

AGENDA

TOWN OF FLOWER MOUND CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

MARCH 11, 2019

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 13, 2018*

Consider approval of the minutes of the August 13, 2018, Capital Improvements Advisory Committee Regular Session.

2. *Semi-Annual Impact Fee Report*

Consider approval of the Semi-Annual Impact Fee Report of September 30, 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: March 7, 2019, at 4:30pm, at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, 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 Jody Smith Hall are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.



CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

AGENDA ITEM NO: 1

REGULAR ITEM

DATE: March 11, 2019

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the August 13, 2018, Capital Improvements Advisory Committee Regular Session.

I. BACKGROUND INFORMATION

The Capital Improvements Advisory Committee held a regular meeting on August 13, 2018.

II. ATTACHMENTS

1. Draft Minutes

**THE FLOWER MOUND CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
MEETING HELD ON THE 13TH DAY OF AUGUST, 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
Brad Ruthrauff	Committee Member
David Johnson	Committee Member
Al Picardi	Committee Member
Laura Dillon	Committee Member
Heth Kendrick	Committee Member
Rob Rawson	Committee Member
Reginald Rembert	Committee Member
Mark Glover	Committee Member

Constituting a quorum with the following members absent:

Laile Neal	Committee Member
Vacant	Committee Member

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Tiffany Bruce	Executive Director of Public Works
Brian Waltenburg	CIP Engineering Manager
Robert Pegg	DS Engineering Manager
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 February 12, 2018, Capital Improvements Advisory Committee Regular Session.**

Commission Deliberation

Committee Member Ruthrauff moved to approve the minutes of February 12, 2018, as written. Committee Member Johnson seconded the motion.

VOTE ON THE MOTION

AYES: Rembert, Glover, Dillon, Picardi, Kendrick, Solis, Johnson, Rawson, Ruthrauff

NAYS: None

ABSTAIN : None

ABSENT: Neal

The motion passed with a vote of 9-0.

- 2. 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.**

Staff Presentation

Tiffany Bruce, Executive Director of Public Works

Commission Deliberation

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

VOTE ON THE MOTION

AYES: Ruthrauff, Rawson, Johnson, Solis, Kendrick, Picardi, Dillon, Glover, Rembert

NAYS: None

ABSTAIN : None

ABSENT: Neal

The motion passed with a vote of 9-0.

D. ADJOURNMENT: 6:36 P.M.

TOWN OF FLOWER MOUND, TEXAS

TIFFANY BRUCE

Executive Director of Public Works

ATTEST:

Cindi Price, Executive Assistant



CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

AGENDA ITEM NO: 2

REGULAR ITEM

DATE: March 11, 2019

FROM: Brian Waltenburg, PE, Assistant Director of Engineering

ITEM: **Consider approval of the Semi-Annual Impact Fee Report of September 30, 2018 as required by Chapter 395 of the Texas Local Government Code.**

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

III. ATTACHMENTS

1. Semi-Annual Impact Fee Report as of September 30, 2018
2. Power Point Presentation

**Semiannual
Impact Fee Report
September 30, 2018**

STREETS	Rev Total	Rev This Per	Exp Total	Exp This Per	FY Total Rev
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9/30/2018

A (1-6)	24,134,443	916,128	15,475,218	518,791	
B (7-10,12)	3,102,830	80,379	1,009,562	0	
C (11,13-16)	505,714	153,432	90,472	23,451	
Total	27,742,986	1,149,938	16,575,252	542,243	

FY 17-18
2,030,962

3/31/2018

A (1-6)	23,218,315	502,656	14,956,426	139,024	
B (7-10,12)	3,022,451	253,920	1,009,562	0	
C (11,13-16)	352,282	124,448	67,021	0	
Total	26,593,048	881,023	16,033,009	139,024	

WATER	Rev Total	Rev This Per	Exp Total	Exp This Per	FY Total Rev
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9/30/2018	29,009,906	1,206,363	19,806,080	350,576	
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FY 17-18
2,419,046

3/31/2018	27,803,543	1,212,683	19,455,504	99,879	
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WASTEWATER

	Rev Total	Rev This Per	Exp Total	Exp This Per	FY Total Rev
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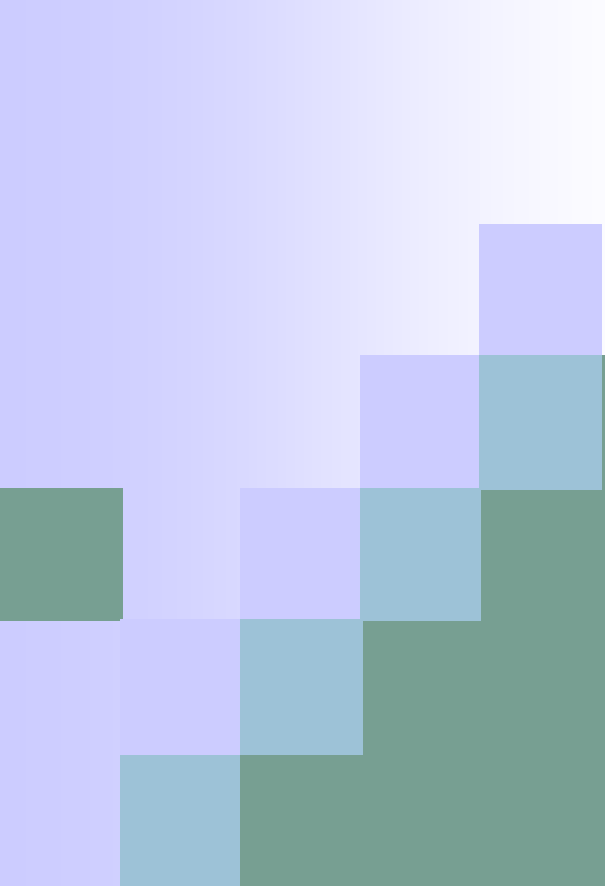
9/30/2018

