

MINUTES FROM THE IMPACT FEE ADVISORY COMMITTEE SPECIAL MEETING  
HELD ON January 9, 2025, AT 5:00 P.M.

**MEMBERS PRESENT:** Teran Mitchell, Gary Bermensolo, Sharon Farnham, Kelly McCormick, Brendon McCarthy, Phillip Mills.

**MEMBERS ABSENT:** Ray Liercke

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

**TRANSCRIBER:** Nicole Coffey

**CALL MEETING TO ORDER/ESTABLISH QUORUM**

Gary Bermensolo called the meeting to order.

The members introduced themselves.

**MINUTES:**

\*Approve November 21, 2024, minutes.

Sharon Farnham motioned to approve the November 21, 2024; minutes Phillip Mills seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

**RECOGNIZE PERSONS IN THE AUDIENCE:**

\*There were no persons in the audience.

**OLD BUSINESS:**

\*None

**NEW BUSINESS:**

Action Item – Discussion/Decision

- Establish meeting schedule – Consideration to Increase the number of DIFAC meetings and set schedule.
- Establish meeting date – Consideration of meeting date to meet with the County for their presentation to DIFAC regarding County Impact Fees.

There was a discussion regarding the committee meeting more than once a year. Meeting quarterly, at the meetings which they would ask the city staff for a breakdown of building permits, fees collected, and the money spent from the Impact Fees. There are concerns regarding infrastructure.

Teran Mitchell made a motion to meet quarterly every year. Phillip Mills seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

There was a discussion regarding what the Impact Fee Advisory Committee duties are. The Impact Fee Advisory Committee is not a decision-making body they are a recommendation body.

There was a discussion regarding the fees collected the wastewater and water fees that the city collects are not impact fees those are availability fees which is overseen by City Council.

Gary Bermensolo and Sharon Farnham both announced that this Impact Fee meeting will be their last meeting. Both have made the decision to be removed from the board. An Impact Fee Advisory Committee can be no less then 5 members.

There was a discussion regarding what part the Impact Fee Advisory Committee has in the CIP. The advisory committee has been provided with the CIP report. Department Heads can not change anything. City Council has to approve any expenditures made by the department heads.

There discussion regarding Elmore County wanting the City Impact Fee Advisory Committee to collect EMS and Jail fees for them. The meetings regarding Elmore County impact fees will be monthly. Elmore County and City of Mountain Home Impact Fee joint meetings will be special meetings and scheduled through each entities legal counsel. The main goal will be to talk about EMS fees and the jail fees will be at later time due to it will take more time. Tiffany recommended any questions the committee has to please send over to legal prior to meeting questions can be answered by the county at the meeting.

Teran Mitchell made the motion that the Impact Fee Advisory Committee meet with the county governing body on February 6<sup>th</sup>, 2025, at 6 pm to discuss EMS and outstanding questions that we hope to get answered. Brendon McCarthy second the motion. All in favor; aye. The motion passed by a unanimous vote.

#### **GENERAL BOARD DISCUSSION:**

- Discussion – Considerations to meet each quarter with a City Department for which the impact fees are collected.
- Discussion – Consider Expenditures of Development Impact Fees be presented to the Impact Fee Board for the purpose of making recommendations to the City Council.
- Discussion-Open Discussion.

There was a discussion regarding as moving into the 21<sup>st</sup> century the city needs to think outside the box, the city needs to be innovated, we have to be creative. Public Works Director is working on a presentation on some ideas and equipment that would be very helpful with fixing our streets. The equipment will need the Impact fee advisory committee blessing to use CIP funds.

There was a discussion giving insight on House Bill 389. How this bill impacts small communities.

There was a discussion about City View Drive and why it took so long to develop. The Impact Fee Advisory Board was the reason why they were able to develop City View Drive. Along with

the road development it helped bring in Dutch Bros, Title Wave car wash, Taco Bell, and Grocery Outlet and anything else in the future. With the impact fees being collected it helps bring in development and infrastructure.

There was a discussion regarding Tile 67 Chapter 8205 from the Idaho State Code. Following the state code and making sure it is followed. The state code was read out loud.

There was a discussion regarding the comp plan and the capital improvement plan. You can update the comp plan every 6 months. Our comp plan has not been updated for 5 years. When a consultant will need to be included. If it requires rate increases, streets, pipe sizes, and etc. is when an engineer is required.

There was a discussion regarding CIP area and expanding out the area.

There was a discussion regarding the impact fee money collected. The money is being held into interest bearing account and nothing has been spent.

There was a discussion regarding the meeting coming up on February 6<sup>th</sup>, 2025. Who is collecting fees? What is the money going to be spent on? The city will have to adopt an ordinance and underwrite in intergovernmental agreement.

There was a discussion giving insight if the county collects the fees for EMS, they will bring the receipt to the city to show they paid the county fees, then the building permit could be issued. There would have to be negotiations regarding what developments get charged impact fees. Impact fees collected in Mountain Home then the money needs to stay in Mountain Home and not spend in other cities/towns.

There was a discussion regarding the population and how it is calculated.

There was a discussion regarding the difference between the water and sewer impact fees and water and sewer availability fees. How they are calculated. Are we collecting enough?

There was a discussion giving insight about projects that are on the CIP list to be done.

There was a discussion that Keller is redoing a report that will hopefully be presented at the January 28<sup>th</sup> meeting. The committee was providing the information on how everything is calculated in their packet.

Brendon McCarthy made a motion to have a meeting regarding wastewater and sewer at a TBD date. Teran Mitchell second the motion. All in favor; aye.

**SET DATE FOR NEXT MEETING:**

April 7<sup>th</sup>, 2025

February 6<sup>th</sup>, 2025, Special Meeting City of Mountain Home Impact Fee Committee, Glens Ferry P and Z, and Elmore County Joint Meeting.

Teran Mitchell motioned to approve the February 6<sup>th</sup>, 2025, special meeting at 6 PM. Brendon McCarthy seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

**ADJOURN:**

There being no further business to come before the Committee, the meeting was adjourned at 6:43 P.M.

  
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Chair