



**Impact Fee Advisory Committee  
March 22, 2022, 4:30 PM  
Special Called Meeting  
Hybrid Meeting held via WebEx and in person at:  
Permitting and Development Center, Room 1203  
6310 Wilhelmina Delco Drive  
Austin, Tx**

Members of the public who would like to join the virtual meeting may do so by selecting this link  
<https://austintexas.webex.com/austintexas/onstage/g.php?MTID=e5021588ed26778257b3168c5c6b756d7>  
or by dialing 1-408-418-9388 (Toll) or 1-844-992-4726 (Toll Free).

Meeting number/Access code: 2484 290 6447

## **MEETING MINUTES - FINAL**

### **CURRENT BOARD MEMBERS:**

Kris Bailey  
Channy Soeur

Dick Kallerman  
Bobak Tehrany, Chair

Lance Parisher  
Susan Turrieta

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### **CALL TO ORDER – March 22, 2022, 4:30 p.m.**

*Chair Tehrany called the meeting to order at 4:37 pm with a quorum present.*

*Committee Members in Attendance: Kris Bailey, Dick Kallerman, Lance Parisher, Channy Soeur, Bobak Tehrany and Susan Turrieta.*

*City of Austin Staff in Attendance: Nathan Aubert (Austin Transportation), Aurora Pizano (Austin Water), Martin Tower (Austin Water).*

### **CITIZEN COMMUNICATION: GENERAL**

**Members of the public wishing to speak during citizen communication must register in advance by emailing their name, email address and/or phone number to [liane.conte@austintexas.gov](mailto:liane.conte@austintexas.gov) no later than Tuesday, March 22, 2022 at 12 p.m.** If you experience technical difficulties logging in or calling in, please call Liane Conte at (512) 289-3053. Please indicate in your email if you'd like to speak on a specific item. The first 10 speakers signed up will each be allowed three-minutes to address their concerns regarding items NOT posted on the agenda. Speakers who would like to address items ON the agenda will be called on by the Chair to speak for up to three-minutes when that item is taken up.

*None*

### **a. APPROVAL OF MINUTES**

a. Approval of minutes from the May 11, 2021, Impact Fee Advisory Committee meeting.

*Committee Member (CM) Turrieta moved approval, CM Parisher seconded, and the minutes were approved 4-0-1, with CM Bailey abstaining and CM Kallerman absent.*

### **b. NEW BUSINESS**

a. Discussion and action on the water and wastewater Semi-Annual Impact Fee Reports for October 1, 2020 through March 31, 2021 and April 1, 2021 through September 30, 2021, respectively, as set forth in the

functions of the advisory committee, Austin City Code and Chapter 395.058 of the Texas Local Government Code.

*Aurora Pizano (Austin Water) provided an update of the (April 2021 – September 2021) semi-annual water and wastewater impact fee report. Martin Tower asked committee to include update on AW fees for next agenda. Chair Tehrany asked for affordable housing waivers in units over the last 5 years. Is there room to increase the affordable housing waivers (1500 to 1750 for instance) and what would be the financial impact to AW? CM Bailey discussed having growth pay for growth and reducing the issuance of waivers, in general. AW to present at the end of fiscal year to IFAC. CM Parishier asked about application of funds to capitol projects with growth and issues realized. Ms. Pizano answered that AW currently meets with private financial planners. Debt is not the only use of funds. Debt is also money that has been paid toward capital infrastructure. Mr. Tower also added that only infrastructure can be paid for with impact fees. CM Bailey added that AW has come very far in improving their credit rating and that the AW utility is bound to provide capital improvements. CM Kallerman joined the meeting during this item.*

*Ms. Pizano presented the 2<sup>nd</sup> semi-annual Water and Wastewater impact fee report (October 2021 – March 2021). Chair Tehrany asked about variable interest rates in Chart 2 of 2<sup>nd</sup> report. COVID was cited for the reason for lower interest realized. CM Bailey asked about the breakdown of Council Developer Agreement in Chart 5. Asked to add it to tables to provide increased transparency, and report revision.*

*CM Bailey moved approval of both reports. CM Turrieta seconded, and the two (2) reports were approved, 6-0.*

- b. Staff update and discussion on the status of the Street Impact Fee program and implementation.  
*Nathan Aubert (Austin Transportation) provided an update of the status of the Street Impact Fee (SIF) implementation efforts and answered questions from CMs. Mr. Aubert discussed the release of the SIF Guidelines, the SIF Estimator Worksheet, and the updated Transportation Criteria Manual (TCM). Mr. Aubert discussed collecting fees in AMANDA, financial updates, the Project Prioritization effort and list of projects, and future developer workshops planned for April and May. Chair Tehrany asked about the Legal Department's buy-in as well as a draft of the Offset Agreement. Chair Tehrany recommend that City staff come up with a unit bid worksheet like TxDOT or use the TxDOT worksheet to ensure unit prices are accurate.*
- c. Discussion and possible action on future Impact Fee Advisory Committee meeting dates for 2022.  
*The committee discussed that the next IFAC meeting date would tentatively be September 13, 2022.*

**c. FUTURE AGENDA ITEMS**

- a. *Chair Tehrany requested that Austin Transportation staff provide a brief update of how many building permits have been pulled, how much money has been collected up to that point, and any issues that have been experienced since the implementation of the program.*

**ADJOURNMENT**

*Chair Tehrany adjourned the meeting at 6:31 pm.*

**The minutes were approved at the 10/25/2022 meeting on Committee Member Turrieta's motion, Committee Member Soeur second on a (4-0) vote with CMs Kallerman, Bailey, and Parishier absent.**

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**For more information go to: [www.austintexas.gov/ifac](http://www.austintexas.gov/ifac)**

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