



**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING
CITY HALL BUILDING, 2 CIVIC CENTER PLAZA
2ND FLOOR, COUNCIL CHAMBERS
NOVEMBER 18, 2009
3:00 P.M.**

The Capital Improvements Advisory Committee met at the above place and date.

The meeting was called to order at 3:00 p.m. Chair Olivas present and presiding and the following committee members answered roll call.

MEMBERS PRESENT:

Ray Adatao
Bobby Bowling, IV
Charlie Wakeem
Dan Olivas
Sal Masoud

MEMBERS ABSENT:

Richard Piñeda
Mark Dyer

A G E N D A

1. Discussion and Action of the following:
 - a. Review of CIAC responsibilities under the Texas Local Government Code to prepare the agenda for biannual meetings.
 - b. Report, review, and update of El Paso Water Utility rule changes concerning impact fees.

Nick Costanzo from the EPWU presented Items 1a and 1b simultaneously and summarized the responsibilities of the CIAC in an advisory capacity. He noted that circumstances from which the Land Use Assumptions and the Capital Improvements Plan were developed have not materially changed since their adoption by the City Council.

Mr. Costanzo noted that the impact fee regulations and requirements had been incorporated into the PSB rules and regulations and city staff reviewed the rules and regulations to make sure they were consistent with the City Council ordinance.

- c. El Paso Water Utility report and update on sharing of service availability map

Mr. Costanzo noted that this is their first attempt to show the maps to reflect the timeline of a ten year service availability. Some of the projections may change because of the Ft. Bliss growth.

The committee felt that there was conflicting information on the maps that were presented to them at this meeting and those approved by City Council.

Mr. Costanzo repeated that the LUA and the CIP had not changed and the projects listed and adopted by City Council are still the same.

Lupe Cuellar noted that the maps adopted by City Council do not include the Capital Improvement Plan and only reflect the service areas.

The committee felt that these maps do not provide enough information and requested that the PSB provide more information to them so that an adequate assessment can be made.

Mr. Costanzo agreed to provide this information to the committee.

Ms. Cuellar noted that the committee is very close to missing their responsibility for filing the semi-annual report and stated that they can submit the report on those areas that they feel comfortable. In the areas that they do not feel comfortable, they can include a statement saying that it is still under review. If the committee files a report and once those concerns get addressed, they will not be able to submit another report.

She agreed to put this specific report in draft format and if it gets approval by the committee then she will draft a final report for their signature and file it. Once the committee gets the answers to their questions then a subsequent report may be filed.

ACTION: Motion made by Mr. Bowling, seconded by Mr. Wakeem, and unanimously carried to **FILE A REPORT APPROVING THE GROWTH PROJECTIONS BUT THE CAPITAL IMPROVEMENTS PLAN EXPENDITURES IDENTIFIED IN THE SCHEDULE OF IMPROVEMENTS STILL NEED TO BE REVIEWED BY THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.**

Motion passed.

Mr. Costanzo agreed to prepare the map for the offset eastside collectors system and bring it back to the committee.

2. Report on the City of El Paso's 380 agreements to incent multi-family development (Kathy Dodson, Director, Economic Development)

Ms. Dodson gave an overview of the program.

Mathew McElroy, Deputy Director for Planning, spoke about the expansion at Ft. Bliss and noted that Ft. Bliss is ranked number one in military value in the army and this is not a designation that changes from day to day. The army has an exhaustive process where they rank their military installations before they plan for growth at that installation. Having gone through that process and being number one in military value, the funding decisions that are made for Ft. Bliss are not subject to immediate change.

ACTION: Motion made by Mr. Bowling to **RECOMMEND TO CITY COUNCIL THAT 380 AGREEMENTS TO INCENT MULTI-FAMILY DEVELOPMENT BE PLACED INTO ORDINANCE UNDER THE SAME PERIMETERS AS THE CITY'S FIVE YEAR TAX ABATEMENT PROGRAM WITH THE CAVEAT OF 150 UNITS OR ABOVE AND UNTIL THE 4000 UNITS ARE REALIZED MIRRORING THE OTHER 380 ABATEMENT ORDINANCE.**

Lupe Cuellar noted that this item does not require action from the committee because the 380 agreements are not within the committee's purview.

Mr. Bowling withdrew his motion.

3. Report of the City's program to implement a credit program for affordable housing related to impact fees
(William Lilly, Director, Community Development)

Mr. Lilly gave a brief summary of the report and noted that he is still gathering information and is not ready to present to City Council. They have looked at the policies in San Antonio, Austin, and Las Cruces. He feels that both the impact fees and the building permit fees will be passed on to the homebuyer. He will be making a recommendation soon.

ACTION: Motion made by Mr. Bowling, seconded by Mr. Adatao, and unanimously carried to **RECOMMEND TO CITY COUNCIL TO IMPLEMENT THE LANGUAGE OF THE AFFORDABILITY REDUCTION WAIVER FROM CHAPTER 395 OF THE LOCAL GOVERNMENT CODE; HOWEVER, IF THERE ARE ANY SIGNIFICANT CHANGES OTHER THAN WHAT WAS PRESENTED TODAY THAT IT BE BROUGHT BACK TO THE COMMITTEE.**

Motion passed.

She noted that the amount of the impact fees would be in accordance with the ordinance that was passed by City Council. The assessment will be in accordance with the ordinance that was passed and will not be collected as long as all the provisions of the policy to be adopted by Council concerning affordability are met. The Impact Fee Ordinance allows for the credit for housing affordability but the actual policy will be adopted by Council by resolution. She has not had a chance to look at the waiver proposal but will double check and bring that information to the committee at the next meeting.

4. Approval of the minutes for the CIAC meeting of April 29, 2009 and November 11, 2009

1ST MOTION:

ACTION: Motion made by Mr. Adatao, seconded by Mr. Masoud, and unanimously carried to **APPROVE THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MINUTES FOR APRIL 29, 2009.**

Motion passed.

Mr. Bowling requested that the minutes for November 11, 2009, be amended as follows:

Kelly Sorensen, President of the El Paso Association of Builders, noted that the **US economy** is suffering because of less homes being built.

2ND MOTION:

ACTION: Motion made by Mr. Masoud, seconded by Mr. Adatao, and unanimously carried to **APPROVE THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MINUTES FOR NOVEMBER 11, 2009, WITH AMENDMENTS.**

Motion passed.

3RD MOTION:

ACTION: Motion made by Mr. Masoud, seconded by Mr. Bowling, and unanimously carried to **RECONSIDER THE APPROVAL OF THE NOVEMBER 11, 2009 MINUTES.**

Motion passed.

Mr. Bowling requested that the minutes for November 11, 2009, be amended as follows:

It's the **El Paso Association of Builders'** strong recommendation to suspend the imposition of the impact fees for twelve months due to the poor state of the building industry.

4TH MOTION:

ACTION: Motion made by Mr. Bowling, seconded by Mr. Aauto, and unanimously carried to **APPROVE THE AMENDED MINUTES.**

5. Adjournment

ACTION:

Motion made by Mr. Masoud, seconded by Mr. Aauto, and unanimously carried to **ADJOURN THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE MEETING AT 4:45 P.M.**

Motion passed.

Approved as to form:



Mathew McElroy, City Plan Commission Executive Secretary