



## **Impact Fee Advisory Committee**

**April 25, 2017**

**6:00 PM**

**Town Lake Center, Room 130**

**721 Barton Springs Road**

**Austin, Texas**

**For more information go to: [www.austintexas.gov/ifac](http://www.austintexas.gov/ifac)**

## **MEETING MINUTES**

Kris Bailey  
Dick Kallerman  
Susan Turrieta

Lottie Dailey  
Lance Parish

Roman Grijalva  
Bobak Tehrani

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### **A. CALL TO ORDER – April 25, 2017, 6:00 p.m.**

*IFAC Chair Bailey called the meeting to order at 6:02 pm.*

*Board Members in Attendance: Kris Bailey; Lottie Dailey; Roman Grijalva; Dick Kallerman; Lance Parish; Bobak Tehrani; Susan Turrieta*

*City of Austin Staff in Attendance: Kristi Fenton, Christina Romero, Martin Tower (Austin Water); Annick Beaudet, Cole Kitten, 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 February 28, 2017 Impact Fee Advisory Committee meeting.  
*Committee Member (CM) Turrieta moved to approve, CM Kallerman seconded and the minutes were approved 6-0-1 with CM Grijalva abstaining.*

### **D. OLD BUSINESS**

1. Discussion and action on the Semi-Annual Impact Fee Report for April 1, 2016 through September 30, 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 Semi Annual Impact Fee report. There was a discussion regarding impact fee waivers and exemptions presented in the report. Chair Bailey moved to approve the report with the request that staff return at a subsequent meeting to provide clarification on waivers that had not been classified in the report. CM Grijalva seconded and the motion passed 6-0-1 with CM Dailey abstaining.*

2. Discuss current legislative activity related to impact fees.

*Martin Tower (AW) reported that according to AW's legislative liaison Heather Cooke, House Bill 3834 had been filed in the Texas Legislature related to Chapter 212 of the Local Government Code.*

*Staff's initial analysis was that the bill may affect the City's collection of impact fees and administration of the program. Jeff Whitacre (Kimley Horn & Associates), consultant to the Austin Transportation Department (ATD) on the Street Impact Fee study, noted that it was his understanding that HB 3834 (proposed changes to Chapter 212) did not apply to Chapter 395, the regulations governing impact fees. Staff noted House Bill 911, related to a study by the Texas Department of Transportation on the use of municipal impact fees for roadway facilities, had been assigned to committee.*

3. Staff briefing on water/wastewater impact fee calculation update.

*Martin Tower (AW) reported that AW continues to work on the water and wastewater impact fee update and is hoping to have the first fee calculation completed by the end of the fiscal year with a public involvement process to follow. AW is still planning for September 2018 to present the fee to Council with AW's budget. CM Kallerman asked about the reasons for the update. Staff noted that the land use assumptions and the associated capital improvements plan need to be updated per the required five year update cycle. The last update was completed in December 2013. CM Turrieta asked about the policies related to waivers and exemptions. Staff noted policy changes had not been considered thus far in the update process. A discussion regarding policy considerations ensued.*

4. Staff briefing and committee discussion on draft service areas and land use assumptions for street impact fees under development in accordance with Chapter 395 of the Texas Local Government Code.

*Presentation by ATD consultant, Kimley Horn & Associates on Street Impact Fees. Jeff Whitacre (Kimley-Horn) reviewed the public outreach efforts being used to provide information and gather feedback from stakeholders. He also presented the revised draft service areas. The committee discussed the service area boundaries and inclusion of annexations. Mr. Whitacre indicated that future annexations would likely be addressed during the five year update process. He also noted that service area boundaries would not be finalized until adoption of the capital improvements plan (or roadway capacity plan). Chair Bailey requested that staff track all future changes to the service area map. Jonathan Mosteiro, member of the consultant team, reviewed the process to develop the land use assumptions for the Street Impact Fee study as well as the draft results for the 10 year growth period (2017-2027). He noted the land use assumptions for Street Impact Fees were coordinated with AW. The committee discussed the use of the Imagine Austin growth concept in land use assumptions. Mr. Mosteiro indicated that most of the growth calculations in the 10 year period were attributed to known emerging projects identified by the Planning and Zoning Department.*

5. Discussion and possible action on future Impact Fee Advisory Committee meeting dates for 2017.

*Staff presented the need to reschedule the June 6 meeting due to staff availability. The committee identified July 25 as the new date for their next meeting, with subsequent meeting dates to be discussed at future meetings.*

**E. FUTURE AGENDA ITEMS**

*The committee requested AW staff present clarifications regarding waivers included in the Semi-Annual Impact Fee Report for April 1, 2016 through September 30, 2016 at a future meeting.*

**F. ADJOURN**

*The meeting was adjourned at 7:39 pm.*



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**Sign-in Sheet**

**IFAC MEMBERS:**

Kris Bailey

Lottie Dailey

Roman Grijalva

Dick Kallerman

Lance Parisher

Bobak Tehrani

Susan Turrieta

**OTHERS (Name – Representing):**

- |                                         |                         |
|-----------------------------------------|-------------------------|
| 1. Tuna Rumeo - Austin Water            | 9. Annick Beaudet - ATD |
| 2. DAVID KING                           | 10. Cole Kitten - ATD   |
| 3. Kristi Fenton - Austin Water         | 11. _____               |
| 4. Liane Miller - Austin Transportation | 12. _____               |
| 5. <del>Susan Turrieta</del>            | 13. _____               |
| 6. MARTIN TOWER - AW                    | 14. _____               |
| 7. Camila Pulecio                       | 15. _____               |
| 8. <del>Bobak Tehrani</del>             | 16. _____               |