Town Wide	18,019,110	0	18,019,110	0	
Long Prairie	18,307,273	546,506	11,047,300	528,562	
Denton Creek	3,429,743	10,762	3,389,683	5,475	
Prairie Vista	10,000	(0)	10,000	0	
Lakeside	1,237,327	76,540	423,808	99,574	
Total	41,003,453	633,809	32,889,901	633,611	

FY 2017-18
1,588,093

3/31/2018

Town Wide	18,019,110	0	18,019,110	0	
Long Prairie	17,760,767	921,123	10,518,738	112,160	
Denton Creek	3,418,981	23,290	3,384,208	0	
Prairie Vista	10,000	0.00	10,000	0	
Lakeside	1,160,787	9,872	324,234	0	
Total	40,369,645	954,284	32,256,290	112,160	



Impact Fee Status Report Capital Improvement Advisory Committee

March 11, 2019

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

- Grants and Interlocal Funds
- Proj. Sav., Fund Bal., Interest Inc.
- Escrow
- Decision Package
- Development Agreements
- Park Development Fund
- Tax Increment Reinvestment Zone (TIRZ)
- Dedicated Sales Tax
- SH 121 Regional Toll Revenue (RTR)

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%

Impact Fee History

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).

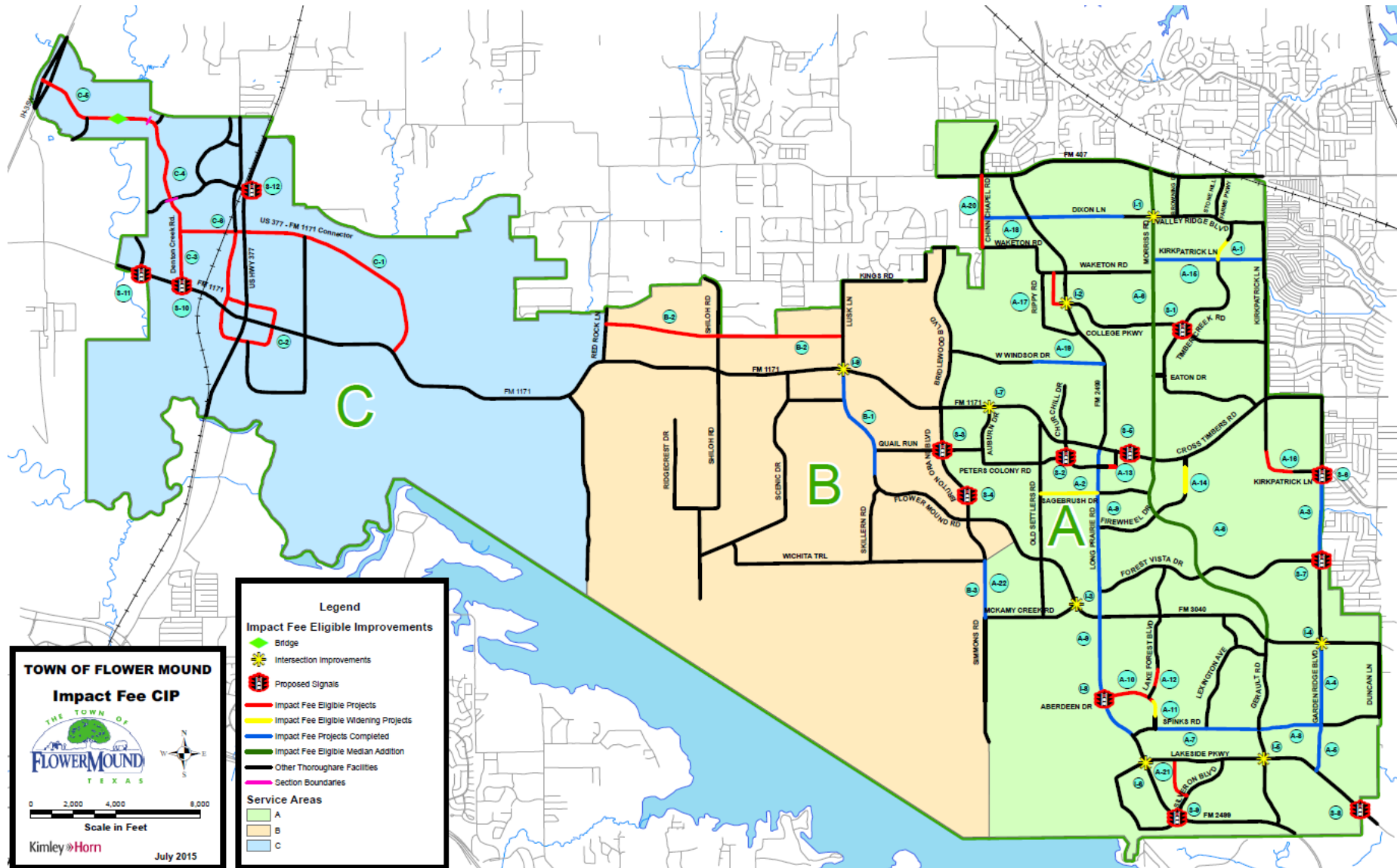
February 1, 2010 - Update

- 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.

