

**LAKE COUNTY IMPACT FEE COMMITTEE**  
**April 21, 2011**

The Lake County Impact Fee Committee met on Thursday, April 21, 2011 in Training Room "A" at the Lake County Agricultural Center at 1951 Woodlea Rd. 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. 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**  
Commissioner Sean Parks

**Members Present:**

Davis Talmage, Banking and Finance, Chairman  
Nancy Hurlbert, Citizen at Large  
Linda Nagle, Home Builders Association of Lake County  
Jim Richardson, League of Cities  
Carol MacLeod, Lake County Schools  
Alan Winslow, Citizen at Large

**Members Not Present:**

John Buxman, Chamber of Commerce  
Jeffrey Banker, Citizen at Large  
Bill Benham, Agricultural Industry Representative  
Dennis Sargent, Citizen at Large

**Staff Present:**

Angi Thompson, Development Processing Manager  
Ed O'Malley, Program Specialist  
Melanie Marsh, Deputy County Attorney  
Aziza Bryson, Public Hearing Coordinator  
Jim Stivender, Public Works Director  
Darren Gray, County Manager

**Others Present:**

T. J. Fish, Exec. Director MPO  
Vance Joachim, Lake County citizen

Chairman Talmage called the meeting to order at 9:36 a.m. and noted that the meeting had been duly advertised. He asked for a motion on the January 20, 2011 Lake County Impact Fee Committee meeting minutes.

**MOTION** was made by Nancy Hurlbert, **SECONDED** by Alan Winslow to approve the January 20, 2011, Lake County Impact Fee Committee minutes.

**FOR:** Hurlbert, Winslow, Nagle, Richardson, MacLeod, Talmage

**AGAINST:** None

**NOT PRESENT:** Buxman, Banker, Benham, Sargent

**MOTION CARRIED:** 6 – 0

## Old Business

### School Impact Fee Study Update:

Carol MacLeod gave a quick update stating that the School Board has a meeting scheduled for June 5, 2011, to conduct a preliminary review of the school impact fee study.

## New Business

### School Fee Suspension:

Angi Thompson made note of the handout concerning the approved Ordinance No. 2011-18 which suspends the collection of school impact fees.

### Committee Direction/Objectives:

Commissioner Parks explained that the Board of County Commissioners (BCC) approved and passed a motion that he'd made to extend the purview of the committee to being one that does not just review expenditures from impact fees. He stated that over the next six months, the committee has been tasked with making a recommendation to the BCC on how the County can fund transportation needs in the future. Commissioner Parks expressed that the Commissioners would like for the committee to thoroughly investigate the alternatives to depending solely on impact fees. He also asked the committee to look at past recommendations made by the Transportation Alternative Funding Task Force that met in 2008 and to consider any other ideas within reason that would be professionally accepted in order to come up with a recommendation that would allow for long term planning of transportation needs.

Chairman Talmage referred to the back of the agenda to point out the meeting agenda schedule in regards to some of the presentations that would be made in order to help the committee with their task.

Ms. Thompson stated that due to the new direction and responsibilities of the committee as a group, a new ordinance will go before the BCC on May 3, 2011 for approval to advertise and for adoption on May 17, 2011. This new ordinance will make the committee a general board committee and will change the name of the committee to the Capital Facilities Advisory Committee. Referring to the back of the agenda, Ms. Thompson pointed out two tentative meeting schedules that the committee would need to choose from considering the time frame within which the BCC is looking for a response. She also went over the agenda schedule, the focus for each meeting, and noted that these future meetings would be held at the Public Works Complex in their large conference room. Ms. Thompson mentioned that there would most likely be support from the Public Works staff and announced the retirement of Ed O'Malley.

Discussion took place in regards to the meeting schedule after Ms. Thompson stated that the first decision the committee needed to make was how soon they would like to get started.

Alan Winslow commented that he did not see enough meetings. He pointed out that it seemed as if most of the meetings were gathered around the needs of the County. He expressed how critical he thinks it is for the committee to start with a clean slate and focus on coming up with alternatives. Mr. Winslow suggested a 4 – 5 hour workshop in order for the committee to brainstorm and have a clear idea of every possible alternative.

Jim Stivender clarified that his presentation focuses on alternatives and is not need based. He stated that he will give a forty minute power-point presentation that addresses supply and demand while concentrating on every available alternative that is legal in the state of Florida. Mr. Stivender added that before the next meeting he would try to get some reading material to the members that included a copy of the 2008 task force presentation. He explained that his approach in regards to his presentation centers on how to create a good revenue stream for good governments in Lake County.

