

AGENDA

TOWN OF FLOWER MOUND CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

AUGUST 26, 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 March 11, 2019*

Consider approval of the minutes of the March 11, 2019, Capital Improvements Advisory Committee Regular Session.

2. *Semi-Annual Impact Fee Report*

Consider approval of the Semi-Annual Impact Fee Report of March 31, 2019 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 22, 2019, at 3:30 p.m., 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: August 26, 2019

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: **Consider approval of the minutes of the March 11, 2019, Capital Improvements Advisory Committee Regular Session.**

I. BACKGROUND INFORMATION

The Capital Improvements Advisory Committee held a regular meeting on March 11, 2019.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING HELD ON THE 11TH DAY OF MARCH, 2019, 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:

Laile Neal	Vice-Chair
Brad Ruthrauff	Committee Member
Rob Rawson	Committee Member
David Johnson	Committee Member
Al Picardi	Committee Member
Laura Dillon	Committee Member
Robert Cox	Committee Member
Thomas Pickering	Committee Member
Mark Glover	Committee Member
Reginald Rembert	Committee Member

Constituting a quorum with the following members absent:

Perfecto Solis	Chair
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And the following members of Town staff present:

Ashley Dierker	Town Attorney
Brian Waltenburg	Assistant Director of Engineering
Robert Pegg	Assistant Director of Engineering
Lexin Murphy	Director of Planning Services
Chuck Russell	Town Planner
LauriAnn Cash	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 13, 2018, Capital Improvements Advisory Committee Regular Session.**

Commission Deliberation

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

VOTE ON THE MOTION

AYES: Ruthrauff, Rawson, Picardi, Dillon, Neal, Cox, Pickering, Rembert

NAYS: None
ABSTAIN: None
ABSENT: Solis,, Glover, Johnson (present but not voting)

The motion passed with a vote of 8-0.

2. Consider approval of the Semi-Annual Impact Fee report as of September 30, 2018, as required by Chapter 395 of the Texas Local Government Code.

Staff Presentation

Brian Waltenburg, Assistant Director of Engineering

Commission Deliberation

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

VOTE ON THE MOTION

AYES: Rembert, Pickering, Cox, Neal, Dillon, Picardi, Johnson, Rawson, Ruthrauff
NAYS: None
ABSTAIN : None
ABSENT: Solis, Glover

The motion passed with a vote of 10-0.

D. ADJOURNMENT: 6:00 P.M.

TOWN OF FLOWER MOUND, TEXAS

Brian Waltenburg
Assistant Director of Engineering

ATTEST:

LauriAnn Cash, Executive Assistant



CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

AGENDA ITEM NO: 2

REGULAR ITEM

DATE: August 26, 2019

FROM: Brian Waltenburg, CIP Engineering Manager, P.E.

ITEM: **Consider approval of the Semi-Annual Impact Fee Report of March 31, 2019 as required by Chapter 395 of the Texas Local Government Code.**

I. BACKGROUND INFORMATION

The Semi-Annual Impact Fee Report as of March 31, 2019, 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 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 September 30, 2018, through March 31, 2019. 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.

II. ATTACHMENTS

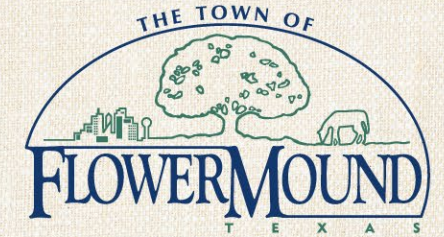
1. Semi-Annual Impact Fee Report as of March 31, 2019
2. Semi-Annual Impact Fee Presentation

**Semiannual
Impact Fee Report
March 31, 2019**

STREETS	Rev Total	Rev This Per	Exp Total	Exp This Per	FY Total Rev
3/31/2019					
A (1-6)	24,662,362	527,920	16,102,053	626,835	
B (7-10,12)	3,189,403	86,573	1,009,562	0	
C (11,13-16)	620,468	114,754	137,255	46,783	
Total	28,472,233	729,247	17,248,870	673,618	
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	
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	
					FY 17-18 2,030,962