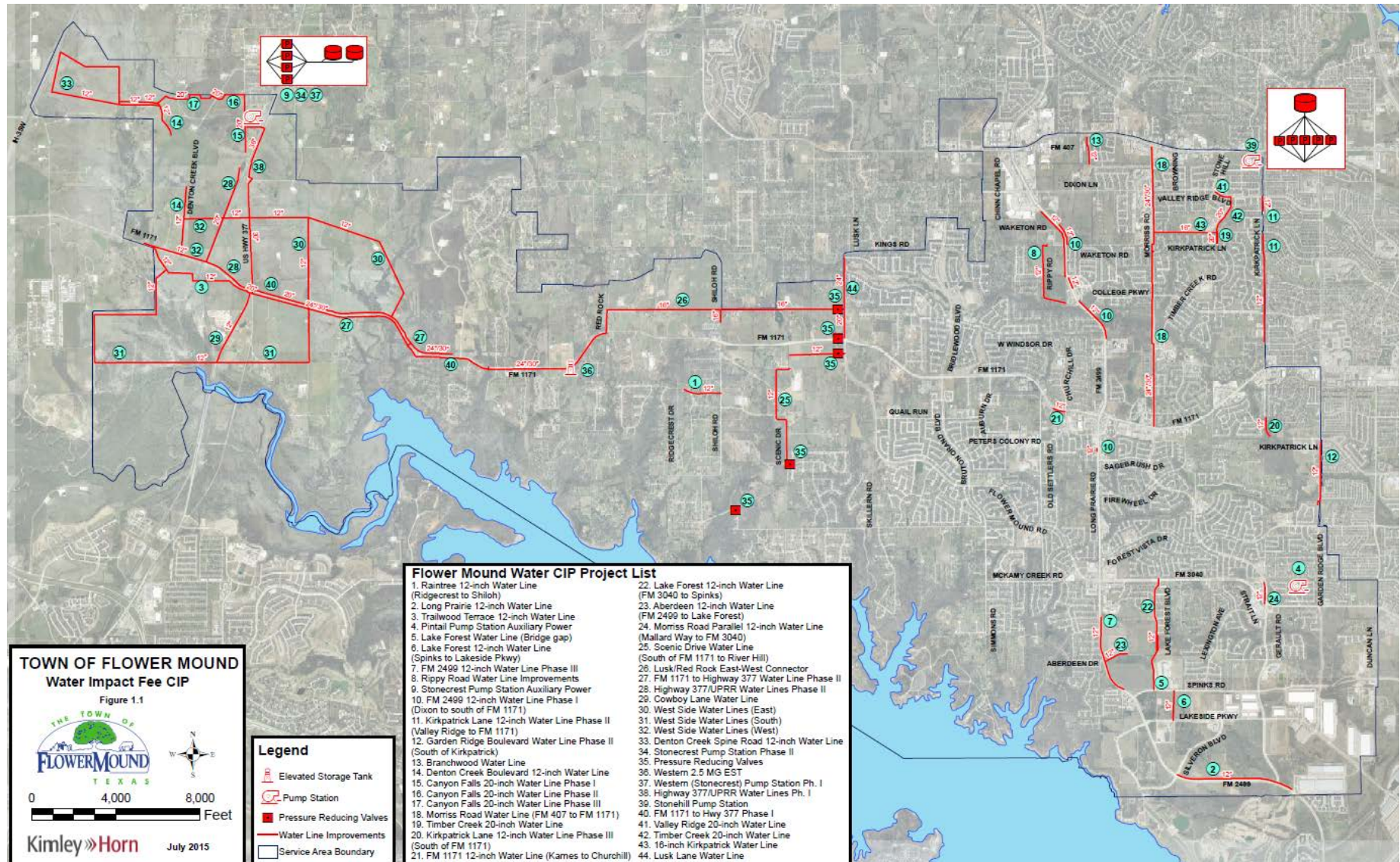
September 8, 2015 – Update

- 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

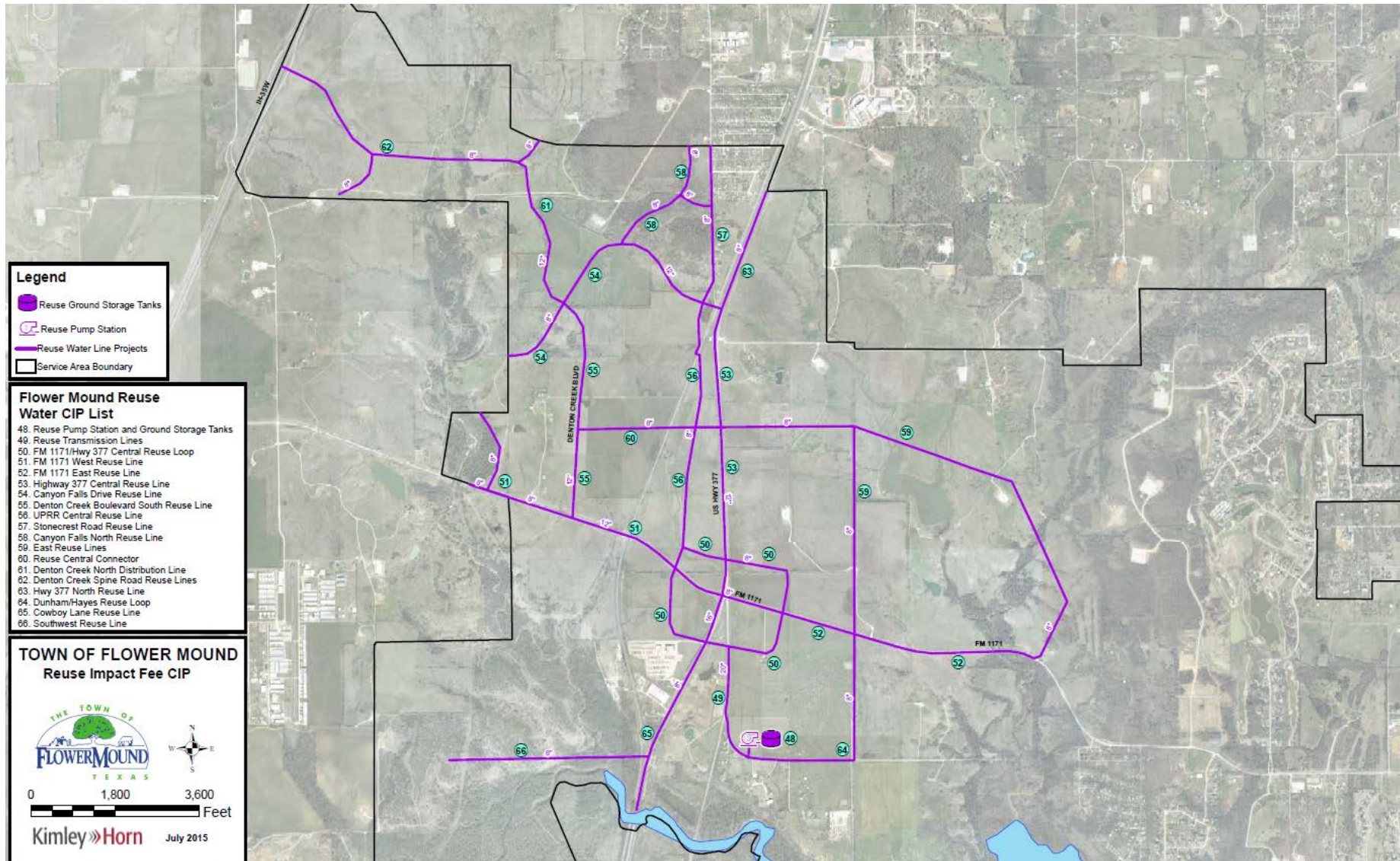
Impact Fee Eligible Roadways - 3 Service Areas



