

# Budget Advisory Coming (BAC)

## Roads Impact Fee Recommendations

Interlocal agreements are the keystone in providing opportunities for improvement and solutions that benefit all of the citizens represented by the multiple jurisdictions involved.

1. **Annual Impact Fee Report** – St. Lucie County (SLC) should provide an Annual Impact Fee Report to Port St. Lucie (PSL) by a certain date each year. Refine the annual report to provide explicit documentation of revenues and expenditures for SLC impact fees collected on PSL development.
2. **Renegotiate Interlocal Agreements:**
  - a. Port St. Lucie (PSL) should consider a performance-based contract with an experienced negotiator to assist in negotiating the terms of all interlocal agreements.
  - b. All Interlocal agreements should be revisited and specific to the category. Boilerplate from roads may not fit the category of Fire, Libraries, etc.
  - c. Consider a broader interlocal agreement between PSL and SLC regarding the provision of roads by multiple funding sources.
  - d. Remove language from the interlocal agreements that provide broad discretion to SLC.
  - e. Add language incorporating the annual budget process that includes PSL approval of SLC use of PSL impact fees.
  - f. PSL should review the Interlocal Agreement with the School Board for school siting and planning and with the St. Lucie County Fire District and determine if renegotiation is necessary.
  - g. Consider using 100 percent of funding that must be spent on City road needs as another method of allocating impact fee funding, rather than a list of roads, and update the list of roads within the Interlocal agreement based on the change in traffic patterns that have resulted from the opening of the Cross-Town Parkway, and the use of Prima Vista, and other completed road projects, and the new revenue sources of the County.
  - h. Administrative fees should reflect actual costs and may be reassessed each fiscal year.
3. **Reserves** – SLC needs to document any reserves. Reserve balances should be negotiated and specific to negotiated projects (currently at \$22.5 million). PSL should review the City project “wish” list to determine if impact fees can be dedicated to those projects that are required by and benefit the new development.
4. **Intergovernmental Coordination between PSL and SLC**- Consider structuring a procedure that requires cooperation during the jurisdiction’s budget preparation process annually and

a provision that the County's expenditures of Port St. Lucie impact fees be submitted to the City's.

**Representation on County Citizen Budget Development Committee**

- i. PSL should have an equal or proportionate amount of city residents on the County Citizens Budget Development Committee.
- ii. They should be recommended by City Council.
- iii. Representation should be based proportionately on population.

5. **Impact Fee Study (in progress)** - PSL may want to adjust its impact fees based on the results of the Impact Fee Study currently underway.

6. **Mobility Fee** - PSL may wish to contract with a Consultant to prepare a study on the use of Mobility Fees.