AGENDA

TOWN OF FLOWER MOUND
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

FEBRUARY 8, 2016

FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION ONLINE AT www.flower-mound.com/AgendaCenter

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A. CALL TO ORDER: 6:00 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. REGULAR ITEMS

1. *Minutes of October 26, 2015*

   Consider approval of the minutes of the October 26, 2015, Capital Improvements Advisory Committee Regular Session.

2. *Semi-Annual Impact Fee Report*

   Consider the Semi-Annual Impact Fee Report as of September 30, 2015, as required by Chapter 395 of the Texas Local Government Code.

D. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: Feb. 4, 2016, at 3:15pm, at least 72 hours prior to the scheduled time of said meeting.

Cindi Price, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Capital Improvements Advisory Committee reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting **Infrastructure Services at (972) 874-6314.**

THE FLOWER MOUND CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING HELD ON THE 26TH DAY OF OCTOBER, 2015, 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 PM

The Capital Improvements Advisory Committee met in a regular session with the following members present:

Claudio Forest	Chair
Don McDaniel	Vice Chair
Mike McCall	Committee Member
Emily Strittmatter	Committee Member
Brian Smiley	Committee Member
Freddie Guerra	Committee Member
Brad Ruthrauff	Committee Member
Reginald Rembert	Committee Member

Constituting a quorum with the following members absent:

Sandeep Sharma	Committee Member
Perfecto Solis	Committee Member
Mark Glover	Committee Member

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Tiffany Bruce	Engineering Manager for CIP
Robert Pegg	Engineering Manager for DS
Chuck Russell	Town Planner
Cindi Price	Executive Assistant

A. CALL TO ORDER: 6:00 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. REGULAR ITEMS

1. **Consider approval of the minutes of the August 10, 2015, Capital Improvements Advisory Committee Regular Session.**

Commission Deliberation

Committee Member McCall moved to approve the minutes of August 10, 2015, as presented. Vice Chair McDaniel seconded the motion.

VOTE ON THE MOTION

AYES: **Rembert, Guerra, Smiley, McDaniel, Forest, McCall, Ruthrauff, Strittmatter**

NAYS: None

ABSTAIN : None

ABSENT: Sharma, Solis, Glover

The motion passed with a vote of 8-0.

2. **Consider the Semi-Annual Impact Fee report as of March 31, 2015, as required by Chapter 395 of the Texas Local Government Code.**

Staff Presentation

Tiffany Bruce, Engineering Manager

[PowerPoint Presentation provided in agenda packet.]

Commission Deliberation

Vice Chair McDaniel moved to accept the Semi-Annual Impact Fee Report as written. Committee Member McCall seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Ruthrauff, McCall, Forest, McDaniel, Smiley, Guerra, Rembert

NAYS: None

ABSTAIN : None

ABSENT: Sharma, Solis, Glover

The motion passed with a vote of 8-0.

D. ADJOURNMENT: 6:11 P.M.

TOWN OF FLOWER MOUND, TEXAS

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KENNETH PARR
Executive Director
Public Works

ATTEST:

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Barbara Leet, Administrative Assistant

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING
AGENDA ITEM NO. 2
REGULAR ITEM

DATE: February 8, 2016

FROM: Tiffany Bruce, CIP Engineering Manager

ITEM: **Consider approval of the Semi-Annual Impact Fee Report of September 30, 2015, as required by Chapter 395 of the Texas Local Government Code.**

BACKGROUND INFORMATION: The Semi-Annual Impact Fee Report as of September 30, 2015, is presented to the Capital Improvements Advisory Committee (CIAC) for its review and recommendation to the Town Council regarding any perceived inequities. The CIAC's recommendation will be forwarded to the Town Council. Chapter 395 of the Texas Local Government Code provides guidelines to municipalities for financing capital improvements required for new development through impact fees. The advisory committee serves in an advisory capacity and is established to:

1) advise and assist the political subdivision in adopting land use assumptions;
2) review the capital improvements plan and file written comments;
3) monitor and evaluate implementation of the capital improvements plan;
4) file semi-annual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and
5) advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.

The Semi-Annual Impact Fee Report as required by Section 395.058 (c) (4) is attached. The report meets the intent of the code and includes total revenue and expenses collected and paid since the Town adopted its first impact fee ordinance on June 18, 1990, through September 30, 2015. Also included in the report are the revenues and expenses collected for the six month period from April 1, 2015, through September 30, 2015. Roadway impact fees are reported by area and wastewater impact fees are reported by district. Water impact fees are reported on a Town-wide basis.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Semi-Annual Impact Fee Report as of September 30, 2015
2. PowerPoint Presentation

RECOMMENDATION: Move to recommend approval of the Semi-Annual Impact Fee Report of September 30, 2015, as required by Chapter 395 of the Texas Local Government Code.

