

**Kane County Road Improvement Impact Fee
Advisory Committee**

**Kane County Government Center
County Board Room**

Meeting Minutes - October 31, 2007, 8:00 a.m.

Members in Attendance:

Chairman Don Wolfe	Kane County Board
Vice Chairman Frank Griffin	Kane County Economic Development Advisory Board
Christine Klein	Fox Valley Realtors Association
Larry Keller	Village of West Dundee
Catherine Hurlbut	Kane County Board
Jan Carlson	Kane County Board
Rick Dunlap	Local 150

Others Present:

Tom Rickert	Kane County Division of Transportation
Jerry Dickson	Kane County Division of Transportation
Steve Coffinbargar	Kane County Division of Transportation
Heidi Files	Kane County Division of Transportation
Patrick Jaeger	Kane County State's Attorney
Karl Fry	Intersect LLC, Consultant for Kane County
Scott Buening	Village of Sugar Grove
Brian Townsend	City of St. Charles
Tom Armstrong	City of Elgin
Scott Marquardt	Village of Carpentersville

I. CALL TO ORDER

Chairman Wolfe called the Kane County Road Improvement Impact Fee Advisory Committee meeting to order at 8:10 a.m.

II. ROLL CALL

A quorum was established with six (6) voting members present. (Griffin arrives)

III. PUBLIC COMMENT - None

IV. APPROVAL OF MINUTES (April 26, 2007 meeting)

The minutes were approved on motion by Keller, seconded by Klein. Motion carried by voice vote of 6-0.

V. RECEIVING COMMUNICATIONS - None

VI. REPORTS

A. FY06 Annual Report -Chairman Wolfe reminded the members that the figures being reviewed were under the old formula. Mr. Jerry Dickson reviewed the Annual Report (Hurlbut arrives) column figures, noting the county's total impact fees collected were \$5,473,284.64 minus expended monies of \$2,711,836.71, for total net fees collected of \$2,761,447.93. The only impact fee credit agreement in place was for \$426,889.40 in the Upper Fox service area. All late fees were collected. **Keller moved to approve the Annual Report and direct staff to publish the figures in the newspaper. Seconded by Rickert.** Wolfe confirmed with Dickson that projects were scheduled for the remaining \$2.7 million and the funds had to be expended within five years of collection in the eight service areas. **Motion carried by voice vote of 6-0.**

VII. OLD BUSINESS

Rickert reminded members that the new impact fee ordinance will go into effect January 1, 2008 and staff is coordinating with many of the municipalities to address their development concerns prior to the new ordinance going into effect. A procedures manual will be completed in 30 days which will be sent to the municipalities. (Carlson arrives)

VIII. NEW BUSINESS

Gifts of appreciation were distributed to the members. Wolfe extended his thanks, along with County Board Chairman McConaughay's, to the members for their hard work and efforts in creating the ordinance.

A. Schedule Next Meeting - Staff plans to hold the next annual meeting in April or May of 2008. Wolfe

reminded the committee that members could, however, schedule a meeting sooner, if necessary.

Griffin asked for staff's input on how the ordinance was being accepted, in general, with local developers, wherein Rickert noted it would be difficult to assess due to the county still being under the old impact fee schedule. However, staff was working with a number of municipalities to get plats in order prior to the January 1st date. Staff was beginning to see more credit agreement activity as it relates to the Comprehensive Road Improvement Plan ("CRIP") and seeing better coordination of the projects within the CRIPs. Rickert expects to review some of the projects at the April meeting. Asked if there was any discussion as to how fees were being applied to specific uses, such as to a manufacturing use over a distribution use or if traffic counts played into consideration, Rickert stated those considerations were always acknowledged and staff worked with the developers to be fair in the assessment. Dir. Schoedel reported that, overall, the process was moving well and he expected minor adjustments to be made, most likely after the April meeting.

IX. ADJOURNMENT

The meeting was adjourned at 8:25 a.m. on motion by Hurlbut, seconded by Keller. Motion carried.

Celeste Weilandt
Recording Secretary