

MINUTES

IMPACT FEES STUDY COMMITTEE MEETING

Tuesday, April 29, 2008
Oconee County Library Auditorium
7:00 p.m.

Members Present: Ken Beall, Bob Cain, Billy Crozier, Doug Dickens, Amrey Harden, Penny Mills, Russ Page, Mike Power, Flynn Warren, Chuck Williams

Others Present: Melvin Davis (Chairman Oconee County Commission) Gordon Maner (Facilitator – Carl Vinson Institute of Government), Wayne Provost (Strategic & Long-Range Planning Director), Bill Ross (Ross & Associates), Chuck Horton (Oconee County Commissioner), Tom Breedlove sat in for Jon Williams, Vinnie Williams (Oconee Enterprise)

Gordon Maner called the meeting to order at 7:01 p.m.

Melvin Davis addressed the committee thanking the members for their service. He spoke about some of the requests and suggestions the BOC has heard over the years regarding the possible use of impact fees. These suggestions (both for and against) have come from the public, the business community and the Comprehensive Plan Stakeholders Advisory Committee. Melvin outlined the role of this group and the “charge” from the Board of Commissioners. He noted some facts about impact fees under Georgia Code and some frequent misconceptions. Finally, he asked that the group keep an open mind and gather as much information as possible on both sides of the issue for the BOC to consider.

Gordon asked if there were any questions. Flynn Warren asked if there was a document showing the fees currently paid by developers. Wayne will provide the fee schedule for the group’s information, and the group will have an opportunity to review other fees or costs of infrastructure borne by the developers.

Gordon reviewed the facilitator’s role, (below) and pointed out that he will remain entirely neutral. He does not know nor does he wish to know where the BOC Chair and members stand on the subject.

Facilitator’s Role:

- Keep the conversation focused
- Make sure everyone is heard
- Keep a written record (of consensus agreements)
- Help the group work towards consensus
- Help the group move on if stuck
- Answer questions
- Referee if needed

Gordon reviewed Wayne Provost's role as follows:

- Keep a written record of discussions and agreements
- Notification of upcoming meetings
- Send advanced agendas and previous meeting minutes
- Contacting guest presenters as requested by the committee

Next Mr. Manor discussed the “ground rules” (listed below) and asked if the committee members agreed. The committee members were in agreement.

Ground Rules:

1. **Check your title** at the door; we're all **equal adults** here today
2. The past is past; **focus on and talk about the Future**
3. **Think community-wide** and good-of-the-whole
4. **Speak the truth** (as you know it)
5. **Don't judge** others' comments
6. Allow others in your group to talk. **Please don't dominate**
7. **Trust** each other enough to speak and **Respect** each other enough to listen
8. **Respect** each others' differences and perspectives
9. **Don't** draw your line in the sand too soon
10. **Talk to each other**.....not the media
11. **Don't “beat a dead horse”**

Gordon talked about his professional background and experience. He then asked the members to introduce themselves, tell a little bit about themselves, and name two goals or things which they hope the group can achieve. A general summary of those goals follows:

1. Discover if impact fees are good or bad for Oconee County. Regardless of the conclusion(s) to the first question, determine what process would be followed if the County was to proceed with adoption of impact fees.
2. Reach an intelligent decision with regard to impact fees and Oconee County.
3. Learn what process other communities used to determine if they wanted impact fees
4. Come to a realistic recommendation which promotes business. Educate the group and the public as to what fees are currently paid by development.
5. Take something back to the commissioners which they can use.
6. Determine if impact fees have a role in sustaining quality of life in Oconee County.
7. Get speakers to explain what impact fees are and how the process works. Determine what is best for Oconee County.
8. Gain a thorough understanding of impact fees. Reach a consensus as to what is or is not fair.
9. Do a fair assessment of 1. Where we are now with providing and funding county services, 2. What services are needed in the future and 3. A fair way to marry the two.

The committee discussed some additional items to be added to the Tasks List. A revised copy is attached with the changes highlighted.

The committee then discussed the type of guest speakers and subjects they wanted to cover in future meetings and developed the Target agendas for future meetings (below).

April 29

- Getting Started

May 22

- Presentation primer on impact fees (1 hour)
- Presentation by staff on existing County revenues and expenditures (macro level) and current fees (related to development and construction) (1 hour)

June 26

- DCA in-depth presentation (Address question # 1 on task list) (2 hours)

July 22

- Other counties' experiences and fee schedules (counties/cities who are doing it, counties who looked at it and don't use them, how impact fees work during economic down-turn cycles)

August 19

- Presentations by pro and con view points (University perspective on housing/commercial impact)

September 16

- Debate and work towards agreement

October (mid month)

- Submit findings to the BOC

Wayne will begin to work on scheduling the speakers and post information on the County web site as it becomes available. Wayne will also post the revised Task List for review and input. Hopefully we can also post a link to the Impact Fee Law.

With no further business, the meeting was adjourned at 10:00 p.m.

Atch: Agenda, April 29 Impact Fee Committee Meeting
Revised Task List