WATER	Rev Total	Rev This Per	Exp Total	Exp This Per	FY Total Rev
3/31/2019	30,246,032	1,236,126	19,944,487	138,407	
9/30/2018	29,009,906	1,206,363	19,806,080	350,576	FY 17-18 2,419,046
3/31/2018	27,803,543	1,212,683	19,455,504	99,879	

WASTEWATER	Rev Total	Rev This Per	Exp Total	Exp This Per	FY Total Rev
3/31/2019					
Town Wide	18,019,110	0	18,019,110	0	
Long Prairie	18,856,559	1,095,792	11,131,934	613,195	
Denton Creek	3,455,659	36,678	3,389,683	5,475	
Prairie Vista	10,000	(0)	10,000	0	
Lakeside	1,457,018	296,232	426,308	102,074	
	41,798,346	1,428,701	32,977,035	720,744	
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	
	41,003,453	633,809	32,889,901	633,611	FY 2017-18 2,382,985
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	
	40,369,645	954,284	32,256,290	112,160	



August 26, 2019

Impact Fee Status Report Capital Improvement Advisory Committee

Impact Fee Status

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 Plan

5-year Plan for Capital Projects Funding Methods:

General Fund

- Streets, Transportation, Parks and Facilities

Utility Fund

- Water, Wastewater

Stormwater Fund

- Drainage and Stormwater

Impact Fees

Debt

Other Sources



Capital Improvement Plan

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.



Impact Fee History

September 8, 2015 – Update

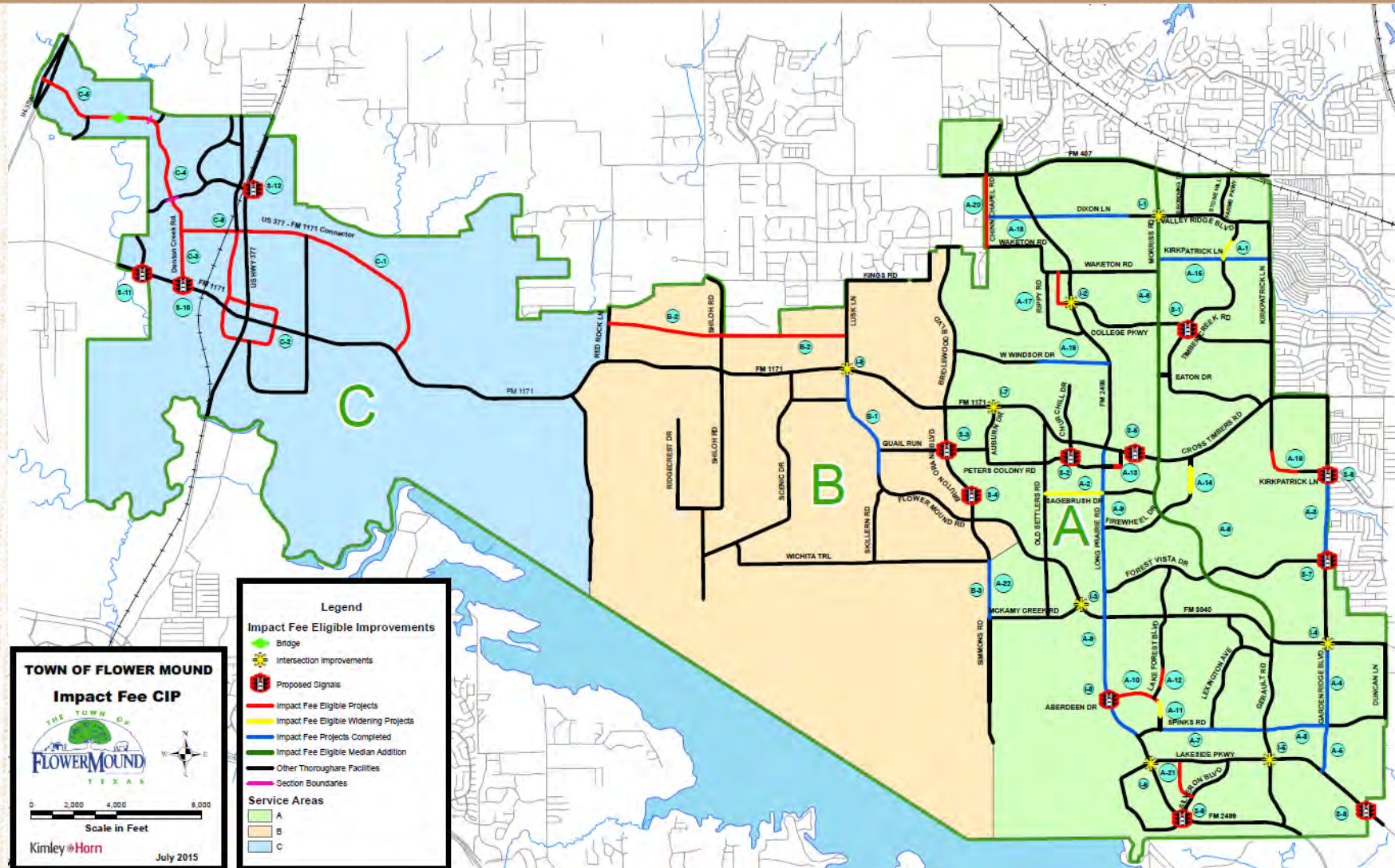
Updated the Town's impact fee ordinance in compliance with Texas Local Government Code 395.052; that requires the land use assumptions and capital improvements plan to be updated at least every five years.

