AGENDA

TOWN OF FLOWER MOUND
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

AUGUST 13, 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 February 12, 2018*

   Consider approval of the minutes of the February 12, 2018, Capital Improvements Advisory Committee Regular Session.

2. *Semi-Annual Impact Fee Report*

   Consider approval of the Semi-Annual Impact Fee Report as of March 31, 2018, 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: August 9, 2018, at 1:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

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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 12TH DAY OF FEBRUARY, 2018, 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
Al Picardi	Committee Member
Rob Rawson	Committee Member
Mark Glover	Committee Member

Constituting a quorum with the following members absent:

Heth Kendrick	Committee Member
Reginald Rembert	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 14, 2017, Capital Improvements Advisory Committee Regular Session.

Commission Deliberation

Committee Member Johnson moved to approve the minutes of August 14, 2017, as presented. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN : Picardi, Rawson

ABSENT: **Kendrick, Rembert**

The motion passed with a vote of 7-0-2.

2. **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.**

Staff Presentation

Tiffany Bruce, Engineering Manager

Commission Deliberation

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

VOTE ON THE MOTION

AYES: **Rawson, Ruthrauff, Neal, Johnson, Solis, McCall, Picardi, Dillon, Glover**

NAYS: **None**

ABSTAIN : **None**

ABSENT: **Kendrick, Rembert**

The motion passed with a vote of 9-0.

D. ADJOURNMENT: 6:16 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: August 13, 2018

FROM: Tiffany Bruce, Executive Director of Public Works

ITEM: **Consider approval of the Semi-Annual Impact Fee Report of March 31, 2018, as required by Chapter 395 of the Texas Local Government Code.**

BACKGROUND INFORMATION: The Semi-Annual Impact Fee Report as of March 31, 2018, 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 March 31, 2018. Also included in the report are the revenues and expenses collected for the six month period from September 30, 2017, through March 31, 2018. 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 March 31, 2018
2. PowerPoint Presentation

RECOMMENDATION: Move to approve the Semi-Annual Impact Fee Report of March 31, 2018, as required by Chapter 395 of the Texas Local Government Code.

Semiannual
Impact Fee Report
March 31, 2018

STREETS	Rev Total	Rev This Per	Exp Total	Exp This Per	FY Total Rev
					FY 17-18
3/31/2018					881,023
A (1-6)	21,586,961	502,656	14,956,426	139,024	
B (7-10,12)	2,707,700	253,920	1,009,562	0	
C (11,13-16)	350,683	124,448	67,021	0	
Total	24,645,345	881,023	16,033,009	139,024	
9/30/2017					
A (1-6)	21,084,306	414,489	14,817,403	145,649	
B (7-10,12)	2,453,781	172,730	1,009,562	0	
C (11,13-16)	226,235	49,592	67,021	0	
Total	25,647,866	636,811	15,893,986	145,649	
					FY 16-17
3/31/2017					1,330,462
A (1-6)	20,707,062	675,308	14,671,753	714,612	
B (7-10,12)	2,323,651	0	1,009,562	0	
C (11,13-16)	176,989	18,343	67,021	0	
Total	23,207,702	693,651	15,748,336	714,612	
9/30/2016					
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
3/31/2016					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
					FY 16-17
3/31/2018	27,803,543	1,212,683	19,455,504	99,879	1,312,562
9/30/2017	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
9/30/2016	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
					FY 2017-18
3/31/2018					954,284
Town Wide	18,019,110	0	18,019,110	0	
LP	17,760,767	921,123	10,518,738	112,160	
DC	22,370	0	789,666	0	
PV	3,453,981	23,290	3,464,468	0	
Lakeside	1,160,787	9,872	326,733	0	
	40,417,015	954,284	33,118,715	112,160	
9/30/2017					
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	
	39,462,731	602,270	33,006,555	7,645	
					FY 2017-18
3/17/2017					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)	
	38,860,460	721,341	32,998,910	9,730	
9/30/2016					
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	
	38,139,119	967,063	32,989,180	114,742	
					FY 2016-17
3/31/2016					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	
	37,172,057	808,993	32,874,438	655,588	