Semiannual
Impact Fee Report
September 30, 2015

STREETS	Rev Total	Rev This Per	Exp Total	Exp This Per	FY Total Rev
09/30/2015					
A (1-6)	19,767,702.84	845,184.85	13,934,114.44	38,190.00	
B (7-10,12)	2,527,269.37	9,852.61	1,009,562.17	33,461.70	
C (11,13-16)	107,782.84	26,227.21	67,020.88	0.00	
Total	22,402,755.05	881,264.67	15,010,697.49	71,651.70	
					FY 14-15
03/31/2015					2,070,751.43
A (1-6)	18,922,517.99	1,166,105.32	13,895,924.44	31,488.28	
B (7-10,12)	2,517,416.76	9,854.80	976,100.47	12,817.50	
C (11,13-16)	81,555.63	13,526.64	67,020.88	0.00	
Total	21,521,490.38	1,189,486.76	14,939,045.79	44,305.78	
09/30/2014					
A (1-6)	17,756,412.67	814,095.64	13,864,436.16	381,314.46	
B (7-10,12)	2,507,561.96	9,749.43	963,282.97	12,375.00	
C (11,13-16)	68,028.99	22,816.62	67,020.88	0.00	
Total	20,332,003.62	846,661.69	14,894,740.01	393,689.46	
					FY 13-14
03/31/2014					1,739,748.39
A (1-6)	16,942,317.03	867,069.33	13,483,121.70	16,974.65	
B (7-10,12)	2,497,812.53	15,838.28	950,907.97	1,375.00	
C (11,13-16)	45,212.37	10,179.09	67,020.88	0.00	
	19,485,341.93	893,086.70	14,501,050.55	18,349.65	
09/30/2013					
A (1-6)	16,075,247.70	1,169,478.88	13,466,147.05	417,757.94	
B (7-10,12)	2,481,974.25	23,916.11	949,532.97	13,750.00	
C (11,13-16)	35,033.28	13,526.64	67,020.88	0.00	
	18,592,255.23	1,206,921.63	14,482,700.90	431,507.94	
					FY 12-13
03/31/2013					1,911,079.82
A (1-6)	14,905,768.82	376,825.22	13,048,389.11	101,195.94	
B (7-10,12)	2,458,058.14	314,946.33	935,782.97	0.00	
C (11,13-16)	21,506.64	12,386.64	67,020.88	0.00	
	17,385,333.60	704,158.19	14,051,192.96	101,195.94	
09/30/2012					
A (1-6)	14,528,943.60	288,863.05	12,947,193.17	1,350,301.66	
B (7-10,12)	2,143,111.81	239,037.86	935,782.97	(12,003.26)	
C (11,13-16)	9,120.00	0.00	67,020.88	0.00	
	16,681,175.41	527,900.91	13,962,000.28	1,350,301.66	
					FY 11-12
03/31/2012					1,042,413.21
A (1-6)	14,240,080.55	497,580.22	11,596,891.51	256,846.21	
B (7-10,12)	1,904,073.95	16,932.08	947,786.23	4,350.00	
C (11,13-16)	9,120.00	0.00	67,020.88	0.00	
	16,153,274.50	514,512.30	12,611,698.62	261,196.21	
09/30/2011					
A (1-6)	13,742,500.33	772,104.03	11,340,045.30	235,480.86	
B (7-10,12)	1,887,141.87	75,895.93	943,436.23	1,155.50	
C (11,13-16)	9,120.00	0.00	67,020.88	0.00	
	15,638,762.20	847,999.96	12,350,502.41	236,636.36	
					FY 10-11
03/31/2011					1,100,085.26
A (1-6)	12,970,396.30	239,494.63	11,104,564.44	25,761.42	
B (7-10,12)	1,811,245.94	12,590.67	942,280.73	0.00	
C (11,13-16)	9,120.00	0.00	67,020.88	0.00	
	14,790,762.24	252,085.30	12,113,866.05	25,761.42	
09/30/2010					
A (1-6)	12,730,901.67	435,387.54	11,078,803.02	1,051,313.05	
B (7-10,12)	1,798,655.27	17,912.59	942,280.73	4,266.02	
C (11,13-16)	9,120.00	1,140.00	67,020.88	0.00	
	14,538,676.94	454,440.13	12,088,104.63	1,055,579.07	
					FY 09-10
03/31/2010					687,318.08
A (1-6)	12,295,514.13	213,106.70	10,027,489.97	763,648.12	
B (7-10,12)	1,780,742.68	18,631.25	938,014.71	267,610.61	
C (11,13-16)	7,980.00	1,140.00	67,020.88	0.00	
	14,084,236.81	232,877.95	11,032,525.56	1,031,258.73	
09/30/2009					
A (1-6)	12,082,407.44	241,415.99	9,263,841.85	759,563.89	
B (7-10,12)	1,762,111.42	16,599.77	670,404.10	40,163.75	
C (11,13-16)	6,840.00	0.00	67,020.88	0.00	
	13,851,358.86	258,015.76	10,001,266.83	799,727.64	
					FY 08-09
3-31-09					602,482.55
A (1-6)	11,840,991.45	333,493.62	8,504,277.96	0.00	
B (7-10,12)	1,745,511.65	10,973.17	630,240.35	0.00	
C (11,13-16)	6,840.00	0.00	67,020.88	0.00	
	13,593,343.10	344,466.79	9,201,539.19	0.00	
9-30-08					
A (1-6)	11,507,497.83	307,670.70	8,504,277.96	88,889.03	
B (7-10,12)	1,734,538.48	38,680.38	630,240.35	5,000.00	
C (11,13-16)	6,840.00	1,140.00	67,020.88	0.00	
	13,248,876.31	347,491.08	9,201,539.19	93,889.03	
					FY 07-08
3-31-08					869,380.38
A (1-6)	11,199,827.13	432,294.47	8,415,388.93	72,696.60	
B (7-10,12)	1,695,858.10	88,459.48	625,240.35	0.00	
C (11,13-16)	5,700.00	1,135.35	67,020.88	0.00	
	12,901,385.23	521,889.30	9,107,650.16	72,696.60	
9-30-07					
A (1-6)	10,767,532.66	388,532.72	8,342,692.33	16,996.92	
B (7-10,12)	1,607,398.62	44,271.75	625,240.35	0.00	
C (11,13-16)	4,564.65	3,423.45	67,020.88	0.00	
	12,379,495.93	436,227.91	9,034,953.56	16,996.92	
					FY 06-07
3-31-07					1,404,467.95
A (1-6)	10,378,999.94	918,264.01	8,325,695.41	38,589.55	
B (7-10,12)	1,563,126.88	49,976.14	625,240.35	0.00	
C (11,13-16)	1,141.20	(0.11)	67,020.88	0.00	
	11,943,268.02	968,240.04	9,017,956.64	38,589.55	
9-30-06					
A (1-6)	9,460,735.93	432,073.44	8,287,105.86	978,523.28	
B (7-10,12)	1,513,150.73	84,528.87	625,240.35	0.00	
C (11,13-16)	1,141.32	1.32	67,020.88	0.00	
	10,975,027.98	516,603.63	8,979,367.09	978,523.28	
					FY 05-06
3-31-06					1,520,891.42
A (1-6)	9,028,662.49	956,615.21	7,308,582.58	300,090.00	
B (7-10,12)	1,428,621.86	47,672.58	625,240.35	90,480.90	
C (11,13-16)	1,140.00	0.00	67,020.88	0.00	
	10,458,424.35	1,004,287.79	8,000,843.81	390,570.90	
9-30-05					
A (1-6)	8,072,047.28		7,008,492.58		
B (7-10,12)	1,380,949.28		534,759.45		
C (11,13-16)	1,140.00		67,020.88		
	9,454,136.56	0.00	7,610,272.91	0.00	

