



CITY OF TWIN FALLS
DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE
Thursday, April 25, 2013 – 12:00 p.m. Special Meeting
City Council Chambers
305 3rd Avenue East – Twin Falls, Idaho

AGENDA

DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE MEMBERS:

John Bonnett Chairman	Kent Collins	Jeff Gooding	Vacant	Tony Hughes	Brent Jussel Vice- Chairman	Dusty Tenney	Doug Vollmer	Brad Wills
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- I. Call Meeting to Order
- II. Consideration of the Minutes from the October 25, 2012 Meeting
- III. Review member terms
- IV. Election of Committee officers
- V. Discussion of the impact fee financial report
- VI. Consideration of a recommendation to include impact fee eligible projects in the City's budget
- VII. Discuss upcoming Capital Improvement Plan amendment process
- VIII. Next Committee meeting
- IX. Adjourn

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Christi Green at (208) 735-7286 at least two working days before the meeting.*

I. Call Meeting to Order

Chairman John Bonnett called the meeting to order at 12:01pm.

II. Consideration of the Minutes from the October 25, 2012 Meeting

Jeff Gooding made a motion to approve the minutes of the October 25, 2012 meeting. Brent Jussel seconded the motion. The motion passed unanimously.

III. Review Member Terms

We are still short one committee member. Also, Kent, Jeff, and Doug are in the last year of their time on this Board. We'll have three (maybe four) new members at next April's meeting.

2013 Development Impact Fee Advisory Committee Membership

City Code 2-10-3(A): There shall be (9) voting members of said Committee, to be appointed by the Mayor and confirmed by the City Council. Four (4) or more members shall be active in the business of development, building or real estate.

Name	Related Business	Term	Contact Information
Kent Collins	Yes - Realtor	Second full term expires 3/2014	kent@prudentialidahohomes.com
Jeff Gooding	Yes - Builder	Second full term expires 3/2014	jgooding@pmt.org
Doug Vollmer	Yes - Developer/Appraiser	Second full term expires 3/2014	doug@areaidaho.com
Dusty Tenney	No	Second full term expires 3/2015	Office: 731-1934 dustytenney@yahoo.com
Brent Jussel Vice-Chairman 2012	No	First full term expires 3/2015	Office: 732-5730 x3006 bjussel@cableone.net
Vacant	-	Term expires 3/2015	-
John Bonnett Chairman 2012	No	Second full term expires 3/2016	733-5211 johnhbonnett@gmail.com
Brad Wills	Yes - Developer/Builder	First full term expires 3/2016	bradw@willsinc.com bradwills@cox.net
Tony Hughes	Yes - Builder	Second full term expires 3/2016	tony.stonecreek@gmail.com
Chris Talkington	Council Liaison	Appointed as Liaison 1/2012	CTalkington@tfid.org

IV. Election of Committee officers

John Bonnett was selected as Chairman and Brent Jussel as Vice-Chairman last April. If the Committee wants to make a change, this is the opportunity to do so. Or, the Committee could re-affirm the current officers.

Jeff Gooding made a motion to maintain the same officers as last year. Dusty Tenney seconded the motion. The motion passed unanimously.

V. Discussion of the impact fee financial report

The financial report is provided below for your review. It was prepared including fee data through March 31, 2013. At our last meeting, the Board made the recommendation to the Council to allow the automatic fee increase to occur on January 1, 2013 so long as the MCI at the time was not more than 2%. The Council accepted the Board's recommendation. The MCI on the 1st was exactly 2%. The fee table has been changed to reflect the increase. The updated fee table is provided below for your review.

