



AGENDA

TOWN OF FLOWER MOUND CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

FEBRUARY 12, 2018

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

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. REGULAR ITEMS

1. *Minutes of August 14, 2017*

Consider approval of the minutes of the August 14, 2017, Capital Improvements Advisory Committee Regular Session.

2. *Semi-Annual Impact Fee Report*

Consider approval of the Semi-Annual Impact Fee Report as of September 30, 2017, 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. 8, 2018, at 2:50pm, 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 14TH DAY OF AUGUST, 2017, 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:

Perfecto Solis	Chair
Mike McCall	Vice Chair
Brad Ruthrauff	Committee Member
Laile Neal	Committee Member
David Johnson	Committee Member
Laura Dillon	Committee Member
Heth Kendrick	Committee Member
Mark Glover	Committee Member

Constituting a quorum with the following members absent:

Al Picardi	Committee Member
Reginald Rembert	Committee Member
Vacant	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 January 23, 2017, Capital Improvements Advisory Committee Regular Session.**

Commission Deliberation

Committee Member Johnson moved to approve the minutes of January 23, 2017, as presented. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Kendrick, McCall, Solis, Johnson, Neal, Ruthrauff, Glover

NAYS: None

ABSTAIN : None

ABSENT: Picardi, Rembert

The motion passed with a vote of 8-0.

- 2. Consider approval of the Semi-Annual Impact Fee report as of March 31, 2017, as required by Chapter 395 of the Texas Local Government Code.**

Staff Presentation

Tiffany Bruce, Engineering Manager

Commission Deliberation

Committee Member Johnson moved to approve the Semi-Annual Impact Fee Report as presented. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Glover, Ruthrauff, Neal, Johnson, Solis, McCall, Kendrick, Dillon

NAYS: None

ABSTAIN : None

ABSENT: Picardi, Rembert

The motion passed with a vote of 8-0.

D. ADJOURNMENT: 6:15 P.M.

TOWN OF FLOWER MOUND, TEXAS

**KENNETH PARR
Executive Director
Public Works**

ATTEST:

Barbara Leet, Administrative Assistant



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

DATE: February 12, 2018

FROM: Tiffany Bruce, Acting Executive Director of Public Works

ITEM: Consider approval of the Semi-Annual Impact Fee Report of September 30, 2017, as required by Chapter 395 of the Texas Local Government Code.

BACKGROUND INFORMATION: The Semi-Annual Impact Fee Report as of September 30, 2017, 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
- 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, 2017. Also included in the report are the revenues and expenses collected for the six month period from April 1, 2017, through September 30, 2017. 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, 2017
2. PowerPoint Presentation

RECOMMENDATION: Move to approve the Semi-Annual Impact Fee Report of September 30, 2017, as required by Chapter 395 of the Texas Local Government Code.

