

Capital Improvements Advisory Committee



March 25, 2024
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 September 25, 2023 - Consider approval of the minutes from the September 25, 2023, Capital Improvement Advisory Committee meeting.
- 2 Semi-Annual Impact Fee Report as of September 30, 2023 - Consider approval of the Semi-Annual Impact Fee Report as of September 30, 2023, as required by Chapter 395 of the Texas Local Government Code.

G. ADJOURN

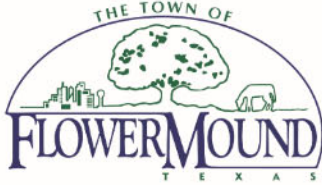
Pursuant to Section 551.071 of the Texas Government Code, the Capital Improvement Advisory Committee reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

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: March 21, 2024, at 5:00 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



September 25, 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 6:01 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
Greg Wilson, Place 5 (*arrived at 6:12 p.m.*)
Donald Gilmore, Place 6
Scott Jostes, Place 9
Kris Wise, Representative of the Real Estate Industry

with the following member(s) absent:

Reginald Rembert, Representative of the Development Industry

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

Rachel Raggio, Town Attorney
Lexin Murphy, Director of Planning Services
Brian Waltenburg, Assistant Director of Engineering
Bob Pegg, Assistant Director of Engineering
Poornima Kashyap, Principal Planner
LauriAnn Cash, Executive Assistant

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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)

None

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.

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

AYES: Gilmore, Wells, Hobbs, Jostes, Werner, Kilpper, Wise

NAYS: None

ABSENT: Wilson

RESULT: 7 : 0

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.

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 Hobbs seconded the motion.

AYES: Wilson, Gilmore, Wells, Hobbs, Werner, Kilpper, Wise

NAYS: None

RESULT: 7:0

G. ADJOURN

Chair Ruthrauff adjourned the meeting at 6:31 p.m.

TOWN OF FLOWER MOUND, TEXAS

DONALD GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



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

DATE: March 25, 2024
FROM: Brian Waltenburg, Assistant Director of Engineering
ITEM: **Consider approval of the Semi-Annual Impact Fee Report as of September 30, 2023, as required by Chapter 395 of the Texas Local Government Code.**

BACKGROUND:

The Semi-Annual Impact Fee Report as of September 30, 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 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, 2023. Also included in the report are the revenues and expenses collected for the six-month period from April 1st, 2023, through September 30th, 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 September 30, 2023

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

**Semi-Annual Impact Fee Report
as of September 30, 2023**

Roadway

Service Area	Rev Total	Rev This Per	Exp Total	Exp This Per
A (1-6)	\$ 28,242,254	\$ 395,375	\$ 19,217,589	\$ 240,459
B (7-10,12)	\$ 4,093,042	\$ 109,987	\$ 1,100,981	\$ -
C (11,13-16)	\$ 1,724,053	\$ 118,588	\$ 327,021	\$ 60,000
Total	\$ 34,059,349	\$ 623,950	\$ 20,645,590	\$ 300,459

Water

Service Area	Rev Total	Rev This Per	Exp Total	Exp This Per
Town Wide	\$ 38,838,917	\$ 734,654	\$ 23,419,180	\$ 129,942
Total	\$ 38,838,917	\$ 734,654	\$ 23,419,180	\$ 129,942

Wastewater

Service Area	Rev Total	Rev This Per	Exp Total	Exp This Per
Town Wide	\$ 18,019,110	\$ 0	\$ 18,019,110	\$ -
Long Prairie	\$ 22,259,581	\$ 444,600	\$ 12,858,931	\$ 973,082
Denton Creek	\$ 2,669,934	\$ 23,345	\$ 2,413,989	\$ -
Prairie Vista	\$ 1,317,784	\$ 646	\$ 1,300,000	\$ -
Lakeside	\$ 3,242,940	\$ 137,231	\$ 402,417	\$ -
Total	\$ 47,509,348	\$ 605,821	\$ 34,994,447	\$ 973,082