**City of Twin Falls
 Summary of Impact Fee Activity**

3/31/2013	08-09	09-10	10-11	11-12	(through 3-31-13) 12-13	Total
REVENUES:						
Residential Impact Fees-Police	\$ 2,820	\$ 20,924	\$ 16,726	\$ 25,748	\$ 16,338	\$ 82,557
Non-resid. Impact Fees-Police	\$ -	\$ 1,644	\$ 5,412	\$ 57,916	\$ 5,891	\$ 70,863
Subtotal-Police	\$ 2,820	\$ 22,567	\$ 22,138	\$ 83,665	\$ 22,230	\$ 153,420
Residential Impact Fees-Fire	\$ 8,055	\$ 60,063	\$ 47,776	\$ 73,520	\$ 46,609	\$ 236,023
Non-resid. Impact Fees-Fire	\$ -	\$ 4,602	\$ 15,150	\$ 155,071	\$ 16,692	\$ 191,515
Subtotal-Fire	\$ 8,055	\$ 64,664	\$ 62,927	\$ 228,591	\$ 63,302	\$ 427,538
Residential Impact Fees-Streets	\$ 4,065	\$ 30,545	\$ 23,734	\$ 42,530	\$ 21,626	\$ 122,500
Non-resid. Impact Fees-Streets	\$ -	\$ 21,773	\$ 46,497	\$ 173,666	\$ 11,915	\$ 253,851
Subtotal-Streets	\$ 4,065	\$ 52,319	\$ 70,231	\$ 216,196	\$ 33,541	\$ 376,351
Residential Impact Fees-Parks	\$ 9,150	\$ 67,402	\$ 54,270	\$ 82,022	\$ 52,920	\$ 265,765
Subtotal-Parks	\$ 9,150	\$ 67,402	\$ 54,270	\$ 82,022	\$ 52,920	\$ 265,765
Interest Income	\$ -	\$ 2,137	\$ 1,846	\$ 8,778	\$ 9,918	\$ 22,680
	\$ 24,090	\$ 209,089	\$ 211,412	\$ 619,252	\$ 181,910	\$ 1,245,754
EXPENDITURES:						
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIFFERENCE:						
	\$ 24,090	\$ 209,089	\$ 211,412	\$ 619,252	\$ 181,910	\$ 1,245,754

Impact Fee Rates

Total Fees	Original		
	Fees	1-Jan-10	1-Jan-13
Single Family (per dwelling unit)	\$ 1,606	\$ 1,623.67	\$ 1,655.53
Multifamily (per dwelling unit)	\$ 1,513	\$ 1,529.64	\$ 1,559.56
Retail (per square foot)	\$ 1.68	\$ 1.70	\$ 1.73
Office (per square foot)	\$ 0.78	\$ 0.79	\$ 0.80
Industrial (per square foot)	\$ 0.67	\$ 0.68	\$ 0.68
Institutional (per square foot)	\$ 0.46	\$ 0.47	\$ 0.47

This report does not yet include payment of the second half of the impact fee for Chobani, though the building permit has been issued. As agreed to, the City paid the fee for the first 450,000 square feet of the facility. We are still working on amending the agreement to reflect various changes in the project that have happened since the original agreement was signed. It is likely that the Urban Renewal Agency will pay the remaining impact fee.

DISCUSSION:

- John Bonnett asked if a traffic signal was in the plan for the next fiscal year. Jackie Fields stated an intersection that meets a warrant is at North College and Fillmore but it isn't on the list. North College and Cheney was on the list but the design has changed and City Council will need to approve to use impact fee funds for the new location. Tony Hughes asked if it would require an amendment to the Capital Improvement Plan to add that intersection to the list. Mitch stated that they have been in contact with the City Attorney on this project.

VI. Consideration of a recommendation to include impact fee eligible projects in the City's budget

The City has been collecting impact fees since August 1st, 2009. Those fees can only be spent on the projects included in the capital improvement plans contained in the Impact Fee Report. However, in order for the City to actually spend any money on a project, the project has to be included in the City budget. The Committee understood this process and scheduled the April Committee meeting primarily to provide input to City staff regarding the inclusion of impact fee eligible projects in the City's budget. Staff has no recommended budget items for FY2014.

DISCUSSION:

- Mitch Humble explained that since the budget process is going on at this time, there are no recommended budget items for FY2014. There has been some discussion on park related items and a traffic signal.
- John Bonnett asked if a dog park could be considered a regional park and that there may be money in the budget to purchase land for one. Mitch commented that the City already has land for a dog park, it's just a matter of developing it. He also mentioned that a dog park may not fit in the description of a "community park". John Bonnett is concerned that we are going to run out of time while we still have money left. Tony Hughes mentioned that he isn't concerned about the time frame and doesn't want to just spend the money because it is on the list. Jeff Gooding stated that you need to be careful in defining what the parameters are in a community park.
- Brent asked for clarification on how long before the money has to be spent for the park funds. John stated it is 8 years from the collection date. It comes due when the money was collected. The oldest money is spent first. Mitch explained that if a project is in place and we know that money will be spent on that project, an extension can be done up to 2 years.

