

**Meeting of the City of Fresno**  
**Infill Development Ad Hoc Council Subcommittee**  
**Meeting Minutes**  
**May 7, 2013**  
**3:00 P.M.**

The City of Fresno Infill Development Ad Hoc Council Subcommittee convened at 3:10 p.m. in City Council Chambers, City Hall, on May 7, 2013.

In attendance: Councilmember's Brand, Olivier and Baines, City Manager Mark Scott, APW Director Scott Mozier, Keith Bergthold, Assistant Director DARM, Planning Manager Mike Sanchez, Senior Deputy City Attorney Yukimoto, and City Clerk Spence.

Self introductions were made.

Chair Brand made a motion to approve the minutes of April 9, 2013. Councilmember Baines seconded the motion. The motion was approved on a vote of 3-0.

Chair Brand stated that this and the next few meetings would be regarding not just Infill, but the entire City development impact fee structure. Chair Brand introduced several members in the audience who had been invited to speak. He introduced: Bob Van Wyk – Fresno Metropolitan Flood District, Jerry Lakeman, Alan Hoffman – Fresno Metropolitan Flood District, Lisa LeBlanc of Fresno Unified School District, Dave Warner – Valley Air District, Arnold – Valley Air District, and TJ Cox.

TJ Cox spoke about an infill project he is working on at 5425 W. Spruce for a remodel of an Alzheimer care facility. He has had difficulty getting this project through the system. He has a \$2M loan at 9% interest that carrying cost is \$500/day and it took him 68 days to get through the planning process. It took numerous calls to the planners which they never returned. Its simple things like returning calls and emails to people trying to do business in Fresno. There needs to be a better system in place to meet the needs of the people. Councilmember Baines asked Mr. Cox that would have made the process go better for him, what are his suggestions. It would be great if he could submit his application and check the process real time to find which departments had commented which ones signed off and find out the status of the application. The supervisors would also have a tool that they could monitor the process.

Bob Van Wyk spoke about the fees structure they charge at the Fresno Metropolitan Flood District. They don't charge a development review fee. With respect to the impact fee, they do have a drainage fee that they update annually based on cost studies or using an index. The developer can pay the fee or construct it themselves.

Lisa LeBlanc from Fresno Unified School District spoke about their methodology, how they do it and how often they update. They charge \$3.20 per square foot (living space) for residential and .51 cents for commercial. They are required by the Ed Code to prepare a justification study ever two years and we have to base it on the State actually adjusting the level of fee that we can charge for. Every January they determine if they are going to adjust the fees. The fees are for new facility. The goal of the fee is to replace portables on a district wide basis. Fees are sometimes deferred until occupancy on some occasions. Multifamily and single family has the same rate. If the general plan is approved we anticipate more students. There is a direct impact to the general plan (higher density, more students).

There were several questions asked by the subcommittee. Councilmember Olivier asked Mr. Van Wyk if there was a drainage fee or any fee on a lot where there use to be a structure but the structure is no longer there. Mr. Van Wyk responded that they would look to see if a fee was paid on the prior property, if it was they would get a credit. If nothing was ever on the property they would pay the fee.

Chair Brand stated that there was no one present from the Air District.

Scott Mozier gave a presentation to the Infill Development Ad Hoc Council Subcommittee. More discussion ensued.

Chair Brand stated UMG fees designed in the 1970's were meant to be updated every year. Chair Brand talked about CFD's. Councilmember Olivier talked about a CFD in District 1 to access themselves and it was voted down. He doesn't think people in an established neighborhood will vote for a CFD. Chair Brand talked about the Mello Roos district for populations for up to 90% renters.

Keith discussed creating a policy for all new development to pay for itself. Keith said another thing that needs to be discussed is technology. Inter-gov is GIS based it taps into every single database that the city has and creates a drill down opportunity where if you have a parcel you can figure out all the policies, actions and history. It will allow a developer to be able to find out everything about a parcel of land and provide instantaneous communications with our customers. It would help internal processes and would help tell what fees are etc. This technology is expensive. Councilmember Baines is intrigued with this technology and asked more questions. He also wanted to know how this can make staff more efficient. Keith responded that it would be able to populate staff reports taking that burden off of planners.

Mark Scott talked about his time at Beverly Hills where they implemented technology of this kind. It took them about two years to implement. It is expensive and takes a while to implement. For a city this size we are way behind this technology and software. Councilmember Baines wanted to know if this would really free up staff time. Mark responded yes, it frees them up to do other things. The best tools are those the customers can use themselves. A project like this will take a step by step approach to make sure we solve the problem.

Councilmember Olivier explained to Mark that TJ Cox would pay more in fees if it would guarantee him better communication with the Development department. He went on to ask about Pipes and Bill of Rights. Mark responded that you can't guarantee dates because every project and developer is different. Pipes are like a bill of rights. It was suppose to help us solve a problem and go to resolution and stop people from saying no you can't do that and rather say what is it your are trying to do and for the staff to say to themselves what is it we're doing that's stopping them from doing what they want to do.

Keith talked about population versus capacity.

Scott talked about CFDs and the passage of Prop 218 which says an increase in an existing tax has to be approved by 2/3 of voters within whatever area it is. The City in 1982 formed an LLMD when the City was adding the buffers around the tracks. General fund picked up street maintenance and lighting. When Prop 218 passed the City abandoned LLMD.

Jeff Roberts of Granville Homes provided insight on Copper River CFD12 was put in place for perpetual maintenance of green space. The second CFD 15 is coming. Chair Brand feels it's a model CFD. There are some HOAs within the master plan in Copper River as well.

The next meeting is May 21, 2013 at 3pm.

*The minutes of May 7, 2013 were approved on May 21, 2013 with a motion by Councilmember Olivier and a second by Councilmember Baines. The motion passed on a 3-0 vote.*