Impact Fee Status Report

Capital Improvement Advisory Committee

August 13, 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

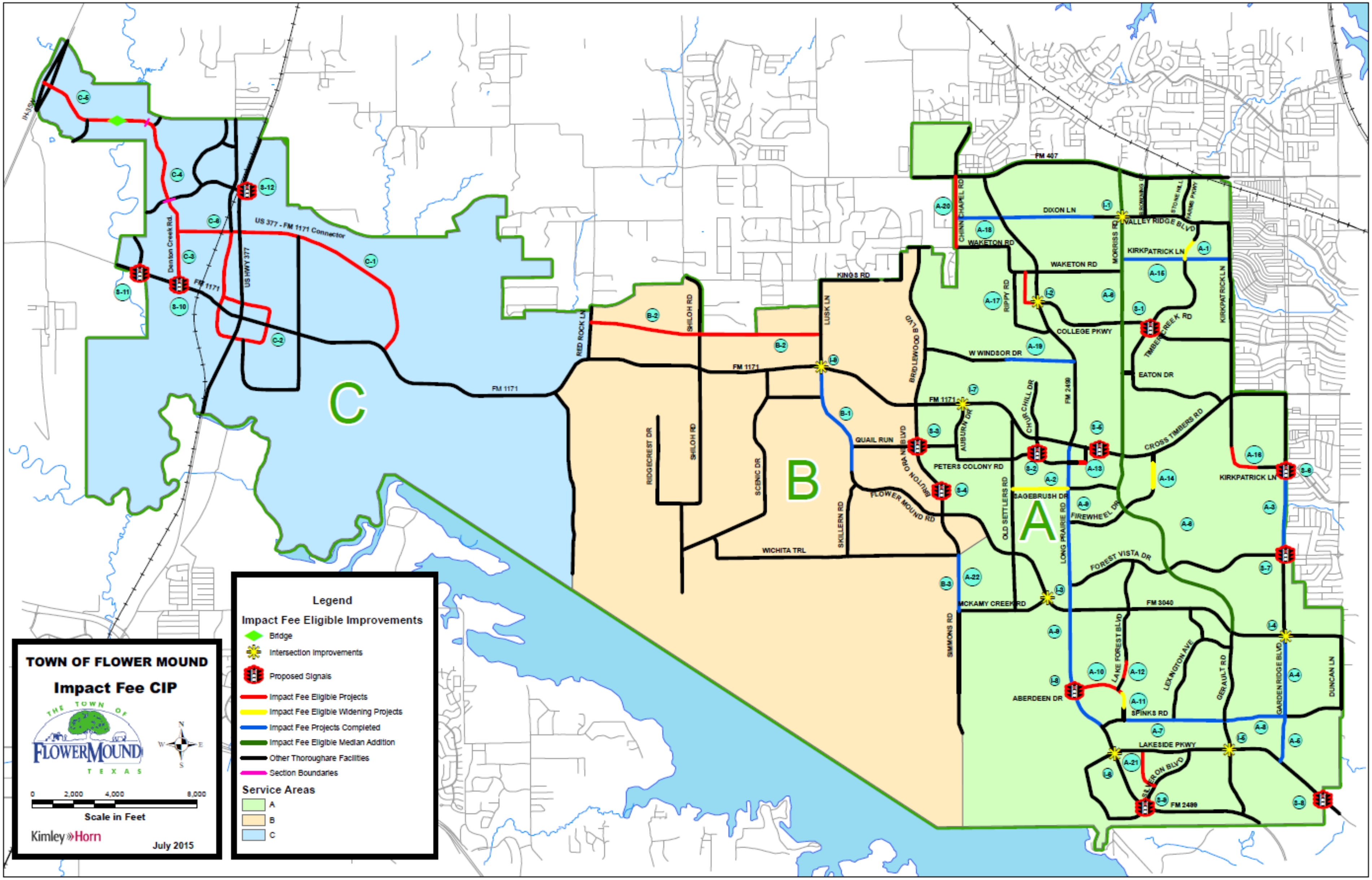
Capital Improvement Program - Introduction