FY 2019 / 2020 - Update

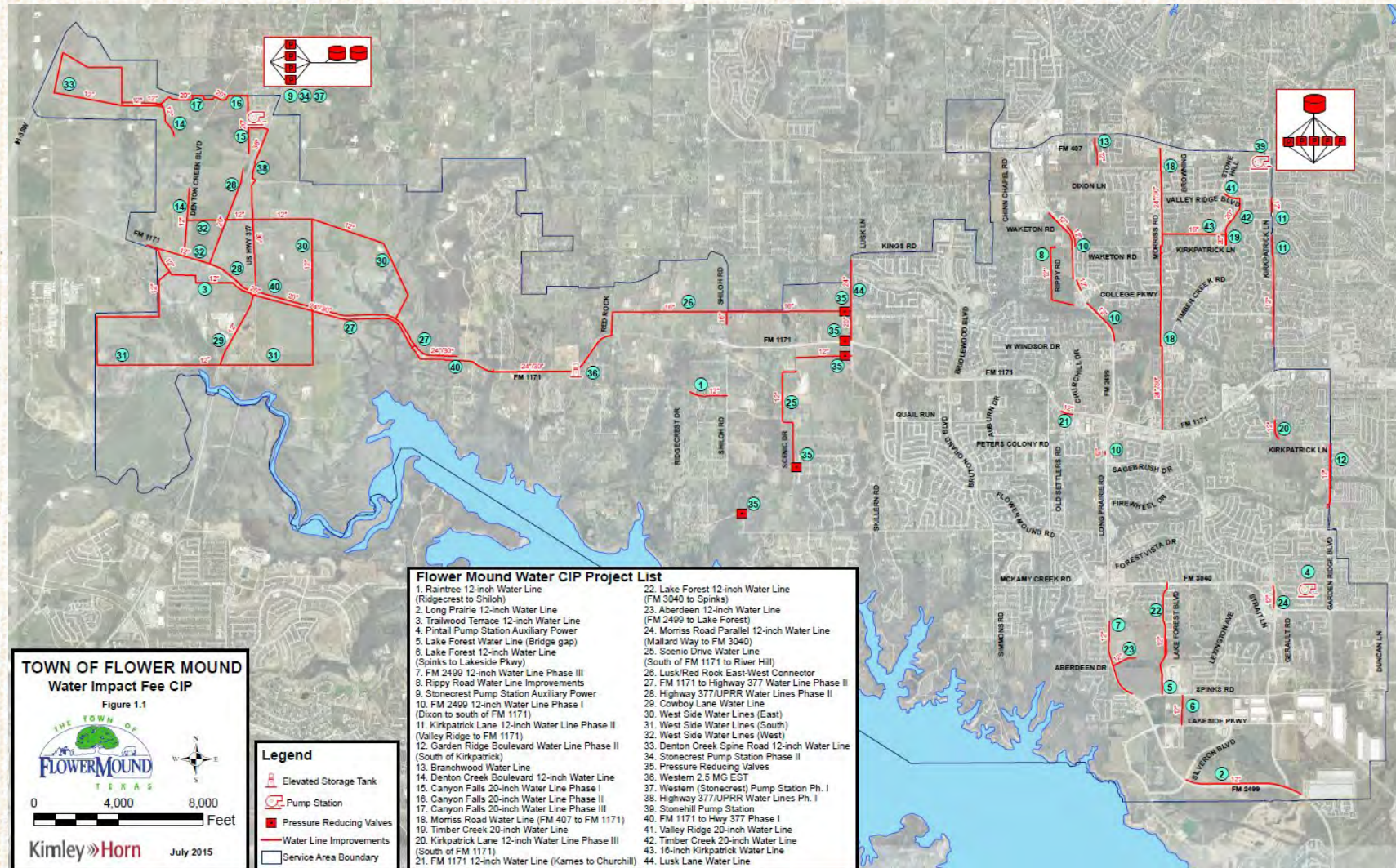
Next update to the Town's impact fee ordinance in compliance with Texas Local Government Code 395.052.