Semiannual
Impact Fee Report
September 30, 2015

STREETS	Rev Total	Rev This Per	Exp Total	Exp This Per	FY Total Rev
WATER	**Rev Total**	**Rev This Per**	**Exp Total**	**Exp This Per**	**FY Total Rev**
09/30/2015	22,847,182.92	1,053,661.65	17,811,815.30	82,864.48	FY 14-15
03/31/2015	21,793,521.27	615,293.90	17,728,950.82	21,168.40	1,668,955.55
09/30/2014	21,178,227.37	635,233.69	17,707,782.42	213,479.82	FY 13-14
03/31/2014	20,542,993.68	925,730.10	17,494,302.60	1,120,397.80	1,560,963.79
09/30/2013	19,617,263.58	2,226,004.01	16,373,904.80	530,877.91	FY 12-13
03/31/2013	17,391,259.57	594,992.94	15,843,026.89	9,540.89	2,820,996.95
9/30/12	16,796,266.63	453,626.94	15,833,486.00	530,176.00	FY 11-12
03/31/2012	16,342,639.69	218,884.21	15,303,310.00	59,173.29	672,511.15
9/30/11	16,123,755.48	359,141.11	15,244,136.71	5,000.00	FY 10-11
03/31/2011	15,764,614.37	126,426.69	15,239,136.71	0.00	485,567.80
9/30/10	15,638,187.68	249,687.24	15,239,136.71	486.00	FY 09-10
03/31/2010	15,388,500.44	53,029.98	15,238,650.71	40,550.01	302,717.22
9/30/09	15,335,470.46	59,454.11	15,198,100.70	127,450.02	FY 08-09
3-31-09	15,276,016.35	82,563.25	15,070,650.68	100,017.02	142,017.36
9/30/08	15,193,453.10	144,738.30	14,970,633.66	469,102.64	FY 07-08
3-31-08	15,048,714.80	154,465.06	14,501,531.02	441,913.98	299,203.36
9-30-07	14,894,249.74	140,144.69	14,059,617.04	72,052.15	FY 06-07
3-31-07	14,754,105.05	231,672.72	13,987,564.89	16,653.33	371,817.41
9-30-06	14,522,432.33	307,294.84	13,970,911.56	250,922.37	FY 05-06
3-31-06	14,215,137.49	295,888.11	13,719,989.19	245,097.82	603,182.95
9-30-05	13,919,249.38		13,474,891.37		

WASTEWATER

09/30/2015	Rev Total	Rev This Per	Exp Total	Exp This Per	FY Total Rev
Town Wide	18,019,109.98	0.00	18,019,109.98	0.00	
LP	14,271,244.86	939,806.98	10,252,478.12	13,018.09	
DC	22,370.02	0.00	432,416.40	13,018.09	
PV	3,427,666.43	11,469.03	3,443,217.85	13,018.09	
Lakeside	622,672.57	192,955.13	88,822.85	13,018.09	
	36,363,063.85	1,144,231.14	32,236,045.18	52,072.35	
					FY 14-15
03/31/2015					1,617,384.42
Town Wide	18,019,109.98	0.00	18,019,109.98	0.00	
LP	13,672,619.36	341,181.48	10,254,982.81	15,522.78	
DC	22,370.02	0.00	434,921.08	15,522.78	
PV	3,427,666.43	11,469.03	3,445,722.53	15,522.77	
Lakeside	550,220.20	120,502.77	91,327.53	15,522.78	
	35,691,985.99	473,153.28	32,246,063.93	62,091.10	
09/30/2014					
Town Wide	18,019,109.98	0.00	18,019,109.98	0.00	
LP	13,331,437.88	598,625.50	10,239,460.03	89,358.60	
DC	22,370.02	0.00	419,398.31	18,750.00	
PV	3,416,197.40	0.00	3,430,199.76	18,750.00	
Lakeside	429,717.43	72,452.36	75,804.76	18,750.00	
	35,218,832.71	671,077.86	32,183,972.83	145,608.60	
					FY 13-14
03/31/2014					1,305,188.74
Town Wide	18,019,109.98	0.00	18,019,109.98	0.00	
LP	12,732,812.39	368,436.62	10,150,101.43	107,643.90	
DC	22,370.02	0.00	400,648.31	0.00	
PV	3,416,197.40	0.00	3,411,449.76	0.00	
Lakeside	357,265.07	265,674.26	57,054.76	0.00	
	34,547,754.85	634,110.88	32,038,364.23	107,643.90	
09/30/2013					
Town Wide	18,019,109.98	0.00	18,019,109.98	0.00	
LP	12,364,375.77	733,242.40	10,042,457.53	653,453.40	
DC	22,370.02	10,018.23	400,648.31	0.00	
PV	3,416,197.40	4,791.72	3,411,449.76	0.00	
Lakeside	91,590.81	5,178.43	57,054.76	0.00	
	33,913,643.97	753,230.78	31,930,720.33	653,453.40	
					FY 12-13
03/31/2013					1,297,126.58
Town Wide	18,019,109.98	0.00	18,019,109.98	0.00	
LP	11,631,133.37	536,980.06	9,389,004.13	849.60	
DC	12,351.79	0.00	400,648.31	625.00	
PV	3,411,405.67	0.00	3,411,449.76	625.00	
Lakeside	86,412.38	6,915.74	57,054.76	625.00	
	33,160,413.19	543,895.80	31,277,266.93	2,724.60	
09/30/2012					
Town Wide	18,019,109.98	0.00	18,019,109.98	(3,172,344.96)	
LP	11,094,153.31	344,042.42	9,388,154.53	3,256,051.96	
DC	12,351.79	0.00	400,023.31	625.00	
PV	3,411,405.67	0.00	3,410,824.76	625.00	
Lakeside	79,496.65	4,326.54	56,429.76	625.00	
	32,616,517.39	348,368.96	31,274,542.33	85,582.00	
					FY 11-12
03/31/2012					577,723.99
Town Wide	18,019,109.98	0.00	21,191,454.94	0.00	
LP	10,750,110.88	229,355.03	6,132,102.57	53,253.00	
DC	12,351.79	0.00	399,398.31	0.00	
PV	3,411,405.67	0.00	3,410,199.76	0.00	
Lakeside	75,170.11	0.00	55,804.76	0.00	
	32,268,148.43	229,355.03	31,188,960.33	53,253.00	
09/30/2011					
Town Wide	18,019,109.98	0.00	21,191,454.94	80,895.48	
LP	10,520,755.85	440,886.53	6,078,849.57	88,259.50	
DC	12,351.79	0.00	399,398.31	625.00	
PV	3,411,405.67	0.00	3,410,199.76	625.00	
Lakeside	75,170.11	0.00	55,804.76	625.00	
	32,038,793.40	440,886.53	31,135,707.33	171,029.98	
					FY 10-11
03/31/2011					595,575.66
Town Wide	18,019,109.98	0.00	21,110,559.46	80,895.48	
LP	10,079,869.32	140,634.87	5,990,590.07	46,578.00	
DC	12,351.79	0.00	398,773.31	625.00	
PV	3,411,405.67	0.00	3,409,574.76	625.00	
Lakeside	75,170.11	14,054.26	55,179.76	625.00	
	31,597,906.87	154,689.13	30,964,677.35	129,348.48	
09/30/2010					
Town Wide	18,019,109.98	0.00	21,029,663.98	312,927.17	
LP	9,939,234.45	339,496.19	5,944,012.07	831,584.40	
DC	12,351.79	0.00	398,148.31	(0.00)	
PV	3,411,405.67	0.00	3,408,949.76	(0.00)	
Lakeside	61,115.85	0.00	54,554.76	0.00	
	31,443,217.74	339,496.19	30,835,328.87	1,144,511.56	
					FY 09-10
03/31/2010					431,015.05
Town Wide	18,019,109.98	0.00	20,877,079.96	160,343.15	
LP	9,599,738.26	90,260.65	5,207,308.55	94,880.88	
DC	12,351.79	(0.00)	398,148.31	(0.00)	
PV	3,411,405.67	0.00	3,408,949.76	(0.00)	
Lakeside	61,115.85	1,258.21	54,554.76	0.00	
	31,103,721.55	91,518.86	29,946,041.33	255,224.02	