- 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

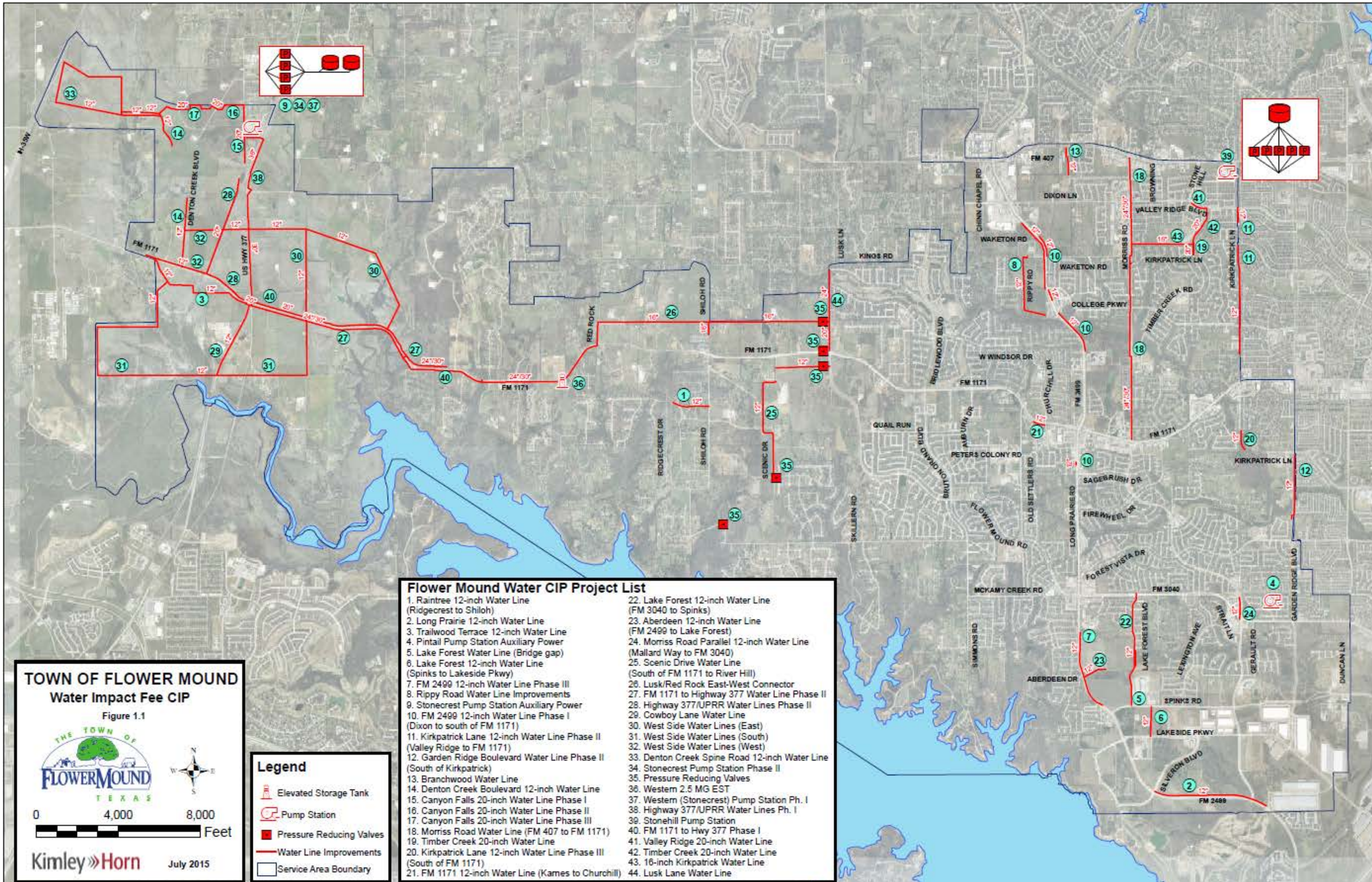
Impact Fee History

