



CITY OF TWIN FALLS
DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE
Thursday, April 28, 2011 – 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	Gary Burkett	Kent Collins Vice- Chairman	Jeff Gooding	Tony Hughes Chairman	Brent Jussel	Dusty Tenney	Doug Vollmer	Vacant
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Present: Bonnett, Burkett, Gooding, Hughes, Jussel, Tenney & Vollmer

City Council Liaison: Johnson

- I. Call Meeting to Order
- II. Consideration of the Minutes from the October 28, 2010 Meeting
- III. Review member terms
- IV. Election of Committee officers
- V. Discussion of the impact fee financial report
- VI. Discussion on the status of the Committee's recommendation to update the Streets Capital Improvement Plan
- VII. Consideration of a recommendation to include impact fee eligible projects in the City's budget
- VIII. Discuss Police and Fire Capital Improvement Plans
- IX. Next Committee meeting
- X. Adjourn

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Jones at (208) 735-7267 at least two working days before the meeting.*

I. Call Meeting to Order

Chairman Hughes called the meeting to order @ 12:05

II. Consideration of the Minutes from the October 28, 2010 Meeting

The minutes from the last meeting are ready for your approval.

MOTION:

Commissioner Gooding made a motion to approve the minutes, as presented. Commissioner Vollmer seconded the motion.

UNANIMOUSLY APPROVED

III. Review Member terms

Community Development Director Humble stated the Council recently reappointed Kent Collins, Jeff Gooding, and Doug Vollmer to their second full terms. We are still down one committee member. Attached is a table showing the members and their current terms with expirations. There is still one position that is open, the position has been advertised however there has not any interest. There are currently five industry related members and there are three non industry related members. If anyone knows someone interested please have them contact the City.

IV. Election of Committee officers

Community Development Director Humble stated Tony Hughes has been the Chairman and Kent Collins has been the Vice-Chairman since the beginning. If the Committee wants to make a change, this is the opportunity to do so. Or, the Committee could re-affirm the current officers.

Committee Member Bonnett made a motion to approve Tony Hughes as the Chairman and Kent Collins as the Vice Chairman. Committee Member Gooding seconded the motion.

UNANIMOUSLY APPROVED

V. Discussion of the impact fee financial report

Community Development Manager Humble reviewed the current fee schedule on the overhead. He stated the financial report is attached for your review. In December, the Council approved the Committee's October request to forego the automatic increase that was scheduled for January 1st this year. So, fee amounts have not changed from last year. The current fee schedule is also attached. He also stated that funds have been collected and may have reached a point where the Committee might want to consider using the funds for a project; for example (call center expansion, a partial signal or something in parks). Staff is not making a recommendation at this time but is just bringing ideas to the Committee.

Community Development Director Humble stated that there is not currently any need for signals that require using the money because of previous agreements; however there may be a signal warranted at another intersection in the near future that these fees could be used towards; for example Fillmore Street and North College Road.

Chairman Hughes asked if there were any development agreements that would help with the installation of the light at Fillmore Street and North College.

Community Development Director Humble explained that there are not agreements in place that would help with the light at Fillmore Street and North College and currently there are not any new recommendations for this fiscal year related to Capital Improvement Projects.

Councilman Johnson asked what the money restrictions are and if it is possible to use it as beginning chip to encourage developers working in an area listed on the Capital Improvements Project list or a way to waive fees when there is an infill project being developed.

Community Development Director Humble explained the money that can be used is restricted to projects listed in the Capital Improvement Plan. If someone was trying to develop a project in an area that was located near where a signal is proposed but hasn't been installed yet, then the impact fee money could be used to offset some of the cost of that signal; and if the City waives the requirements then the cost has to be picked up by the City.

VI. Discussion on the status of the Committee's recommendation to update the Streets Capital Improvement Plan

Community Development Director Humble stated at their February 7, 2011 meeting, the City Council held a public hearing to consider the recommended changes to the Streets Capital Improvement Plan. Following the hearing, the Council approved the portion of the request that applied the automatic fee escalation apply to project costs, rather than to fee amount. However, the Council did not approve the additional projects being added to the Streets Capital Improvement Plan. The Council acknowledged the need to add the streets, but felt that the additional projects right now would add too much costs to builders in this economic climate. They directed staff to continue to monitor the situation and potentially bring back the request in the future.

