

Mayor Randy Carson

Jan. 3, 2012

State of the City Address to the Canby Area Chamber of Commerce

Thank you for the privilege to be here to deliver my first State of the City message. It's hard to believe that a year has come and gone.

First and foremost, congratulations to the Ducks on a great win, and an exciting game to watch.

I can report to you that the State of the City is strong, and in the good hands of our Councilors who continue to work together with dedicated staff in making Canby a place in which we can all be proud to say we live. With ten years as a member of the City Council I bring a continued vision of what Canby is and what it will be in the future—a community of people with generous hearts and helping hands; an inviting, attractive and safe environment; a reinvigorated downtown; and a growing Industrial Park.

Looking back over this last year, many changes have taken place. Major achievements have been the completion of the Vietnam Era Veterans Memorial, a tribute to our military personnel who served our country during that time, and the dedication of the 911 World Trade Center Memorial, to remember those who perished at the hands of terrorists. These two memorials will continue to bring visitors to our town. Already we have had Scott King on his Wounded Warrior Cross-Country bike ride, as well as several other veterans' groups who have made Canby a destination on their rides.

The City, working in partnership with the Chamber of Commerce, Clackamas County Event Center, School District and Community Service Organizations, provide people with the opportunities to enjoy Canby's amenities; the Clackamas County Fair and Canby Rodeo, the Slice of Summer Concert series, Cruise In, Rotary 3-on-3 basketball tournament, General Canby Day, Canby Herald Chili Cook-off and several Chamber events showcase our town, and through our First Friday and Mainstreet programs, bring visitors from all around the region. Tourism brings in revenue to keep our businesses growing and will bring additional business to Canby as the economy continues to improve.

The economy has continued to be a problem, but I am optimistic that we are turning a corner and our local economy is beginning to improve. Our Pioneer Industrial Park has much of the shovel-ready land available in the metro region, and our downtown continues to attract new residents to existing buildings, bringing employees that will shop, dine and hopefully live in Canby. The City has purchased the railroad property and has gone through the planning process to re-develop First Avenue from Grant to Ivy Streets, using \$2.5 million in Urban Renewal Agency funds. This will also bring more interest to people wanting to see what Canby has to offer.

I want to talk about what makes this city move and what has been accomplished this year by City Staff. City Administrator Greg Ellis and the administrative staff have worked hard to manage the increase in costs. With 90+ employees, administration oversees a City of almost 16,000 residents, and keeps the City operating in a cost effective way, with revenues that have not kept pace with increases in the cost of services provided to the public.

The Finance Department, including transit tax collections, has again been recognized with the Certificate of Achievement for Excellence in Financial Reporting and has implemented upgraded software to improve efficiency without adding additional personnel.

Public safety is always upper-most in our priorities. Police Chief Bret Smith, along with his civilian and sworn staff, provide a safe environment for Canby's residents. The Canby Police Dept. has

again received State Accreditation showing that Canby continues to meet and improve the professional standards required of the Department. The Police Department continues to work with our local schools to expand the "GREAT" Program--Gang Resistance Education and Training--to teach skills to students to prevent youth crime and gang involvement. They have continued the "Drug Take Back" Program, to turn in unwanted or unused drugs -- this year a total weight of 179 lbs. They have started a monthly newsletter and updated the website for increased communication to the citizens of Canby. The Department continues to provide 24/7 patrol and other services with a minimum force of 24 officers. The new Police facility, paid for by Urban Renewal funds, is under construction and should be completed on budget and on schedule by May. This new structure will allow the Police Department to better meet their day-to-day duties and allow for future growth. There will also be a community room available for public use and will be used as the Emergency Operations Center as needed. Our Municipal Court has been busy with over 2,000 cases filed and concluded in 2011, and seat belt classes have generated over \$2,500 to purchase bicycle helmets for kids.