STREETS	Rev Total	Rev This Per	Exp Total	Exp This Per	FY Total Rev
					FY 16-17
<u>9/30/2017</u>					636,811
A (1-6)	22,672,366	414,489	14,817,403	145,649	
B (7-10,12)	2,748,689	172,730	1,009,562	0	
C (11,13-16)	226,811	49,592	67,021	0	
Total	25,647,866	636,811	15,893,986	145,649	
					693,651
<u>3/31/2017</u>					
A (1-6)	22,257,877	675,308	14,671,753	714,612	
B (7-10,12)	2,575,959	0	1,009,562	0	
C (11,13-16)	177,219	18,343	67,021	0	
Total	25,011,055	693,651	15,748,336	714,612	
<u>9/30/2016</u>					
A (1-6)	21,582,569	1,308,821	14,588,028	630,887	
B (7-10,12)	2,575,959	23,533	1,009,562	0	
C (11,13-16)	158,876	13,509	67,021	0	
Total	24,317,404	1,345,863	15,664,611	630,887	
					FY 15-16
<u>3/31/2016</u>					3,914,649
A (1-6)	20,273,749	2,506,046	13,957,141	23,027	
B (7-10,12)	2,552,426	25,157	1,009,562	0	
C (11,13-16)	145,366	37,583	67,021	0	
Total	22,971,541	2,568,786	15,033,724	23,027	
WATER	Rev Total	Rev This Per	Exp Total	Exp This Per	FY Total Rev
<u>9/30/2017</u>	26,590,860	1,004,175	19,355,625	232,767	FY 16-17
3/31/2017	25,586,685	943,410	19,122,858	612,782	1,947,585
<u>9/30/2016</u>	24,643,275	1,143,226	18,510,076	475,778	FY 15-16
3/31/2016	23,500,050	23,500,050	18,034,298	18,034,298	24,643,275
WASTEWATER	Rev Total	Rev This Per	Exp Total	Exp This Per	FY Total Rev
<u>9/30/2017</u>					
Town Wide	18,019,110	0	18,019,110	0	
LP	16,839,644	594,187	10,406,578	3,895	
DC	22,370	0	789,666	1,250	
PV	3,430,691	3,025	3,464,468	1,250	
Lakeside	1,150,915	5,059	326,733	1,250	
Total	39,462,731	602,270	33,006,555	7,645	
					FY 2017-18
<u>3/17/2017</u>					1,323,612
Town Wide	18,019,110	(0)	18,019,110	(0)	
LP	16,245,458	641,115	10,402,683	9,730	
DC	22,370	0	788,416	0	
PV	3,427,666	0	3,463,218	(0)	
Lakeside	1,145,856	80,226	325,483	(0)	
Total	38,860,460	721,341	32,998,910	9,730	
<u>9/30/2016</u>					
Town Wide	18,019,110	0	18,019,110	0	
LP	15,604,343	598,240	10,392,953	114,743	
DC	22,370	0	788,416	0	
PV	3,427,666	0	3,463,218	0	
Lakeside	1,065,630	368,823	325,483	0	
Total	38,139,119	967,063	32,989,180	114,742	
					FY 2016-17
<u>3/31/2016</u>					1,776,056
Town Wide	18,019,110	0	18,019,110	0	
LP	15,006,103	734,858	10,278,210	25,732	
DC	22,370	0	788,417	361,732	
PV	3,427,666	0	3,463,218	25,732	
Lakeside	696,808	74,135	325,483	242,392	
Total	37,172,057	808,993	32,874,438	655,588	



