

## CITY COUNCIL WORKSHOP

February 1, 2011

Mayor Pro Tem Reed called the workshop to order at 6:34 PM. In attendance were Council members Patson, McNally, Montgomery, Harple and Boyle Barrett. Also in attendance were Mayor Johnson and City Administrator Schmidt.

### AGENDA

#### Impact Fees

Council member McNally stated that his objective in reviewing our impact fees is to find a way to defer some of the payment of those fees so that the entire amount isn't due up front. He suggested that impact fees be deferred until development starts and a developer starts selling homes. It could be either a percentage or a flat fee. Council member McNally suggested that a lien could be placed against each parcel/lot, which comes due when that piece of property is sold.

Council member Reed stated that impact fees are (1) based on plans (street, sewer, stormwater, etc.); and (2) as a person developing, they are too high, and as a person trying to decide how to make infrastructure improvements, they're not high enough.

City Administrator Schmidt asked the Council to ask yourselves what you're trying to achieve and why isn't new business coming here – is it the fees or the economy? Our impact fees come due at the time of the building permit, so will delaying the payment of those fees cause problems down the road with putting in infrastructure. The City's impact fees are very cut and dried, so you can go in and develop some criteria and set the threshold for when impact fees are triggered. You can go into the code and write new provisions.

Council member Reed stated that the committee needs to come up with a schedule of when what fees are due.

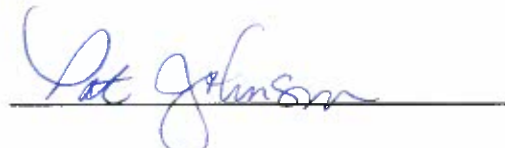
**City Council Rules & Procedures**

A discussion ensued with a line by line review, starting in Section 3.

**The workshop was adjourned at 8:30 PM.**

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line and a sharp, upward-pointing stroke.

City Administrator, Dave Schmidt

A handwritten signature in blue ink, written in a cursive style that reads 'Pat Johnson'.

Mayor, Pat Johnson