The recommendation was for 1.5 million dollar increase from developer money and 1.5 million dollars of City money to be used for two lane miles on Eastland Drive and with the additional lane miles to be determined by need and approximately \$400,000 for a ½ lane mile between Blue Lakes Boulevard and Locust Street, with a grand total of 1.9 million being added to the Capital Improvement Plan which did not get approved by City Council.

Committee Member Gooding asked if reconstruction of Eastland Drive can be paid for from the Impact Fee Funds.

Community Development Director Humble, stated the reconstruction of existing lanes isn't able to be recouped from the Impact Fees however the funds could be used to increase width of the roads because of growth, if the project was listed on the Capital Improvement Plan; this was forgone for the time being. This change would have added to the Impact Fee amount and Council was not inclined to make that change. Widening a road because of growth typically requires an acquisition of right-of-way, these funds could have been used to negotiate the purchase of right-of-way, there is acknowledgement that it is needed but with the development as slow as it is it just didn't get approved.

Councilman Johnson stated that the Council didn't approve an increase in fees because the goal is to put people back to work not put people out of business. The other thing he would ask the developers to look at subdivision exactions to make sure your getting some offset for the fees that are being paid. The goal is to put things in an organized portfolio so that when land is purchased you're going to get back what you spend. The City Council can't make a decision that could be detrimental to the industry.

Community Development Director Humble explained that residential permits may end up in the double digits at the end of this month, but he also wanted to give a recap of the number of commercial permits issued this fiscal year which is seven new permits and several remodel permits however the impact fees are only collected if the remodel adds additional square footage.

Committee Member Gooding stated he gets complaints about the fees from commercial developers is the don't understand that the fees are based on trip generation and the commercial developers are complaining about the additional cost. The trip generation to a residence is much smaller than a trip generation to a business.

Chairman Hughes explained the businesses will never get it when the Impact Fee improves a street further away from their actual project. There is no tangibility to the network concept for streets the concept is that people are going to travel Eastland to get to the business to shop but when the development is happening on one end of town and the Impact Fees are being used on the other end of town people don't understand.

Community Development Director Humble explained that time is one of the reasons for the lack of understanding and low growth rate makes it difficult. This has only been in place for two years and there hasn't been enough growth to generate enough money for people to see how the money is being used to help the City endure the impact of growth. We are the first City in the Valley to implement impact fees.

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

Community Development Director Humble stated the City has been collecting Impact Fees since August 1, 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. At this point, the City has still not collected enough impact fees in any one category to completely pay for any of the CIP projects. However, we can discuss any other project that the Committee would like to bring up.

City Manager Rothweiler stated that for example right-of-way acquisition could be something to consider related to Eastland Drive.

Committee Member Bonnett explained that until Eastland Drive is included in the Capital Improvement Plan and Impact Fee calculations that is not an option.

Community Development Manager Humble explained that funds were to put in the budget toward streets construction, the Committee could recommend that there be a revision to the plan to collect funds for right of way acquisition along Eastland Drive. It would still require a hearing process for an amendment to the Comprehensive Plan but it wouldn't impact the fees as much as the 1.9 million dollar proposal that Council didn't approve.

Councilman Johnson stated as a councilman he would not support an increase in fees. Impacts have already occurred and we can't close the gap by increasing fees on new development. Eastland Drive is a 16 million dollar project that is needed because of past growth not because of current growth.

Committee Member Gooding asked how much the fees would increase if the Committee recommended adding \$100,000.00 to the streets CIP for acquisition.

Committee Member Jussel explained that even the newer section of Eastland on the north end is already failing. He is not sure what planning needs to be done but this is a big deal especially with 1700 employees that will be traveling different routes to get to work in the near future with the new hospital completed and all of the traffic that will be generated in that area because of this change in the community.

Community Development Director Humble explained the road is failing from a surface problem however it is not failing because of a lack of capacity. When the capacity becomes a problem is when Impact Fees can assist with because decrease in capacity would be related to growth. Putting money in for future growth is the question.

Chairman Hughes stated he has request calculations from the City Engineer Fields to help assist the Committee in understanding costs related to road construction and right-of-way. The more information provided the easier it is to determine what projects may need to be included on the streets list. Local cost for street projects versus

state cost or state projects within the City. The numbers need to be realistic and without this information a discussion regarding streets is difficult.