Impact Fee Status Report

Capital Improvement Advisory Committee

February 12, 2018



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

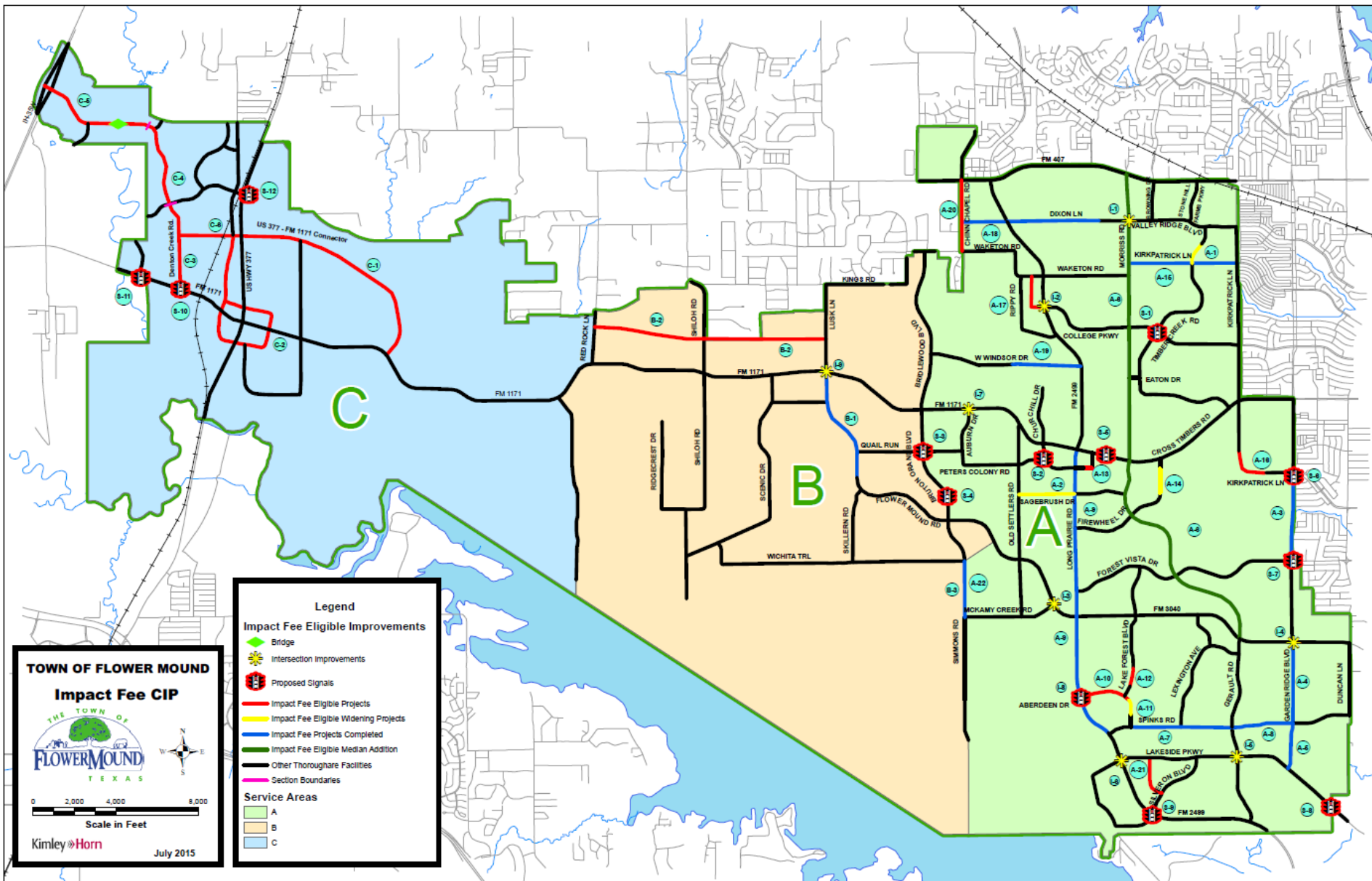
■ Other Sources

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

