

# CPO 12C Cornelius and West Dairy Creek Meeting Notes

## 12-12-17

*The goals of CPO 12C are to inform citizens on issues and topics of interest in their community, help them participate in their government, and provide a forum to interact with city and government officials and representatives. So come and join your neighbors at our next meeting (held second Tuesday of each month, Sept - May @ Free Orchards Elementary School 6:30pm - 8:00 pm!*

*If you have a few hours each month and would like to improve your neighborhood and community and their interaction with your government, please consider serving on your CPO.*

Website Shortcut to CPO12C page <http://www.washcoCPO12c.org>

Website Shortcut to overall CPO program page <http://www.WashcoCPO.org>

Website full URL address remains the same: <http://www.co.washington.or.us/CAO/CPO/CPO12C>

Email: [Dan\\_Schauer@co.washington.or.us](mailto:Dan_Schauer@co.washington.or.us) or [Carol\\_Renaud@co.washington.or.us](mailto:Carol_Renaud@co.washington.or.us)

Officers: Joseph Auth (Chair), Sarah Jackson (Vice Chair), Margaret Banks (Secretary)

email: [cpo12cleadership@gmail.com](mailto:cpo12cleadership@gmail.com)

### 1. WELCOME & OPENING COMMENTS (Joseph Auth, CPO12C Chair)

*If you have topics you would like the CPO to consider adding to an agenda, please contact Joseph Auth*

### 2. PUBLIC SAFETY UPDATE (Deputy Barte, Cornelius Police Department)

- ❖ Be aware that mailbox vandalism is occurring
- ❖ Phone scam – ask ‘can you hear me?’ do **NOT** answer. Say **NO**, hang up and report the call.
- ❖ Some fraudsters try to trick you into making important or expensive decisions on the spot by phone or internet. Don’t fall victim.
- ❖ FTC.gov – lists lots of scams, some using hacked info. May try to get \$ or additional information directly from you by impersonating a business or person you know.
- ❖ Watch gift cards in stores to see if the number on the back is scratched off – do NOT buy them, someone else is waiting for that number to be activated to use it!
- ❖ Unlocked barns/sheds theft still ongoing.
- ❖ If you point a gun at another person, it is considered menacing.

### 3. ANNOUNCEMENTS

- ❖ **Sat Jan 20, 4-8pm Western Wa Co Firefighter’s Assoc 22<sup>nd</sup> Annual Crab & Steak Feed, Cornelius Elementary School, 200 N 14<sup>th</sup> Ave – Tickets must be purchased by Jan 17. For more info call 503-357-3840**
- ❖ **Shipman Property Planning Commission public hearing Tuesday Dec 19, 7 pm at Centro Cultural**
- ❖ **Tue, Jan 9 6:30-8 pm; CPO 12C Meeting; Free Orchards Elementary School Library, 2499 S Beech Street**  
CPO 12C Meetings are held the 2<sup>nd</sup> Tuesday of each month September through May.

### 4. CORNELIUS PLACE (NEW LIBRARY) UPDATE (Karen Hill, Cornelius Library Director)

Construction on Cornelius Place started yesterday, Dec 11. It is scheduled to open January 2019. The contractor will start tearing down the old City Chambers next week. The new library will be a 3-story building with housing

and a YMCA. The total project cost is \$18 million; the library portion is \$5.7 million. Cornelius has raised over \$4.9 million to date from a variety of donors and fund raising sources.

The library is part of the Washington County Library System, which has been providing \$200 thousand for annual operating expenses. When the new library is completed, they will increase their funding for operating expenses to \$550 thousand per year.

The new library will be about 14,000 square feet, including rooms for meetings, teens, children, and a variety of additional types of spaces. A 5,000 square foot courtyard will be located behind the library with an amphitheater.

45 apartments will be located on the upper floors. Access to the housing units will be through an outside entrance separate from the library – there will not be a door between the library and housing areas. There is not enough dedicated parking around the facility to provide parking to all residents. However, some may not have cars and others can park at Cornelius Elementary and other parking lots and on-street parking within 1-2 blocks of the building.

##### 5. CITY OF CORNELIUS ECONOMIC DEVELOPMENT PLAN (Ryan Wells, *Cornelius Community Development Director*)

*Ryan gave a presentation on City of Cornelius efforts to encourage a more robust employment base in the city, as well as a wider variety of industrial and commercial services for the city's growing population. Highlights follow:*

Cornelius has put a lot of work into their economic development plan in the last year and a half. 150 acres were annexed into Cornelius in 2016-17.

Cornelius has been classified as economically distressed for the last 3 years. City residents have the lowest wages in the County, a high poverty rate, and a low adult educational attainment. This translates into the lowest taxable assessed values in the County, which also means that Cornelius collects a relatively low income from taxes.

The City has been experiencing a recent residential boom: 1,104 new residential units have been preliminarily approved. Cornelius is expecting a 25-30% population increase over 7 years, and is reaching critical mass for commercial and industrial growth.

The recent Economic Opportunity Analysis and Economic Development Strategic Action Plan will help them figure out where they are in the market place, attract businesses, and plan for the future:

- Targeted some analyses on downtown area, including a survey of vacant and underused land and buildings, redefinition of the town center boundary, a Town Center Master Plan, urban renewal plan, and business retention and expansion program. They will hold a downtown business development workshop for business owners in early 2018.
- City-wide priorities include utility costs and availability, Evergreen Road improvements to provide a secondary conduit to get people in and out of the City (& help alleviate the Hwy 8 bottleneck), an economic development champion, revisions to the City's Comprehensive Plan and Zoning Code, and special employment development areas (such as Holladay, Grande, and vacant land around Fred Meyer)
- Short-term tasks currently being implemented include hiring an economic development contractor, urban renewal feasibility study and plan, Metro 2040 P&D Grant, Town Center Master Plan with site conceptual planning, Sabor de Cornelius street festival, infrastructure planning, and additional outreach and marketing.