



SUMMARY NOTES ON THE ITEMS ON THE AGENDA FOR THE MEETING OF
IMPACT FEE ADVISORY COMMITTEE
TUESDAY, NOVEMBER 29, 2011

NOTICE IS HEREBY GIVEN THAT THE IMPACT FEE ADVISORY COMMITTEE, CREATED BY THE CITY COUNCIL OF THE CITY OF AUSTIN, TEXAS, WILL CONVENE IN A MEETING ON TUESDAY, NOVEMBER 29, 2011, AT 6:00 P.M., IN THE 1ST FLOOR CONFERENCE ROOM (SUITE 104) OF THE WALLER CREEK CENTER, LOCATED AT 625 EAST 10TH STREET, AUSTIN, TEXAS, FOR THE FOLLOWING PURPOSE:

The audio recording of this meeting with more complete information is available.

1. Introductions and Overview of Impact Fee Advisory Committee (IFAC).
Meeting called to order by Chairman Kidwell. Members in attendance: Hank Kidwell, P.E., Richard Kallerman, William Moore, Brian Rodgers, and Kris Bailey; absent Dan Buda. Staff: Teresa Lutes (AWU), Brian Long (AWU), Bob Butler (AWU), Jennifer Castellon (AWU), Michael Castillo (AWU).
2. Discuss and approve May 24, 2011 Impact Fee Advisory Committee meeting minutes. No discussion. Rodgers moved to approve the minutes, Kallerman 2nd, and the motion was approved, with Kris Bailey abstaining, 4-0-1-1.
3. Discuss and approve October 25, 2011 Impact Fee Advisory Committee meeting minutes. No discussion. Bailey moved to approve the minutes, Rodgers 2nd, and the motion was approved 5-0-0-1.
4. Discuss and take action on the Semi-Annual Impact Fee Report for April 1, 2011 through September 30, 2011 as set forth in the functions of the advisory committee, Austin City Code and Chapter 395.058 of the Texas Local Government Code.

There were a number of data items in the report that were questioned during the meeting. It was discovered that the electronic version sent before the meeting to the members had spreadsheet errors that were corrected on the hardcopy report distributed at the meeting. Kidwell asked about the 6 months collections for the urban category having a difference in water units (273) and wastewater (732). (A subsequent check of the data found a spreadsheet glitch and the ww number is 187 units.) Total Moore asked why WCID 17 is buying ww, but not water units. WCID 17 supplies water and wastewater service to Comanche Canyon Ranch subdivision along Bullick Hollow Rd. and Comanche trail. WCID 17 has a no discharge permit and no viable location for irrigation. Therefore the City of Austin has agreed to accept the treated effluent from that area into the West Bull Creek WW interceptor, and WCID 17 agreed to pay ww impact fees. The sheet of waived fees was missing the Total numbers in the electronic version and is filled in on the paper version. There was also a retroactive correction

made of three units misclassified when it was sold but not into a category with a different fee amount. The Land Development Code number for the affordable housing item is corrected on the hard copy.

Rodgers asked about the affordable housing items. The list of addresses of affordable housing exemptions was included in backup data given the members. There followed a discussion about the affordable housing LDC/ordinance facts. Rodgers asked how close Stratus is to using up their \$15 in waivers, but it is not all impact fee waivers and includes other non-AWU items so we don't have details about the accumulated amount. Kidwell asked if there is a state law requirement that requires waivers for schools. Yes, there is in Texas Local Govt. Code Sec. 395.022.

Bob Butler pointed out on page 2 that collections from the recent semi-annual total collections have risen to the point not seen since early 2009. This is encouraging for the revenue outlook.

Kidwell asked the staff to confirm the spreadsheet corrections. Rodgers moved to approve the report, Moore 2nd, and the motion was approved 5-0-0-1.

Committee members asked staff what method AWU uses to audit the end result of construction where waivers have been made. Staff is not sure what steps are taken beyond the fee collection. The committee and staff had more discussion about the affordable housing fee waivers, but the result is that in the future there will be a follow-up presentation when the staff is able to get facts together.

5. Discuss status of the Joint Subcommittee of the Resource Management Commission, Water and Wastewater Commission, and Impact Fee Advisory Committee established by City Council Resolution No. 20110922-052. (40:00 minute mark of recorded meeting)

The committee work is covered on the City website:
<http://www.austintexas.gov/departments/joint-subcommittee>

Brian Rodgers, serving on the subcommittee, began a summary of the resolution, purpose and meeting discussions. Kris Bailey and Hank Kidwell, who are also serving on the subcommittee, contributed to the discussion. A number of proposals are working on a way to gain "revenue stability" in some progressive fee manner. As of Nov. 2011 no decisions have been made, but a massive number of issues are scheduled for discussion. Michael Castillo (AWU) was present and is the staff liaison to the subcommittee due to his position working on our rates for many years. There was a long discussion for the benefit of the Impact Fee Advisory Committee (IFAC) members about issues that have been raised in the subcommittee. Due to the early stage of the subcommittee meetings in Nov. 2011, of course the discussion was not conclusive. (ended at 1 hour and 22 minute mark of recording)

This was not an item for decision by the IFAC at this meeting.

6. Discuss components of the 2012 update to the Impact Fee Land Use Assumptions and Impact Fee Capital Improvements Plan.

Brian Long gave an overview of the 2012 proposed update process. He gave them

handouts of the state law and city code, and electronic links to the 2007 Update that will be updated in 2012. The goal is to have the 2012 Update adopted with the budget in Sept. and take effect October 1, 2012 with the rest of the budget. The staff will be returning with the actual update drafts during 2012. One item that will be different this year is a comparison of the two "offset" methods required by the Texas LGC rather than continuing with the 50% reduction method. There was also some discussion about the need to meet state law and then adapt within that law for city policy. Detailed reports would probably be available for committee discussion in July, 2012.

This was not an item for decision by the IFAC at this meeting.

7. Discuss other items that are pertinent to the functions of the advisory committee. Brian Long asked if the joint subcommittee members would have any suggestions to increase public participation. At this time there does not seem to be participation in the data gathering stage. Please let the public know they are welcome.

Chairperson Kidwell asked if there was any additional business, and hearing none asked for a motion to adjourn. Rodgers moved to adjourn, Kallerman 2nd, and the motion was approved 5-0-0-1.

UPON REQUEST, INFORMATIONAL MATERIALS WILL BE PROVIDED IN AN ACCESSIBLE FORMAT. THE UTILITY'S PRIMARY TEXT TELEPHONE NUMBER IS 972-0102.