



**Impact Fee Advisory Committee
December 1, 2016
Waller Creek Center, Room 104
625 East 10th Street
Austin, Texas**

For more information go to: www.austintexas.gov/ifac

MEETING MINUTES - DRAFT

Kris Bailey
Dick Kallerman
Bobak Tehrany

Lottie Dailey
Lance Parish

Roman Grijalva
Susan Turrieta

A. CALL TO ORDER – May 26, 2016, 6:00 p.m.

IFAC Chair Bailey called the meeting to order at 6:11 pm

Board Members in Attendance: Kris Bailey; Lottie Dailey; Roman Grijalva; Dick Kallerman; Lance Parish; Bobak Tehrany

City of Austin Staff in Attendance: Martin Tower; Brian Long; Kristi Fenton; Christina Romero; Lauren King (Austin Water); Annick Beaudet; Liane Miller (Austin Transportation Dept)

B. CITIZEN COMMUNICATION

The first 10 speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

None

C. APPROVAL OF MINUTES

1. Approval of minutes from the May 26, 2016 Impact Fee Advisory Committee meeting.

Committee Member (CM) Grijalva moved to approve, CM Parish seconded and the minutes were approved 4-0-2-1 with CM Dailey and CM Tehrany abstaining and CM Turrieta absent.

D. ITEMS FOR COMMITTEE'S REVIEW AND RECOMMENDATION FOR APPROVAL

1. Discuss and take action on the Semi-Annual Impact Fee Report for October 1, 2015 through March 31, 2016 as set forth in the functions of the advisory committee, Austin City Code and Chapter 395.058 of the Texas Local Government Code.

Kristi Fenton (AW) presented the report noting the increased collections in recent years and change in strategy regarding how the funds were utilized, away from debt servicing and towards debt defeasance. CM Kallerman noted that the interest accrued on the funds was much greater in 2016 and this was explained as being the result of annual defeasance payment rather than the previous monthly debt payments, allowing the funds to sit in interest bearing accounts longer. Chair Bailey asked if AW has managed to reduce the number of non-AW city budget items that are funded by AW outside its general fund contribution, with Kristi Fenton (AW) indicated that had indeed occurred over the past couple of years. The revenue stability fund was discussed and Kristi Fenton (AW) indicated that it should be fully funded by 2018. Brian Long (AW) noted that AW had its bond rating outlook recently changed from negative to stable.

Chair Bailey asked about the status of the next Water and Wastewater Impact Fee update, and Martin Tower indicated that the process has begun and updates will be forthcoming as it progresses.

Chair Bailey moved to approve, CM Grijalva seconded and the resolution was approved 6-0-0-1 with CM Turrieta missing.

2. Briefing and discussion on an impact fee for roadway facilities as defined in Chapter 395.001(8) of the Texas Local Government Code.

Presentation by Austin Transportation Department (ATD) consultant, Kimley Horn & Associates on Road Impact Fees. Noted that they are here to develop the fees, and perform the technical analysis, which will be fed into policy decisions to be made by council. Noted differences between Water and Wastewater impact fee development and Road impact fee development. Currently, if a development doesn't create 2000 trips (200 homes) or more then no mitigation to the system is required, if greater than 2000 trips then a traffic impact analysis will be done and a roughly proportional fee will be determined. Under a Road Impact Fee, this would be more formulaic and apply to any scale development.

CM Tehrany noted that it seems the CodeNext revisions would need to predate the Road Impact fee adoption. Annick Beaudet (ATD) noted that staff is endeavoring to keep the three active planning initiatives coordinated (Strategic Mobility Plan, CodeNext, Road Impact Fees). CM Dailey and Chair Bailey and CM Dailey discussed how specific transportation infrastructure projects get included in the current capital improvements plan.

3. Discuss current legislative activity related to impact fees.

Martin Tower (AW) reported that according to AW's legislative liason Heather Cooke, no bills are known to be forthcoming relevant to Impact Fees at the Texas Legislature.

E. FUTURE AGENDA ITEMS

None

F. ADJOURN

Motion to adjourn was made by Chair Bailey and seconded by CM Kallerman approved 6-0-0-1 at 8:29pm with CM Turrieta absent.