- 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

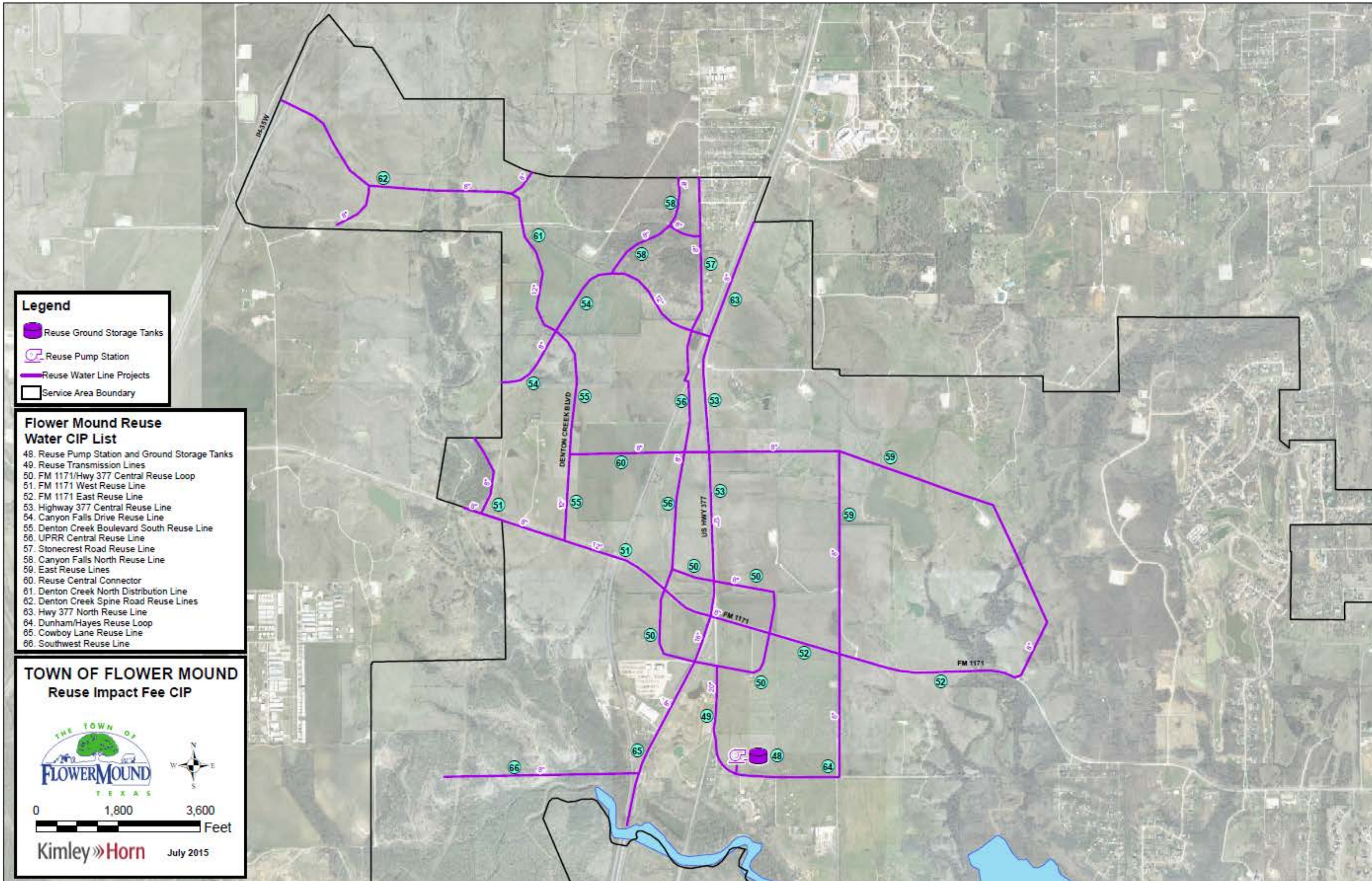
Impact Fee Eligible Roadways – 3 Service Areas



