



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

Thursday, October 24, 2019, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301
Council Chambers

Members: Gerald Martens, Nathan Bishop, Chad DeBie, Andrew DiPietro, Jennifer Jensen, Susan Petruzzelli, Colby Ricks

Council Liaison: Greg Lanting

1) Confirmation of Quorum/Call Meeting to Order

Chairman DeBie called the meeting to order at 12:00 PM

A quorum was present.

Members Present: Bishop, DeBie, DiPietro, Petruzzelli, Ricks

Staff Present: Spendlove, O'Connor, Ebersole, Race, Vitek, Fehringer

2) Consent Calendar

Commissioner Petruzzelli made a motion to approve the consent calendar, as presented.

Commissioner Bishop seconded the motion.

Unanimously Approved

a) Approval of Minutes from the following meeting: April 25, 2019

3) Introduction of New Members

No new members at this time.

4) Review of Member Terms

a) List of Member Terms

PZ Director Spendlove reviewed the commission member list. There are currently two (2) openings for the commission.

There will be two (2) openings in March, when Susan Petruzzelli and Gerald Martens term out. Positions will be advertised this winter. Contact Jonathan Spendlove if someone is interested in a position.

Special Meetings may be needed before Ms. Petruzzelli and Mr. Martens term out.

5) Election of Officers

Current: Chad DeBie - Chairman. Colby Ricks - Vice Chairman.

Officers will stay in place with a vote in March for new officers.

6) Impact Fee Items

- a) Review, Discussion and Action on the Annual Financial Report, Impact Fee Program, and implementation of the Capital Improvement Plan.

Staff Presentation:

Jonathan Spendlove presented the Annual Financial Report, Impact Fee Program, and implementation of the Capital Improvement Plan.

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 year's Annual Impact Fee Report.

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

IFC Questions & Comments:

- Commissioner Ricks asked if there are any funds close to being depleted.
- PZ Director Spendlove stated not at this time, and he doesn't foresee that happening.
- Chairman DeBie asked if there are projects to vote on now.
- PZ Director Spendlove stated there are no projects in the works at this time that would be funded this fiscal year. If a project comes up, it will be brought back to the committee for recommendation to City Council.
- CIP plan is in the middle of a rewrite. This may require special meetings for the IFC prior to the next scheduled meeting.

Discussions Followed:

- Chairman DeBie asked if 25% of auto accidents occur on weekends, is there any weight to impact on police/fire department.
- PZ Director Spendlove stated this body deals with the capacity of roadways and connection with expansion of roadways and how much money is needed to build the roadways due to growth.

Motion:

Commissioner Petruzzelli made a motion to approve the Annual Impact Financial Report, including the program being fair and equitable in terms of implementation, and imposition, of the Impact Fees and Capital Improvement Plan.

Commissioner Ricks seconded the motion.

Unanimously Approved

- b) Review and action on recommendation to City Council on the automatic Impact Fee increase scheduled January 1, 2020.

Staff Presentation:

PZ Director Spendlove presented the Review and action on recommendation to City Council on the automatic Impact Fee increase scheduled January 1, 2020.

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

August 2018 to August 2019, the increase was 0.88%. The code says the city allows to occur unless recommendation to not allow increase.

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

The following options are some of those available to the Committee:

1. Recommend allowing the increase to occur on January 1.
2. Recommend allowing the 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 final decision.

IFC/Questions & Comments:

- Commissioner Petruzzelli asked what the last increase was.
- PZ Director Spendlove stated the last increase was 1.92%.
- Commissioner Petruzzelli stated if there isn't a gradual increase, there is a possibility for a large fee jump in the future.
- Commissioner DeBie asked if the commissioner can ask City Council for greater increases rather than an automatic increase.
- JS stated the code does not speak on a greater increase than the automatic.
- Commissioner Ricks asked where they can find a list of current projects that will utilize Impact Fees.
- PZ Director Spendlove spoke on some of the projects using Impact Fees.
- Commissioner Ricks asked if there are estimates on projects compared to what is in the budget.
- PZ Director Spendlove stated Long Term Planning projects earmarks projects that would use Impact Fees.
- Commissioner Bishop asked if there is a concern on the amount in the Impact Fee budget. He asked if the funds can be used now.
- PZ Director Spendlove stated that each fund has a potential project earmarked to use funds. Projects using Impact Fees need to be due to growth according to state statute.
- Chairman DeBie asked what part of funds go towards bond items.
- PZ Director Spendlove stated something that is needed because of growth can be put on Capital Improvement Plan list and amount can be taken from Impact Fees.
- Commissioner Ricks stated he is okay with increase to keep up with inflation.
- Chairman DeBie asked about single family vs multifamily impact on different departments.
- PZ Director Spendlove stated streets is only department that is affected. Single Family Dwelling uses the streets for more trips.
- Commissioner Bishop believes the commission should keep up with the recommended amount.
- PZ Director stated correct increase amount would be applied around the end of January.
- Commissioner Petruzzelli asked to be informed when the change takes effect.

Motion:

Commissioner Bishop made a motion to recommend to City Council to accept increase in fees and have them approved and in place at earliest time.

Commissioner Petruzzelli seconded the motion.

Unanimously Approved

7) Improvement Reimbursement Items

None at this time.

8) General Input/Announcements - Public/Staff

PZ Director Spendlove stated there may be need for special meetings before next scheduled meeting.

Assistant City Engineer Vitek gave an update on the funding of North College Rd. project.

9) Upcoming Meeting(s)

Regular meeting: March or April 2020

10) Adjournment

The meeting adjourned at 12:46 pm.

Kelli Ebersole

Kelli Ebersole, Administrative Assistant