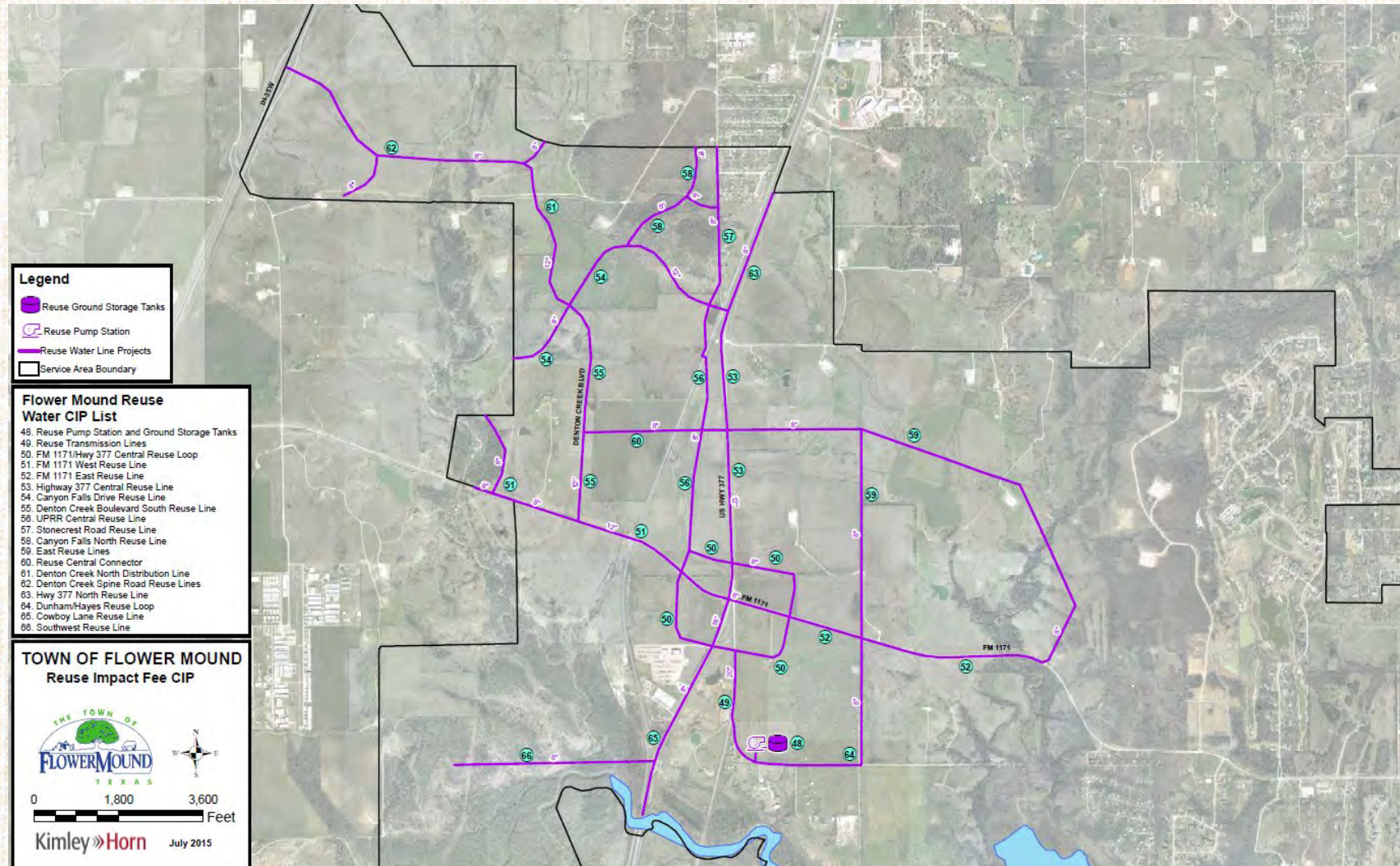
Impact Fee Eligible Roadways 3 Service Areas



