

MINUTES FROM THE JOINT IMPACT FEE ADVISORY COMMITTEE SPECIAL
MEETING
HELD ON February 6, 2025, AT 6:00 P.M.

MEMBERS PRESENT: Teran Mitchell, Ray Liercke, Brendan McCarthy, and Phillip Mills.

MEMBERS ABSENT: Kelly McCormick

CITY STAFF PRESENT: Mayor Rich Sykes, Brenda Ellis, Tiffany Belt, Nicole Coffey, and legal counsel Geoff Schroeder.

TRANSCRIBER: Nicole Coffey

ITEM 1:

Legal Counsel Abby Germaine with Elmore County and Geoff Schroeder with The City of Mountain Home started the meeting.

All the committee members and staff introduced themselves.

Elmore County Impact Fee Committee: John Cristobal, Curt Kanester, Teran Mitchell, Tim Standish, and Mary Walsh was on the phone.

Anne Wescott Impact Fee Consultant for the City of Mountain Home and Elmore County along with Ozzie Gripentrog.

Elmore County Staff: Mitra Mehta-Cooper, Alan Roberts, Johnny Hernandez, James Roddin, Mike Holinshed, Kyle Moore, Greg Berry, and Kristy Accord.

Glenns Ferry Development Impact Fee Advisory Committee: Jennifer Baker, and Denver Price.

Glenns Ferry Staff: Brenda Chafin, Rebecca Negrete.

MINUTES:

*None

RECOGNIZE PERSONS IN THE AUDIENCE:

*There were no persons in the audience.

ITEM 2:

*Mountain Home City Committee Establishes quorum, elects chair (action item), each committee calls roll.

Phillip Mills motion to have Brendan McCarthy as the Chairperson. Teran Mitchell second the motion. All in favor: aye. Ray Liercke made a motion to nominate Phillip Mills as Vice Chair. Teran Mitchell seconded the motion. All in favor: aye.

City of Mountain Home Impact Fee Advisory Committee: Teran Mitchell, Ray Liercke, Brendan McCarthy, and Phillips Mills.

Glenns Ferry Development Impact Fee Advisory Committee: Jennifer Baker, and Denver Price.

Elmore County Impact Fee Committee: John Cristobal, Curt Kanester, Teran Mitchell, Tim Standish, and Marry Wash was on the phone.

John Christoball motioned that Elmore County had a quorum, Curt Kanester second the motion. All in favor: aye.

ITEM 2:

*Legal Counsel advises committees on statutory role of committee and the overall process of implementation of development impact fee ordinances within the respective cities through intergovernmental agreement between county and city.

Legal Counsel Geoff Schroeder explained that there is a statutory of constitutional bar to county ordinance applying to inside city limits. The cities have to adopt the county's ordinance and CIP in order to be able to charge the county fee. We are at step one. The cities impact fee committees meet and review the CIP. The statutory role has been given to each member of the impact committee's explaining their role. The role they play is to file a written report with the governing body so the governing body can decide whether they are going to implement or adopt this CIP or not. The report then goes to the governing body to decide whether or not to hold a public hearing then adopt the CIP. Once that happens, then real work begins between the city and the county in terms of drafting of the instrumental agreement. The main thing to look at is the EMS and possibly the jail. Staff from each department was in the room to answer questions. The governing bodies have expressed that the development impact fee money collected inside the cities be used in that city to go towards those capital improvements and that service area.

Mayor Rich Sykes spoke on behalf of himself. Looking into the EMS fee's he believes that is something that is doable. Making sure that if the money collected in Mountain Home stays in Mountain Home. The fees would be collected though development. The idea is to have the builder go to the county and pay their fee, then bring a voucher/receipt to the city to show they paid EMS then the city would issue their fees and once paid the permit would be issued.

ITEM 3:

*Comments from the Governing Body Members.

ITEM 4:

*Committee review of Elmore County Capital Improvement Plan for EMS and Jail; presentations/Q&A from County Planning, EMS and Jail staff, Committee Members.

There was a discussion regarding how many intergovernmental agreements do we have in the state of Idaho? In the state of Idaho Kootenai County and Bonner County started the same process two years ago.

There was a discussion regarding EMS fees. A majority of the growth and service calls come from within the City of Mountain Home, and there is no funding coming from the city to help pay for that EMS.