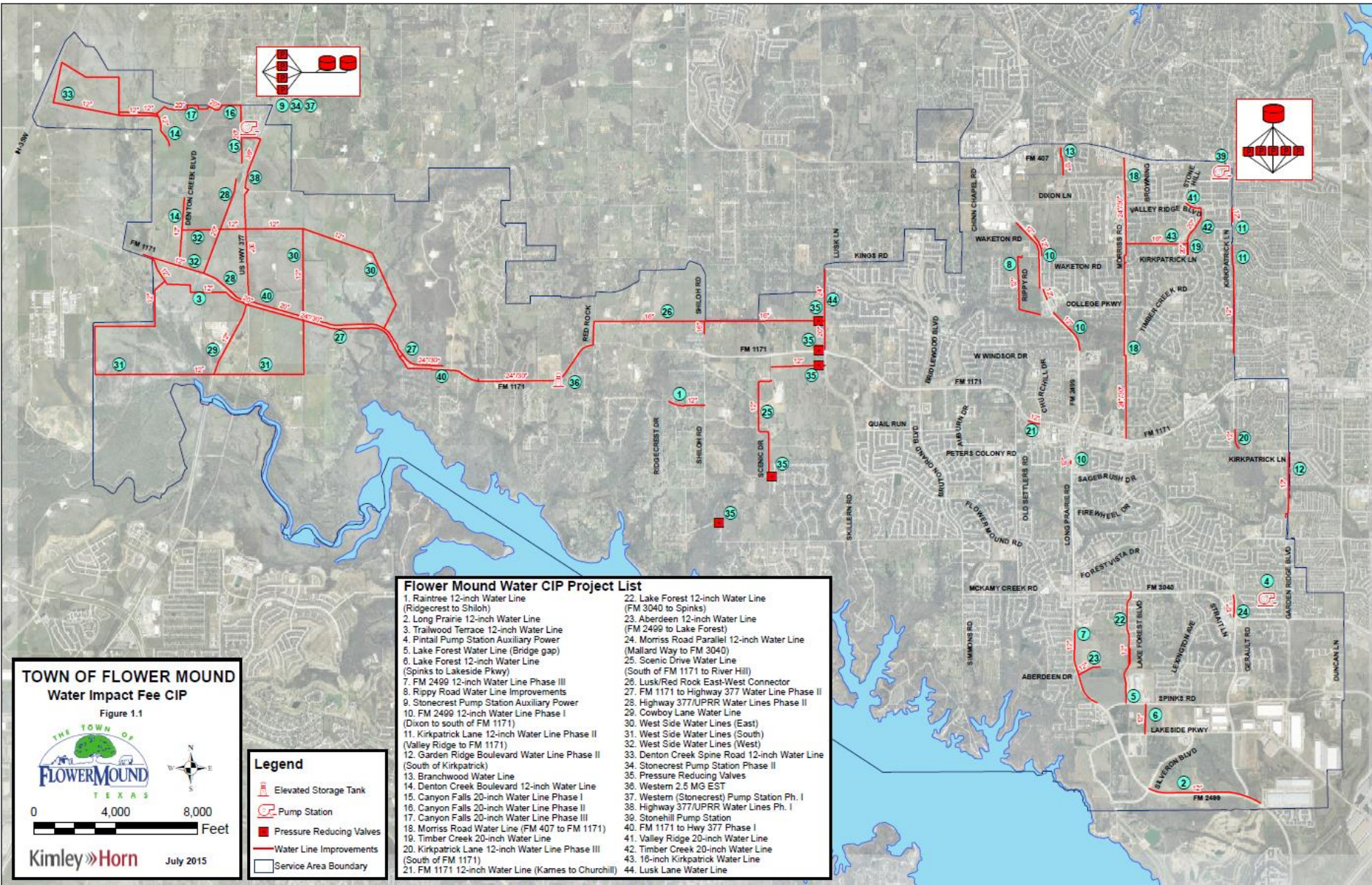
Impact Fee History

- 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

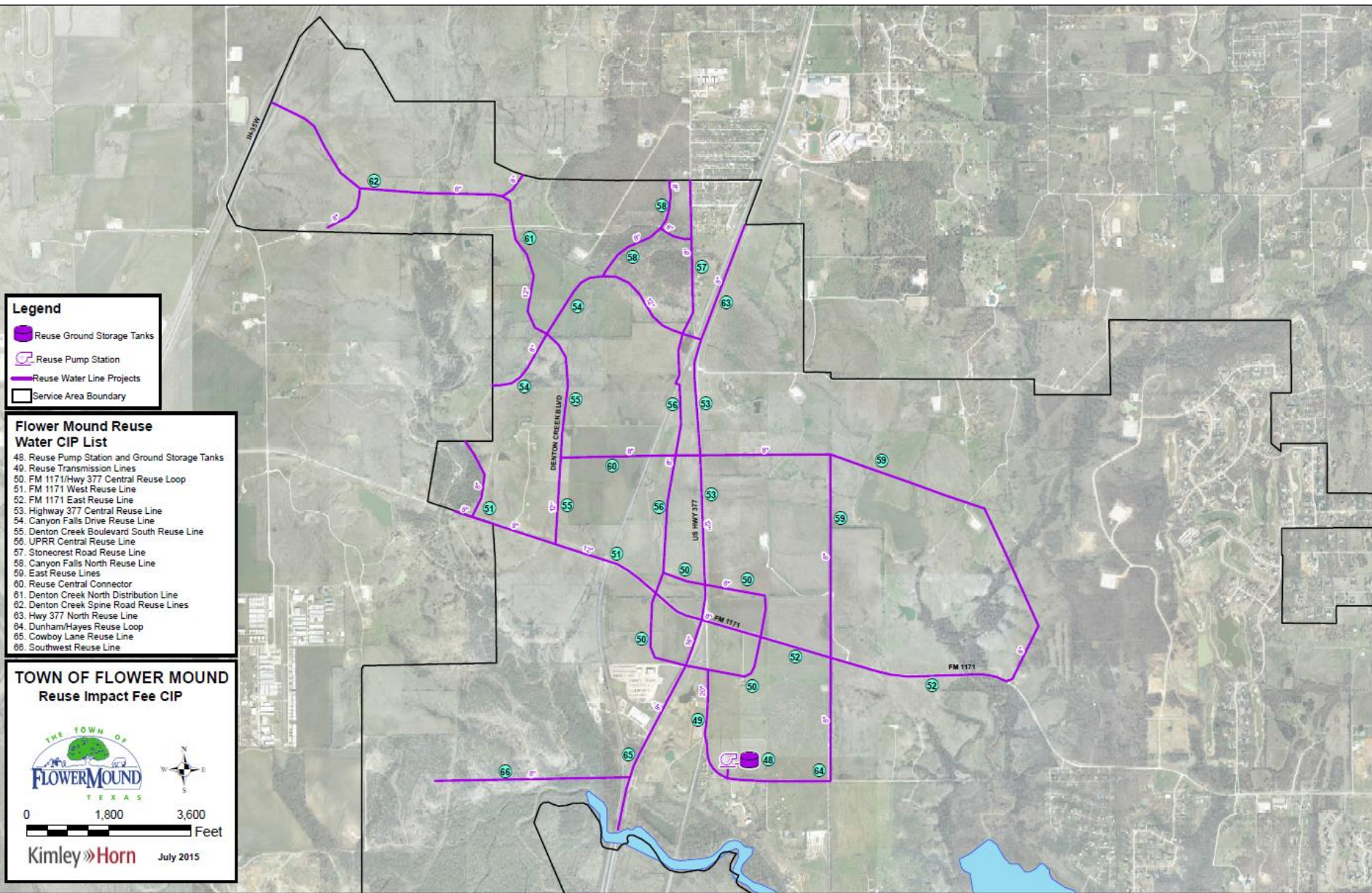
Impact Fee Eligible Roadways – 3 service areas



