

AGENDA

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE REGULAR MEETING

09/26/2022

**FLOWER MOUND TOWN HALL, 2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

6:00 P.M.

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AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT www.flower-mound.com/AgendaCenter
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Please silence or turn off all electronic devices.

Meeting participants may be asked to wait in the lobby until their name is called.

Comments regarding any agenda item can be sent to the Committee by emailing pz@flower-mound.com.

A. CALL MEETING 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 Committee 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 Capital Improvements Advisory Committee during public comment, please fill out a green comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Committee 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 Committee
- Please state your name and address when speaking

E. REGULAR ITEMS

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Capital Improvements Advisory Committee will make a recommendation to Town Council on these types of projects.

1. Minutes of February 28, 2022: Consider approval of the minutes of the February 28, 2022, Capital Improvements Advisory Committee Regular Session.

2. Semi-Annual Impact Fee Report of March 31, 2022: Consider approval of the Semi-Annual Impact Fee Report of March 31, 2022 as required by Chapter 395 of the Texas Local Government Code.

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.

F. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in 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 22, 2022, at 4:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

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. Additional time limits will be provided to members of the public that need to address the Committee through a translator.



CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
AGENDA ITEM NO: 1
REGULAR ITEM

DATE: September 26, 2022
FROM: LauriAnn Cash, Development Services Executive Assistant
ITEM: Consider approval of the minutes of the February 28, 2022, Capital Improvements Advisory Committee Regular Session.

I. BACKGROUND INFORMATION

The Capital Improvements Advisory Committee held a regular meeting on February 28, 2022.

II. ATTACHMENTS

1. Draft Minutes

**THE FLOWER MOUND CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING
HELD ON THE 28TH DAY OF FEBRUARY 2022, 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:

Brad Ruthrauff	Chair
Robert Cox	Vice-Chair
Janvier Werner	Commissioner, Place 3
James Naylor	Commissioner, Place 4
Greg Wilson	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Kathryn Wells	Commissioner, Place 7
Jason Hobbs	Commissioner, Place 8
Kris Wise	Representative of the Real Estate Industry
Reginald Rembert	Representative of the Development Industry

Constituting a quorum with the following members absent:

None

And the following members of Town staff present:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Brian Waltenburg	Assistant Director of Engineering
Robert Pegg	Assistant Director of Engineering
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:00 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. GENERAL PUBLIC COMMENTS

None

D. REGULAR ITEMS

- 1. Consider approval of the minutes of the October 11, 2021, Capital Improvements Advisory Committee, Regular Session.**

Commission Deliberation

Commissioner Naylor moved to approve the minutes of October 11, 2021. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Naylor, Wilson, Gilmore, Cox, Wells, Wise, Rembert, Hobbs, Kilpper

NAYS: None

The motion to approve passed with a vote of 10 to 0.

2. Consider approval of the Semi-Annual Impact Fee Report of September 30, 2021 as required by Chapter 395 of the Texas Local Government Code.

Staff Presentation

Brian Waltenburg, Assistant Director of Engineering

Commission Deliberation

Commissioner Naylor moved to approve the Semi-Annual Impact Fee Report of September 30, 2021 as required by Chapter 395 of the Texas Local Government Code. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

AYES: Kilpper, Hobbs, Rembert, Wise, Wells, Cox, Gilmore, Wilson, Naylor, Werner

NAYS: None

The motion to approve passed with a vote of 10 to 0.

- E. ADJOURNMENT – REGULAR SESSION 6:36 P.M.

TOWN OF FLOWER MOUND, TEXAS

Brian Waltenburg, Assistant Director of Engineering

ATTEST:

LauriAnn Cash, Executive Assistant



CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
AGENDA ITEM NO: 2
REGULAR ITEM

DATE: September 26, 2022

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

ITEM: **Consider approval of the Semi-Annual Impact Fee Report of March 31, 2022 as required by Chapter 395 of the Texas Local Government Code.**

I. BACKGROUND INFORMATION

The Semi-Annual Impact Fee Report as of March 31, 2022, 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, 2022. Also included in the report are the revenues and expenses collected for the six-month period from October 1, 2021 through March 31, 2022. 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.

