

MINUTES FROM THE IMPACT FEE ADVISORY COMMITTEE SPECIAL MEETING
HELD ON April 23, 2025, AT 5:30 P.M.

MEMBERS PRESENT: Teran Mitchell, Brendan McCarthy, and Kelly McCormick. Ray Liercke was by phone.

MEMBERS ABSENT: Marshall Carruthers

CITY STAFF PRESENT: Brenda Ellis, Nicole Coffey. Legal Counsel Geoff Schroeder was by phone.

TRANSCRIBER: Nicole Coffey

CALL MEETING TO ORDER/ESTABLISH QUORUM

Brendan McCarthy called the meeting to order.

MINUTES:

*Action Item - April 7, 2025

Teran Mitchell motioned to approve the minutes for April 7, 2025, Kelly McCormick second the motion. The vote goes as follow: Ray Liercke; aye, Teran Mitchell; aye, Kelly McCormick; aye, and Chairperson Brendan McCarthy; aye. The motion passed unanimously.

RECOGNIZE PERSONS IN THE AUDIENCE:

*None

OLD BUSINESS:

*Action Item – Discussion/Decision

To Review and discuss Elmore County Capital Improvement Plan for EMS

*Action Item - Discussion/Decision

Written findings and recommendations to governing body regarding adoption of the Elmore County CIP for EMS

Alan Roberts was in attendance for the EMS discussion.

There was a discussion regarding the percentages of calls inside the city limits. 2019 was 58%, 2023 was 60%, and 2024 was 67%. The years 2020-2022 was not accounted for due to COVID and the numbers were pretty high. The increase was due to increased city property, and the population inside the city limits. Elmore County took back over the EMS in 2019.

There was a discussion regarding what the nature of the calls were. Car accidents, the elderly calling for assistance because we can track that with the demographics. The growth rate over the last 5 years is about 1%.

There was a discussion regarding the funding for the EMS.

There was a discussion regarding property tax and who gets charged what.

There was a discussion regarding the City Fire Department and how is it staffed which led to how the EMS, Rural Fire, and Police are staffed. The City Fire Department has 3 paid full-time employees and many paid volunteers, the EMS has full time staff and parttime staff, the Police Department is all paid staff.

There was a discussion regarding the number of calls that are nonresidents and is that affecting the level of service. The level of service is the same. There has been no decline in the response time. Summertime has a lot of freeway calls but with Pine they have about 100 calls total a year. There is a fee that the EMS can charge by law for out of county residents. The calls also include being on scene for fire standby calls. They have limited the fire standby calls they will not go out on fire alarm calls unless they are truly needed. They do not do a lot of standby calls, but they do assist when needed.

There was a discussion regarding when P&Z and City Council approves new development are they taking in the fact how the development and growth would affect EMS, Fire, and schools. Every development, annexation request, and subdivision request, the entity approving it whether it is county or city is required to provide notice to all political entities and subdivisions. EMS has not had notice of the development or subdivisions coming in. There is a list that of Public Entities the county and the counties land use office does get notified but the information must not have been passed down. The EMS will be added to the Entity list to be notified by the developer when a public hearing is going to be held.

There was a discussion regarding density and roadways. The density does not cause roads to wear down it is the heavy tractors, semi-trucks, farm equipment, and machinery.

There was a discussion regarding impact fees in the city and county. EMS impact fees would be greatly appreciated and used wisely. Worry is that Mayfield, Glenns Ferry, and Pine are included in the County CIP they do not want Mountain Homes Impact fees to go to another city.

There was a discussion regarding writing the findings and recommendations to the governing body regarding adoption of the Elmore County CIP for EMS. There is frustration with the City's Impact Fee Advisory Committee not being given the information that they request, the county's committee not being there for this meeting to make it a joint committee meeting. The county was not even informed about this meeting. The committee is very impressed with Alan Roberts making an effort and coming to these meetings and giving the information they asked him for.

There was a discussion regarding there is a sense of urgency to get the written comments done. City Council was hoping to have the recommendation and ready to do the public hearing by May 27th. The committee asked if it had to go through planning and zoning first for the public hearing. The city will reach out to legal to confirm.

There was a discussion regarding the projected growth rate.

There was a discussion regarding the cost that the government entities to bring down the cost of things. What would be good buildings to build for the EMS and to bring down the cost of square foot.

There was a discussion regarding taxes. People living in the county that live right on the boarder get charged less taxes by at least half but come into the city and use the city resources and the taxes that the city pays.

There was a discussion regarding the charging of the taxes and deficiencies. When it comes to fees it is not fair for 30 years old who is trying to buy their first home to pay more in EMS impact fees, if the elderly use it more then they need to pay their fair share. Because that is existing deficiencies. It is expensive to live here. New homes are going for over \$400,000 in Mountain Home which is a huge amount making it where people can't afford to buy.

There was a discussion regarding having the entire committee at the City Council meeting while this adoption of the CIP from the county goes to Public Hearing. City staff informed the committee that we will have to check with legal to see if we need to make it a special impact fee meeting since there will be 3 or more committee members and would make a quorum.

NEW BUSINESS:

*None

GENERAL BOARD DISCUSSION:

*Discussion-Open Discussion

May 7th, 2025, Brendan McCarthy mentioned that he will be meeting with the Hwy District.

There was a discussion regarding the building permit report. There were 20 new residential permits pulled for April so far. A total of 44 units total as of April 23, 2025.

There was a discussion regarding going live for the Impact Fee Meeting. This has to be approved by others to be able to go live for Impact Fee Meetings.

Final reports were requested for the water and wastewater availability fees. Not for every meeting but quarterly.

SET DATE FOR NEXT MEETING:

*Action Item – Discussion/Decision

- 1) Set next meeting to discuss City CIP - Streets with department head
- 2) Set next meeting to review the City's wastewater infrastructure with department head and Keller Associates

There was a discussion regarding when the department heads come for the committee to come up with questions before hand so we can get them to the department head, and they can come prepared.

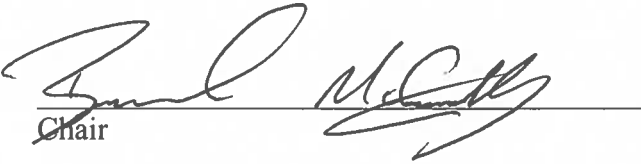
There was a discussion regarding the next quarterly meeting in July.

Brendan McCarthy set a motion to set the action items to the quarterly meeting date. The vote goes as follows: Teran Mitchell second the motion. Ray Liercke; aye, Teran Mitchell; aye, Kelly McCormick; aye, and Chairperson Brandan McCarthy; aye. The vote passed by a unanimous vote.

ADJOURN:

Kelly McCormick motioned to adjourn; Teran Mitchell 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 7:23 P.M.


Chair