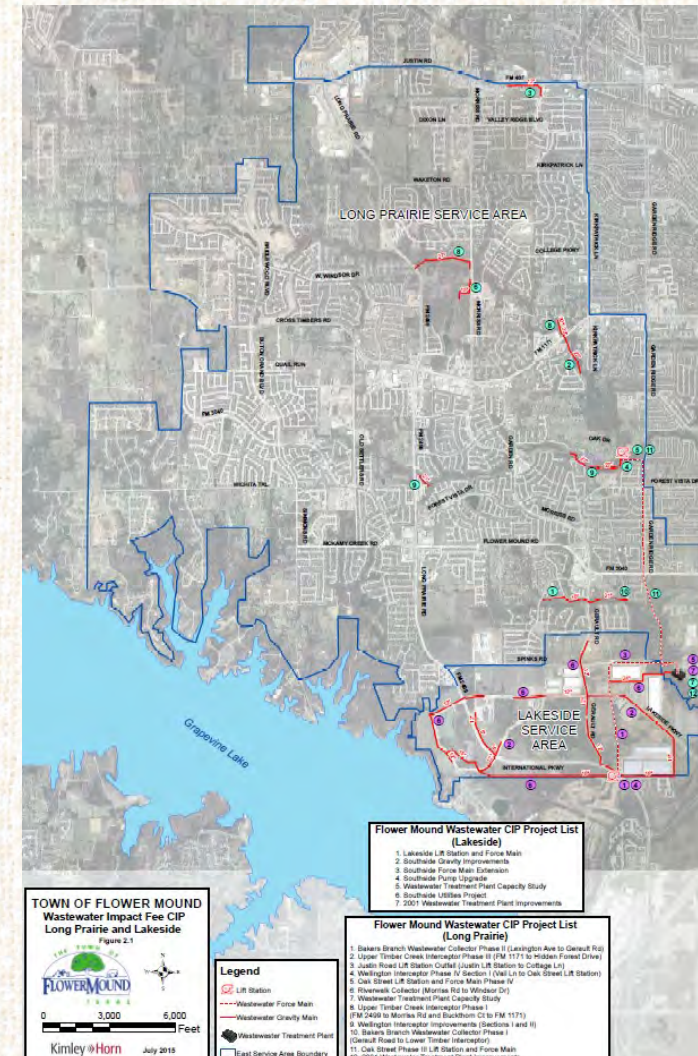
Impact Fee Eligible Water Lines Town Wide Service Area



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

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

Roadway Impact Fees

Service Areas 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 Fee

- 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

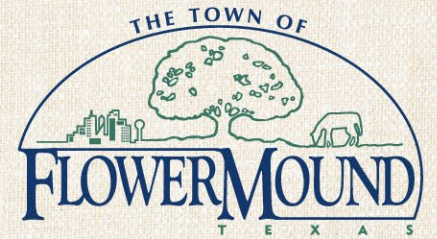
- * Non-residential assessed at 50% of the adopted fee
- * Fees provided are for standard residential 5/8" X 3/4" meter

