

**HARRIS COUNTY BOARD OF COMMISSIONERS
CALLED WORK SESSION**

Conference Room, Commissioners Office
104 North College Street, Hamilton, GA 31811
April 13, 2023
4:30 p.m.

Commissioners Present: Rob Grant, Susan Andrews, Bobby Irions, Greg Gantt, Scott Lightsey.
Staff Present: Randy Dowling, County Manager; Russell Britt, County Manager; Brian Williams,
Community Development Director; Andrea Dzioba, County Clerk. Consultants Present: Lee
Walton, Paige Hatley.

CALL TO ORDER. Chairman Grant called the Work Session to order. He then turned the meeting over to Lee Walton, Consultant.

Impact Fees for Parks & Recreation, Sheriff's Office and Jail, Fire Protection, EMS, and E-911.

Mr. Lee Walton provided an overview of the content that will be presented this evening. He stated that the Board should determine a preferred fee impact fee schedule that can be included in the final draft of the impact fee ordinance for consideration as that is the missing piece in the ordinance. He advised that a fee schedule must be included in the ordinance. Mr. Walton stated that the fee schedule is what we are talking about right now and once it is all put together for formal consideration. He said that if the ordinance is adopted that the fee schedule will determine whether any impact fee collection would occur. Once an ordinance is adopted, we would then go through the process of setting up the procedures so that when the ordinance is effective that we would have the program and procedures set up to properly handle the fees since the fees have to be accounted for separately and tracked. Ms. Paige Hatley stated that the CIE can be updated as often as desired but it is reviewed every five years when the comprehensive plan is updated. She stated that the CIE doesn't have to be updated if the projects are still valid but that there is still an annual reporting requirement.

Discussion included what information would have gone into the Methodology Report and the CIE; that the previously completed Methodology Report provides the basis for the Maximum Fee Schedule; that growth trends are evaluated; that they utilize the population numbers from the Census; that Woods & Poole are more significant for employment data; that they compared the population numbers to the Census data; that they sometimes looks back further regarding population to get better population estimates; that Woods & Poole would have been utilized for employment numbers; that employment and population combined goes into day/night population figures; that what is important about the Methodology Report is that it is defensible; that items such as libraries and parks center around residential; that any funds collected would need to be used to add to or build new facilities and that funds cannot be used to maintain existing facilities; that impact fees are not charged on accessory uses; that if impact fees were in place already over the past year that over \$500,000 would have been collected at the maximum fee schedule just for recreation; that although the number of apartments over the past year was high, that single family residential permits was lower than normal; that counties seem to have a lot of interest in looking at impact fees right now; that Community Development would need the right person to handle any impact fees received and a part-time person for the Finance Department; that there is an exception for affordable housing and employment growth but that when there is an exemption that fees are paid by another source; that the Comprehensive Plan says that the "county would like to manage growth"; and that although we may not need the impact fees now, we may need them in the future.

Following discussion, consensus was to consider an impact fee schedule with all fee amounts set to zero. Lee Walton advised that there would be two public hearings with the first being held on May 16, 2023 during which the CIE could be adopted and the second on June 6, 2023 during which a vote to consider adoption of the impact fee ordinance and fee schedule with an effective date could occur.

REQUEST FOR EXECUTIVE SESSION. Chairman Grant stated that he would like to an executive session to discuss litigation and personnel.

RECESS FOR EXECUTIVE SESSION. Commissioner Irions made the motion to go into Executive Session for litigation and personnel at 6:57 p.m. The motion was seconded by Vice-Chair Andrews and passed unanimously.

RESUME WORK SESSION. The motion to go back into the Work Session was made at 7:30 p.m. by Commissioner Gantt, seconded by Commissioner Lightsey, and passed unanimously.

ADJOURNMENT. The meeting adjourned at 7:30 p.m.