Semiannual
Impact Fee Report
September 30, 2015

STREETS	Rev Total	Rev This Per	Exp Total	Exp This Per	FY Total Rev
09/30/2009					
Town Wide	18,019,109.98	0.00	20,716,736.81	221,379.48	
LP	9,509,477.61	931,628.65	5,112,427.67	87,795.89	
DC	12,351.79	0.00	398,148.31	0.00	
PV	3,411,405.67	0.00	3,408,949.76	0.00	
Lakeside	59,857.64	0.00	54,554.76	8,000.00	
	31,012,202.69	931,628.65	29,690,817.31	317,175.37	
					FY 08-09
03/31/2009					1,058,315.63
Town Wide	18,019,109.98	0.00	20,503,116.46	221,379.48	
LP	8,577,848.96	124,578.10	5,032,390.91	15,583.84	
DC	3,423,757.46	0.00	3,776,061.56	0.00	
Lakeside	59,857.64	2,108.88	62,073.01	0.00	
	30,080,574.04	126,686.98	29,373,641.94	236,963.32	
9-30-08					
Town Wide	18,019,109.98	0.00	20,281,736.98	0.00	
LP	8,453,270.86	304,592.59	5,016,807.07	0.00	
DC	3,423,757.46	1,328,981.67	3,776,061.56	3,399,682.81	
Lakeside	57,748.76	0.00	62,073.01	0.00	
	29,953,887.06	1,633,574.26	29,136,678.62	3,399,682.81	
					FY 07-08
3-31-08					3,874,600.49
Town Wide	18,019,109.98	0.00	20,281,736.98	0.00	
LP	8,148,678.27	152,677.24	5,016,807.07	0.00	
DC	2,094,775.79	2,082,424.00	376,378.75	0.00	
Lakeside	57,748.76	5,924.99	62,073.01	0.00	
	28,320,312.80	2,241,026.23	25,736,995.81	0.00	
9-30-07					
Town Wide	18,019,109.98	0.00	20,281,736.98	517,304.10	
LP	7,996,001.03	170,253.46	5,016,807.07	41,874.58	
DC	12,351.79	0.00	376,378.75	4,889.86	
Lakeside	51,823.78	4,199.30	62,073.01	816.28	
	26,079,286.57	174,452.76	25,736,995.81	564,884.83	
					FY 06-07
3-31-07					506,759.22
Town Wide	18,019,109.98	0.00	19,764,432.88	517,304.10	
LP	7,825,747.57	323,833.03	4,974,932.49	70,355.86	
DC	12,351.79	0.00	371,488.89	33,371.14	
Lakeside	47,624.48	8,473.43	61,256.73	29,297.56	
	25,904,833.81	332,306.46	25,172,110.98	650,328.67	
9-30-06					
Town Wide	18,019,109.98	0.00	19,247,128.78	629,656.62	
LP	7,501,914.54	418,522.80	4,904,576.62	52,258.39	
DC	12,351.79	10,840.36	338,117.74	7,481.65	
Lakeside	39,151.05	3,958.92	31,959.16	2,539.99	
	25,572,527.35	433,322.08	24,521,782.31	691,936.65	
					FY 05-06
3-31-06					799,518.86
Town Wide	18,019,109.98	(0.00)	18,617,472.16	629,656.62	
LP	7,083,391.74	345,032.35	4,852,318.23	56,352.73	
DC	1,511.43	(0.00)	330,636.09	11,575.99	
Lakeside	35,192.13	21,164.44	29,419.17	6,634.33	
	25,139,205.27	366,196.78	23,829,845.66	704,219.68	
9-30-05					
Town Wide	18,019,109.98		17,987,815.54		
LP	6,738,359.39		4,795,965.50		
DC	1,511.43		319,060.10		
Lakeside	14,027.69		22,784.84		
	24,773,008.49	0.00	23,125,625.98	0.00	

Impact Fee Status Report

Capital Improvement Advisory Committee

February 8, 2016

Local Government Code 395.058 (c) (4)

(c) The advisory committee serves in an advisory capacity and is established to:

(4) file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the fee

Capital Improvement Program - Introduction

5-year Plan for Capital Projects Funding Methods:

- General Fund – Streets, Transportation, Parks and Facilities
- Utility Fund – Water, Wastewater and Facilities
- Stormwater Fund – Drainage and Stormwater
- Impact Fees
- Debt – GOs and Cos
- Other Sources

