

LAKE COUNTY
CAPITAL FACILITIES ADVISORY COMMITTEE
MEETING MINUTES – October 10, 2013

Members Present:

Bill Benham, Agricultural Industry Representative
Carolyn Maimone, Home Builders Association of Lake County
Nancy Hurlbert, Citizen at Large
Peggy Cox, Environmental Representative
Ralph Smith, Citizen at Large
Davis Talmage, Banking and Finance
Alan Winslow, Citizen at Large

Member Absent:

Jeffrey Banker, Citizen at Large
Kyleen Fischer, Lake County Schools
Peter Tarby, League of Cities

Staff Present:

Paul Alford, Lake County Libraries
Jennifer Barker, Lake County Parks
Bobby Bonilla, Lake County Parks
Wendy Breedon, Lake County Director of Public Services
Tina Chavez, Lake County Growth Management
Chief John Jolliff, Lake County Director of Public Safety
Amye King, AICP, Lake County Director of Growth Management
Melanie Marsh, Lake County Attorney's Office
Commissioner Sean Parks, District 2

Guest:

Vance Jochim
Lake County Schools

Chairman Bill Benham called the meeting to order at 9:40 a.m. and asked the Committee to address the first order of business, which was the approval of the January 17, 2013 minutes.

MOTION was made by Carolyn Maimone and SECONDED by Ralph Smith to approve the January 17, 2013 minutes of the Lake County Capital Facilities Advisory Committee with no revisions recommended by the Committee. Motion carried 7-0.

Chairman Bill Benham asked the Committee to address the second order of business, which was the approval of the August 12, 2013 minutes.

MOTION was made by Carolyn Maimone and SECONDED by Nancy Hurlbert to approve the August 12, 2013 minutes of the Lake County Capital Facilities Advisory Committee with no revisions recommended by the Committee. Motion carried 7-0.

Old Business:

Chairman Benham requested staff to update committee on recent public hearings regarding impact fees. Amye King updated committee on Lake County Board of County Commissioners (BCC) recent approval to reinstate school and transportation impact fees effective January 13, 2014. BCC will be considering change in collection time of impact fees. Staff will suggest impact fees will be collected/paid prior to issuance of Certificate of Occupancy instead of Issuance of Permit. This change will allow builder to keep funds a while longer. Benham questions when the impact fees would be assessed. Sean Parks stated he had the same question with David Heath during a recent BCC meeting. Impact fees will be charged the impact fee at the rate in effect at the time of application of permits. Committee expressed concerned of builder trying to get around impact fees. Amye King assured committee that on October 22, 2013 meeting these issues will be discussed. Alan Winslow questioned the exemption of 55 plus subdivisions. Melanie Marsh assured them that exemption is by State Statue and there is a process developers have to go through to get exemption.

Sean Parks also mentioned that at the last BCC meeting (10/8/13) Senator Hayes agree to work with Tod Howard, School Board and BCC to write a bill sponsoring establishment of "Doc" stamps. If Doc stamps were approved, Lake County would be on the forefront of this process. Carolyn Maimone, stated that Building have been supportive of Doc stamps for quite a while. They feel this is a more effective way to collect funds, but is hearing that realtors will be against the change.

Commissioner Parks also noted that Impact fees are well within range of surrounding counties. Benham asked if the recommended rates will be subjective to the unemployment levels of the county. Amye King stated that builder want predictability of rates; if we adjust rates from month to month that creates a customer service issue.

Mr. Benham questioned how much notice public of increase of fees of impact fees; Amye King 90 day notice is given based on State Statutory.

New Business:

Mr. Benham opened the meeting to John Jolliff, Lake County Fire Chief and Director of Public Safety, who reported on income and expenditures. Fire services had several changes in station locations (Astaula), fleet consolidation (to Groveland) and equipment. South Clermont station will also be moving to share space at the Sheriff's office annex on SR 50 (old car dealership). Usage of impact fees was reiterated that funds are only spent due to addition of services.

Ralph Smith commented on the amount of positive feedback regarding Fire and Law Enforcement cooperation during their response to Blue Rhino incident.

Commissioner Parks also commented that emergency services now has the implantation of "true" first response agreements in place, where city, county, and EMS services responds to calls and bills are settled later.

Mr. Benham stated that the three impact fee programs have never been affected by suspensions or moratoriums. Mr. Benham questioned a former discussion of an equitable sharing of collected impact fees between the municipality and county. Ms. King commented that Jim Stivender has met with the cities regarding Transportation Impact Fees and is trying to "true up" allocations. With Fire Impact Fees it is a bit harder, but there are current discussions under way for Interlocal Service Boundary Areas (ISBA) which will address these service areas.

Mr. Benham questioned what needed from the Committee on review of Fire impact fees. Per Melanie Marsh, by ordinance each of these departments must give an expenditure/revenue report.

Mr. Benham called any additional question of Chief Jolliff. Seeing none committee moved to next item of business

Wendy Breeden, Director of Public Services, and Paul Alford, Library Services Manager, reported on income and expenditures of Library Services use of impact fees. Three recent projects awarded were Mount Dora, expand computer teaching area, Fruitland Park expansion of 1,100 square feet and also a mobile computer lab. Staff explained the two month process where each library must file an application requesting allocation of impact fees for capital usage. Applications are reviewed by staff review board, county attorney and Library Advisory Board. Ms. Marsh explained ordinance outlines specific usages. Mr. Smith noted the cost of some of the computers and question how they are purchased. Ms. Breeden stated that computers are purchased under State contract and purchase price listed would include all software. Mr. Benham questioned if all libraries are under county services, Ms. Breeden stated Eustis is the only one operated by a municipality. She also noted that Tavares is currently working on expansion, and there are a few smaller facilities that need expanded or replaced - Astor, Paisley and Cagan's Crossing.

Mr. Benham questioned when impact fees will be reviewed again. Ms. King stated she was going to bring up later in the meeting the fact that all three impact fees discussed today need to be reviewed. Last studies completed in 2009 were not adopted and new law has placed the burden of need for impact fees onto the County. Ms. King suggested that each of the impact fee funds should earmark funds for completion of study. Mr. Smith questioned that if there was an in-house employee and/or department that could perform fee studies. Mr. Benham asked if there was any impact fee that could be instated that was currently not charged. Ms. King stated Law Enforcement had been discussed in the past, but Sheriff Boarders has not discussed the process with BCC staff.

Mr. Benham called any additional question of Library Services. Seeing none committee moved to next item of business

Wendy Breeden, Director of Public Services, and Bobby Bonilla, Parks and Trails Division Manager, reported on income and expenditures of Parks Services use of impact fees. There are three districts: South, Central and North. All expenditures are approved by BCC, Parks Advisory Board and public input. Expenditures are for capital improvements and are expended on larger projects. Mr. Bonilla presented district maps and parks within those districts, detailing most recent expansions. Mr. Benham questioned if there was any intent on purchasing additional property. Mr. Bonilla stated that they had guidelines that they follow including the Comprehensive Plan and the Parks Master Plan. There are a few areas where the county is deficient, North West Area – Fruitland Park/Lake Lady and South Lake areas.

MOTION was made by Peter Tarby and SECONDED by Peggy Cox to adjourn the Lake County Capital Facilities Advisory Committee.

The meeting was adjourned at 11:10 a.m.

Respectfully submitted,

Tina Chavez
Office Associate V

Bill Benham
CFAC Chairman

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