

Around the Region

by Daryl Winand, PMAR Governmental Affairs Specialist

Regional – State of City Presentations

Elected officials within the metropolitan region are stepping up once again to their respective podiums in an effort to convey to their constituents, interested parties and each other, their respective successes - past, present and future economic development approaches, transportation and water hurdles and, in general, what they feel constitute the most critical matters to be addressed going forward in their city. Below are excerpts from Canby Mayor Brian Hodson and Tualatin Mayor Lou Ogden's State of the City addresses. Also, there are several upcoming opportunities for Realtors® to hear/watch/participate in city presentations within the next few weeks.

- Hillsboro – Mayor Steve Callaway is scheduled to deliver the State of the City on Tuesday, January 31, 2017, 6 p.m. at the Hillsboro Civic Center Shirley Huffman Auditorium 150 East Main St.
- Sherwood - Mayor Krisanna Clark is scheduled to deliver the State of the City on Thursday, February 23, 2017 at the Sherwood Center for the Arts. Specific time has not yet been disclosed. For further information about this address, please contact the City Records office at 503.625.4246.

City of Canby, Oregon – State of the City Address

From comments made by Mayor Brian Hodson at his State of the City address along with remarks from Economic Development Director Renate Mengelberg, Canby is poised for significant change and continued growth in 2017.

Hodson listed the city's top priorities for 2017 as budget/finances, revenue streams and how it will fund the Public Employees Retirement System (PERS), insurance, labor and funding of park operations. Capital improvements, transportation, storm water and sewer must continue to be planned in light of the inevitable growth of Canby, Hodson said. "One of the things we have to do as government is provide those pieces," the mayor said.

Hodson addressed the ongoing issues faced by downtown businesses: a lack of shoppers and the city's marketing of downtown itself, the role small business owners play in the Canby community and the challenges they face from online retail shopping and the retail shopping centers at both ends of the city. "Local business owners are the people that drive our city," Hodson said. "Yes, Fred Meyer and Safeway are fantastic, but it is our small business owners showing up to coach softball teams and contribute to events. That's a piece we have to look at. When we talk about the bookends on (Highway) 99E, what is happening with all of those businesses in between? It's easy to forget those pieces. Amazon was very popular this last Christmas. It's really easy to (buy something online) and I do it too but we need to have a conversation about the pieces that will help people think about shopping locally as well."

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Ms. Mengelberg shared that on the economic development front there are several companies taking serious looks at constructing a new facility or relocating to Canby. One of those companies is Wilsonville-based Trautman Art Glass, an international producer and seller of handmade glass products, which plans to move this summer to a location at SE Fourth Avenue and S. Sequoia Parkway. Ms. Mengelberg said she was meeting with representatives of an undisclosed organization considering moving to Canby and investing \$40 million into a 450,000-square-foot facility that could house about 200 employees in newly-created, well-paying jobs and that a Brazilian essential oils company offered to purchase an existing building to move into Canby and partner with local farmers to grow peppermint and other crops needed to create its products.

"(Growth in) the (Pioneer) Industrial Park means new revenue for the city (via property taxes)," Hodson said. "We can't just rely on (tax revenue from) single-family homes and apartments. The industrial park is about 15 years old now and that's going to be the piece that generates the revenue piece we need for parks, police and all of the things we want to see happen in Canby. It'll bring new jobs, new residents — the (Sequoia Grove) apartments' waiting list is already half full. We have to figure out how to hold what we are doing until we get to that point."

City of Tualatin – State of the City

The evening of January 24th, Mayor Lou Ogden presented his state of the city address. "I have had the honor and privilege to serve as Tualatin's mayor for more than two decades," Ogden said, "and I am very proud of what our city councils and our partners have accomplished in our community over that time period." Touting significant successes through relationships with other elected officials in the region, Ogden went on to recognize and celebrate those efforts from 2016 and took a glimpse into 2017. "2016 was a fantastic year," he said, "and we saw Tualatin continue to grow, make significant progress on a number of important projects, and move towards a brighter and better connected future, and ladies and gentleman, the State of the City is just that, on the move. We're not a community that sits idly by, but rather, we are active, and engaged, and excited about our accomplishments and the potential in our future."