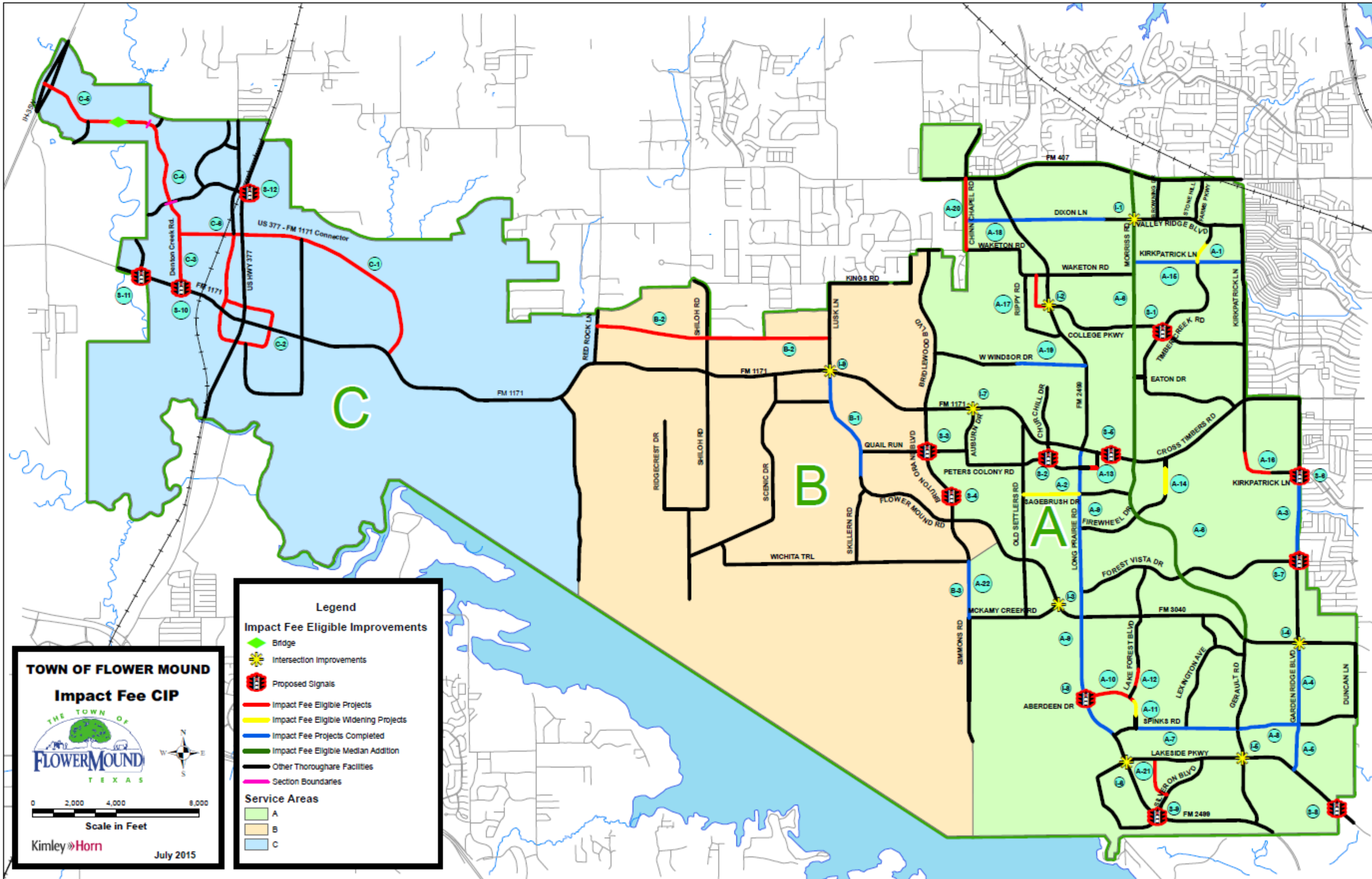
Capital Improvement Program - Introduction

- Other Sources
  1. Grant and Interlocal Funds
  2. Other Sources (Proj. Sav., Fund Bal., Interest Inc.)
  3. Escrow
  4. Decision Package
  5. By Developers
  6. Park Development Fund
  7. Tax Increment Reinvestment Zone (TIRZ)
  8. Dedicated Sales Tax
  9. SH 121 Toll