VIII. Discuss Police and Fire Capital Improvement Plans

Community Development Director Humble stated at the Committee's last meeting, we discussed a potential issue developing regarding the Police and Fire Capital Improvement Plans. The problem being that development rates have slowed significantly from the rate anticipated in the Impact Fee Report. The slower rate has meant that fee collections have been slower to come in than planned. However, that generally means that the need for the improvements is being delayed as well. In the case of Police and Fire, the improvements on the Capital Improvement Plans are large expenses and may have been delayed outside the ten-year spending window.

Staff has been keeping a close eye on this situation. However, we would like to wait it out a little longer and see how we progress through this down turn in development activity. The growth rates anticipated in the Impact Fee Report come from the City's Comprehensive Plan. That is a 20-year planning document with an average growth rate. It is expected that individual years out of the 20 will have varying growth rates. We are not quite two years into the collection of Impact Fees. We feel that two years is not long enough of a trend when compared to a 20 year projection to make dramatic changes to the impact fee program. We propose that we continue to review this issue for a little longer rather than making a quick two-year decision. He explained that the communications issue is not growth related.

City Manger Rothweiler stated building the two stations with the addition of only one labor group is not a possibility currently. There needs to be a different growth related project because the growth is not there, and the more fees collected the more that will have to be returned and these fees don't seem to be warranted for the projects currently listed on the CIP.

City Manager Rothweiler stated that an email will be sent out prior to the next meeting with the current road construction cost as well as right-of-way acquisition costs. They will include last year's Falls Avenue project cost as well as some numbers associated with Eastland Drive so that a rough estimate can be made.

Committee Member Bonnett asked if the impact fee for fire and police were terminated as part of the collection what the process is for refunds. There needs to be a plan because he thinks these projects will go away as an option, unless there is another growth related project for fire and police that could be put on the list.

IX. Next Committee meeting

Community Development Director Humble stated the next meeting will be held Thursday, October 27, 2011.

X. Adjourn

Chairman Hughes adjourned the meeting at 1:15pm.

Impact Fee Committee**April 28, 2011****2011 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
Dusty Tenney	No	First full term expires 3/2012	dustytenney@yahoo.com
Brent Jussel	No	First partial term expires 3/2012	bjussel@cableone.net
Vacant		First partial term expires 3/2012	
John Bonnett	No	First full term expires 3/2013	johnhbonnett@gmail.com
Gary Burkett	Yes - Engineer	First full term expires 3/2013	gburkett@ehmnc.com
Tony Hughes Chairman 2008	Yes - Builder	First full term expires 3/2013	tony.stonecreek@gmail.com
Kent Collins Vice-Chairman 2008	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

City of Twin Falls
Summary of Impact Fee Activity

	<u>08-09</u>	<u>09-10</u>	3/31/2010 <u>10-11</u>	<u>Total</u>
REVENUES:				
Residential Impact Fees-Police	\$ 2,820	\$ 20,544	\$ 8,363	\$ 31,727
Non-resid. Impact Fees-Police	\$ -	\$ 1,644	\$ 1,110	\$ 2,754
Subtotal-Police	<u>\$ 2,820</u>	<u>\$ 22,187</u>	<u>\$ 9,473</u>	<u>\$ 34,480</u>
Residential Impact Fees-Fire	\$ 8,055	\$ 58,977	\$ 23,888	\$ 90,920
Non-resid. Impact Fees-Fire	\$ -	\$ 4,602	\$ 3,108	\$ 7,710
Subtotal-Fire	<u>\$ 8,055</u>	<u>\$ 63,578</u>	<u>\$ 26,996</u>	<u>\$ 98,629</u>
Residential Impact Fees-Streets	\$ 4,065	\$ 29,997	\$ 11,679	\$ 45,742
Non-resid. Impact Fees-Streets	\$ -	\$ 21,773	\$ 3,954	\$ 25,727
Subtotal-Streets	<u>\$ 4,065</u>	<u>\$ 51,771</u>	<u>\$ 15,633</u>	<u>\$ 71,469</u>
Residential Impact Fees-Parks	\$ 9,150	\$ 66,168	\$ 27,135	\$ 102,454
Subtotal-Parks	<u>\$ 9,150</u>	<u>\$ 66,168</u>	<u>\$ 27,135</u>	<u>\$ 102,454</u>
Interest Income	\$ -	\$ 800	\$ 297	\$ 1,097
	<u>\$ 24,090</u>	<u>\$ 204,505</u>	<u>\$ 79,534</u>	<u>\$ 308,129</u>
EXPENDITURES:	\$ -	\$ -	\$ -	\$ -
DIFFERENCE:	<u>\$ 24,090</u>	<u>\$ 204,505</u>	<u>\$ 79,534</u>	<u>\$ 308,129</u>