VII. Discuss upcoming Capital Improvement Plan amendment process

Idaho Code 67-8208(2) says that a city that implements a development impact fee shall update the capital improvements plan at least once every five years. The five years begins at the date of adoption of the original capital improvements plan. For us, that adoption came in February of 2009. We need to have an update prepared and adopted by next February.

We will likely need to meet a few additional times this year to prepare the update. If we wait until our regular October meeting to adopt an update, we will not have the time to have that update go through the process with the Planning & Zoning Commission and City Council public hearings. We would like to discuss the need for the update, a schedule of future meetings to accomplish the update, and preliminarily discuss some potential changes to the CIPs. We will have staff at the meeting representing each of the departments for which we collect impact fees to participate in the discussion and answer questions.

DISCUSSION:

- John Bonnett mentioned that the Committee will need to meet with the Department Heads prior to the next scheduled meeting in October. Mitch stated the Committee needs to meet a couple times prior to the meeting so they have enough time to make a recommendation to Planning and Zoning and City Council before the next meeting.
- Tony Hughes asked when the Capital Improvement Plan was done the last time with the Comprehensive Plan and our growth projections at that time, were there any triggers that indicated when those projects were warranted and if we scaled back to the actual numbers of the growth projections, would we be able to know what projects were dropped off the list. Mitch stated that the plan did not specify exactly when projects needed to be completed. The growth rate was based on a 20 year average rate. Mitch feels we need to continue with the 20 year projection but we do have an eight year window to spend the funds.
- Mitch mentioned that a good example is that the Fire Department Capital Improvement Plan states that we will build a replacement Station 2 and a new station and purchase two new trucks. When we do this, we are spending \$1.2 million a year to staff those stations and we aren't ready to do that and we won't be for at least four years. We might still be able to move Station 2.
- Tony asked if it makes sense to remodel Station 2 to accommodate the aerial apparatus to leave it there. Ron Clark stated that he honestly doesn't know. He also stated that Twin Falls has an ISO rating of 3 and they are allowing the ISO ratings drive where fire stations are located. In a few months, the City will be re-rated and he doesn't feel that rating will change. The aerial apparatus is a 1989. The Fire Department is trying to get at least 40 years of service out of the apparatus with maintenance being done on it. A new apparatus is priced between \$750,000-\$1.5 million. At this time, the only station an aerial apparatus will fit in is Station 1. Mitch commented that response times might have been impacted on the positive side by the road construction we've done in the last six years and might be able to move Station 2 without building another station. Six years ago, we couldn't have done that.
- The money we had in the Police Department plan was to add square footage to accommodate for more police officers. There is a need for more room. This will be a need in the next several years.
- John Bonnett asked if City Council will have the same response as they did two years ago when the Committee recommended to Council to include Streets in the impact fee calculations. Council did not approve the request because they did not want a fee increase to the citizens. Cash reserves were used on some Street projects that impact fees could have paid for. City Manager, Travis Rothweiler explained the purpose of an impact fee is to make sure that citizens aren't having to completely absorb the cost associated to the growth. Council was looking at the economy and didn't know when that was going to recover. There were declining building permits in both residential and commercial. It is getting better each year but he feels it is not at a healthy threshold of community development. There are road

projects that need to get done because of growth. The City's cash reserves are not going to be able to support paying for those projects that would otherwise be paid for through a development fee process.

- Mitch mentioned that adding trails is a discussion on the Park Development Fund. Chris Talkington commented that in discussion with City Council and City management, more emphasis is going to be placed on using the money for parks.
- Tony recommended breaking up each department in separate meetings to update the capital improvement plans. Staff will let the Committee know of the next scheduled meeting.
- Jackie handed out a list of potential locations of traffic signals to the Committee. These included: Stadium and Eastland, Creekside (near Sunway and Grandview), Pole Line and Harrison and Candleridge and Eastland. She also went over the projects that have been finished.

VIII. Next Committee meeting

The next regularly scheduled meeting date is tentatively set for Thursday, October 24, 2013. The Board will need to meet, perhaps multiple times, before that date to work on the Capital Improvement Plan amendment.

IX. Adjourn

The meeting was adjourned at 1:00pm

Lisa A. Strickland
Administrative Assistant
Community Development Department