The Planning and Building Departments, after moving into their new facility, have seen an uptick in activity even with the housing market continuing to be slow, with 9 single family homes being built. Hope Village received voter approval for the annexation of four acres and will be proposing approximately 60 new senior housing units. Village on the Locks was approved for ten new home sites. The City's First Avenue Project to develop the railroad property was also approved. Other plans are in the works for a Frisbee Golf Course, located behind the waste-water treatment plant close to the Logging Trail; a "Doggy Park" for our canine friends, location unknown at this point; and completion of the Northwoods Park. With the retirement of Bob Godin, the City will be contracting building permit services with the Clackamas County Building Dept. Our year-old Transportation System Plan is allowing us to work with ODOT on the Highway 99E Gateway Corridor Plan through Canby. The ongoing Street Maintenance Program in 2011 has paved more than four miles of city streets at a cost of only \$704,646. This resurfacing will save streets from requiring major rebuilding in the future. Other notable projects were completion of the rebuilding of NE 3<sup>rd</sup>, NE 4<sup>th</sup> and N. Locust, adjacent to the Clackamas County Event Center. The much needed Wait Park street project was finished just in time for the City's Light-up-the-Night event. The City has continued to maintain many miles of streets and sidewalks, making them safe for the public.

The Public Works Department is also in charge of the wastewater and storm water systems. To meet new State and Federal guidelines and to provide sufficient revenue, a 25% rate increase was implemented with a 4% annual increase over each of the next 5 years. This will not only cover the annual cost of operations and maintenance, but will complete projects in the capital improvement plan. These rates are still much lower than many surrounding communities. As in past years, we have been in 100 percent compliance with all regulatory requirements and have never been fined. Storm water retention will be the next big issue. This will require management strategies the City will need to comply with, to protect the Willamette and Molalla River systems. Two new positions have been added to inspect, clean and maintain storm drains and sewer lines to comply with the new regulations.

Every City is proud to show off their parks, and I am happy to report that our City parks are a major asset to the community. Wait Park, with the new curbs and paving will continue to attract crowds at all times of the year. We have refurbished the Maple Street Park parking lot, finished design of Northwoods Park, working on plans for the Community Park, our Doggie Park and the Frisbee Golf Park. We will continue to maintain the Vietnam Era Veterans Memorial, along with 29 other park facilities totaling over 200 acres, with only a staff of four people. To many visitors, attractive-looking parks bring people back to our community, and invest in our economy.

I am happy to say Thank You to the voters who approved the renewal of the Canby Swim Center 5 yr. Levy. This will allow the pool to continue its 41<sup>st</sup> year of operation in the community. The pool provides swim lessons as well as other aquatic programs for our schools, our senior residents, as well as open swim for everyone. My wife and I now know what grandparents do with their grandchildren on a Saturday night when the parents are out. They take their grandchildren swimming.

The Canby Public Library continues operations through the Clackamas County Library District levy. Library book circulation has increased 10% over last year. The Library, under the Directorship of Penny Hummel, and along with our Children's and Spanish-speaking Librarians, offer programs for people of all ages including readings, story-time and music programs, computer tech workshops, and has seen an increase in their electronic reading material. The Urban Renewal Agency has committed \$8.5 million to help fund a new library on the City Hall block, along with \$1 million from Clackamas County. Remaining needed funds will be provided by grants, endowments and donations.

As business owners paying the transit tax, I am sure you are aware of the reduction in service in the community. The uncertainty of the availability of Federal Business Energy Tax Credit funds required us to cancel the inter-city service and make cutbacks in other areas. We will continue to work with the Adult Center and other agencies to provide the best service possible to the community and to the senior population that relies on our Dial-A-Ride programs.

Canby Utility, the City's electric and water server, continues to play an important part in the livability of Canby by keeping the lights on and the water flowing. With the increase in costs from the Bonneville Power Agency, the Canby Utility Board implemented an 8% rate increase, the first in ten years. The Westcott Substation expansion project was completed, reducing power delivery costs and power outages. They have finalized the Willamette River Water Rights Permit, securing Canby's future water needs, and have been awarded a \$539,000 grant to seismically retrofit the concrete water tank on 13<sup>th</sup> Avenue. My thanks to everyone at Canby Utility for a great job.

