

**Kane County Road Improvement Impact Fee
Advisory Committee
Meeting Minutes
November 10, 2016**

Members in Attendance:

Chairman Drew Frasz, Board Member, Kane County
Bill Lenert, Board Member, Kane County
Dave Anderson, President, Village of Elburn
Dale Berman, President, Village of North Aurora
Annette Kalevik, Realtors Association of Fox Valley
Jeff Frost, Laborer's Local 582, Fox Valley Building & Construction Trades Council
Tom Rickert, Deputy Director, Kane County DOT (ALT)
Heidi Files, Deputy Chief of Staff, Kane County DOT (ALT)

Others Present:

Jennifer Becker, Chief of Planning and Programming, Kane County DOT
Jerry Dickson, Impact Fee Coordinator, Kane County DOT
Pat Jaeger, Assistant States Attorney Kane County
Tim Sjogren, Kimley Horn
Jeff Frantz, CH2M
Athreya Sreenivasan, CH2M

I. Call to Order

Drew Frasz (Chair) called the Kane County Road Improvement Impact Fee Advisory Committee (IFAC) meeting to order at 8:30 a.m. The meeting was held in the Auditorium of the Kane County Government Center

II. Roll Call

A quorum was established with 8 voting members present (including 2 alternates).

III. Public Comment – No Public Comment

IV. Approval of Minutes of October 4, 2016

The minutes were approved on a motion by Dale Berman, seconded by Bill Lenert carried by a voice vote of 8-0.

V. Reports

a. Consultant Report on Impact Fee Update

Mr. Frantz reported on the process to date. He presented the list of projects as refined, the updated project map and explained that a few newly modeled project work types were added to existing projects on the list. Mr. Frantz then described how his team and KDOT staff worked to develop the appropriate cost estimates to refine and update costs associated with existing projects, and to develop cost estimates for the new projects identified by the modeling process. The cost per trip decreased from the existing program by approximately \$300 across all service areas. The fee structure was then explained in detail to determine the gross impact fee calculation. Mr. Lenert asked how the cost per trip was derived. Mr. Frantz replied that the transportation demand model (TDM) incorporates new trips and the sum total cost of all projects contained in each individual service area to equal the cost per trip.

The Gross Impact Fee structure was then described using and demonstration land use and how the new fees would be calculated. Mr. Rickert stated the Gross Fee Structure follows through with staff's commitment to reduce fee or keep them the same for this impact fee update cycle. Generally, the new structure is a 10% across the board reduction in gross fees. This is before any discounts or multiplier reductions are applied.

The Net Impact Fee structure, or multiplier, was then explained by Mr. Frantz. He described how the multiplier would be applied to the Gross Fee beginning with a 50% reduction in the first year after the new fee structure is in effect, then 53%, 56%, 59% and ending with 61% in 2021, the year the next update takes effect. This 3% multiplier is a change from the existing 5% model, and more closely aligns with national inflation trends. Mr. Rickert reminded all that the information presented reflects staff's recommendation to the committee and County Board, changes can be made as directed by both.

Mr. Frantz then described the next steps in moving toward adoption of the updated CRIP. Ordinance changes will be drafted for review by the Committee and the public via the public hearing process. The draft ordinance will include language addressing the "flex" industrial land use and fees to reflect current trends in speculative warehouse/industrial development. Mr. Fraz asked for an explanation of the "flex" land use. A discussion followed about combining office, manufacturing and warehouse uses to allow developers some flexibility in determining ultimate land uses for speculative buildings. The proposed language and associated fee would provide an additional choice in determining the way the fee is assessed.

Staff mentioned that an additional meeting may be necessary prior to the public hearing. Once the draft information has been distributed to the Committee members, a decision will be made by polling members on their need for an additional meeting. It was anticipated that the meeting could be held at the end of November, if needed.

Public Hearing

A public hearing will be held to solicit public comment on the list of projects, map and draft ordinance with fee schedule. The County Board has established January 4, 2017 as the public hearing date. In the interim, staff will coordinate with municipal partners and all other interested parties to provide all information related to the public hearing. Public notice will be made in newspaper according to law. A public comment period will be open from today's meeting through January 13, 2017. Staff will take any questions, and are available to meet to discuss and questions, or make presentations to those interested in the process. Both staff and the consultant team will be present at the public hearing to receive any additional comments. All information will be combined in a report to the committee.

The next IFAC meeting is proposed for Tuesday, January 31, 2017. At that time the draft ordinance, list of projects and fee schedule will be considered, along with any public comments received. Mr. Rickert encouraged any municipality with comments to coordinate with staff well in advance of the public hearing. This will enable staff to work

to clear up any confusion and to provide interested parties with all the information needed to make informed comments on the process.

VI. Old Business/Announcements – None Presented

VII. Next Meeting – Tentatively scheduled for January 31, 2017

VIII. Adjournment

The meeting was adjourned on a motion by Mr. Berman, seconded by Mr. Lenert – carried by a voice vote of 8-0 at 9:32 am.