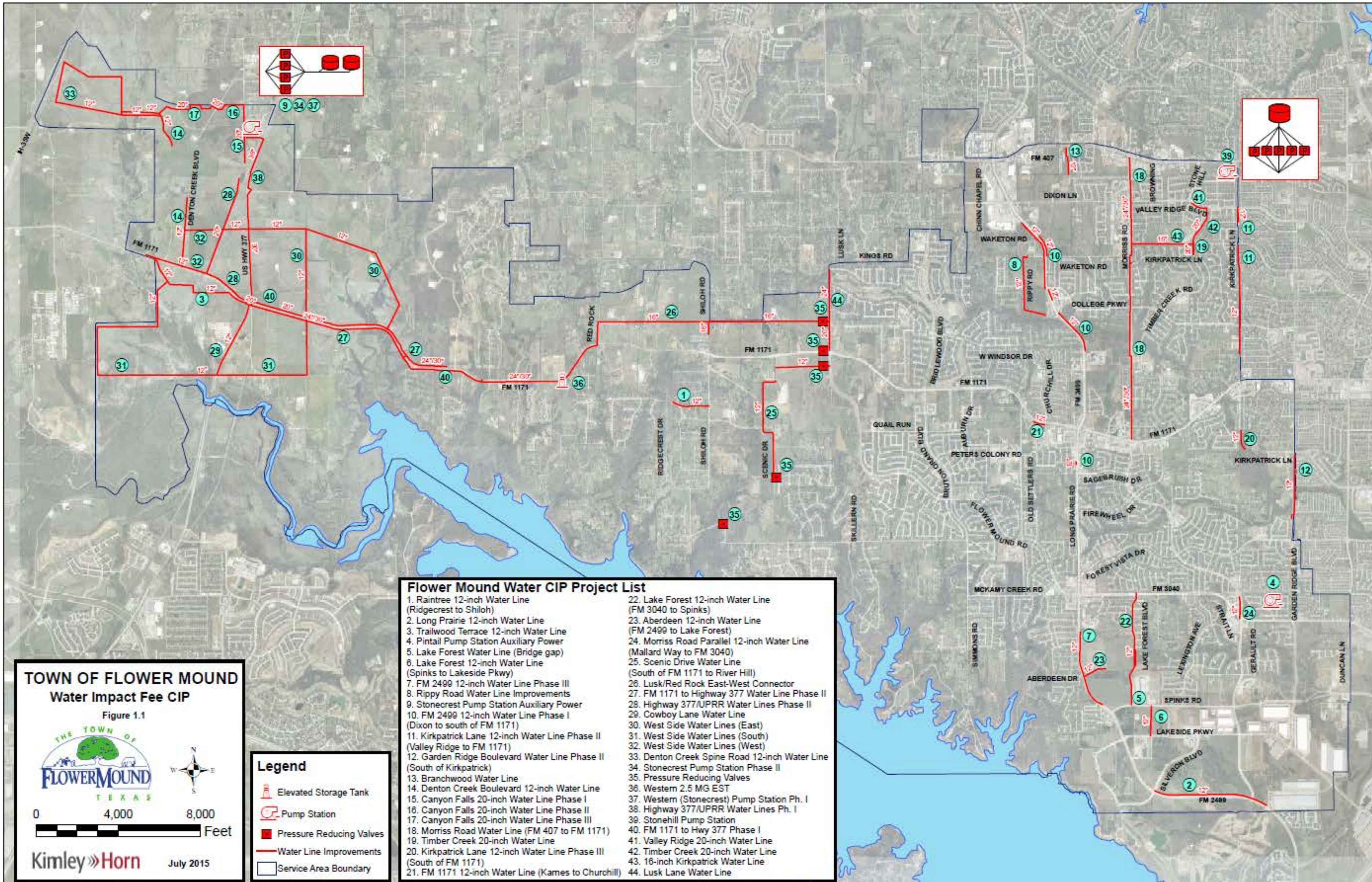
Impact Fee History

- June 18, 1990
  - Water and Sewer Capital Recovery (Impact) Fees Adopted
- October 17, 1994
  - Roadway Impact Fees Adopted and Water and Wastewater Fees Amended
- December 17, 2000 – SmartGrowth reductions
  - Adopted assessment of nonresidential water and wastewater impact fees at 50%
  - Adopted assessment of impact fees qualifying under SMARTGrowth Economic Development Incentive policy at 25%
- April 19, 2004 - Update
  - Updated the Town's impact fee ordinance to be in compliance with Senate Bill 243 which significantly revised the State's Impact Fee Statute – this limited the trip length and therefore the zone sizes for the roadway impact fees (areas A, B &C).
- February 1, 2010 - Update
  - Updated the Town's impact fee ordinance in compliance with Texas Local Government Code 395.052; that requires the land use assumptions and capital improvements plan to be updated at least every five years.
- September 8, 2015 – Update
  - Updated the Town's impact fee ordinance in compliance with Texas Local Government Code 395.052; that requires the land use assumptions and capital improvements

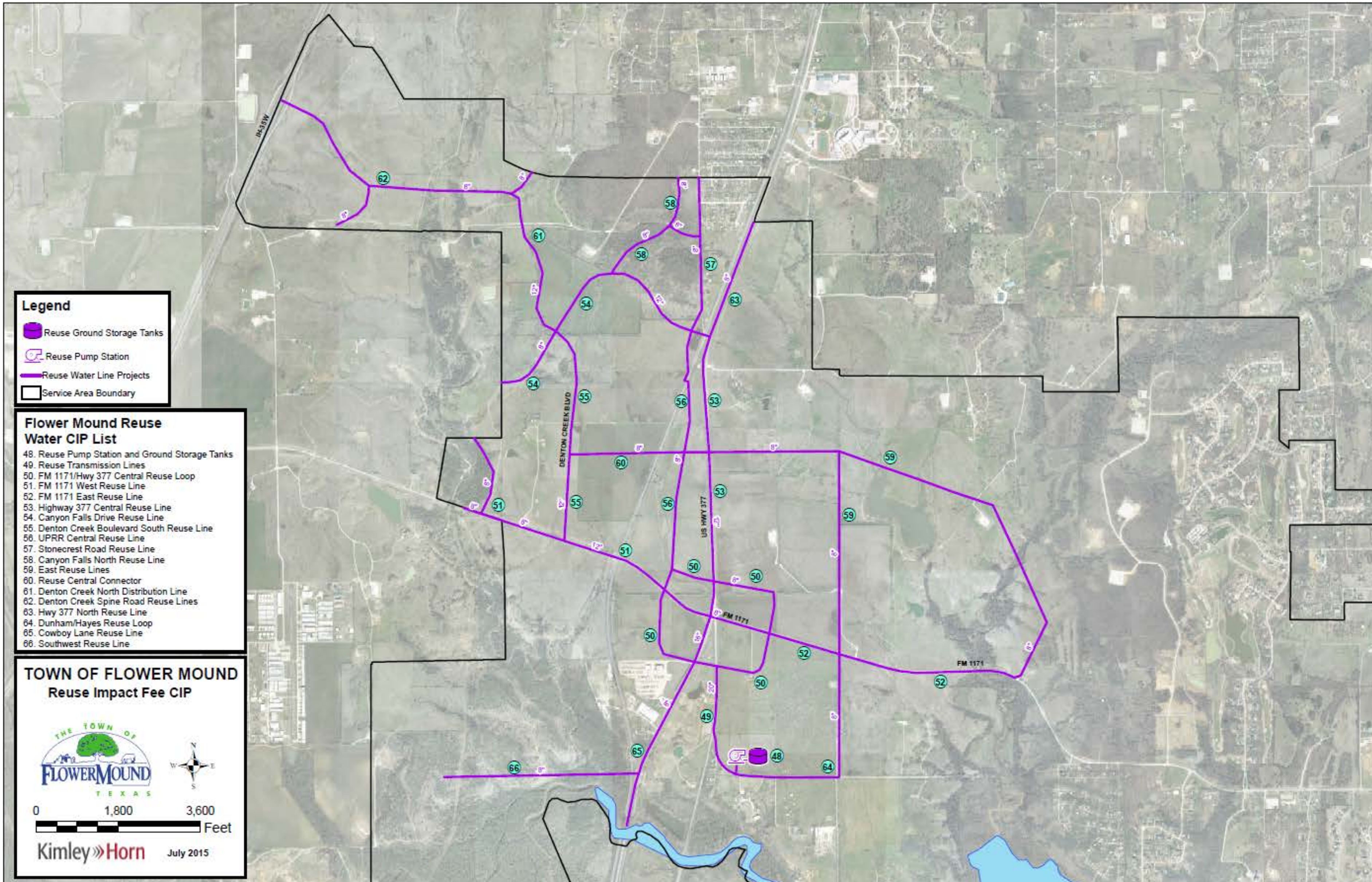
Impact Fee Eligible Roadways – 3 service areas