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



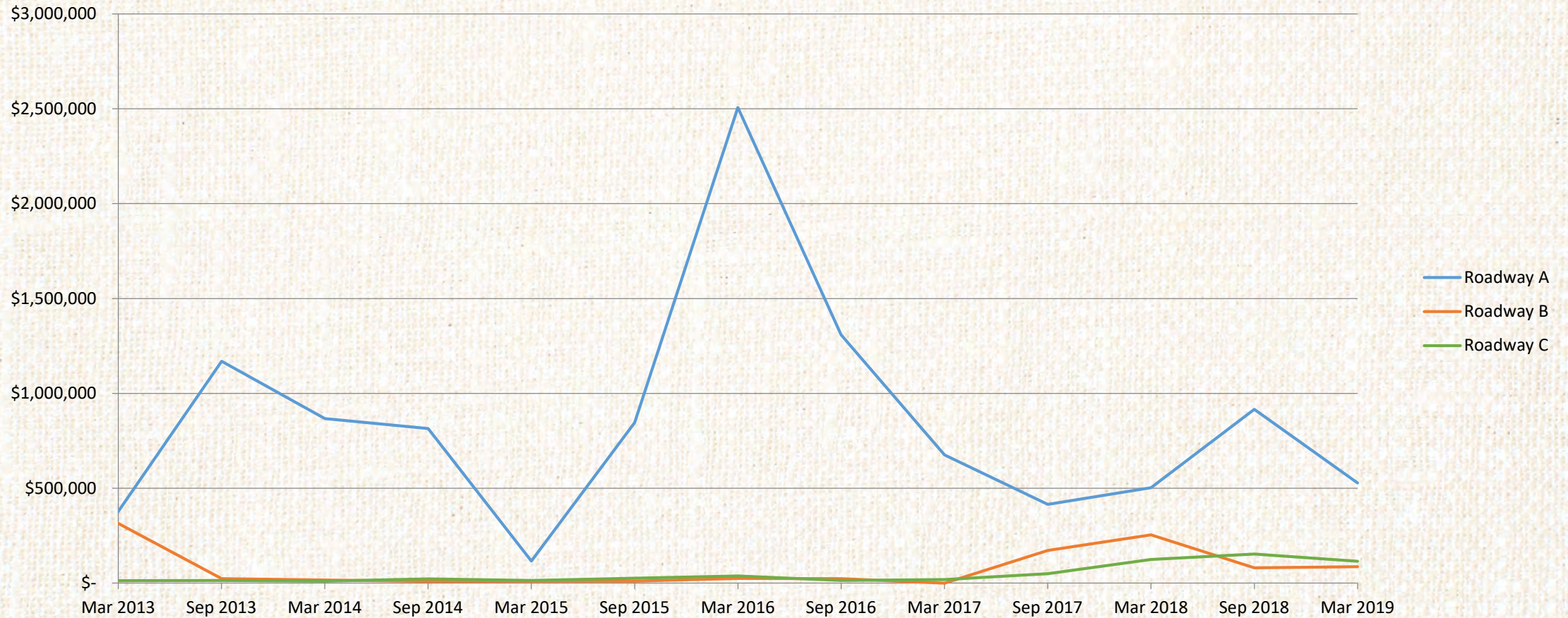
Semi-Annual Impact Fee Report

Roadway Impact Fees

Area	Total Revenue June 18, 1990 – Mar 31, 2019	Period Revenue October 1, 2018 – Mar 31, 2019	Total Expense June 18, 1990 – Mar 31, 2019	Period Expense October 1, 2018 – Mar 31, 2019
A	\$24,662,362	\$527,920	\$16,102,053	\$626,835
B	\$3,189,403	\$86,573	\$1,009,562	\$0
C	\$620,648	\$114,754	\$137,255	\$46,783
Total	\$28,472,233	\$729,247	\$17,248,870	\$673,618