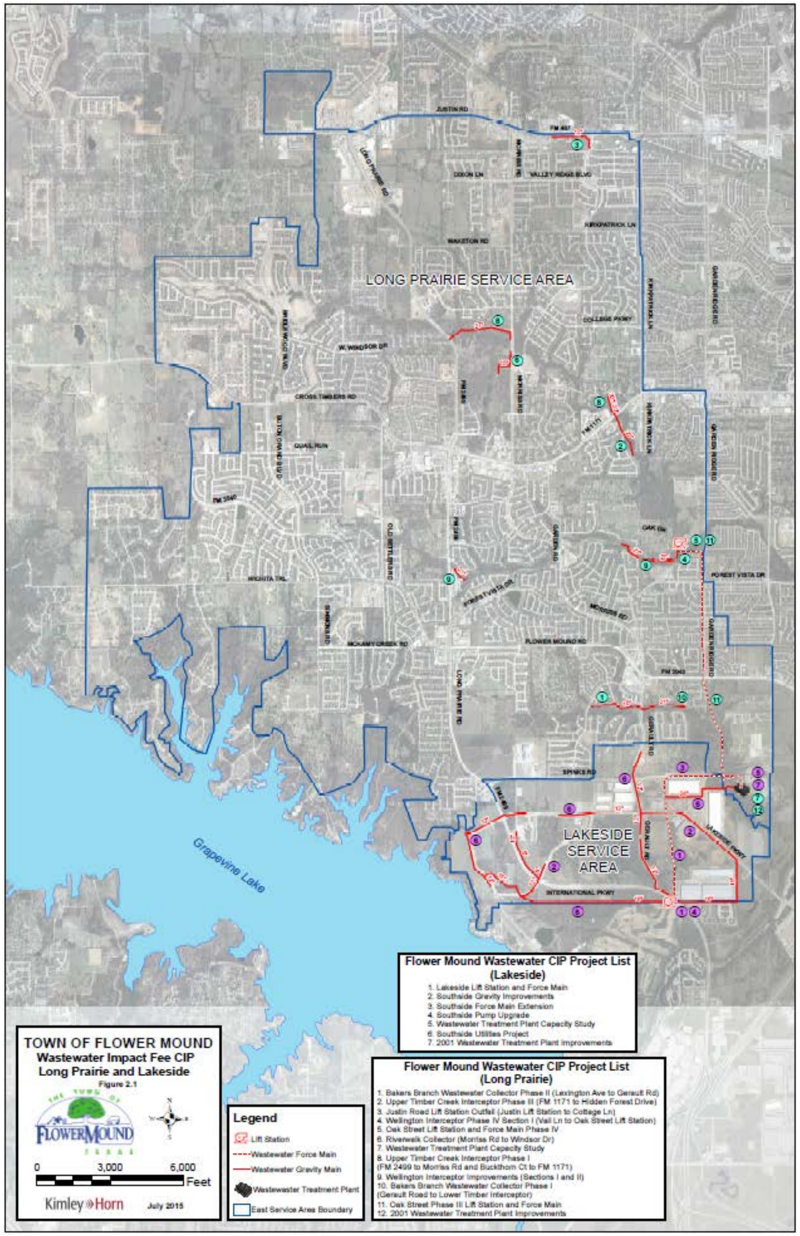
Impact Fee Eligible Water Lines – Town Wide Service Area

