

LAKE COUNTY IMPACT FEE COMMITTEE

April 17, 2008

The Lake County Impact Fee Committee met on Thursday, April 17, 2008 in Room 233 of the Lake County Administration Building, 315 W. Main Street in Tavares, Florida. Ordinance 1996-31, effective April 19, 1996, created this Committee to review impact fees adopted by the Board of County Commissioners, evaluate the expenditure of funds collected via impact fees, and make recommendations to the Board of County Commissioners.

Ordinance 2004-26, enacted April 6, 2004, effective April 13, 2004, changed the name of the Impact Fee Evaluation and Review Committee to the Lake County Impact Fee Committee and changed membership from eleven members to ten members. A current commissioner of the Lake County Board of County Commissioners shall serve as liaison in a nonvoting position and shall not be considered a member.

County Commission Liaison

Commr. Jennifer Hill

Members Present:

Bill Benham, Agricultural Industry Representative
Bill Calhoun, Citizen at Large
Nancy Hurlbert, Citizen at Large
Jean Kaminski, Home Builders Association of Lake County, Chairman
Marie Kiser, Lake County Conservation Council
Jim Miller, United Chambers of Commerce
Ray San Fratello, Industrial Community Representative

Members Not Present:

James Argento, Citizen at Large
Karen LeHeup-Smith, Lake County League of Cities
Carol Macleod, Lake County Schools
Ammon Smith, Citizen at Large

Staff Present:

Angi Thompson, Develop Processing Manager
Ed O'Malley, Impact Fee Specialist
T. J. Fish, AICP, Executive Director, Lake-Sumter Metropolitan Planning Organization (MPO)
Debi Tinis, Financial Coordinator, Lake County Public Works

Chairman Kaminski called the meeting to order at 9:30 A.M. Ms Kaminski noted a new member of the committee at the meeting, Marie Kiser, Lake County Conservation Council, and asked that a few minutes be taken so that everyone attending the meeting could introduce themselves. The Chairman confirmed that the meeting had been properly advertised in the newspaper and noted that the minutes from the January 17, 2008 meeting were available for approval by the Committee.

MOTION by Nancy Hurlbert, SECONDED by Ray San Fratello, to approve the January 17th, 2008 Lake County Impact Fee Committee minutes as submitted.

FOR: Calhoun, Hurlbert, Kaminski, Kiser, Miller, San Fratello

AGAINST: None

NOT PRESENT: Argento, Benham, Leheup-Smith, MacLeod, Smith

MOTION CARRIED: 6 – 0

Expiration of Terms

Ms. Thompson reminded all committee members that their terms will all expire in August of this year and that letters had been sent out to all members advising them of same and giving them the opportunity to volunteer for an additional two year term. Mr. San Fratello questioned as to when and where the letters had been sent. Chairman Kaminski indicated the letters had gone out about two weeks previously and were sent to the sponsoring agency or organization or in the case of Citizens at Large to their home address. Members of the committee agreed to ensure receipt of the letter and to act on the letter appropriately.

Impact Fee Study Update

Chairman Kaminski briefly provided the committee with a synopsis of the discussion from the last meeting concerning completion of the studies for fire, parks and library by Tindale-Oliver Associates (TOA). In order to complete the studies additional expenditures would be required. Due to the state of the economy the committee had debated whether finishing the studies now, which would likely recommend a raise in impact fees, made any sense. The committee was concerned about the amount already expended on the studies and whether the data already gathered would be usable in the future. Ms Thompson informed the committee that there were no remaining funds in the purchase order (PO) associated with these studies. An updated estimate of costs from TOA for completing the work was Fifty Eight Thousand Three Hundred Sixty Six Dollars (\$58,366.00). A request would have to be made to the Board of County Commissioners (BOCC) to approve this expenditure. Commissioner Hill indicated she believed the BOCC had already directed that the studies be stopped. Ms Thompson indicated she wasn't aware of any BOCC direction with regard to these studies. Mr. Calhoun suggested a motion be made.

MOTION by Bill Calhoun, SECONDED by Ray San Fratello, to defer the expenditure of any further money on the fire, park and library impact fee studies.

FOR: Calhoun, Hurlbert, Kaminski, Kiser, Miller, San Fratello

AGAINST: None

NOT PRESENT: Argento, Benham, Leheup-Smith, MacLeod, Smith

MOTION CARRIED: 6 – 0

Transportation Alternative Funding Task Force Update

Chairman Kaminski introduced Mr. T. J. Fish, Executive Director, Lake-Sumter Metropolitan Planning Organization (MPO). Mr. Fish informed the committee that the task force has met three times to date. He stated they meet the first Monday of each month at 4:00 PM in RM 235 of the Lake County Administration Building and encouraged committee members to attend future meetings. Mr. Fish indicated that the committee is now coming to grips with the problems of funding transportation in the county. Mr. Fish shared that the modest impact fee collected for transportation has led to deficiencies that will force the county to enforce concurrency on commercial projects. He indicated the task force plans to go further than

