

State of the City Address
February 11th 2019
Canby Area Chamber of Commerce
Cutsforth Town Hall

Canby is truly a great city that I am proud to call home! We are a great city because of the people who choose to live here. We are a community that is supportive in great times and can rally around each other in times of need.

We are an engaged community with great volunteer groups, committees and boards that are filled with passionate people. There is much to be thankful and grateful for about our community.

We are in an interesting stage of our growth as a city. We are not quite the the small quaint town we were once and we are not quite a city, or are we. Some say it occurred when we added the 2nd and 3rd Stop lights on 99E, or was it the 1st stop light. Others say it was when Fred Meyer shopping center came in or it was the addition of the Canby Industrial Park. It lost its small town feel with the building of the Dahlia and all the houses being currently built. I read in some places that we are losing or lost our small town feel. I do not agree.

I often, in conversations, refer to Canby as a town. Other times I have said we are a city. We are kind of in that 'Tween stage of our city. Not a small town and yet, not a city. We have challenges like those of a city -

- Increasing City Staff cautiously and appropriately
- Though we have been recently rated as the 2nd Safest city in Oregon, we still have crime that our police department is working incredibly hard to prevent.
- Park Development - balancing taking care of what we have, more parks for recreation, parks for our dogs, more for our children, etc.
- Improved transportation wants - better connections for Canby Area Transit to Oregon City, Woodburn, Molalla, and Wilsonville; A fixed route around Canby; better roads and more roads.

- Homelessness and housing insecurity is a concern and an increasing issue around Canby.
- Demands for housing of various types, sizes, and costs.
- More economic development - jobs, businesses in our industrial park, more restaurant options in Downtown Canby

These are just a sample of the items that Me, the city council, and City Staff are looking at, working on, and balancing as we grow. Balance and patience is important as we look at these items.

Over the last several years, the Council and I, have continued to manage our finances in a very precise and conservative fashion. During the last recession we eliminated staff positions and dipped heavily into our reserves to preserve city operations. Since then, even with tremendous increases in health insurance and PERS, our city leadership has built our reserves back up to pre-recession levels. We are still very hyper focused on what may be coming down the road in regards to our economy to ensure we protect our reserves. This is where the balance comes. As we continue to keep our reserves strong and manage increasing costs, we look to invest in our city and our city staff. We can make investments, *and* have the necessary financial footing to keep our city running at an optimal level of service.

Our staff Investments within the last year have been strategic. We have added a Administrative Assistant to provide support to our City Manager, Human Resources Director, and City Recorder. We have hired two additional team members to our Planning Department in preparation for several key retirements.

We have added an Officer and a an additional Lieutenant to our Police Department. Canby continues to be rated as one of the safest cities in the state of Oregon. Keeping our Police Department well staffed has been and will remain a top priority for me as long as I am Mayor.

Finally, thanks to you, our community, we utilized the \$5 Park Maintenance Fee to add Parks Team members to work on the backlog of deferred maintenance.

Our Parks team has been working diligently on addressing the deferred maintenance items in our parks. As we address these items, I have tasked the Park Advisory Board to start addressing our next steps in park development. The board has been looking at a number of projects - Parks Master Plan; they just held a community meeting regarding the build out of a splash pad/active water feature; and work has begun, in partnership with Canby School District, to develop a recreation complex behind Ackerman School which we will be bringing concepts to the community this spring.

With the growth we have had and will continue to have, we are working to improve our transportation systems. For Canby Area Transit we are partnering with, Oregon City, Woodburn, Molalla, Wilsonville, Tri-Met in Portland and Chariots in Salem to improve our connectivity within the region. This will assist residents to be able to move in between these other cities and towns to get where they need to go to visit family or to work.

Our Dial-A-Ride continues to grow as does our Shopper Bus that takes residents to the three shopping centers in Canby. Our short term goal is to re-establish a fixed route around Canby. The Transportation Bill passed two years ago, HB2017, will assist us in getting there, but changes to other funding sources that have been eliminated in the Governor's new budget could derail this for Canby and make transit services for other rural communities much harder to achieve. That is why in the coming weeks, our Transit Director and I will be taking the necessary steps to bring this to the Governor's attention and return that funding to the state's budget.