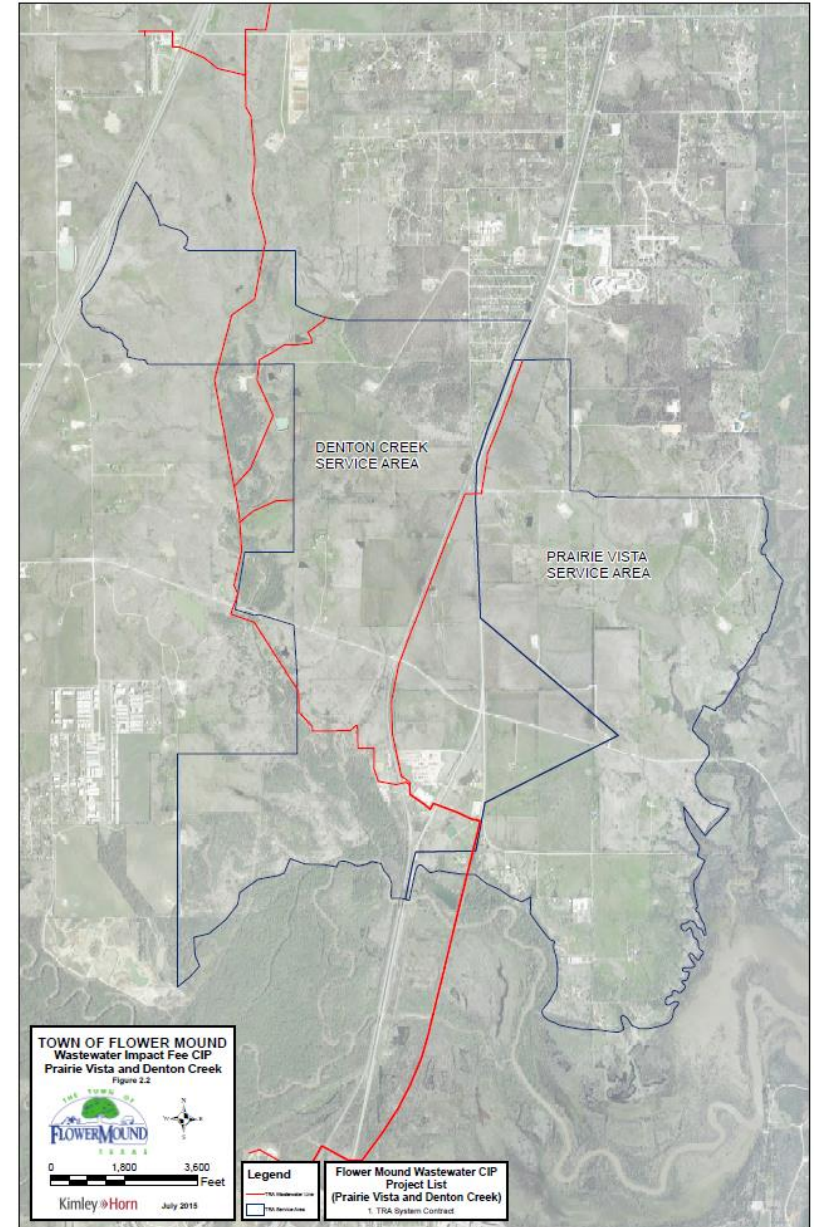
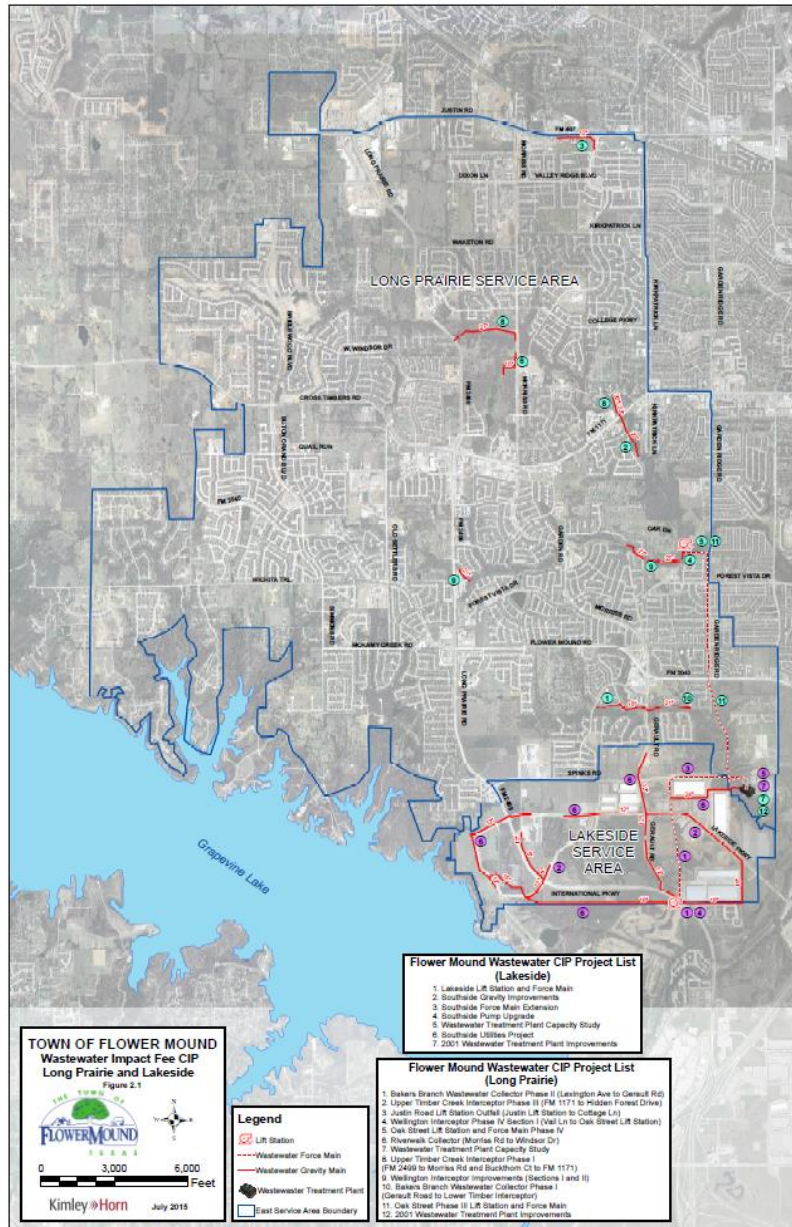
Impact Fee Eligible Water Lines – town wide service area