Roadway Impact Fees

Roadway Impact Fees Collected

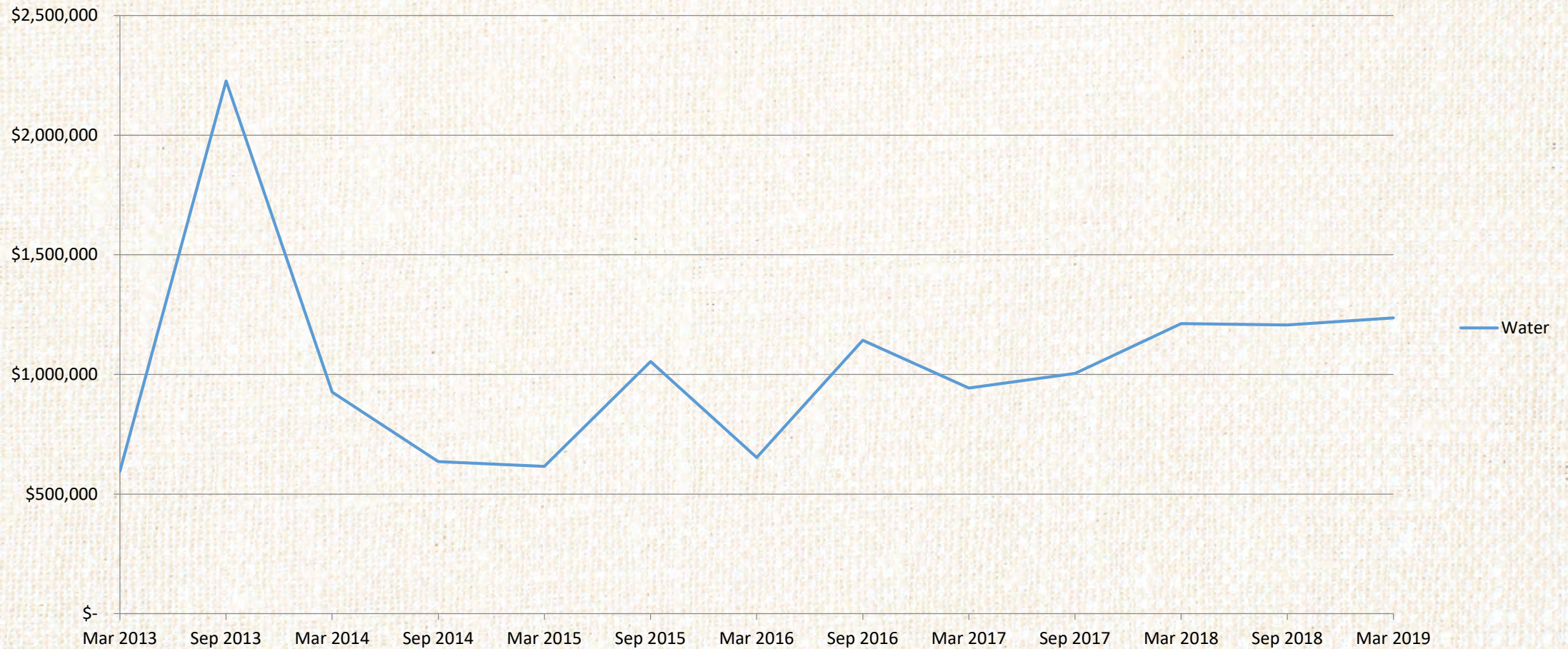


Water Impact Fees

	Total Revenue June 18, 1990 – Mar 31, 2019	Period Revenue October 1, 2018 – Mar 31, 2019	Total Expense June 18, 1990 – Mar 31, 2019	Period Expense October 1, 2018 – Mar 31, 2019
Town Wide	\$30,246,032	\$1,263,126	\$19,944,487	\$138,407