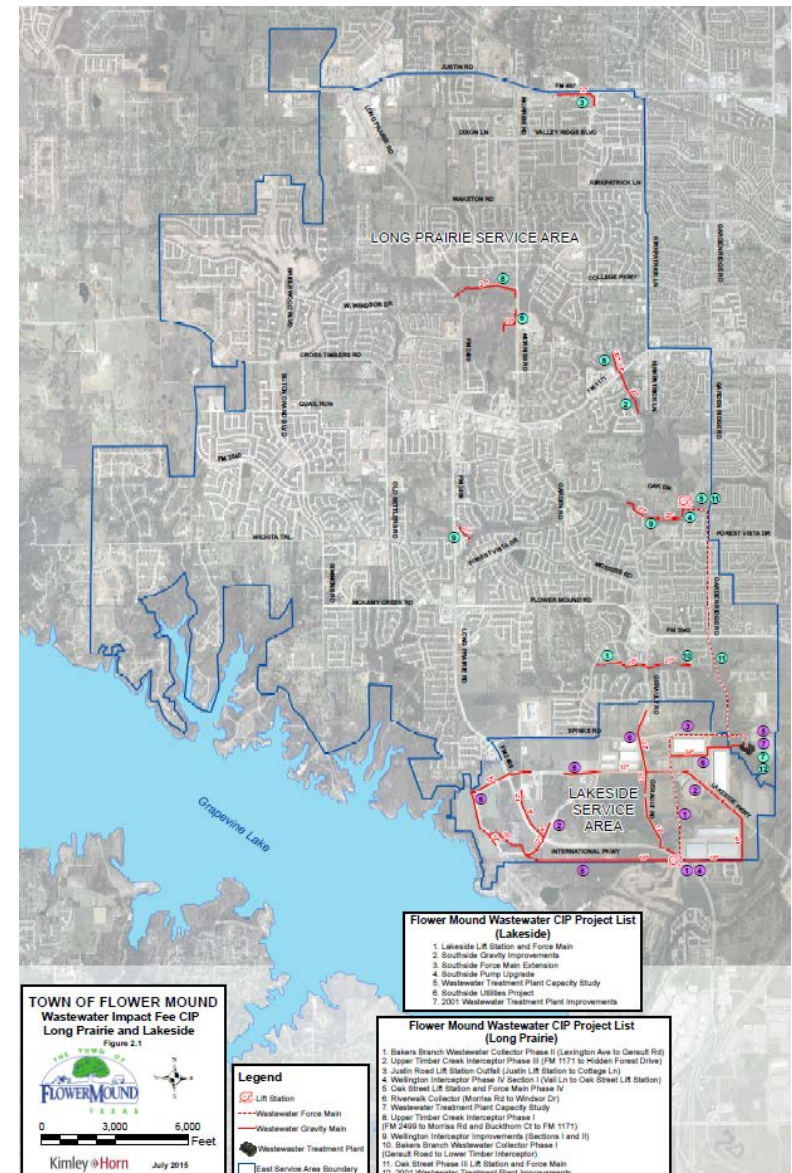
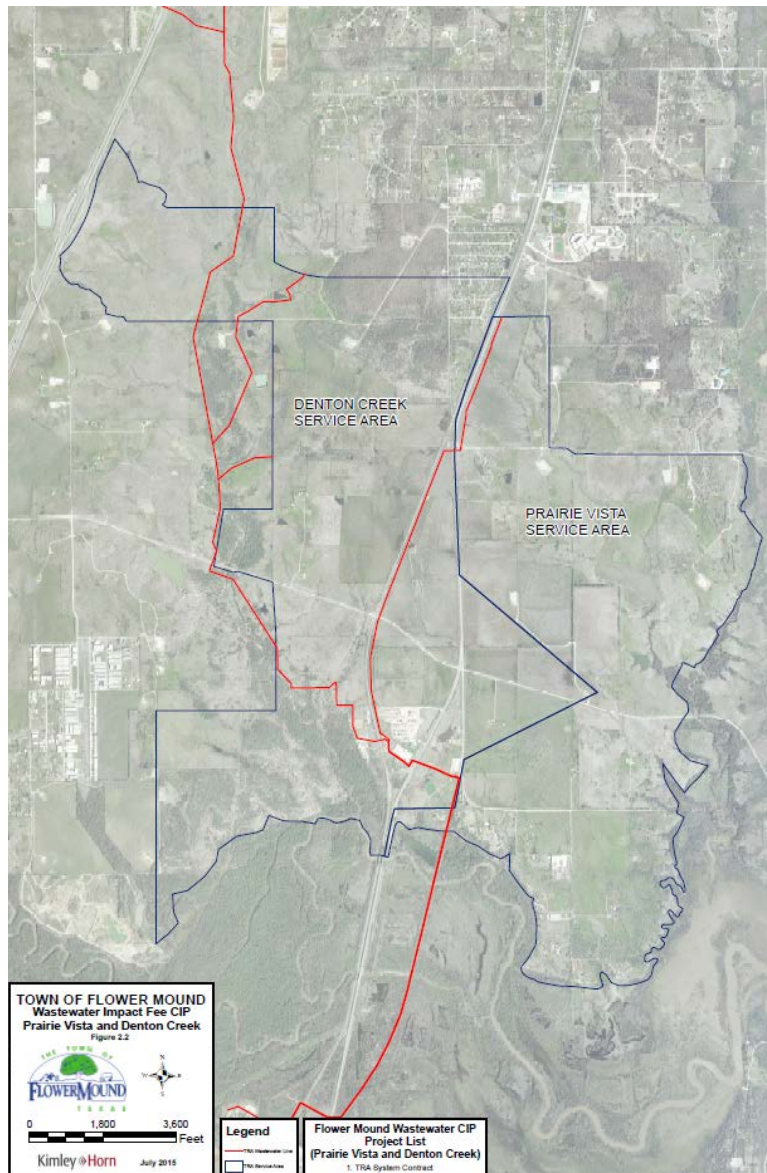
Impact Fee Eligible Water Lines Town Wide Service Area



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

Meter Size	Water Impact Fee
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