Another player in the overall success of Canby is the Clackamas County Event Center. There is something happening at the Event Center almost every weekend, which brings people from out of town, to again, help the economy of our local businesses. The highlight is always the Fair and Canby Rodeo, with attendance this year up over 5%. The Canby Rodeo was the 2010 Rodeo of the Year, and in 2011 was named "Best Dirt" by the Women's Pro Rodeo Association on the Columbia River Circuit. The Clackamas County Event Center also serves as an emergency shelter for citizens and pets in the County, it is a staging and landing site for life flight and is a training site for the Clackamas County Sheriff and Canby Police Departments.

That is a look at what makes this City operate, and I want to congratulate Greg and his staff on a job well done in 2011.

Now I would like to talk about what I feel Economic Development will bring to the City. Our Economic Development Department, along with State and County Economic Development staff have created, over the last ten years, an Industrial Park, having the most shovel-ready land available in the metro region. We have been able to retain, and they are now doubling in size, Shimatzu and Pioneer Pump, bringing in 100 new employees. Other new businesses, Anderson Quality Spring, and Peco, have filled empty spaces, and several others such as Hawk Soft, Inc. and Dragonberry Produce have purchased property, and will be building this year. We are continually receiving requests for information about what is available and I am confident there will be many more businesses in the next several years. Our Pioneer Industrial Park is only one part of our ongoing efforts to recruit new businesses. Product Manufacturing, a machine shop has moved into the old Mod Com building, O'Reilly Auto Parts has replaced Canby Bowl

and Pappy's Greasy Spoon has relocated to the Holly Street Mall. Martin & Ziegler Furniture Manufacturing has moved to NE 3<sup>rd</sup>, and Potters Industries has built a 10,000 sq. ft. addition. Countryside Living has completed a new care facility and The Place to Be Café is centrally located in the downtown core, providing a place to meet and get a quick cup of coffee.

The Urban Renewal Agency Facade Improvement Program, starting with the Canby Herald building, has attracted others to upgrade their storefronts, including Ebners Meats, Countryside Living and several businesses on First Avenue. I hope other property owners will take advantage of the matching funds available for this facade program.

To keep the momentum going, we need your support for the programs that the Economic Development and the Main Street teams have started. With everyone's input and involvement we can make Canby into the City people and new businesses will clamor to be a part of.

We have implemented several new ways to help support our businesses, and the following resources are available on the City's website:

- A new "Welcome to Canby" updated packet of information for new or future businesses;
- An updated inventory of available vacant commercial and industrial land;
- An on-line resource called "Tools for Business Success";
- A new Main Street website for the most up-to-date schedule of events. The First Friday program grew from five participants in June, to 16 in December, coinciding with our Light-up-the-Night event. Thanks to those who participated;
- The newest website that I just did the promo for is the "Shop Canby" program, a free website listing all the businesses in Canby, so residents can find products and services that are available in Canby, and the information can be easily updated as your information changes.

The Chamber sponsored ribbon cuttings for twelve new businesses in 2011: **Providence Rehabilitation & Sports Therapy, Accoy Massage, Harmony Holistic Health, Wrangles Bar & Grill, Family Health Center, Ebner's Meats, Park Avenue Salon, Miss Adelines, Integrated Eye Center, Hot Chicks Bento, Edward Jones and Freedom Hearing.** These new businesses are adding to the 650 businesses currently operating in Canby.

Canby is at the threshold of many changes and exciting times ahead, and 2012 will be even more challenging than 2011. I and my fellow Councilors are up for the job, because Canby's citizens deserve nothing less. I think its safe to say that the biggest asset Canby has is you, the Chamber membership, the dedicated Board of Directors and your Executive Director, working with the City, networking and creating opportunities to maintain a vibrant business community. You celebrated your 100<sup>th</sup> anniversary in 2011 and I congratulate you on that. And as Canby grows and prospers, so will your membership, which will sustain this community for the next 100 years and beyond.

Thank you all very much, and GO CANBY!