II. ATTACHMENTS

1. Semi-Annual Impact Fee Report as of March 31, 2022

Roadway	Rev Total	Rev This Per	Exp Total	Exp This Per
<u>3/31/2022</u>				
A (1-6)	27,099,263	472,619	18,799,744	0
B (7-10,12)	3,760,036	112,466	1,100,981	0
C (11,13-16)	1,342,694	290,532	267,021	0
Total	32,201,994	875,617	20,167,746	0
<u>9/30/2021</u>				
A (1-6)	26,626,644	179,493	18,799,744	94,501
B (7-10,12)	3,647,571	92,770	1,100,981	46
C (11,13-16)	1,052,162	70,348	267,021	40,000
Total	31,326,377	342,611	20,167,746	134,548
<u>3/31/2021</u>				
A (1-6)	26,447,151	328,244	18,705,243	31,112
B (7-10,12)	3,554,801	71,845	1,100,934	9,172
C (11,13-16)	981,814	69,623	227,021	10,227
Total	30,983,766	469,712	20,033,198	50,511
<u>9/30/2020</u>				
A (1-6)	26,118,907	349,503	18,674,131	1,379,434
B (7-10,12)	3,482,956	76,587	1,091,762	70,200
C (11,13-16)	912,191	74,227	216,794	8,862
Total	30,514,054	500,316	19,982,687	1,458,495
<u>3/31/2020</u>				
A (1-6)	25,769,404	741,791	17,294,698	492,082
B (7-10,12)	3,406,369	68,601	1,021,562	12,000
C (11,13-16)	837,964	109,200	207,932	31,921
Total	30,013,738	919,593	18,524,192	536,003
<u>9/30/2019</u>				
A (1-6)	25,027,613	365,250	16,802,615	700,562
B (7-10,12)	3,337,768	148,365	1,009,562	0
C (11,13-16)	728,764	108,296	176,012	38,757
Total	29,094,145	621,912	17,988,190	739,319
<u>3/31/2019</u>				
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

WASTEWATER

	Rev Total	Rev This Per	Exp Total	Exp This Per
<u>3/31/2022</u>				
Town Wide	18,019,110	0	18,019,110	0
Long Prairie	21,191,774	944,979	11,590,064	115,327
Denton Creek	2,603,974	40,095	2,413,989	0
Prairie Vista	1,316,571	5	1,300,000	0
Lakeside	2,946,688	256,756	402,417	0
	46,078,117	1,241,835	33,725,580	115,327
<u>9/30/2021</u>				
Town Wide	18,019,110	(0)	18,019,110	(0)
Long Prairie	20,246,795	150,073	11,474,737	34,315
Denton Creek	2,563,879	731	2,413,989	(0)
Prairie Vista	1,316,566	1	1,300,000	0
Lakeside	2,689,932	153,223	402,417	0
	44,836,283	304,029	33,610,252	34,314
<u>3/31/2021</u>				
Town Wide	18,019,110	0	18,019,110	0
Long Prairie	20,096,722	366,703	11,440,422	40,110
Denton Creek	2,563,148	7,732	2,413,989	0
Prairie Vista	1,316,565	7	1,300,000	0
Lakeside	2,536,709	187,983	402,417	(0)
	44,532,254	562,425	33,575,938	40,110
<u>9/30/2020</u>				
Town Wide	18,019,110	0	18,019,110	0
Long Prairie	19,730,019	457,182	11,400,312	(40,472)
Denton Creek	2,555,416	11,695	2,413,989	0
Prairie Vista	1,316,558	4,932	1,300,000	0
Lakeside	2,348,726	278,963	402,417	177,757
	43,969,829	752,772	33,535,828	137,285
<u>3/31/2020</u>				
Town Wide	18,019,110	0	18,019,110	0
Long Prairie	19,272,837	31,006	11,440,785	(69,244)
Denton Creek	2,543,721	(933,969)	2,413,989	(975,694)
Prairie Vista	1,311,626	1,301,626	1,300,000	1,290,000
Lakeside	2,069,763	462,104	224,660	(201,648)
	43,217,057	860,767	33,398,543	43,413
<u>9/30/2019</u>				
Town Wide	18,019,110	0	18,019,110	0
Long Prairie	19,241,831	385,273	11,510,029	378,095
Denton Creek	3,477,690	22,031	3,389,683	0
Prairie Vista	10,000	0	10,000	0
Lakeside	1,607,659	150,641	426,308	0
	42,356,290	557,945	33,355,130	378,095

WATER	Rev Total	Rev This Per	Exp Total	Exp This Per
3/31/2021	36,732,655	1,171,261	22,056,830	108,656
9/30/2021	35,561,394	750,578	21,948,174	719,870
3/31/2021	34,810,817	1,008,964	21,228,304	294,064
9/30/2020	33,801,853	1,387,143	20,934,239	451,523
3/31/2020	32,414,710	1,285,355	20,482,717	374,842
9/30/2019	31,129,355	883,323	20,107,875	163,387