Meter Size (in inches)	Cross Timbers	Long Prairie	Lakeside	Denton Creek	Prairie Vista
5/8" x 3/4" PD	\$0	\$2,436	\$2,733	\$715	\$934
3/4" PD	\$0	\$3,654	\$4,100	\$1,073	\$1,401
1" PD	\$0	\$6,090	\$6,833	\$1,788	\$2,335
1 1/2" PD	\$0	\$12,180	\$13,665	\$3,575	\$4,670
2" PD	\$0	\$19,488	\$21,864	\$5,720	\$7,472
2" Compound	\$0	\$19,488	\$21,864	\$5,720	\$7,472
2" Turbine	\$0	\$24,360	\$27,330	\$7,150	\$9,340
3" Compound	\$0	\$38,976	\$43,728	\$11,440	\$14,944
3" Turbine	\$0	\$58,464	\$65,592	\$17,160	\$22,416
4" Compound	\$0	\$60,900	\$68,325	\$17,875	\$23,350
4" Turbine	\$0	\$102,312	\$114,786	\$30,030	\$39,228
6" Compound	\$0	\$121,800	\$136,650	\$35,750	\$46,700
6" Turbine	\$0	\$224,112	\$251,436	\$65,780	\$85,928
8" Compound	\$0	\$194,880	\$218,640	\$57,200	\$74,720
8" Turbine	\$0	\$389,760	\$437,280	\$114,400	\$149,440
10"	\$0	\$609,000	\$683,250	\$178,750	\$233,500

