



## CITY COUNCIL Agenda

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222 NE 2<sup>nd</sup> Avenue, Canby, OR, 97013 | Ph: (503) 266-4021 | [www.canbyoregon.gov](http://www.canbyoregon.gov)

**SEPTEMBER 11, 2024**

The City Council meeting may be attended in person in the Council Chambers at  
222 NE 2<sup>nd</sup> Avenue, Canby, OR 97013

The meetings can be viewed on YouTube at:

<https://www.youtube.com/channel/UCn8dRr3QzZYXoPUEF4OTP-A>

The public can register to attend the meeting virtually by contacting the Deputy City Recorder;  
[ridgleyt@canbyoregon.gov](mailto:ridgleyt@canbyoregon.gov) or call 503-266-0637.

For questions regarding programming, please contact: Willamette Falls Studio (503) 650-0275;  
[media@wfmstudios.org](mailto:media@wfmstudios.org)

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### WORK SESSION – 7:00 PM

1. CALL TO ORDER
2. CANBY ADULT CENTER BUILDING DISCUSSION
3. ADJOURN

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The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to Teresa Ridgley at 503-266-0637. A copy of this Agenda can be found on the City's web page at [www.canbyoregon.gov](http://www.canbyoregon.gov).



## CITY COUNCIL Staff Report Work Session

Meeting Date: 9/11/2024

To: The Honorable Mayor Hodson & City Council  
Thru: Eileen Stein, City Administrator  
From: Eileen Stein, City Administrator  
Agenda: Canby Adult Center Building Discussion  
Goal: Align Resources to Address Future Community Growth

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### **Summary**

The Canby Adult Center (CAC) has announced its intentions to relocate its operations to the Canby United Methodist Church. The purpose of this item is to continue discussing the impacts of this move and what the City's options are.

### **Background**

On July 17<sup>th</sup> CAC Executive Kathy Robinson came to the Council to discuss its plans to relocate the Canby Adult Center to the site of the Canby United Methodist Church. In response to this announcement, the City Council met on August 7<sup>th</sup> to begin discussing what to do with the building once it becomes vacant. The Council was most interested to know what would become of the original CDBG funds received to build a senior center to serve the community.

### **CDBG Funding**

According to the Clackamas County CDBG Program Manager, Mark Sirios, the County was made aware of this opportunity as it was being explored by the CAC. He advised Director Robinson that because so much time had passed, perhaps the City could assist the CAC to acquire the new property and document assistance equal to the 1983 and 1994 CDBG grant amounts of \$342,000 and \$170,000 respectively. This assistance might be the equivalent of original grant amounts plus building value appreciation (interest). Documenting how the City helped the CAC move by providing either financial assistance *or other equivalent valued assistance* such as staff time, materials and equipment would provide the City an insurance against any possible HUD penalty for any change of use.

Alternatively, if the City wanted to use the building for another CDBG eligible activity (low-income childcare, disability services, etc.) that would also be seemingly an approved use of the original investment of CDBG funds. If the City wanted to sell or use the building for another purpose, that change of use would need to be documented. But ideally, the City would financially assist with the senior center move.

In posing the question of CDBG repayment to the City Attorney, he indicated that upon initial review the City's obligation to ensure continued operation may have ended given the time that has expired. Any risk would likely be moot, especially if the City were to grant the \$500,000 ARPA money to the CAC. Mr. Doughman will have more to say on this at the Council meeting.

### ARPA Contribution

Last fall, the Council discussed a list of possible uses for ARPA dollars it had received. The Council did not reach consensus on city projects but did re-commit to the amounts granted to community agencies, including the CAC who had asked for \$500,000 to complete repairs associated with the expansion of the building exterior: seismic upgrade, HVAC, windows, generator and fire suppression improvements. If the allocation was made, such would count towards the financial assistance that the County has suggested.

On the other hand, these funds aren't needed if the CAC will not be using the facility. At the last meeting, the Council had a preliminary discussion about reducing this to perhaps \$250,000. There will need to be some work on the old building, such as seismic upgrades and a new HVAC system, if it is going to be re-purposed. As mentioned last time, there is a need to expand the aquatics facility for additional training, meetings and event space. There has also been mention of the need for teen space in the community as well.

Again, the purpose of this item is to continue discussing what the possibilities are and to direct staff to gather information to aid the Council in making decisions about the future use of this property.