Twin Falls Development Impact Fee Advisory Committee & Improvement Reimbursement Commission Minutes

Thursday, November 19, 2020, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members: Tom Frank - Chairman, Kevin Grey - Vice Chair, Nathan Bishop, Andrew DiPietro, Jennifer Jensen, Colby Ricks, Josh Wallin, Gerardo Munoz
Council Liaison: Craig Hawkins

1) **Confirmation of Quorum/Call Meeting to Order**
   Commissioner Frank called the meeting to order at 12:04PM
   A quorum was present.

   Members present: Frank, Grey, Bishop, Jensen, DiPietro, Munoz
   Staff present: Spendlove, Humble, Ebersole, Hafer, Hart, Zollinger, Fehringer, Vitek, Howard

2) **Consent Calendar**
   Commissioner Grey made a motion to approve the consent calendar, as presented.
   Commissioner Munoz seconded the motion.

   Unanimously approved by a vote of 6-0

   a) Approval of Minutes from the following meeting: October 24, 2019

3) **Introduction of New Members**
   Introduction of new members and staff took place.

4) **Review of Member Terms**

   a) Terms were reviewed for each member.

5) **Election of Officers**
   Commissioner Munoz nominated Commissioner Frank as Chairman and Commissioner Grey as Vice Chair.
   Commissioner Bishop seconded the nomination.

   Unanimously approved by a vote of 6-0

6) **Impact Fee Items**

   a) Review, Discussion and Action on the Annual Financial Report, and Impact Fee Program for FY

2020.

Staff Presentation:
PZ Director Spendlove reviewed the fee expenditures of the Impact Fee Program for FY 2020.
A motion, and simple majority vote will satisfy the requirement for recommendations to City Council.

The committee is tasked with discussing and making a recommendation to the City Council on this years Annual Impact Fee Report.

A sample motion could read as follows: "Motion to approve the Annual Impact Fee Financial Report, including the program being fair and equitable in terms of implementation, and imposition, of the Impact Fees and Capital Improvement Plan."

Discussions Followed:
PZ Director Spendlove gave an overview of the expenditure summary. He told the commission to expect a few more expenses this year.

Deputy City Manager Humble explained how the fees will change going forward.

Motion:
Commissioner DiPietro made a motion to approve the Annual Impact Fee Financial Report, including the program being fair and equitable in terms of implementation, and imposition, of the Impact Fee and Capital Improvement Plan.
Commissioner Bishop seconded the motion.

Unanimously approved by a vote of 6-0

b) Discussion and Action on recommendation to City Council on the automatic increase of Impact Fees scheduled January 1, 2020.

Staff Presentation:
PZ Director Spendlove reviewed the discussion and action on recommendation to City Council on the automatic increase of Impact Fees scheduled January 1, 2020.

A motion and simple majority vote will satisfy the requirement for recommendation to City Council.

The Committee is tasked with discussing the information, and recommending a course of action to the City Council.

The following are some available options the Committee may choose to take:
1. Recommend allowing the automatic increase to occur on January 1, 2021.
2. Recommend allowing the automatic increase to occur on a specific future date.
3. Recommend waiving the inflation adjustment for the next fiscal year.

This is a recommendation only, and will be forwarded to the City Council for a Final Decision.

Discussions Followed:

- Commissioner Munoz asked if the commission can recommend an increase to city council above the MCI.
- Assistant City Manager Humble explained that would be a change to the program, and need to give City Council a reason to recommend a change.
- Commissioner Bishop suggested recommending approval of up to, but not to exceed a 1% increase.
- Commissioner Munoz recommends staying with the increased MCI percentage.

Motion #1:
Commissioner Bishop made a motion to recommend to City Council an increase of Impact Fees, capped out at a 1% increase.
Commissioner Jensen seconded the motion.

Motion failed by a vote of 2-4

Motion #2:
Commissioner DiPietro made a motion to recommend approval to City Council at the accepted MCI rate, as long as it doesn't exceed a 2% increase.

Motion approved by a vote of 4-2

7) Improvement Reimbursement Items
None

8) General Input/Announcements - Public/Staff
PZ Director Spendlove reviewed the meeting calendar for the new year.

9) Upcoming Meeting(s)
Next meeting some time in March 2021.

10) Adjournment
The meeting adjourned at 1:12 pm

Kelli Ebersole

Kelli Ebersole, Administrative Assistant