* Non-Residential assessed at 50% of residential

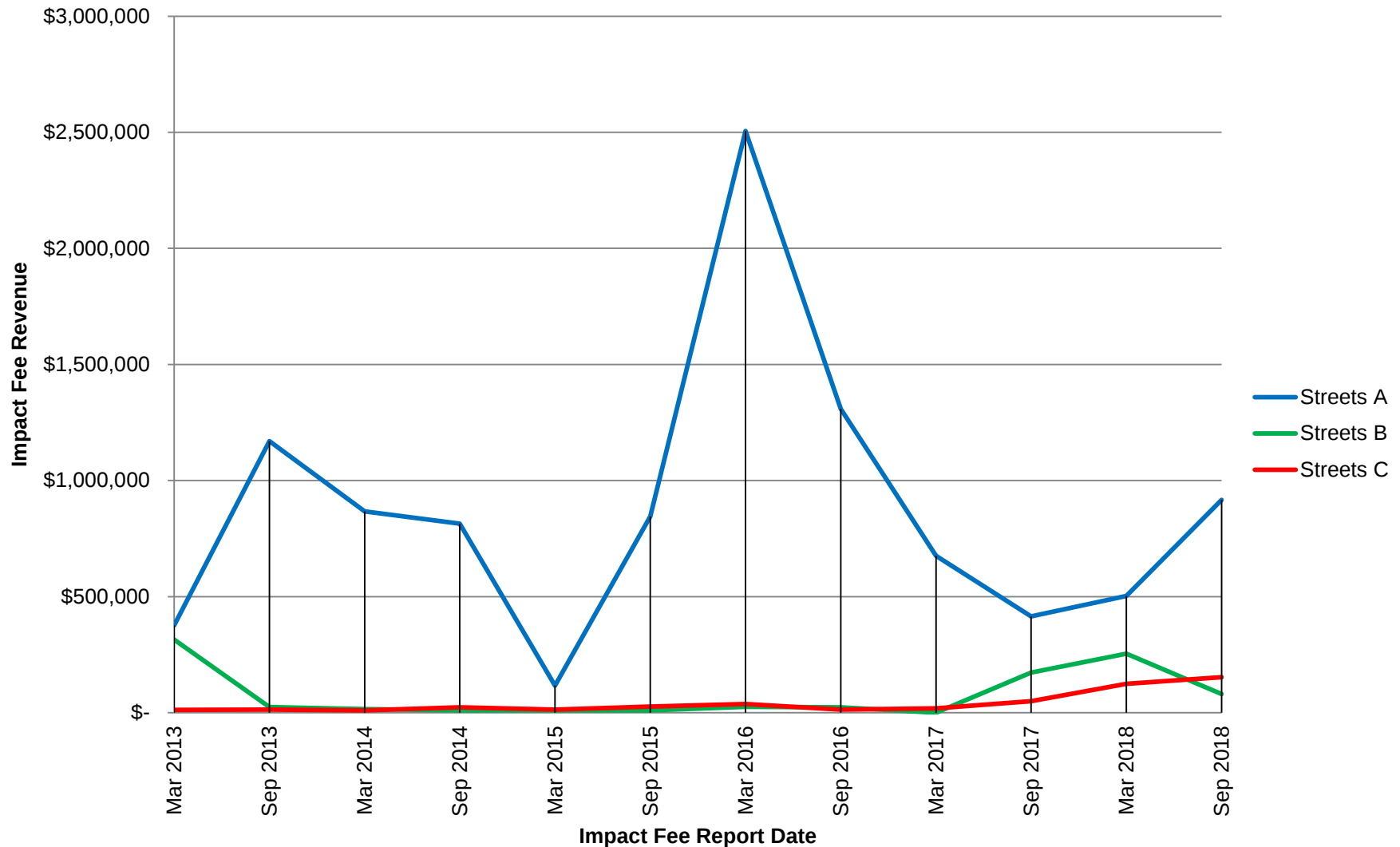


SEMI-ANNUAL IMPACT FEE REPORT

Roadway Impact Fees

Area	Total Revenue June 18, 1990 – Sept 30, 2018	Period Revenue Mar 31, 2018– Sept 30, 2018	Total Expense June 18, 1990 – Sept 30, 2018	Period Expense Mar 31, 2018– Sept 30, 2018
A	\$24,134,443	\$916,128	\$15,475,218	\$518,791
B	\$3,102,830	\$80,379	\$1,009,562	\$0
