



MINUTES

Monday, January 6, 2020

Work Session

Council Chambers, City Hall

Approved: February 26, 2020

CALL TO ORDER

Mayor Sharon Konopa called the meeting to order at 4:00 p.m.

ROLL CALL

Councilors present: Mayor Sharon Konopa and Councilors Rich Kellum, Bill Coburn, Bessie Johnson, Alex Johnson II, Dick Olsen, and Mike Sykes

Councilors absent: None

BUSINESS FROM THE PUBLIC

4:00 p.m.

None.

CRIMINAL JUSTICE SYSTEM IMPROVEMENTS PROJECT

4:00 p.m.

Benton County Project Manager Ari Basil-Wagner shared a presentation (see agenda file). Councilor Rich Kellum recommended that Basil-Wagner seek further information about Linn County criminal justice processes from Linn County staff.

Councilor Alex Johnson II asked if Benton County is having issues finding counselors. Basil-Wagner said she does not have that information.

Councilor Dick Olsen asked about who would qualify for aid from the state hospital. Basil-Wagner said she can get the specific data, but treatment is not very effective without community resources once patients return home. Olsen asked how much criminal justice system improvements will cost. Basil-Wagner said the cost will be available once the predesign work begins.

Olsen asked how many people involved in the system are convicted of a non-violent crime related to possession of a controlled substance. Basil-Wagner said many of those incarcerated have substance abuse issues and understanding and treating substance abuse is a high priority. Olsen asked if that relates to homelessness. Basil-Wagner said research suggests housing helps people avoid drug relapse.

Johnson II asked how people are connected to resources once they leave jail. Johnson II said there should be a continuity of care. Basil-Wagner said the current process is counter-productive.

COLUMBUS STREET FUNDING DISCUSSION

4:30 p.m.

Transportation Systems Analyst Ron Irish said staff is proposing a City partnership with the developers of the Henshaw Farms subdivision using Transportation System Development Charge improvement (TSDCi) funds. Irish detailed the eligibility requirements (see agenda file). He noted the costs of the right-of-way, the number of lots, and the TSDCi fees for the subdivision.

Irish shared about the impacts of not funding the project. Staff recommends a development agreement where the City offers \$500,000 of TSDCi funding up front, in return for forgoing reimbursement for street connection fees.

Kellum asked about the distance between current water and sewer and where they are developing. Irish said the water and sewer mains are on the south side; they would extend two-thirds of the length of Columbus. Development Services Manager Matthew Ruettgers said it would extend about 1,200 feet.

Kellum asked what the distance is between the property and the City urban growth boundary. Irish answered the portion outside the urban growth boundary is in a commercial area subject to a future land-use agreement. Discussion followed about the urban growth boundary.

Konopa said development will increase traffic in the area. Konopa asked if the 25 percent credit is defined for street improvements or strictly for pavement. Irish detailed the development plan.

Kellum asked about remaining funds. Irish said \$2,000,000 of TSDCi dollars are not allocated for a specific project. Public Works Community Development and Engineering Director Jeff Blaine said that is not including anticipated annual revenues. Kellum said he is concerned about a downturn in the economy. Blaine said the

agreement staff drafts would address those possible scenarios. Irish said it would be specific enough to address money going out and improvements being made.

Councilor Bill Coburn asked about negatives to offering the TSDCi funds. Irish said the \$500,000 would not be reimbursed until some unknown time in the future. The Transportation System Plan is intended for giving credit for these types of projects. Discussion followed about the waterline on Pacific Boulevard.

Councilor Mike Sykes asked about the revenue in taxes. Irish said the services the City provides neutralize the revenues.

The council directed staff to continue to work with developer.

MOTION: Johnson II moved to recommend that staff negotiate a development agreement and bring the contract back to the council for review. Bessie Johnson seconded the motion. The motion passed 6-0.

RECEIVING THE MAYOR'S VETO OF ORDINANCE NO. 5935 5:04 p.m.

The veto was read. The council said they will table the item for discussion at the council meeting on Wednesday.

BUSINESS FROM THE COUNCIL 5:06 p.m.

None.

CITY MANAGER REPORT

ADJOURNMENT

There being no other business, the meeting was adjourned at 5:07 p.m.

Respectfully submitted,

Reviewed by,

Allison Grove
Administrative Assistant I (Confidential)

Peter Troedsson
City Manager

Note: Staff handouts referred to in the minutes as (see agenda file) are available on the website in the "Staff Handouts" column.