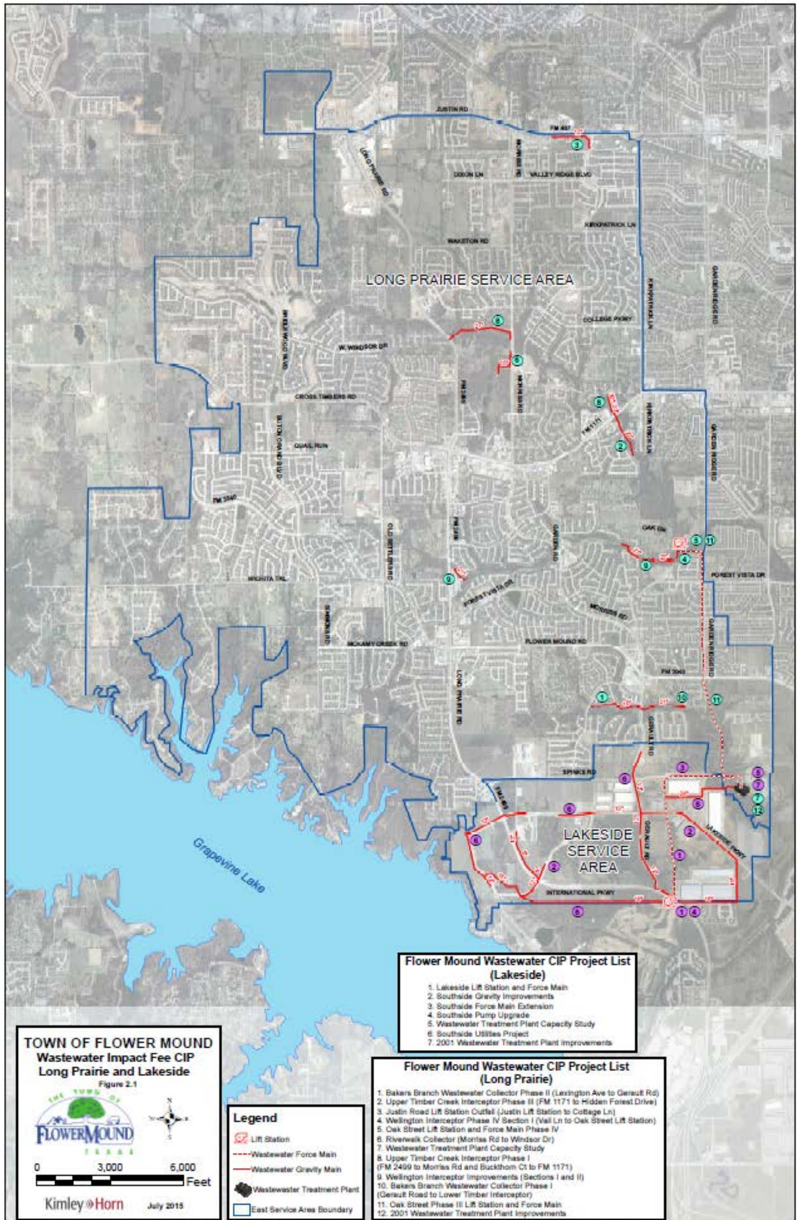
Impact Fee Eligible Water Lines – town wide service area

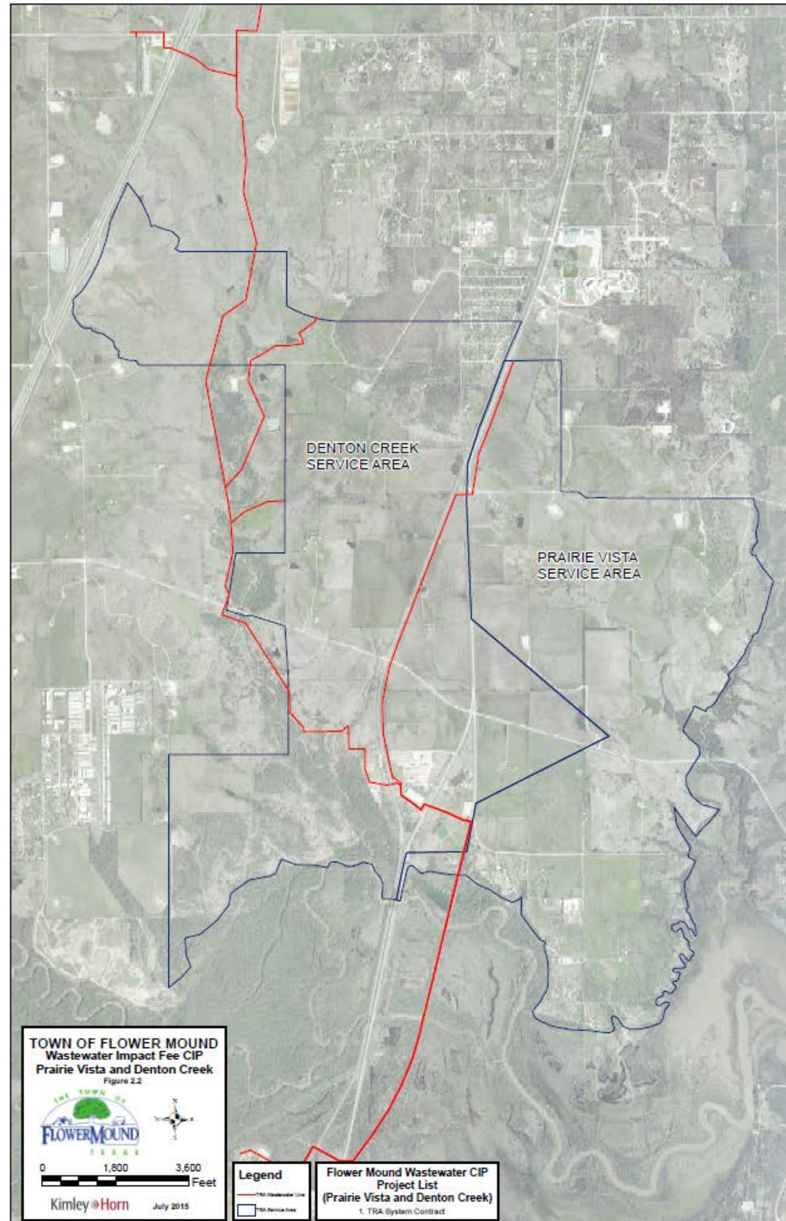


Impact Fee Eligible Reuse Water Lines – town wide service area



Impact Fee Eligible Wastewater Lines – 4 service areas





Roadway Impact Fee

- Residential development assessed at 100% of maximum adopted fee per service unit for each service area
- Non-residential development assessed at 50% of the adopted fee per service unit
- Economic Development projects can be assessed at 25% of maximum adopted fee per service unit

(1 service unit = 1 house or 1000 sf of commercial area)

Roadway Impact Fee / Residential

Svc Area	Service Area Description	2010 Adopted Unit Fee	2015 Maximum Allowable	2015 Adopted Unit Fee	Percent of Adopted to Maximum
A	East of Bruton Orand / Bridlewood	$511	$235	$235	100%
B	Bruton Orand /Bridlewood to Red Rock	$116	$1,364	$613	45%
C	West of Red Rock	$511	$4,120	$613	15%