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, 2017	Period Revenue April 1, 2017 – Sept 30, 2017	Total Expense June 18, 1990 – Sept 30, 2017	Period Expense April 1, 2017 Sept 30, 2017
A	\$22,672,366	\$414,489	\$14,817,403	\$145,649
B	2,748,689	172,730	1,009,562	0.00
C	226,811	49,592	67,021	0.00
Total	\$25,647,866	\$636,811	\$15,893,986	\$145,649

Water Impact Fees

	Total Revenue June 18, 1990 – Sept 30, 2017	Period Revenue April 1, 2017 – Sept 30, 2017	Total Expense June 18, 1990 – Sept 30, 2017	Period Expense April 1, 2017 Sept 30, 2017
Town Wide	\$26,590,860	\$1,004,175	\$19,355,625	\$232,767

Wastewater Impact Fees

District	Total Revenue June 18, 1990 – Sept 30, 2017	Period Revenue April 1, 2017 – Sept 30, 2017	Total Expense June 18, 1990 – Sept 30, 2017	Period Expense April 1, 2017 Sept 30, 2017
Town Wide	\$18,019,110	\$0.00	\$18,019,110	\$0,00
Long Prairie	16,839,644	594,187	10,406,578	3,895
Denton Creek	22,370	0.00	789,666	1,250
Prairie Vista	3,430,691	3025	3,464,468	1,250
Lakeside	1,150,915	5,059	326,733	1,250
Total	\$39,462,731	\$602,270	\$33,006,555	\$7,645



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 April 1, 2018.
- Staff welcomes input from the committee on future reports.



Questions?