Along with transit, we continue to make tremendous investments in new and our existing roads. As our Industrial Park continues to infill, we are looking at a few alternate routes out of the park and on to 99E. We are going to be installing the city's first two signal lights - one at Hazel Dell

and Sequoia and the other will be part of the S. Ivy upgrade located at Ivy and Township Road. Additionally we will be doing major street improvements along North Maple, this year, and North Pine in 2020.

After years of persistence by staff and I, the city has partnered with the County on a number of street improvements that will turn control of the county owned streets over to the City. South Fir was our 1st; South Ivy will be turned over to us as that project commences and eventually we will have the control of South Ivy to our Urban Growth Boundary on the south side of our city. We are also working with the County on determining how much work is needed on South Redwood to bring that to our standards and ultimately under our supervision. Additional roads will be upgraded as further housing developments are being completed along county roads within the city.

Our growth over the last three years has been a whirlwind. Two things that Oregonians DO NOT LIKE in regards to Land Use are - density and sprawl. We have been aware that this development would happen and we - this council and several councils before us - planned for this growth. We have seen very low vacancy rate at the Sequoia Grove Apartments, the Dahlia has been a success and is close to having the apartments fully leased, other apartment developments are also near capacity. Our planning department, Planning Commission, and City Council tackled more annexations and development plans in the last two years than the prior seven years combined. We had a four year period where the city issued only five new home permits. In the next couple of years we have over 300 new homes and apartments planned for the city of Canby. And, still we are below what the state deems as a suitable buildable lands.

Our city was not the only one that had years of low or no new housing built. It has been a state of catching up around the region and across the state. Not only are we adding housing, so is every city in the region. Even with all this new development, we have many families that are struggling with homelessness and Housing Insecurity. The Canby Center has been a tremendous asset in our community to help those families that are in need. Canby Utility with their Share the Warmth Program. Food Banks at Canby Alliance Church and St. Patricks Church are stretched

to depletion. The Canby Rotary Club with their countless contributions. Kiwanis Club of Canby Food and Toy drive at Christmas helped so many families. Operation Snuggle providing blankets and pillows to over 300 students. These are just a few of the amazing organizations that step in to fill this gap of need. In the coming months I will be convening a meeting with the other rural cities in Clackamas County to discuss housing and other mutual issues. With Metro passing their housing bond, that will mean money coming into Metro Cities in Clackamas County. The rural cities want to find ways to work with the Board of County Commissioners on how this can also support rural housing concerns. We are also watching very closely what legislation is being considered in Salem. I will also be convening a collaboration with mid-Willamette Valley Cities to find ways to support each other and work together as all of these communities are feeling the push for tremendous growth in housing and in Economic Development.

As a City Council we have many goals, dreams, and hopes for our city. Much of this requires balance. Balance in staff resources, balance of time and effort, balance in what we really want to do and need to do. Back in mid to late 1980's our city committed to investing in the Canby Pioneer Industrial Park. This was done because a city, our city, cannot develop and grow as effectively as we have on just the backs of homeowners, property owners, and small "mom and pop" businesses. Last year I stood up here and excitedly spoke about three businesses that were actively looking at Canby to make a combined investment of nearly \$150 million in our industrial park. Zero of those businesses chose Canby. Instead we have four different business that chose Canby and built buildings and brought businesses here. We have two other businesses in our Industrial Park that are discussing expanding in Canby. We have two more buildings that will be completed this year and the announcement of another business that will be coming to Canby. In discussions with various CEOs in Canby, they are increasing wages to attract talented employees. These are the key ingredients to our city's economic development and long term success.

We are able to invest in our city for roads, parks, water, power, and public safety - to name a few - because we are attracting great partners to our city. As I said last year, I will say again, other cities around us are emulating what we are accomplishing in our industrial park, because they know, you cannot build a great community on the backs of homeowners and small businesses alone.

As I started tonight, I spoke about us not being a small town and that we may be a ‘tween, verging on a city. I also stated that I did not agree that we lost our small town feel. We can be connected to each other, like a small town, when we turn to the person near us and say “Hello” and introduce ourselves. That mixed with how we come together in times of need and in times of celebration is how we can continue to be the great small city in the valley.

I will leave you with the quote I ended with last year, because it remains relevant -

“It is easier to complain about a community than it is to change one. But God does not call us to complain. He calls us to change. God has equipped you and I, Us, to do the work. Community does not happen by accident. A community is the way it is because people have shaped it this way. Build up your people and you build up a great community”.

Thank you and God Bless.