Water Impact Fees

Water Impact Fees Collected

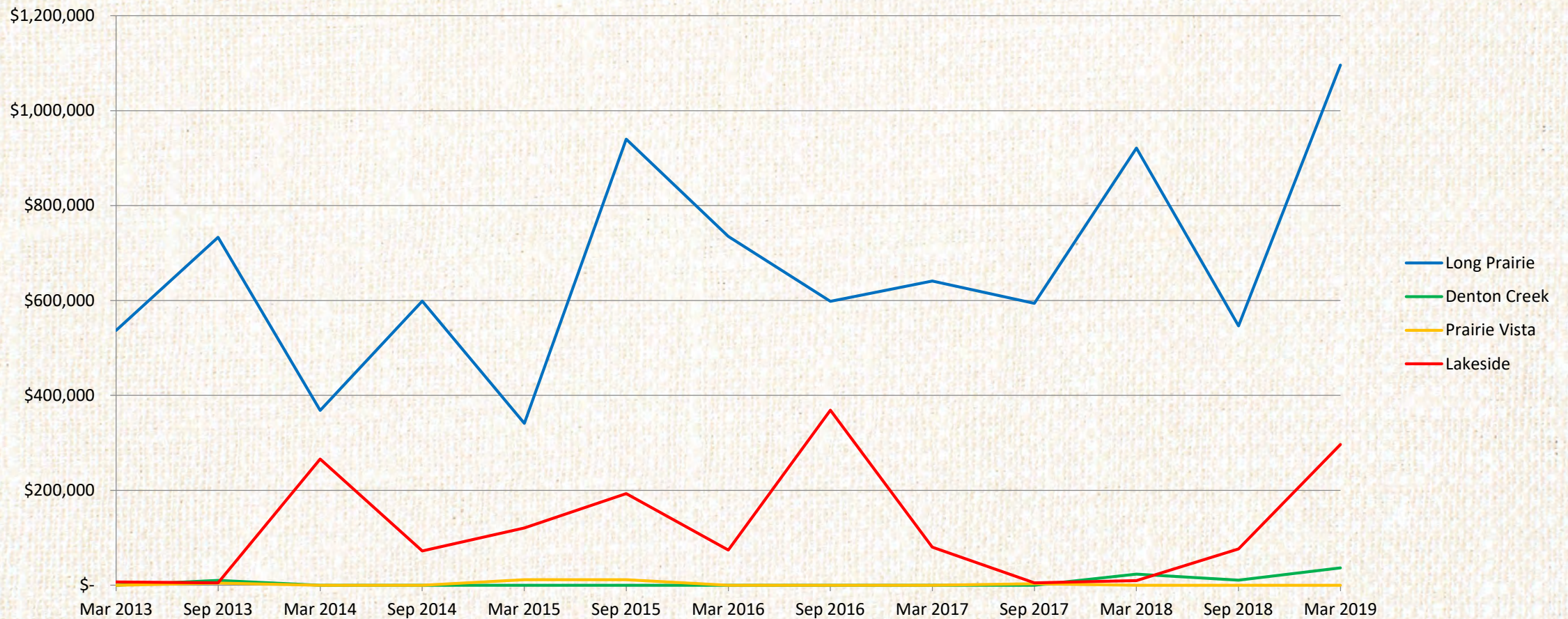


Wastewater Impact Fees

	Total Revenue June 18, 1990 – Mar 31, 2019	Period Revenue October 1, 2018 – Mar 31, 2019	Total Expense June 18, 1990 – Mar 31, 2019	Period Expense October 1, 2018 – Mar 31, 2019
Town Wide	\$18,019,110	\$0	\$18,019,110	\$0
Long Prairie	\$18,856,559	\$1,095,792	\$11,131,934	\$613,195
Denton Creek	\$3,455,659	\$36,678	\$3,389,683	\$5,475
Prairie Vista	\$10,000	\$0	\$10,000	\$0
Lakeside	\$1,457,018	\$296,232	\$426,308	\$102,074
Total	\$41,798,346	\$1,428,701	\$32,889,901	\$720,744

Wastewater Impact Fees

Wastewater Impact Fees Collected



CIP Projects Utilizing Roadway Impact Fees

Projects (10/1/18 – 3/31/19)	Area
Aberdeen Drive	A
Churchill Drive	A
Denton Creek Blvd Bridge	C
Firewheel Drive	A
FM 1171 at Riverwalk Improvements	A
FM 2499 at Lakeside Northbound Right Turn Lane	A
Garden Ridge Through Lane at FM 3040	A
Lake Forest Boulevard	A
Morriss Road Improvements	A
FM 2499 at College Signal	A
FM 2499 at Silveron Signal	A
US 377 at Canyon Falls Signal	C

CIP Projects Utilizing Water Impact Fees

Projects (10/1/18 – 3/31/19)
Aberdeen Drive Water Line
Canyon Falls 20-inch Water Line
Denton Creek District – Reuse Water Lines
Denton Creek Spine Road 12-inch Water Line
FM 2499 12-inch Water Line Phase 1
Kirkpatrick 12-inch Water Line Phase 2
Lakeside Business District – Reuse Water Master Plan
Lake Forest 12-inch Water Line
Pintail Pump Station Auxiliary Power
Rippy Road Water Line
Trailwood Terrace 12-inch Water Line

CIP Projects Utilizing Wastewater Impact Fees

Projects (10/1/18 – 3/31/19)	District
Bakers Branch Collector Phase II (Lexington to Gerault)	Long Prairie
Justin Road Lift Station Outfall	Long Prairie
Upper Timber Creek Interceptor Phase III	Long Prairie
Wastewater Sys Model Update	All

Questions?

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, 2019.

Staff welcomes input from the committee on future reports.