Total Fees	Original Fees	1-Jan-10
Single Family (per dwelling unit)	\$ 1,606	\$ 1,623.67
Multifamily (per dwelling unit)	\$ 1,513	\$ 1,529.64
Retail (per square foot)	\$ 1.68	\$ 1.6985
Office (per square foot)	\$ 0.78	\$ 0.7886
Industrial (per square foot)	\$ 0.67	\$ 0.6774
Institutional (per square foot)	\$ 0.46	\$ 0.4651

Exhibit 13
Streets Capital Improvement Plan, 2008 through 2017

Type of Capital Improvement	CIP Value	Growth times Portion ⁽¹⁾⁽²⁾	times	Shared Facility (% in fee) ⁽²⁾	equals	Amount to Include in Fees
Arterial Streets (@ \$1.5 million per lane mile)						
Eastland from Candleridge to Orchard (10.5 lane miles)	\$ 15,750,000	100%		0%		\$ -
Bridge for railroad crossing	\$ 1,300,000	100%		0%		\$ -
Falls Avenue from Washington to Grandview (2 lane miles)	\$ 3,000,000	100%		0%		\$ -
Falls Avenue from Blue Lakes to Locust (0.25 lane mile)	\$ 400,000	100%		0%		\$ -
Traffic Signals (@ \$400,000 each)						
Orchard and Washington	\$ 400,000	0%		100%		TBD
Addison and Carriage	\$ 400,000	0%		100%		TBD
Blue Lakes and Orchard	\$ 400,000	21%		100%		TBD
Pole Line and Park View	\$ 400,000	75%		100%		TBD
Pole Line and Grandview	\$ 400,000	75%		100%		TBD
Pole Line and Sunway	\$ 400,000	100%		100%		TBD
Pole Line and Monroe	\$ 400,000	100%		100%		TBD
North College and Grandview	\$ 400,000	100%		100%		TBD
North College and Cheney	\$ 400,000	100%		100%		TBD
Cheney and Blue Lakes	\$ 400,000	100%		100%		TBD
Cheney and Eastland	\$ 400,000	100%		100%		TBD
Falls and Grandview	\$ 400,000	100%		100%		TBD
Falls and Hankins	\$ 400,000	100%		100%		TBD
Filer and Harrison	\$ 400,000	100%		100%		TBD
Filer and Carriage	\$ 400,000	100%		100%		TBD
Filer and Hankins	\$ 400,000	100%		100%		TBD
Addison and Harrison	\$ 400,000	100%		100%		TBD
Addison and Hankins	\$ 400,000	100%		100%		TBD
Klimerly and Carriage	\$ 400,000	100%		100%		TBD
Park and Kenyon	\$ 400,000	100%		100%		TBD
Park and Washington	\$ 400,000	100%		100%		TBD
Orchard and Kenyon	\$ 400,000	100%		100%		TBD
Orchard and Eastland	\$ 400,000	100%		100%		TBD
Orchard and Hankins	\$ 400,000	100%		100%		TBD
Pheasant and Kenyon	\$ 400,000	100%		100%		TBD
Pheasant and Washington	\$ 400,000	100%		100%		TBD
Pheasant and Harrison	\$ 400,000	100%		100%		TBD
Washington and Highway 74/3600 North	\$ 400,000	100%		100%		TBD
Subtotal	\$ 11,200,000					\$ 2,000,000
Traffic signal Master Controller	\$ 250,000	100%		100%		\$ 250,000
Total Infrastructure	\$ 31,900,000					\$2,250,000
Fee-Related Research						
Impact Fee Study	\$ 44,500	100%		25%		\$11,125
Grand Total	\$31,944,500					\$2,261,125

Note: (1) 0 percent growth indicates there is an existing deficiency.
 (2) The 21 percent growth-related percentage was determined by dividing the number of incremental trips from 2007 to 2017 by the total number of trips in 2017. This equaled 21 percent.
 (3) Per the recommendation of the Advisory Committee, the first four arterial street projects are growth-related but not reflected in the impact fee (thus 0% in the "Shared Facility" column as a proxy) due to the need for Twin Falls to obtain new revenue such as a local option sales tax.