Legal Counsel Geoff Schroeder spoke reminding the committees to please keep in your mind that the task we are looking at are Capital Improvements that are necessary to support growth, they are not ongoing revenue to fund those services, it doesn't pay for people, doesn't pay for gas, and it doesn't pay for tires. It pays for the building; it pays for ambulance. It is for Capital Improvements that you are going to need because of growth. When you talk about fees for services there are fees for coming in the ambulance due to injury. There are fees for buying an ambulance and a fee to where are you storing the ambulance. Such as land.

There was a discussion regarding impact fees that are collected in Mountain Home stay in Mountain Home. Adopting the county's CIP and establishing an intergovernmental agreement would lock in the county upon the collection of the fees to keep the fees collected in that city to stay in that city. Each city would have their own account with the county. So once someone paid the fee for Mountain Home that fee would go into the Mountain Home account. County will also have annual meetings regarding how much money is collected.

There was a discussion about what the committees would like provided to them, and what they are entitled to. Not be kept in the dark. Two out of the three committees were unaware that there would be more than just this meeting. They thought that it would be a one and done meeting. Legal counsel explained that this is the first meeting getting in information to help them make their decision.

There was a discussion regarding the impact fee funds and that if they are not spent in 8 years that money will need to be refunded. The county has on their CIP 10-year growth. If the fees are not spent in 8 years, the entity can request to extend for another 3 years. The time starts for the 8 years from when you paid your fee.

Anne Wetcott gave a presentation. Impact fee 101 to help the committee members understand impact fees, what they can be used for, and how the county calculates their impact fees.

There was a discussion regarding the growth rate and the numbers provided.

There was a discussion regarding needing a new EMS building on the West side of town. Right now, with the one EMS building the response time is 8 to 10 minutes. EMS would like to have a station on the West side of town, one in Glens Ferry, and one in Pine. With new stations they would also need supplies such as ambulances, radios, medical equipment, Etc.

There was a discussion regarding the county charging impact fees on non-residential buildings and how they are calculated. Residential would be a flat fee as for anything non-residential would be based off of square footage.

There was a discussion regarding the accounts that the funds will be held in until the money can be spent. The City of Mountain Home Impact Fee Committee asked if the county could provide

once the fees are starting to get collected, they would like to be provided a ledger on the bank accounts. They would prefer a ledger over a excel spreadsheet.

There was a discussion regarding a discussion the county had. That if they need a new building or anything that they could get a loan. This loan would come from the general fund if the funds were not there. With impact fees it basically pays for itself, and a loan is not necessary. Impact fees can not be moved out of the accounts to the general fund to pay for something else. Impact fees have to stay in the account and be spent on projects on the CIP.

There was a discussion that if the cities decide to adopt the county's CIP the cities will have to form a new committee, an Intergovernmental Agreement Development Impact Fee Advisory Committee. Which legal believes would be the sum of all the committees.

ITEM 5:

*Committee discussion/decision on written findings and recommendations to respective governing bodies regarding adoption or amendment of County CIP (action item)

The City of Mountain Home Impact Fee Advisory Committee spoke that they acquired lots of information on the EMS Impact fee. They believe they would like more time to look over the information provided before making a recommendation to the respective governing body.

Mayor Rich Sykes asked for the committees to also look on the commercial side. In The City of Mountain Home, we do not want to kill commercial coming in because the fees are too high.

There was a discussion regarding, Why the focus is so much on EMS? Is there a need now for a new EMS building? Is there going to be more meetings to come focusing just on jail impact fee and then another one for sherifs department? Are those meetings going to take more time to gather information that is why they are set aside for another day? County's Legal Counsel Abby Germaine spoke saying it is a little of both. There is a need for funding for EMS, as we need it now. They have heard from the committees with more questions about how jail was calculated. Instead of talking about the jail today they felt there was more comfort talking about the EMS fees. Plus, the City of Mountain Home has their own police department so there is no need for them to speak about the sheriff fees.

Alan Roberts Elmore County Emergency Response Director spoke to the committee and staff about the call volume. EMS is running a little over 3000 calls a year, Mountain Home Fire has 121 is 2023, Mountain Home Rual Fire had 67% calls, and Rescue had 250 calls. Breaking that down last year when they pulled the numbers 67% of the calls are inside the city limits of Mountain Home. The way things are structured the current and only EMS building is off American legion over by the jail. With the growth off of S 5th W, HWY 51 area, and the apartments over by the industrial area. A lot of the call volumes come from that side of town. It has become critical to be able to respond to that side of town in a more efficient manner they are anywhere from 8 to 10 minutes to get across town with the traffic and everything else that goes on. Between 3 and 5 O'clock it is even worse. Someone without oxygen or a pulse have about 4 minutes before it they start getting brain damage. Which gives more reason to get another EMS station. There is already a location bought by the Elmore County to put a Westside EMS station.

