Sandy's economy. She thought for Canby, updating the current skatepark facility made sense as part of the pedal project.

There was discussion and questions regarding space for parking, estimated cost for the design, maintenance, updating the skate park, keeping in mind future infrastructure projects that would require tearing some of the park up, sole proprietor project, including a wooded setting, and cost.

Ms. Ferson said they would need to reseal the asphalt track every 5-6 years and reseal the concrete skate park every couple of years. They were meant to be low maintenance facilities. The total cost of engineering was around \$200,000, and the total cost of construction was approximately \$2.3 million for the action sports elements. The current skatepark could be refurbished, but significant demolition of some elements would be recommended to accommodate the current style of skateboarding. She thought tearing it out and starting over rather than piecing together the new with the old made sense. A 10,000 square foot skate park would take \$700,000-\$1 million. The funding for Sandy's project included selling of some property, General Fund, grant funding, and Urban Renewal funds.

Barry Johnson, Parks and Recreation Advisory Board Chair, said Sandy completed a Parks Master Plan and the SDC methodology, which increased significantly, making funds available for projects like this.

Further discussion included the process for the four current parks projects. The order of finishing the projects would be Auburn Farms, pedal park, dog park at the Walnut Creek extension, and continuing work on the parking issues surrounding Maple Street Park. They also discussed the use of the park and how Sandy's pedal park sponsored Red Bull events, attracting business regionally, which could be an opportunity for Canby. This kind of project would have multi-generational use.

PARKS CAPITAL IMPROVEMENT DISCUSSION: Mr. Nelzen passed out a sheet with the Parks budget and current Capital Improvement Plan (CIP). There was approximately \$6 million available from SDCs in the budget. The CIP would need to be updated to include the pedal park project. Chair Johnson also thought they could apply for state grant funding. Mr. Nelzen said the CIP projects would have to be shifted if they wanted to do the pedal park.

Councilor Davis suggested the Parks Board discuss the priorities, make recommendations to the City Council, and allow it to be part of the budget process next year.

Mayor Hodson asked where the recreation complex fit in these plans. Councilor Davis said it was part of the Comprehensive Plan update currently in process. Addressing SDCs should be a priority with all the development happening.

Councilor Padden thought they should keep the recreational facility concept in mind to allow the opportunity to acquire land for it. Having a multi-use facility and diversification of events would help the economy and encourage building a hotel.

There was consensus for the Parks Board to bring back their recommendations to Council.

AQUATICS BUILDING REMODEL UPDATE: Eric Laitinen, Aquatics Program Manager, shared the numbers from 2021 for updates to the pool had increased by 25%. The budget was \$2 million, which wouldn't allow all the things to be done, which included a remodel of the dressing room, office area, front entry, and a classroom. He suggested removing the classroom from the project for now. The cost of the office area, front entry, redoing the pipelines in the pump room, and soft costs was approximately \$1.6 million, allowing some extra money for any unknown items that might arise. He did not recommend redoing the pipes under the pool at this time. The plumbing under the showers did need to be redone.

Mayor Hodson asked how much life the upgrade would buy them. Mr. Laitinen responded the front of the building was in dire need of replacement. The pool could still be used for another 10-20 years.

Councilor Padden expressed the need for future planning since the pool needed to be replaced years ago. He suggested discussing with the School District buying the property within a 5-7 year period. If the School District didn't agree, they should plan to build another facility somewhere else to give the community what it expected when it paid the pool tax. They needed to get rid of the scenario of the City owning two buildings on property it did not own. He was in favor of the proposed updates.

Mr. Laitinen liked Option 3A the best, which made a pass through the office for spectators so they didn't have to go outside.

The item would be put on a Council meeting agenda to get the project started.

Chair Johnson mentioned the only land around Canby that made sense for the size of property needed for a new pool was the Ackerman facility. He also mentioned the importance of getting the City and the School District to work together.

Councilor Davis agreed about the Ackerman facility as well as land acquisitions at Baker Prairie and off Township by Trost Elementary.

Councilor Sasse mentioned Silverton was gifted farmland for their athletic fields. It might be another avenue for Canby. People in the City needed to be ready to start paying for improvements if they wanted updated facilities.

Mayor Hodson adjourned the Work Session at 8:36 p.m.



Maya Benham, CMC
City Recorder



Brian Hodson
Mayor

Assisted with Preparation of Minutes – Susan Wood