

CITY COUNCIL WORKSHOP

A City Council Workshop was held on May 20, 2024 at 5:30 p.m. in the Council Chambers of City Hall and via GoToMeeting (646)749-3122 - Access Code: 371-561-765.

Council President Kenneth M. Burgess, Jr. called the meeting to order at 5:30 p.m. Roll call was taken. Present were members Charles E. Proctor, Kenneth M. Burgess, Jr., Jodi Wilkeson, Steven F. Spina, Ph.D., Lance A. Smith and Mayor Melonie Bahr Monson. City Manager William Poe and City Attorney Matthew Maggard were present.

Staff present: Public Works Director Shane LeBlanc, Utility Director John Bostic, Planning Director Todd Vande Berg, Financial Director Ted Beason, Building Official Bill Burgess, Airport Manager Nathan Coleman, CRA Director Gail Hamilton, IT Director Mike Panak, Public Information Officer Kevin Weiss, Police Patrol Officer Jailene Colon and Executive Assistant Lucy Huber.

1. WORKSHOP ITEMS

- 1.1 Transportation Impact Fees
- 1.2 Public Safety Impact Fees
- 1.3 Park Impact Fees

Clancy Mullen, President of Duncan and Associates – Austin, Texas (remote attendance)

Clancy highlighted several updates to the presentation. He stated transportation fees not updated in 16 years, since 2008, would take eight years to increase fee revenue as opposed to six years as initially presented. He received data from Dade City for single-family and multi-family transportation fees following the last presentation. He narrated the PowerPoint presentation presented to Council on May 13, 2024 with a few minor modifications. He reiterated with “extraordinary circumstances,” a two year phasing schedule can be adopted for parks with transportation and public safety fees adopted at 100% immediately following adherence to notice requirements.

A conversation ensued around the 2008 Impact Fee Study, the change in process for calculating current impact fees, lumping 30 office / commercial categories into one category, the methodology used to determine an average business, fees based on the amount of traffic generated, and a suggestion to add subcategories for offices and restaurants based on parking ratios to assure they are reflective of one another. A suggestion was made to separate high traffic users to assure they are paying their fair share, running real life modeling for review, and approving public safety and park impact fees this year and transportation impact fees next year.

City Manager William Poe said the City has an agreement with Pasco County to earmark 90% of transportation impact fees collected in a separate account for big box stores (50,000 sq. ft. or more) and Planned Unit Developments (PUD) for utilization on projects agreed upon mutually by the two entities. Staff submitted expenses incurred on various non-City jurisdictional roads for inclusion in the study.

Council President Burgess said he is in favor of adopting the transportation and public safety impact fees at 100% in lieu of phasing. He requested modeling on impact fees for smaller uses of office space as opposed to medical to view the numbers side-by-side.

Councilman Smith pointed out small offices are paying the same rate per 1,000 as doctor’s offices who have people coming in every 15 minutes with significantly less requirements for parking.

Spoke from the floor: Christopher Hatton – Kimley Horn and Associates, Inc.

Mr. Hatton clarified the difference in rate used is the same per unit charge relating to trip generation, trip length and trip type. He said there are three different items that determine the assessment of an impact fee. In theory, the fee is an average in terms of trip generation. He said consolidation has been the trend throughout all municipalities over the last ten years for simplification.

City Manager William Poe said the Impact Fee Study must be completed within 12 months of the initiation prior to the adoption by October 1, 2024 and recommended scheduling the two public hearings on the impact fee ordinance in September with the two budget hearings. He said workshops can be held before the September meetings. He directed Christopher Hatton with Kimley Horn to leave the categories as they are and pull out restaurants with drive thrus, convenient stores with gas pumps and medical offices to be brought back before Council for review.

Council concurred to move forward with the approval of the parks, public safety and transportation impact fees at the same time.

2. CITIZEN COMMENTS

N/A

Meeting Adjourned: 7:06 p.m.
Submitted by Lori L. Hillman
Not Present at Meeting