increased impact fees as a means to fund transportation and will begin doing so at the next meeting. Some of these ideas include how an increased sales tax on gasoline would help, the possibility of imposing a Municipality Service Taxation User (MSTU), an ad valorem based tax, and others. Chairman Kaminski indicated she has attended some meetings and the task force members are taking the role very seriously asking the tough questions and looking for appropriate answers including things like needs versus wants. Mr. Fish went on to say that the county is falling behind in the ability to maintain roads by some fifteen (15) million dollars per year. Mr. San Fratello questioned whether impact fees are being faulted for lagging maintenance. Mr. Fish responded that this was not the case. The committee was just identifying that road capacity and road maintenance are each serious problems the county must eventually deal with. As an example he stated that at the county's current pace/ability it will take two hundred (200) years to pave all the county roads that need paving now. Mr. Fish also pointed out that several roads in the county are way over capacity now and will require huge amounts of money to solve the problem i.e., County Road 44 from Eustis to Leesburg will require some fifty (50) to sixty (60) million to fix and that is more money than has been collected cumulatively in the twenty-four (24) year history of the road impact fee in Lake County. Mr. Fish also indicated a desire to have a joint meeting of these two committees sometime in the next two (2) to three (3) months and asked for feedback. Some discussion took place about whether the Impact Fee Committee should just attend a meeting or whether it should be advertised as a joint meeting. Commissioner Hill stated her belief that it should be advertised as a joint meeting. Mr. Fish thought that a joint meeting in the June or July time frame would be appropriate.

Road District Annual Report

Chairman Kaminski introduced Debi Tinis, Financial Coordinator, Lake County Public Works. Ms. Tinis provided the committee with a spreadsheet showing road impact fee collections by district from 1985 through fiscal year 2007 and also expenditures for the same period. The spreadsheet additionally displayed 2008 year to date numbers including a projection of total collections for 2008 of some eight (8) million dollars which is considerably lower than prior years. The spreadsheet also displayed historical collections, payments and balances by district and Ms. Tinis pointed out that while the sheet shows balances those dollars have already been earmarked for specific projects. Chairman Kaminski pointed out total collections since 1985 are some one hundred fifty two (152) million dollars. It was pointed out by Mr. Calhoun that in today's dollars that is only 150 miles or so of road.

Mr. Benham joined the meeting at 10:09 AM.

Mr. Fish stated that the need between now and 2025 is on the order of one point seven (1.7) billion dollars (1,700,000,000.00). Mr. San Fratello pointed out that even if the road impact fee was made inordinately high, the fund would never come close to this amount of money.

Ms. Tinis continued with her presentation by stating that Public Works has a list of projects which could be emailed to anyone desiring to see the specific projects. Some discussion followed on County Road (CR) 466 and CR 466A. Ms. Tinis stated that the attempt to acquire right-of-way is currently under way. Mr. Fish offered that CR 466 should be under construction by year end and CR 466A is scheduled for 2013. In response to Chairman Kaminski, Ms. Tinis explained that the map colors indicate the three (3) park districts and the red lines on the map delineate the road districts. Discussion followed on the municipalities and which district they fall in. Ms. Tinis pointed out on the bottom of her handout titled "Lake County Road Impact Fee Receipts and Disbursement Projections" that the municipalities and their corresponding road districts were shown. Chairman Kaminski thanked Ms. Tinis for the completeness and easy to understand format of her report. Discussion followed on the added cost today of obtaining right-of-way (ROW). Years ago ROW's were in many cases donated. Today they come after prolonged negotiation and substantial cost. Mr. San Fratello inquired whether impact fees could be traced back to a permit. Ms. Kaminski pointed out that she had tracked permits in Lake County for many years and information was available through the Building Services Division of the county. She also indicated a web site was available that provided permit data. She stated she would send the web site info to Angi Thompson for distribution to committee members.

Meeting Times and Date

Ms. Thompson indicated that one of the new committee members, Mr. James Argento, had scheduling problems with the scheduled meeting times of Thursdays at 9:00 A.M. Mr. Argento is a state's attorney and has a court docket at that time each morning. He requested that Ms. Thompson open a discussion with the committee to see if meeting times could be changed to accommodate him, otherwise he may have to resign from the committee and serve the county in some other way. Members indicated that this time has worked well for existing members for some time and would require numerous schedule changes on their part if the day and time were changed. Commissioner Hill offered that she believed Mr. Argento was in discussion with the appropriate judge and she believed he may be successful in changing his docket time.

Our next meeting is scheduled for July 17, 2008. At that time we will hear the annual school impact fee report, an update from the MPO provided by Mr. Fish and legislative items that the committee may wish the BOCC to take as legislative items.

Mr. Calhoun took the opportunity to thank Public Works for their efforts in providing relative and timely information on a road in an unincorporated area of The Villages which needs patching.

Chairman Kaminski stated for the record that she will be retiring from the Home Builders Association at the end of May this year. However, she has been asked by the Home Builders Association to stay on the committee as their representative for the time being. She indicated that Ms. Linda Nagle will be taking over as Executive Director of the Home Builders Association.

No further business being advanced Chairman Kaminski adjourned the meeting at 10:17 a.m.

Respectfully submitted,

Ed O'Malley
Impact Fee Specialist

Jean Kaminski
Chairman