A variety of projects completed and others underway "will have a significant impact on our ability to move in Tualatin," Ogden said. Touching upon active transportation and the continued investment in trails and greenway spaces - "we held the grand opening for the Tualatin River Greenway Trail. This trail is a prized gem in our community, and has been recognized locally, state-wide, nationally and even internationally for the innovative and creative landscaping, architecture, art, and history that the trail provides as people walk, run and bike the amazing trail along the Tualatin river. We (also) look forward this year to the missing link in the trail being completed as the apartment project between

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Nyberg Woods and Brown's Ferry Park develops." Mayor Ogden continued listing numerous walkability progresses through the city including Boones Ferry / downtown mid-block crosswalk signing; Boones Ferry crossing at Siletz; Curb Ramp Standards and Specifications update; Street sign standards update; 72nd and Sagert curb ramp and crosswalk design; and the Mohawk Avenue mid-block crosswalk design.

In terms of transportation, the mayor discussed the opening of Tri-Met Line 97 this year connecting downtown Tualatin to riders from Sherwood as a much needed expansion of the city's overall transit service, seeing the number of riders continuing to grow and the Southwest Corridor Study effort to analyze the feasibility and cost benefits of expanding High Capacity Transit from downtown Portland to Tualatin. "In 2016," he said, "the steering committee selected light rail as the mode for the project. The project was narrowed and went through a scoping phase and there was also a ballot measure in Tigard to support this high capacity transit project. The project would connect Portland, Tigard and Tualatin and eventually terminate at Bridgeport Village. This year the project enters a formal year-long Federal process to study this preferred alternative in more detail. If successful, that Draft Environmental Impact Study will enable the project to qualify for Federal Funds. We are working with Senator Devlin and the Oregon Legislature to designate potential future State funding as well. Though a successful project is still years away, serious work continues in 2017 to move the project forward."

"Nearly 40 years ago," Ogden said, "I attended a Tualatin Rotary meeting where Tualatin Mayor Roy Rogers shared the plans for a project to connect Tualatin to I5 at Norwood St. and eventually connect to 99W and points west. That project grew to become the West Side Bypass and later shortened to the I5-99 Connector. That project was scuttled, but today, thanks to many partners, and especially Roy Rogers, Andy Duyck and the Washington County Board of Commissioners, we are building the revised version of that decades old concept, connecting Tualatin's Industrial area to I5. More importantly, it provides the transportation backbone for the hundreds of acres of new job lands between Tualatin and Wilsonville known as Basalt Creek."

The Mayor also shared that citizens can look forward to the widening of Tualatin-Sherwood Road approved this past year by the Washington County Board of County Commissioners through the Major Streets Transportation Improvement Plan funding program; construction on this will begin in fiscal year 2020-2021. "Our transportation system is one element our community can see and feel every day," he said, "but there is also the built environment around us that heavily relies on sound infrastructure. How businesses and houses all connect to one another is carefully planned for requiring a partnership between our City, the development community, businesses and transportation partners."

As for the city providing additional land for employment and housing, the Mayor said Tualatin will be

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expanding into the Basalt Creek Area. “In the coming months we will finish our joint planning work with Wilsonville and soon after that we will look forward to master planning the actual annexation and development of much of that land providing an area that will be future sites for hundreds of new jobs in Tualatin as well new housing.”

“The investments that we make in our infrastructure, planning and all of the systems in place for building the future of Tualatin play huge dividends, particularly in maintaining our strong local economy.”

The Mayor concluded his address by expressing that Tualatin has “a thriving economy, a vital business sector, strong network of engaged and involved residents who are supported by our outstanding city staff and services that keep us safe, active, healthy and constantly moving. Tualatin really is the best City south of the North Pole, and I am so looking forward to everything that is in store for us in 2017. I am so proud of our community, and I am so grateful to the many partners who help our community flourish, and keep Tualatin on the move!”

City of Hillsboro - Nine Citizens vie for open City Council seat appointment

Three additional applicants have submitted their candidacy for the open seat on the Hillsboro City Council, including a former candidate who ran for the council last fall. Former council candidate Sandra Jafarzadeh, along with Ken Janik and Matthew Krizovsky have thrown in their hats hoping to be appointed to the council seat left vacant by Mayor Steve Callaway, who was formerly the council president before winning the mayoral election in November.

The three new applicants join six others: Victoria Saager, Olivia Alcaire, Kyle Markley, Elisa Joy Payne, Alexander Diaz, and Cece Clitheroe, who had previously submitted applications to the city council.

To qualify for the position, applicants are required to live in the Ward they intend to represent. Callaway previously represented Ward 3, which encompasses the city's Westside, including downtown and much of the city south of the Tualatin Valley Highway.

City of Beaverton – Sign Code Review and Revision

PMAR staff was appointed to the City of Beaverton’s Sign Code Revision Advisory Committee providing the opportunity to review and submit recommendations to improve the city’s municipal sign code.

PMAR will continue to monitor and make any needed revision recommendations as the city continues this effort to ensure the sign code benefits the real estate industry.