Source: City of Twin Falls and BBC Research & Consulting.



CITY OF TWIN FALLS
DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE
Tuesday, November 1, 2011 – 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	Gary Burkett	Kent Collins Vice- Chairman	Jeff Gooding	Tony Hughes Chairman	Brent Jussel	Dusty Tenney	Doug Vollmer	Vacant
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PRESENT: Bonnett, Burkett, Collins, Gooding, Hughes, Jussel, Vollmer

ABSENT: Tenney

- I. Call Meeting to Order
- II. Consideration of the Minutes from the April 28, 2011 Meeting
- III. Review member terms
- IV. Review and discuss the Fiscal Year 2011 Impact Fee Financial Report
- V. Consider a recommendation to the City Council regarding the automatic fee increase scheduled for January 1, 2012
- VI. Next Committee meeting
- VII. Adjourn

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Jones at (208) 735-7267 at least two working days before the meeting.*

Impact Fee Committee
 November 1, 2011
 Minutes

I. Call Meeting to Order

II. Consideration of the Minutes from the April 28, 2011 Meeting

The minutes from the last meeting are ready for your approval.

Motion:

Committee Member Vollmer made a motion to approve the minutes, as presented. Committee Member Gooding seconded the motion.

UNANIMOUSLY APPROVED

III. Review Member terms

We are still down one committee member. Below is a table showing the members and their current terms with expirations. Dusty Tenney and Brent Jussel are scheduled to have their terms expire in March, 2012.

2011 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
Dusty Tenney	No	First full term expires 3/2012	dustytenney@yahoo.com
Brent Jussel	No	First partial term expires 3/2012	bjussel@cablone.net
Vacant		First partial term expires 3/2012	
John Bonnett	No	First full term expires 3/2013	johnhbonnett@gmail.com
Gary Burkett	Yes - Engineer	First full term expires 3/2013	gburkett@ehminc.com
Tony Hughes Chairman 2008	Yes - Builder	First full term expires 3/2013	tony.stonecreek@gmail.com
Kent Collins Vice-Chairman 2008	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

IV. Review and discuss the Fiscal Year 2011 Impact Fee Financial Report

The 2011 financial report is provided below for your review. Following your review, staff will prepare the annual impact fee report from the Committee to the City Council and include the financial report below in the annual report.

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

	<u>08-09</u>	<u>09-10</u>	9/30/2011 (unaudited) <u>10-11</u>	<u>Total</u>
REVENUES:				
Residential Impact Fees-Police	\$ 2,820	\$ 20,924	\$ 17,106	\$ 40,850
Non-resid. Impact Fees-Police	\$ -	\$ 1,644	\$ 5,412	\$ 7,055
Subtotal-Police	<u>\$ 2,820</u>	<u>\$ 22,567</u>	<u>\$ 22,518</u>	<u>\$ 47,905</u>
Residential Impact Fees-Fire	\$ 8,055	\$ 60,063	\$ 48,862	\$ 116,980
Non-resid. Impact Fees-Fire	\$ -	\$ 4,602	\$ 15,150	\$ 19,752
Subtotal-Fire	<u>\$ 8,055</u>	<u>\$ 64,664</u>	<u>\$ 64,012</u>	<u>\$ 136,732</u>
Residential Impact Fees-Streets	\$ 4,065	\$ 30,545	\$ 24,282	\$ 58,893
Non-resid. Impact Fees-Streets	\$ -	\$ 21,773	\$ 46,497	\$ 68,271
Subtotal-Streets	<u>\$ 4,065</u>	<u>\$ 52,319</u>	<u>\$ 70,779</u>	<u>\$ 127,163</u>
Residential Impact Fees-Parks	\$ 9,150	\$ 67,402	\$ 55,504	\$ 132,056
Subtotal-Parks	<u>\$ 9,150</u>	<u>\$ 67,402</u>	<u>\$ 55,504</u>	<u>\$ 132,056</u>
Interest Income	\$ -	\$ 2,137	\$ 2,532	\$ 4,669
	<u>\$ 24,090</u>	<u>\$ 209,089</u>	<u>\$ 215,346</u>	<u>\$ 448,525</u>
EXPENDITURES:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
DIFFERENCE:	<u>\$ 24,090</u>	<u>\$ 209,089</u>	<u>\$ 215,346</u>	<u>\$ 448,525</u>

In addition to the Financial Report above, the Annual Impact Fee Report to the City Council should also include other recommendations from the Committee. City Code requires that the committee:

1. "File periodic reports, at least annually, with respect to the Capital Improvements Plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees; and"
2. "Advise the governmental entity of the need to update or revise land use Assumptions, Capital Improvements Plan and Development Impact Fees."