* Non-residential development assessed at 50% of the adopted fee per service unit

Selected Roadway Impact Fees - Service Area A

Land Use Category	Development Unit	Veh-MI per Unit	Unit Fee	Impact Fee per Dev. Unit
Single Family Detached House	Dwelling Unit	6.06	$235.00	$1,424.10
Warehousing	1,000 SF GFA	1.73	$117.50	$203.28
Golf Course	Acre	0.96	$117.50	$112.80
Church	1,000 SF GFA	1.16	$117.50	$136.30
Nursing Home	Beds	0.83	$117.50	$97.53
General Office Building	1,000 SF GFA	8.14	$117.50	$956.45
Sit Down Restaurant	1,000 SF GFA	15.22	$117.50	$1,788.52
Shopping Center	1,000 SF GFA	7.91	$117.50	$929.98

Selected Roadway Impact Fees - Service Area B & C

Land Use Category	Development Unit	Veh-MI per Unit	Unit Fee	Impact Fee per Dev. Unit
Single Family Detached House	Dwelling Unit	6.06	$613.00	$3,714.78
Warehousing	1,000 SF GFA	1.73	$306.50	$530.25
Golf Course	Acre	0.96	$306.50	$294.24
Church	1,000 SF GFA	1.16	$306.50	$355.54
Nursing Home	Beds	0.83	$306.50	$254.40
General Office Building	1,000 SF GFA	8.14	$306.50	$2,494.91
Sit Down Restaurant	1,000 SF GFA	15.22	$306.50	$4,665.37
Shopping Center	1,000 SF GFA	7.91	$306.50	$2,425.85

Water and Wastewater Impact Fees

- Water and Wastewater impact fees are based on the size of the water meter necessary to serve the development and the number of equivalent residential connections associated with that size of water meter.
- Residential development assessed at 100% of the adopted fee per service unit for each service area
- Non-residential assessed at 50% of the adopted fee
- Economic Development project may be assessed at 25% of the adopted fee

Water and Wastewater Impact Fee / Residential

Service Area	2010 Adopted Fee	2015 Maximum Allowable	2015 Adopted Fee	Percent of Adopted
Water Town wide	$3,896	$5,123	$4,098	80%
Wastewater Long Prairie	$4,783	$3,045	$2,436	80%
Wastewater Lakeside	$1,723	$3,416	$2,733	80%
Wastewater Denton Creek	$511	$894	$715	80%
Wastewater Prairie Vista	$894	$1,167	$934	80%

- Non-residential assessed at 50% of the adopted fee
- Fees provided are for standard residential 5/8” X 3/4” meter

Water Impact Fees / Residential

Meter Size	Water Impact Fee
5/8” x 3/4” PD	$4,098
3/4” PD	$6,147
1” PD	$10,245
1 1/2” PD	$20,490
2” PD	$32,784
2” Compound	$32,784
2” Turbine	$40,980
3” Compound	$65,568
3” Turbine	$98,352
4” Compound	$102,450
4” Turbine	$172,116
6” Compound	$204,900
6” Turbine	$377,016
8” Compound	$327,840
8” Turbine	$655,680
10”	$1,024,500

* Non-Residential assessed at 50% of residential

Wastewater Impact Fees / Residential

* Non-Residential assessed at 50% of residential

Meter Size (in inches)	Cross Timbers	Long Prairie	Lakeside	Denton Creek	Prairie Vista
5/8” x 3/4” PD	0.00	$2,436	$2,733	$715	$934
3/4” PD	0.00	$3,654	$4,100	$1,073	$1,401
1” PD	0.00	$6,090	$6,833	$1,788	$2,335
1 1/2” PD	0.00	$12,180	$13,665	$3,575	$4,670
2” PD	0.00	$19,488	$21,864	$5,720	$7,472
2” Compound	0.00	$19,488	$21,864	$5,720	$7,472
2” Turbine	0.00	$24,360	$27,330	$7,150	$9,340
3” Compound	0.00	$38,976	$43,728	$11,440	$14,944
3” Turbine	0.00	$58,464	$65,592	$17,160	$22,416
4” Compound	0.00	$60,900	$68,325	$17,875	$23,350
4” Turbine	0.00	$102,312	$114,786	$30,030	$39,228
6” Compound	0.00	$121,800	$136,650	$35,750	$46,700
6” Turbine	0.00	$224,112	$251,436	$65,780	$85,928
8” Compound	0.00	$194,880	$218,640	$57,200	$74,720
8” Turbine	0.00	$389,760	$437,280	$114,400	$149,440
10”	0.00	$609,000	$683,250	$178,750	$233,500

SEMI-ANNUAL IMPACT FEE REPORT

Roadway Impact Fees

Area	**Total Revenue** June 18, 1990 – Sept 30, 2015	**Period Revenue** Mar 31, 2015– Sept 30, 2015	**Total Expenses** June 18, 1990 – Sept 30, 2015	**Period Expenses** Mar 31, 2015– Sept 30, 2015
A	$19,767,703	$845,185	$13,934,114	$38,190
B	2,527,269	9,855	1,009,562	33,462
C	107,783	26,227	67,021	0.00
Total	**$22,402,755**	**$881,265**	**$15,010,697**	**$71,652**

Water Impact Fees

	Total Revenue June 18, 1990 – Sept 30, 2015	**Period Revenue** Mar 31, 2015– Sept 30, 2015	**Total Expenses** June 18, 1990 – Sept 30, 2015	**Period Expenses** Mar 31, 2015– Sept 30, 2015
Town Wide	**$22,847,183**	**$1,053,662**	**$17,811,815**	**$82,864**

Wastewater Impact Fees

District	**Total Revenue** June 18, 1990 – Sept 30, 2015	**Period Revenue** Mar 31, 2015– Sept 30, 2015	**Total Expenses** June 18, 1990 – Sept 30, 2015	**Period Expenses** Mar 31, 2015– Sept 30, 2015
Town Wide	$18,019,110	$0.00	$18,019,110	$0.00
Long Prairie	14,271,245	939,807	10,252,478	13,018
Denton Creek	$22,370	0.00	432,416	13,018
Prairie Vista	3,427,666	11,469	3,443,218	13,018
Lakeside	622,673	192,955	88,823	13,018
Total	**$36,363,064**	**$1,144,231**	**$32,236,045**	**$52,072**

Feedback on Future Reports

- The current report meets the intent of Local Government Code 395.058.
- The next Semi Annual Report will be provided after the financials are complete through September 2015.
- Staff welcomes input from the committee on future reports.

Questions?