

THE FLOWER MOUND TOWN COUNCIL WORK SESSION HELD ON THE 16TH DAY OF DECEMBER, 2021, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:00 P.M.

[Click here](#) for meeting video link (subject to change)

The Town Council met in a regular meeting and work session with the following members present:

Derek France	Mayor
Ben Bumgarner	Mayor Pro Tem
Sandeep Sharma	Deputy Mayor Pro Tem
Adam Schiestel	Councilmember Place 1
Jim Engel	Councilmember Place 4
Ann Martin	Councilmember Place 5

constituting a quorum with the following members of the Town Staff participating:

Theresa Scott	Town Secretary
Tommy Dalton	Interim Town Manager
Tiffany Bruce	Assistant Town Manager/Town Engineer
Lexin Murphy	Director of Planning Services
Joelle Hainley	Building Official
Matt Woods	Dir of Env Svc
Bob Pegg	Asst Dir of Engineering
Brian Waltenburg	Asst Dir Engineering
Ray Watson	Dir of Economic Dev
Brandon Barth	Division Chief
Jason Bolejack	Fire Marshal
LauriAnn Cash	Executive Assistant

A. CALL WORK SESSION TO ORDER

Mayor France called the regular meeting to order at 6:00 p.m.

B./C. INVOCATION/PLEDGE OF ALLEGIANCE

Mayor France gave the invocation and led the pledges.

D. PUBLIC COMMENT

No speakers.

E. WORK SESSION ITEMS

Presentation and discussion on:

1. Development fee study

Mr. Dalton provided background information regarding this item. Courtney Ramos, Consultant, gave a presentation identifying or noting:

- Project overview
- Benefits/uses
- Services reviewed
- Fee study outcomes
- Typical cost recovery
- Next steps

and she, Mr. Dalton, or Ms. Hainley responded to questions or comments from Council regarding:

- What components brought Environmental Services to 111%
- Data resources
- Development fee components as it relates to recent updates
- Goals and alignment with the Council's vision
- Application of subsidies (residential and small business necessities)
- Lower the fees that are too high and adjust from there with consideration toward what is reasonable
- Interest in understanding benchmark city comparison
- Concept of generalized permitting for various services
- Is there a way to reduce staff time on projects
- Cost for new versus existing data
- Clarification regarding automatic increase mechanisms

Council Discussion

There was Council discussion regarding:

- Expenses versus recovery
- Recognize 100% expense recovery is not possible
- Building versus planning staff review time
- Interest in seeing an application demo
- How it's not all a mathematical formula and interest in having more detail
- Cost recovery goals
- Subsidizing by a dollar amount or by department
- Possibility of getting a quote from Matrix with a statement of work, as opposed to staff doing the research

Mr. Dalton pointed out that a starting point could be to make sure new construction is paying its way and continue to subsidize compliance with existing commercial and residential. Then that data could be looked at to get the most out of the recovery as opposed to line by line. He also suggested adjusting those that are out of line immediately.

There was general Council consensus to proceed with that recommendation.

2. Impact fees (video minute marker 1:23:10)

Mr. Dalton gave a presentation identifying or noting:

- Impact fee discussion agenda
- Impact fee comparisons
- Impact fee examples (Service Area C)
- Service unit calculations – vehicle miles

and he, Ms. Bruce, or Mr. Watson responded to questions from Council regarding:

- Clarification that the comparison is from a dollar point of view and not cost recovery
- Reimbursement of impact fees versus waivers
- Has anyone paid the fees since the new rates have been in place from about 9 months ago
- The economic impact of the fee changes
- Who absorbs the cost for roadways in new developments
- If fees can be different for various service areas
- Use of 380 agreements/Return on investment

Council Discussion

There was Council discussion regarding:

- Goal of the impact fees discussion
- Background information about previous rates
- Consider lowering fees to be more competitive with benchmark cities
- Economic development impact regarding fees
- Possibility of a mechanism like the past senior overlay for necessary businesses (succinct and time limited offer for certain type of businesses)
- Business needs on the west side of town
- How the topic is at an impasse because no one is moving off their original thoughts
- Housing cost and the market
- Communicating feedback with Council

Mr. Dalton summarized that the Town continues to receive interest from the development community and staff will provide feedback to Council along the way.

F. ADJOURN WORK SESSION

Mayor France adjourned the meeting at 8:06 p.m.

TOWN OF FLOWER MOUND, TEXAS



DEREK FRANCE, MAYOR

ATTEST:



THERESA SCOTT, TOWN SECRETARY