C	\$505,714	\$153,432	\$90,472	\$23,451
Total	\$27,742,986	\$1,149,938	\$16,575,252	\$542,243

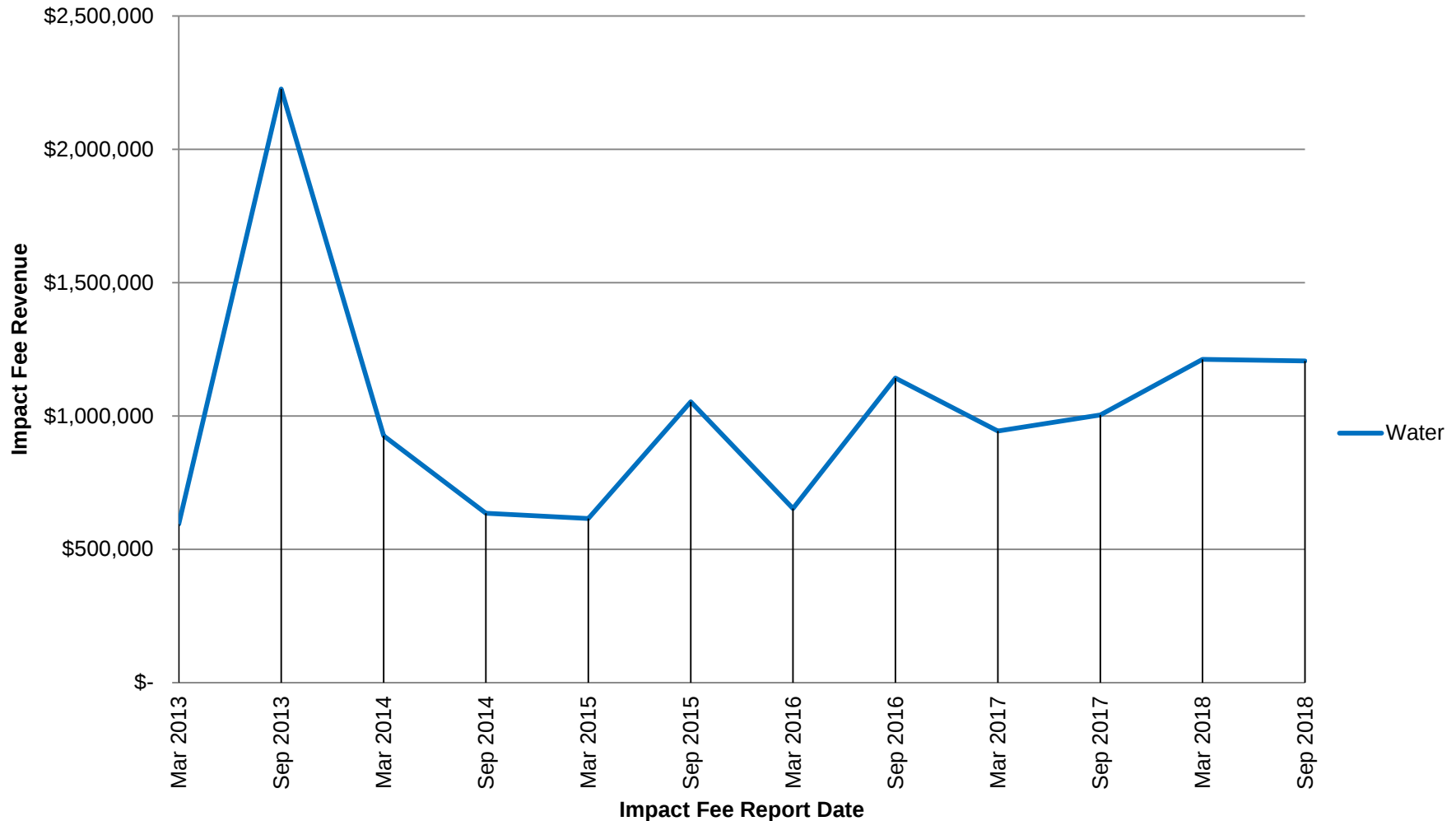
Roadway Impact Fees



Water Impact Fees

	Total Revenue June 18, 1990 – Sept 30, 2018	Period Revenue Mar 31, 2018– Sept 30, 2018	Total Expense June 18, 1990 – Sept 30, 2018	Period Expense Mar 31, 2018– Sept 30, 2018
Town Wide	\$29,009,906	\$1,206,363	\$19,806,080	\$350,576