Linda Nagle asked if there is currently anything in the state legislature that may impact their work. T. J. Fish answered that in regards to the state at this time, the only thing of impact to transportation is the Department of Transportation (DOT) money because they continue to steal money out of the trust fund. Other than that there have been no legislative changes. Mr. Fish also noted that Lake County is the only county (out of the footprint of five central Florida counties that are part of a regional funding task force) that does not have the legislative authority to take a certain question to the voters. He indicated that this is a hindrance for Lake County. Mr. Fish stated that between the Transportation Alternative Funding Task Force report and the fact that there is a state wide revenue study advisory committee, there will be such a thorough menu of alternatives to look at but the problem is that, for most of the alternatives, you need to have legislative authority.

Mr. Winslow pointed out that the title Capital Facilities Advisory Committee suggests that lurking behind the name is something more than just roads and transportation. Commissioner Parks stated that his motion did include school facilities. He explained that the committee is looking at impact fees for all capital facilities, such as parks, libraries, and everything else the county collects. The title has changed because the committee is taking on more of an advisory role. Commissioner Parks also stated that for the next six months the focus is to be on transportation because the BCC has identified transportation as one of the most pressing issues.

Ms. Hurlbert inquired about the response from the Commission about the 2008 alternative funding report. Commissioner Parks stated that he thinks there were a lot of great alternatives in the report. Mr. Stivender replied that December of 2008 was not the best time to be talking about financial situations and said that the report didn't really get analyzed to a degree because it was a difficult time to talk about those things.

Ms. Nagle asked if there will be any attempt by staff to look at alternatives that may be succeeding elsewhere in the country that may not be part of what is legal in Florida at this time. Discussion followed about looking at all of the alternatives.

Mr. Fish gave a brief summary providing some perspective about how the County got to this point and commented on the magnitude of what the committee has been tasked to do.

Mr. Vance Joachim, a guest at the meeting, stated that he does not hear much about any countervailing studies that would analyze the standards for building roads to determine the value of what is being done or if there are any excessive standards. He suggested the need for an objective analyst to look at the standards used to see if maybe things could be reduced. Commissioner Parks responded that staff has to use Florida Department of Transportation (FDOT) standards when designing roads but is in agreement with looking at ways of how to save and how to prioritize certain roads and projects. He suggested that the committee can look into these things and bring these issues before the BCC as recommendations.

Ms. Nagle noted that a number of committee members were absent and stated that she would like to see some effort made for more of a commitment for committee members to be in attendance. She expressed her desire for a strong message to be sent to the organizations that their representative needs to be in attendance. Ms. Thompson suggested that issues of attendance as they relate to reappointing members who continuously do not attend scheduled meetings be brought before the BCC. She also stated that staff will handle the follow-up of each member prior to the meeting dates. Discussion followed regarding the proposed aggressive meeting schedule and committee member participation. Ms. Hurlbert recommended that Ms. Thompson, as staff liaison, make a point to contact all of the members who were not in attendance to reiterate the aggressive six meeting schedule and give the members the opportunity to withdraw if they can not attend; then if necessary, have the Commissioner take the matter to the BCC to reappoint. She suggested having this done in the next few days.

Discussion took place regarding the meeting dates and the length of the meetings.

**MOTION was made by Nancy Hurlbert, SECONDED by Carol MacLeod to adopt meeting schedule 2.**

Further discussion took place regarding the meeting dates. Mr. Winslow asked if meeting date #4 on schedule 2 could be changed from June 23, 2011, to the following Thursday, June 30, 2011.

AMENDED MOTION was made by Nancy Hurlbert, SECONDED by Carol MacLeod to adopt meeting schedule 2 with the change of meeting date #4 from June 23, 2011 to June 30, 2011.

**FOR:** Hurlbert, Winslow, Nagle, Richardson, MacLeod, Talmage

**AGAINST:** None

**NOT PRESENT:** Buxman, Banker, Benham, Sargent

**MOTION CARRIED:** 6 – 0

Commissioner Parks expressed his appreciation to the committee for their participation. He encouraged the members to approach this task with a creative mindset and stated that he is looking forward to the process.

Ms. Thompson reminded the members that if anyone has any additional data or anything to be brought forth for consideration, to please give that documentation to her and she will make sure that everyone else will receive that information.

Ms. Hurlbert mentioned that in the latest impact fee study there was an analysis of what the impact fees would be for different options that might be implemented.

The committee thanked Ed O'Malley for all of his work and Ms. Thompson introduced Aziza Bryson, Public Hearing Coordinator for Growth Management, who was filling in for this meeting.

**MOTION was made by Nancy Hurlbert, SECONDED by Linda Nagle to adjourn.**

**FOR:** Hurlbert, Winslow, Nagle, Richardson, MacLeod, Talmage

**AGAINST:** None

**NOT PRESENT:** Buxman, Banker, Benham, Sargent

**MOTION CARRIED:** 6 – 0

Mr. Talmage adjourned the meeting at 10:24AM.

Respectfully submitted,

  
Aziza Bryson  
Public Hearing Coordinator

  
Davis Talmage  
Chairman