

Minutes of the Work Session held December 2, 2013 at 6:32 p.m. in the Council Chambers.

MEMBERS PRESENT

Mayor Lopez Rogers and Council Members

Frank Scott, Vice Mayor
Jim Buster
Stephanie Karlin
Jim McDonald
Ken Weise

EXCUSED ABSENCE

Charles Vierhout

ALSO PRESENT

Charlie McClendon, City Manager
David Fitzhugh, Assistant City Manager
Rogene Hill, Assistant City Manager
Kevin Artz, Finance & Budget Director
Andrew McGuire, City Attorney
Carmen Martinez, City Clerk

1 ROLL CALL BY THE CITY CLERK

2 INFORMATION UPDATE ON THE CITY'S DEVELOPMENT FEES

Kevin Artz, Finance and Budget Director, presented an update on the City's development fees. In April of 2011, Senate Bill 1525 was signed into law. As a result, the process for cities to adopt new development fees takes significantly longer. In December of 2011, the City updated its fees and eliminated those that were no longer allowable. General government and library development fees were still allowed, but only to the extent to which development fees had been pledged as the repayment source for City-issued debt.

Mr. Artz noted that in October 2012, the City entered into a \$150,000 contract with Duncan and Associates to conduct an impact fee study. In October 2013, the contract was mutually terminated once it became clear that a difference of opinion existed on the interpretation of the statute. The consultant was paid about \$80,000. The City then entered into a new contract with TischlerBise, totaling \$60,000, to complete the work. The combined payment to both consultants will be less than the total amount approved for the initial contract.

Mr. Artz stated that by December 5, 2013, the City of Avondale must release an Infrastructure Improvement Plan (IIP) with land use assumptions. The IIP must be posted on the website and made available to the public. On February 3, 2014, the City must hold a public hearing on the IIP. In order to meet the required timeline, City Council might have to hold a special meeting on March 5 or 6 to adopt the IIP, and a public hearing on April 14, to discuss proposed impact fees. The new impact fees are due to become effective on August 2, 2014. Within the next two weeks, staff will present to City Council the IIP and land use assumptions for their review. This document will list all projects and provide service level information which will be used to calculate the development fees.

In response to an inquiry from Council Member Weise, Mr. Artz stated that the City will be able to meet the December 5 deadline. Council Member Weise queried whether the new impact fees would affect already approved projects. Mr. Artz explained that the City's

current fee will stay in place through July 31, 2014. The new fees will be in place for the first subsequent business day, August 4, 2014. Projects that have already been approved in the budget will not be impacted. Council Member Weise requested an update on staff's plan to inform the public about the change in the law. Mr. Artz said staff regularly keeps stakeholders informed.

Council Member McDonald inquired whether future library-related debt could be added into the impact fees. Mr. Artz clarified that the exception for libraries only applies to current debt that pledges impact fees as the repayment source.

3 ADJOURNMENT

There being no further business before the Council, Council Member Weise moved to adjourn the meeting; Council Member McDonald seconded the motion. The motion carried unanimously.

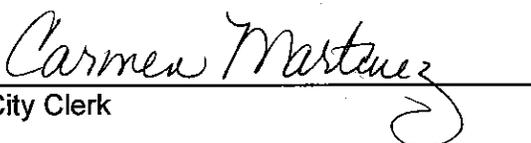
City Council meeting adjourned at 6:43 p.m.


Marie Lopez Rogers


Carmen Martinez, CMC
City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session of the Council of the City of Avondale held on the 2nd day of December. I further certify that the meeting was duly called and held and that the quorum was present.


Carmen Martinez
City Clerk