Therefore, the Committee should discuss what, if any, recommendations to make to the City Council in this year's Impact Fee Annual Report. Staff recommends that the Committee discuss this issue and make a recommendation to the Council regarding the Committee's desired updates, if any, to the Land Use Assumptions

Impact Fee Committee
 November 1, 2011
 Minutes

or Capital Improvement Plans. The Committee's recommendation will be included in the Annual Impact Fee Report to the City Council.

One item in particular that the Committee has asked to review is the lane mile cost of street construction. While there are no street construction projects included in the current capital improvement plans, there has been discussion about adding street projects. They have remained out so far due to the high cost of those projects and the resulting increase in fees. At our last meeting, the Committee asked staff to provide some more recent street cost estimates. The City has completed some recent street construction projects. We will calculate some of our actual recent lane mile construction costs and provide those to the Committee at the meeting for discussion.

Discussion Followed:

Commissioner Bonnett asked what the time line is for spending the money that has been collected.

Community Development Director Humble stated there is an eight years timeline from the time collected to when the money can be used. The prediction is that the City's funds will be down until approximately fiscal year 2013. There may be a turnaround before the 8 years is over and there will possibly be a need to spend the money for growth related items.

Member Hughes asked if there will be a time that we will need to stop collecting because the growth doesn't support the money collected to spend.

Community Development Director Humble stated that there will probably not come a time that the City will stop collecting the fees however there may be a need to make a change to the amount collected or a change to what the money is allocated for but to do so an amendment to the CIP would be required. The question today is if the Committee wants to recommend any updates or changes to the report being submitted to City Council.

Motion:

Committee Member Bonnett made a motion to recommend to the City Council , to accept the report as presented. Committee Member Burkett seconded the motion. All members present voted in favor of the motion.

V. Consider a recommendation to the City Council regarding the automatic fee increase scheduled for January 1, 2012

Based on the January 2011 MCI, the fee increase at that time would have been 1.1%. However, as you are aware, the Council approved the Committee's request to forego the automatic increase. So, fee amounts have not changed since January 2010. The current fee schedule is below.

Total Fees	Original	
	<u>Fees</u>	<u>1-Jan-10</u>
Single Family (per dwelling unit)	\$ 1,606	\$ 1,623.67
Multifamily (per dwelling unit)	\$ 1,513	\$ 1,529.64
Retail (per square foot)	\$ 1.68	\$ 1.6985
Office (per square foot)	\$ 0.78	\$ 0.7886
Industrial (per square foot)	\$ 0.67	\$ 0.6774
Institutional (per square foot)	\$ 0.46	\$ 0.4651

The reason for last year's recommendation to forego the automatic fee increase was directly related to the state of the economy and the level of building activity in the community. Building activity is still low. In fact, Fiscal Year 2011 was slower than Fiscal Year 2010 in nearly every category. Therefore, the Committee may want to discuss whether or not to make a similar recommendation to the City Council regarding the automatic fee increase scheduled for January 1, 2012.

Impact Fee Committee
November 1, 2011
Minutes

The current Municipal Cost Index percentage change from October 2010 to October 2011 is 5.1%. We won't know exactly what the percent change in January will be until then. As a reminder, the inflation factor built into our impact fee ordinance is there to accommodate for project cost increases. So, if the City chooses not to increase the fees again this year, our fee collections will again fall behind the project costs.

Motion:

Committee Member Gooding made a motion to recommend to City Council that the scheduled increase to the impact fee be suspended again this fiscal year. Commissioner Bonnett seconded the motion. All members present voted in favor of the motion.

VI. Next Committee meeting

We are currently targeting 4th Thursday, April 26, 2012 as the potential meeting date.

VII. Adjourn

Chairman Hughes adjourned the meeting at 12:45 pm.