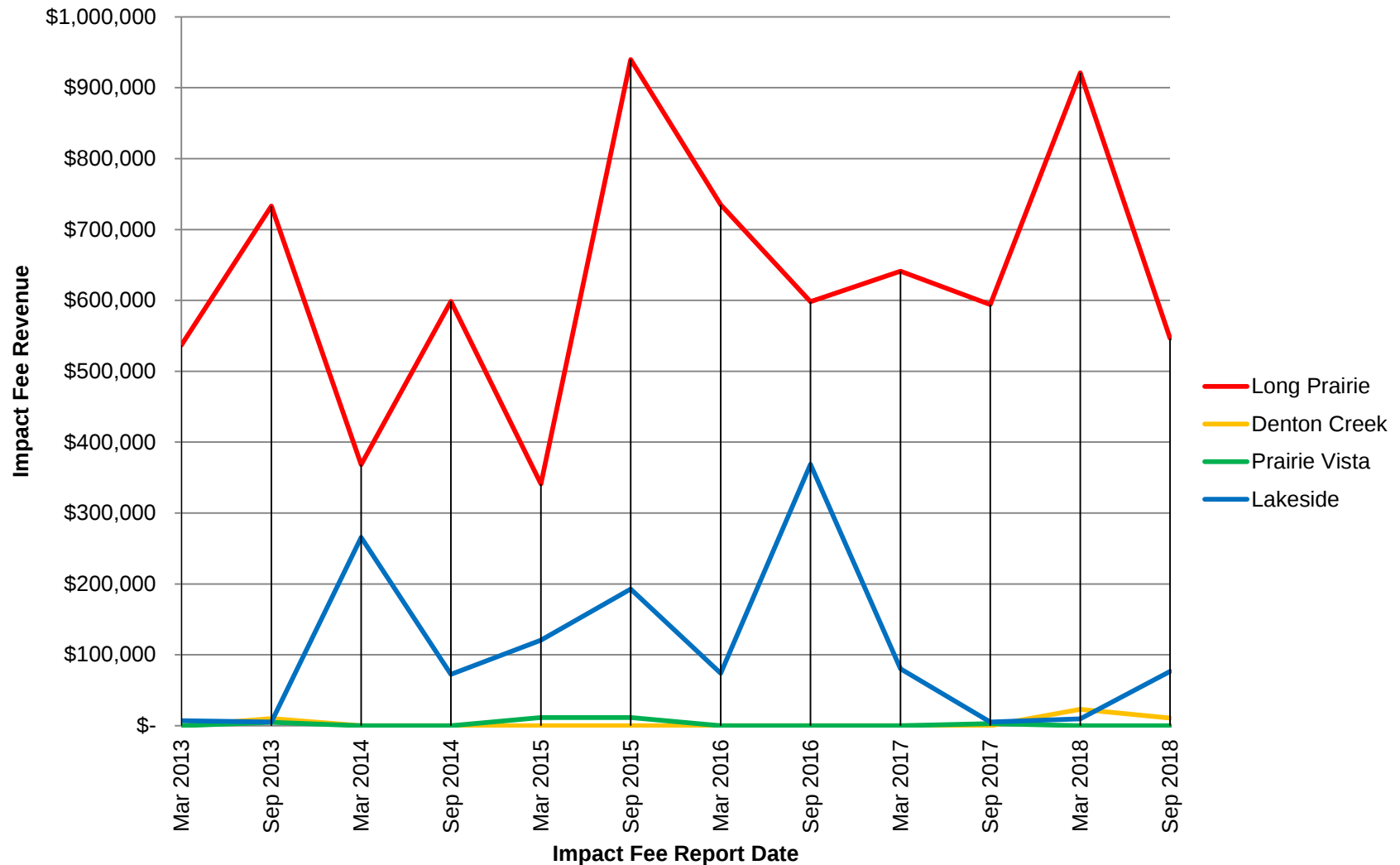
Water Impact Fees



Wastewater Impact Fees

	Total Revenue June 18, 1990 – Sept 30, 2018	Period Revenue Mar 31, 2018– Sept 30, 2018	Total Expense June 18, 1990 – Sept 30, 2018	Period Expense Mar 31, 2018– Sept 30, 2018
Town Wide	\$18,019,110	\$0	\$18,019,110	\$0
Long Prairie	\$18,307,273	\$546,506	\$11,047,300	\$528,562
Denton Creek	\$3,429,743	\$10,762	\$3,389,683	\$350,576
Prairie Vista	\$10,000	\$0	\$10,000	\$0
Lakeside	\$1,237,327	\$76,540	\$423,808	\$99,574
Total	\$41,206,400	\$801,755	\$32,889,901	\$553,351

Wastewater Impact Fees



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 March 31, 2017.
- Staff welcomes input from the committee on future reports.

Questions?