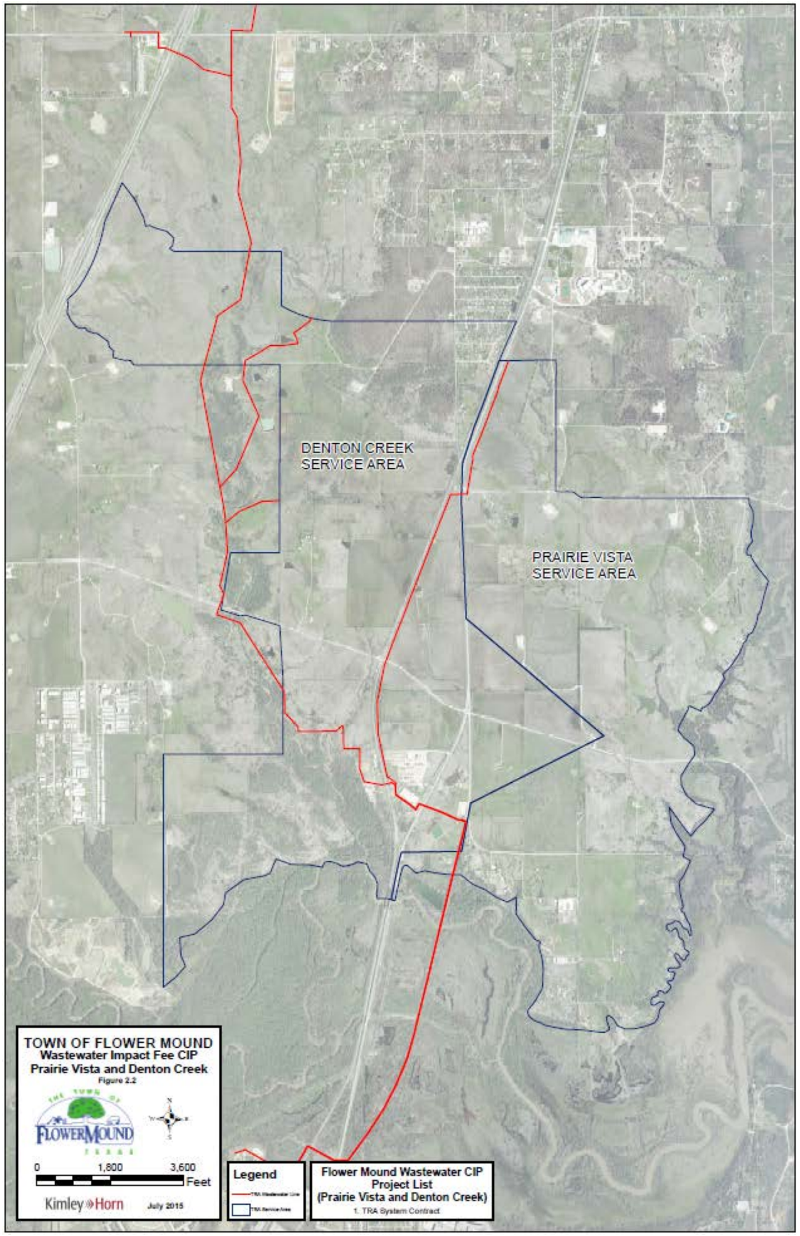


Impact Fee Eligible Reuse Water Lines – Town Wide Service Area



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 Allowable
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 to Maximum Allowable
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 – Mar 31, 2018	Period Revenue Sept 30, 2017– Mar 31, 2018	Total Expense June 18, 1990 – Mar 31, 2018	Period Expense Sept 30, 2017– Mar 31, 2018
A	$21,586,961	$502,656	$14,956,426	$139,024
B	$2,707,700	$253,920	$1,009,562	$0.00
C	$350,683	$124,448	$67,021	$0.00
Total	**$25,645,345**	**$881,023**	**$16,033,009**	**$139,024**

Water Impact Fees

	Total Revenue June 18, 1990 – Mar 31, 2018	**Period Revenue** Sept 30, 2017– Mar 31, 2018	**Total Expense** June 18, 1990 – Mar 31, 2018	**Period Expense** Sept 30, 2017– Mar 31, 2018
Town Wide	**$27,803,543**	**$1,212,683**	**$19,455,504**	**$99,879**

Wastewater Impact Fees

District	**Total Revenue** June 18, 1990 – Mar 31, 2018	**Period Revenue** Sept 30, 2017– Mar 31, 2018	**Total Expense** June 18, 1990 – Mar 31, 2018	**Period Expense** Sept 30, 2017– Mar 31, 2018
Town Wide	$18,019,110	$0.00	$18,019,110	$0,00
Long Prairie	$17,760,767	$921,123	$10,518,738	$112,160
Denton Creek	$22,370	$0.00	$789,666	$0.00
Prairie Vista	$3,453,981	$23,290	$3,464,468	$0.00
Lakeside	$1,160,787	$9,872	$326,733	$0.00
Total	**$40,417,015**	**$954,284**	**$33,118,715**	**$112,160**

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 30, 2018.
- Staff welcomes input from the committee on future reports.

Questions?