

MEETING MINUTES – Mayor’s Impact Fee Policy Task Force Committee

DATE: June 17, 2008

PRESENT: Mayor Buetler, Rick Peo, Jim Christo, Fred Hoke, Steve Stueck, Steve Masters, Greg Maclean, Nick Cusick, Denise Pearce, Margaret Remmenga, Michaela Hansen

ABSENT: None

Special guests/Presentations: Allan Abbott

PUBLIC ATTENDING: Russell Miller

Topic:	Discussions/Conclusions/Recommendations /Actions	Action Assignment:
Call to Order, Opening Statements, and Introductions	Nick Cusick called the meeting to order at 3:00 PM.	
Introductions	Mr. Allan Abbott	
Proposed Presenters for future meetings.	July 8 – Roger Figard and Thomas Shafer (invitation accepted-attendance confirmed)	
Minutes	Steve Stueck Moved to approve June 3 Meeting Minutes; Seconded by Fred Hoke	
Impact Fee Rebate	Mayor Buetler joined the group to discuss the potential for a temporary impact fee rebate program. The temporary rebate program funding source is leftover interest from a storm water bond. The rebate would have a definitive start and stop date for the program. The Mayor asked the committee to provide suggestions on how the temporary rebate program should be administered. The committee agreed to provide input to the Mayor from their respective groups and stated it was necessary to include the city staff in determining best methods of administrating the rebate. A special meeting was scheduled for Wednesday, July 2. All suggestions and ideas to formulate the rebate program are to be submitted to Denise Pearce and/or Nick Cusick. Denise will work with the Mayor to narrow the list for the committee’s consideration on July 2. The committee will discuss the suggestions provided and make formal recommendations to the Mayor.	
Bonding Ability Using Highway Allocation Dollars for Debt	Margaret Remmenga handed out draft copy of the city’s bonding ability using Highway Allocation Dollars for Debt.	
Allan Abbott Presentation	Allan Abbott provided a history of the Impact Fee evolution. Prior to his arrival at the city, the commercial developers paid the majority of costs associated with new development. After Allan’s arrival residential development began contributing to the infrastructure costs associated with the use. Allan discussed the positives and negatives of other funding sources, such as SID’s for areas outside the City limits. Allan stated he believes that 50% of the costs associated with growth should be the developer and 50% the city. The community as a whole should not bear the entire 100% cost of growth	

<p>Meeting adjourned</p>	<p>Prior to 1992 and 1993, there were “sweet spots” which were not too expensive to bring infrastructure to. Plus the city was sitting on excess money. The City would put in 2 lanes instead of what was anticipated to be needed and then had to shut down the area to expand. There was no forethought in future demands due to the expansion.</p> <p>The city has chosen not to allow growth pay for itself. The mill levy is at approximately \$0.28. If you increase the tax base and decrease the mill levy you are selling yourself short. What should have been done: (1) Look more to long term construction, 10-15 years out; (2) Realize somebody’s got to pay and find a fair way for that to happen; (3) All people, industry and business must halt the continual “finding fault” with solutions. Stop taking jabs at one another. This cannot continue, if individuals or groups do not like what the solution is, come up with a solution too; (4) Invest wisely, new standards for streets, RUTS – don’t be short sighted – 5 years is too short sighted, project 10 to 15 years out and not have to shut down a road and area completely when building out infrastructure for expansion.; (5) Don’t’ change the plan every Monday. Once CIP is accepted follow through. Don’t jump around and realize it takes time; (6) Growth won’t come if amenities are not there.</p> <p>Allan’s quote “Everybody wants more than what they are willing to pay for”. Allan noted what ever you do to finance growth will add costs to the homebuyer.</p> <p>Special Meeting on July 2 at 3 PM in Room 113. Next Regular scheduled Meeting July 8 at 3 PM in Room 106.</p> <p>Meeting adjourned at 4:45 PM.</p>	