

# Capital Improvements Advisory Committee

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September 25, 2023  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

6:00 p.m.

## AGENDA

### A. CALL TO ORDER

### B. INVOCATION

### C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

### D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

### E. FUTURE AGENDA ITEM(S)

### F. REGULAR ITEM(S)

- 1 Minutes of February 27, 2023 - Consider approval of the minutes from the February 27, 2023, Capital Improvements Advisory Committee Meeting.
- 2 Semi-Annual Impact Report as of March 31, 2023 - Consider approval of the Semi-Annual Impact Fee Report as of March 31, 2023 as required by Chapter 395 of the Texas Local Government Code.

### G. ADJOURN

Pursuant to Section 551.071 of the Texas Government Code, the Capital Improvement 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.

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: September 21, 2023, at 5:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

# Capital Improvements Advisory Committee

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February 27, 2023  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

6:00 p.m.

## DRAFT MINUTES

### A CALL TO ORDER

Chair Ruthrauff called the meeting to order at 6:00 p.m. with the following members present:

Brad Ruthrauff, Chair, Place 1  
Kathryn Wells, Vice-Chair, Place 7  
Jason Hobbs, Place 2  
Janvier Werner, Place 3  
Brady Kilpper, Place 4  
Donald Gilmore, Place 6  
Chris Drew, Place 8  
Scott Jostes, Place 9  
Kris Wise, Representative of the Real Estate Industry  
Reginald Rembert, Representative of the Development Industry

with the following member(s) absent:

Greg Wilson, Place 5

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

Lexin Murphy, Director of Planning Services  
Brian Waltenburg, Assistant Director of Engineering  
Bob Pegg, Assistant Director of Engineering  
John Chapman, Planner  
LauriAnn Cash, Executive Assistant

### B INVOCATION

### C PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

### D PUBLIC COMMENT

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- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

*Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.*

	Speaker name and address	Subject (as written on the form)
None		

*\* Indicates person did not wish to speak*

## E FUTURE AGENDA ITEM(S)

1. Commissioner Rembert requested additional information and/or discussion on Roadway Impact Fees in Area C.

## F REGULAR ITEM(S)

- 1 Minutes of September 26, 2022 - Consider approval of the minutes from the September 26, 2022, Capital Improvements Advisory Committee Meeting.

**ACTION:** Vice-Chair Wells moved to approve item F.1. as presented in the agenda caption. Commissioner Hobbs seconded the motion.

**AYES:** Kilpper, Drew, Gilmore, Werner, Hobbs, Wells, Wise, Rembert

**NAYS:** None

**RESULT:** 8 : 0

- 2 Semi-Annual Impact Fee Report of September 30, 2022 - Consider approval of the Semi-Annual Impact Fee Report of September 30, 2022 as required by Chapter 395 of the Texas Local Government Code.

**STAFF PRESENTATION:**

Brian Waltenburg, Assistant Director of Engineering

**ACTION:** Vice-Chair Wells moved to approve item F.2. as presented in the agenda caption. Commissioner Gilmore seconded the motion.

**AYES:** Kilpper, Drew, Gilmore, Werner, Hobbs, Wells, Wise, Rembert

**NAYS:** None

**RESULT:** 8 : 0

**G ADJOURN**

Chair Ruthrauff adjourned the meeting at 6:35 p.m.

**TOWN OF FLOWER MOUND, TEXAS**

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**BRAD RUTHRAUFF, CHAIR**

**ATTEST:**

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**LAURIANN CASH, EXECUTIVE ASSISTANT**



## **CAPITAL IMPROVEMENTS ADVISORY COMMITTEE AGENDA F.2. REGULAR ITEM(S)**

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**DATE:** September 25, 2023  
**FROM:** Brian Waltenburg, Assistant Director of Engineering  
**ITEM:** **Consider approval of the Semi-Annual Impact Fee Report as of March 31, 2023 as required by Chapter 395 of the Texas Local Government Code.**

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**BACKGROUND:** The Semi-Annual Impact Fee Report as of March 31, 2023, 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 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 Improvement 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, 2023. Also included in the report are the revenues and expenses collected for the six-month period from October 1, 2022 through March 31, 2023. Roadway impact fees are reported by area, Wastewater impact fees are reported by district, and Water impact fees are reported on a Town-wide basis.

**BOARD REVIEW/CITIZEN FEEDBACK:** N/A

**ALTERNATIVES:** N/A

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** N/A

**ATTACHMENTS:**

1. Impact Fee Report as of March 31, 2023

**DRAFT MOTION:** Move to approve as presented in the agenda caption.

Semi-Annual Impact Fee Report  
as of March 31, 2023

### Roadway

Service Area	Rev Total	Rev This Per	Exp Total	Exp This Per
A (1-6)	\$ 27,846,879	\$ 451,747	\$ 18,977,130	\$ 70,555
B (7-10,12)	\$ 3,983,055	\$ 103,415	\$ 1,100,981	\$ -
C (11,13-16)	\$ 1,605,465	\$ 82,670	\$ 267,021	\$ -
<b>Total</b>	<b>\$ 33,435,399</b>	<b>\$ 637,831</b>	<b>\$ 20,345,131</b>	<b>\$ 70,555</b>

### Water

Service Area	Rev Total	Rev This Per	Exp Total	Exp This Per
Town Wide	\$ 38,104,263	\$ 553,717	\$ 23,289,238	\$ 902,617
<b>Total</b>	<b>\$ 38,104,263</b>	<b>\$ 553,717</b>	<b>\$ 23,289,238</b>	<b>\$ 902,617</b>

### Wastewater

Service Area	Rev Total	Rev This Per	Exp Total	Exp This Per
Town Wide	\$ 18,019,110	\$ -	\$ 18,019,110	\$ -
Long Prairie	\$ 21,325,705	\$ 140,641	\$ 11,885,849	\$ 83,695
Denton Creek	\$ 2,646,588	\$ 12,652	\$ 2,413,989	\$ -
Prairie Vista	\$ 1,317,138	\$ 345	\$ 1,300,000	\$ -
Lakeside	\$ 3,105,709	\$ 89,058	\$ 402,417	\$ -
<b>Total</b>	<b>\$ 46,414,251</b>	<b>\$ 242,697</b>	<b>\$ 34,021,365</b>	<b>\$ 83,695</b>