The City of Mountain Home Impact Fee Committee asked if they could get a summary of the calls. Alan said he would provide that information to them.

There was a discussion regarding if the numbers are off where is the justification in collecting these fees.

There was a discussion regarding the fees and how they will affect commercial wanting to build here and how the fees are calculated for them.

There was a discussion regarding Elmore County already has adopted the fees now The City of Mountain Home and The City of Glenns Ferry need to decide if they want to adopt the fees. With the Jail and EMS fee for a residential building it would add about \$2000.00 to the impact fees the city already addresses.

There was a discussion about how the county calculates the fee for nonresidential accessory structures.

There was a discussion about tabling this till the next week. The City of Mountain Home asked if they could have a meeting with just the county to ask all the questions to hope they can make their decision.

The City of Glenns Ferry has adjourned.

Elmore County and The City of Mountain Home committees took a 5-minute recess.

The committees gathered at 8:55 PM.

There was a discussion regarding concerns and the information provided. Having more accurate numbers based on our growth and what growth projections are. Fees matter and if they are not carefully considered you will drive away development. The City of Mountain Home Impact Fee committee would like to discuss the county fees a little more carefully.

There was a discussion regarding if the study was redone which would mean the study would have to be restarted and the growth was cut to whatever percent it was cut the amount of capital would be cut and the corresponding amount fee would be exactly the same.

Teran Mitchell with The City of Mountain Home Impact Fee Committee motioned to have the committee meet again to discuss the possible effects the CIP and what it entails. Purpose a week from today. Ray Lerike second the motion. The motion was paused due to Member Phillip Mills asking for Teran to get a list together of everything he is wanting to help him decide and would help the rest of the committee decide. Abby with the county asked Teran, what is it that he would like provided by the county? A revision of the CIP was asked. Alan, Mitra was asked if he could come back to help answer questions the committee may have. The county staff and City of Mountain Home staff and impact fee committee agreed to meet again on February 19th, 2025, at 6pm. All in favor; aye, the vote passes unanimous vote.

Elmore County Committee Member Curt Kanester motioned to adjourn from the meeting Teran Mitchell second the motion. All in favor; aye. The Elmore County Impact Fee Committee adjourned the meeting at 9:30 P.M.

The City of Mountain Home Impact Fee Committee took a 5-minute recess.

The City of Mountain Home Impact Fee Committee resumed at 9:36 P.M.

ITEM 6:

***Miscellaneous business/general discussion**

There was a discussion regarding what the impact fee committee would like to request to have provided to them accounting reports money in and money out official reports. They would like to get not only impact fee reports but also water and wastewater availability fees collected. They would like to have the past 10 years of reports. They would like to have them by the February 19th, meeting if that is not available, they asked for the last 5 years.

There was regarding the roles the Impact Fee Committee has, that they are doing their due diligence and not getting sued, holding the right people accountable.

There was a discussion regarding that the city's impact fee committee is concerned about EMS and their response time.

There was a discussion regarding how the county calculates their impact fees.

There was a discussion regarding our impact fee prices and how ours are high. Request of the total amount of impact fees and availability fees for a single-family house. The total amount of is \$12478.75 breaking it down water meter \$555.42, Fiber \$1195.00, Parks \$1146.00, Fire \$1338.00, Streets \$898.00, Police \$663.00, Sewer availability \$4200.00, and Water availability \$2450.00 plus tax \$33.33.

There was a discussion regarding how the EDUs are calculated. The committee was advised to speak with Chris Curtis the Public Works Director to get that answer.

There was a discussion regarding the next meeting on February 19th, 2025. What to have on the agenda?

There was a discussion regarding being part of budgeting and wanting to be part of some of the meetings. Like when trucks are being purchased because those do fall in line with the CIP. What the city intends to spend the CIP money and when.

There was a discussion regarding when there next meeting will be.

SET DATE FOR NEXT MEETING:

April 7th, 2025

February 19th, 2025, at 6:00 P.M. joint meeting with Elmore County Staff.

ADJOURN:

Phillip Mills motioned to adjourn; Ray Lierke seconded the motion. All in favor; aye. The motion passed unanimously.

There being no further business to come before the Committee, the meeting was adjourned at 10:12 P.M.


Chair

