

**PROCEEDINGS OF THE COCHISE COUNTY BOARD OF SUPERVISORS
WORK SESSION HELD ON
Tuesday, August 22, 2017**

A work session of the Cochise County Board of Supervisors was held on Tuesday, August 22, 2017 at 2:30 p.m. in the Board of Supervisors' Executive Conference Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Ann English, Chairman; Patrick G. Call, Vice-Chairman; Peggy Judd, Member

Staff Present: Edward T. Gilligan, County Administrator
Britt W. Hanson, Chief Civil Deputy County Attorney
Kim Lemons, Assistant to the Clerk of the Board

Attendees: Jerry Stabley, Planning and Zoning Director
Paul Esparza, Planning Manager
Dora V. Flores, Zoning Administrator
Michael Izzo, Building Inspector
Nike Noack, Budget Manager

Chairman English called the meeting to order at 2:30 p.m.

ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION

PLEDGE OF ALLEGIANCE

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING

INTRODUCTIONS

ITEMS FOR DISCUSSION

Board of Supervisors

1. Discussion and possible direction regarding proposed updates to the Community Development Fee Schedule.

Chairman English stated this work session is a discussion on possible increases to the Community Development Department Fee Schedule.

Mr. Izzo used a PowerPoint and explained that this was a continuation of a July 25th Work Session where the Board had requested clarification on General Fund subsidies; a demonstration on how permit fees are calculated and options for fee increases. He itemized the permit revenues, expenses and projections using 2016 figures. He continued with examples calculating the building costs for a 2,000 square foot home using the current and proposed residential fee schedule and square foot fee increases of 25%, 35%, 45%, 55%

and 65% and asked for questions.

Vice-Chairman Call asked about the standard percentage of building permit costs. Mr. Izzo said the average is 1-1.5% of total costs of building the home and Cochise County's rate is lower.

Vice-Chairman Call said he has no problem charging the 65% increase because it is not a big increase for new home construction.

Mr. Hanson asked about the revenue collected and Ms. Noack stated the revenue the County has collected has been consistent back to the 2011-2013 timeframe.

Chairman English said she prefers to move slowly with fee increases; to watch costs and move gradually.

Mr. Gilligan said the County is running lean regarding the number of inspectors but the cost of operations are expensive and the County cannot afford to continue the current subsidies. For builder's hiring a contractor, this increase makes sense but he is concerned about homeowners doing remodels and not hiring professionals, there will be sticker shock.

A different scale for simple remodels was discussed and Ms. Flores stated she thought the increases would be difficult for customers doing simple remodels.

Mr. Gilligan said the plan review increase will work for commercial/new home construction but not for remodels, additions and modifications to existing structures. The County wants the subsidy to go down but there needs to be a measured stance with remodels.

Vice-Chairman Call suggested not charging permit fees for projects under \$5,000 and also consider projects of \$7,500 to \$10,000.

There was a short discussion about what types of projects are exempt from permits.

Mr. Gilligan asked Mr. Stabley to compile information on the impact of raising the project dollar amount threshold with several options and bring a fee schedule proposal to him to bring before the Board for review.

Mr. Stabley stated that any fee increase required a 60-day notice to the public.

Chairman English adjourned the meeting at 3:20 p.m.

APPROVED:

Ann English, Chairman

ATTEST:

Kim Lemons, Assistant to the Clerk of the Board

