

THE FLOWER MOUND TOWN COUNCIL WORK SESSION MEETING HELD ON THE 19<sup>th</sup> DAY OF JANUARY, 2017, 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 P.M.

Meeting Video Link: <http://flowermoundtx.swagit.com/play/01192017-767> (subject to change)

The Town Council met in a work session with the following members present:

Tom Hayden	Mayor (left at 7:57 p.m.)
Kevin Bryant	Mayor Pro Tem
Bryan Webb	Deputy Mayor Pro Tem
Jason Webb	Councilmember Place 1
Don McDaniel	Councilmember Place 4

With the following members absent:

Itamar Gelbman	Councilmember Place 5
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constituting a quorum with the following members of the Town Staff participating:

Theresa Scott	Town Secretary
Jimmy Stathatos	Town Manager
Debra Wallace	Deputy Town Manager/CFO
Tommy Dalton	Assistant Town Manager
Kay Wilkinson	Budget and Grants Manager
Doug Powell	Executive Director of Development Services

**A. CALL WORK SESSION TO ORDER**

Mayor Hayden called the work session to order at 6:00 p.m.

**B./C. INVOCATION/PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG**

Councilmember McDaniel gave the invocation and Mayor Hayden led the pledges.

**D. WORK SESSION ITEM**

1. Discuss and receive direction on Community Support funding policy.

Staff Presentation

Ms. Wilkinson gave a presentation identifying or noting:

- Program administration criteria set in FY 2000-2001
- Program eligibility
- Criteria revisions (August 2005, August 2010, and September 2014)
- Community support allocation by year

- FY 2016-17 funded organizations
- Discussion points from the 2016 budget work sessions

There was Council discussion as follows:

- Past history related to community support funding
- Whether or not community support funding should or shouldn't be included in the budget in general
- Whether or not it's the role of Town government to decide the highest and best use of charitable dollars
- Cultural arts versus social services funding
- Whether or not the organizations receiving funds are providing a service that relieves a burden within the Town
- Whether or not the funds being provided by the Town is critical to the success of the organization and that information could serve as a measurement for the purpose of determining funding levels
- The impact associated with removing the funding all together
- Consider changing the funding to a set amount instead of a percentage
- Idea of having an oversight level with the people most knowledgeable to validate the expense or consider creating an ad hoc committee
- The possibility of having the Cultural Arts Commission provide feedback for the art related organizations
- Interest in having more details about each organization to assist with the decision making process and associated funding allocations, and well in advance of the budget. That information could include things such as how they measure their success or an effectiveness rate with the funds provided in the previous year, and direct benefit that the Town is getting
- Have a not to exceed amount to limit out of control growth but to match inflation

Ms. Wallace, Ms. Wilkinson, or Mr. Stathatos responded to questions from Council as follows:

- Whether or not staff should be involved in the decision making process for the charitable organizations funding within the budget framework, with the possible litmus test being whether or not a direct benefit for the Town was achieved to the point where it relieves a burden

There was Council direction to continue with the community support funding program; however, with the understanding staff would gather more information during the application period (i.e. success rates with funds from the previous year, overall effectiveness rate, more comparable information, and what is the direct benefit for the Town based on services provided). In addition the Cultural Arts Commission would serve in a funding recommendation role for the arts related organizations.

2. Discuss and receive direction on senior housing options.

Mr. Dalton gave a presentation identifying or noting:

- Senior housing types

- Independent living product
- Overlay undeveloped areas
- Proposed senior development projects

There was Council discussion as follows:

- How there is an unmet demand for senior rental
- Whether Council should pick the number of units or let the market dictate that
- A review of the discussion points from the Tuesday, January 17, 2017 meeting
- Interest in doing a site review of the type of senior developments being proposed that already exist nearby, and are 10 – 15 years of age, to confirm if they are maintained
- Considerations need to be given relative to a location, such as proximity to hospital, shopping, and medical care
- Time line
- Interest in having more options to consider that would include something in the middle, and/or the availability of smaller size homes ranging from 800 – 1,000 sf for ownership
- The option of tax credits
- Interest level as it relates to the overlay boundary on the land use map, including whether or not it should be expanded
- Irrevocable deed restriction would be a requirement for any senior housing project and it must be in the zoning
- Create amenities for the audience trying to reach; however, retain the discretion to change
- Some of the criteria should be:
  - not to exceed three stories
  - generalized for accessibility that would include features such as an elevator
  - compatibility buffer
  - proximity and adjacency
- What the official Resolution would mean

Mr. Dalton or Mr. Powell responded to questions from Council as follows:

- Accessibility to a traffic signal from the Justin Road location
- Compatibility buffer setback standards
- How definitive should the amenities be
- Clarification as to if there was a 30 or 40 year restriction associated with an irrevocable deed restriction

Moe Mohanna, 330 W Victoria, Gardena, CA

Mr. Mohanna gave a presentation identifying or noting:

- How the number one amenity for senior housing is affordability
- Critical nature of support resolution and what it means
- How they plan to spend a lot of time with the neighborhoods

Mr. Mohanna responded to questions from Council as follows:

- Interest in understanding more about some of their existing properties that are in the area and 15+ years

Todd Wind, 13785 Research Blvd, Austin

Mr. Wind gave a presentation identifying or noting:

- How use of a tax credit is the best way to get affordable housing to Flower Mound

Mr. Wind responded to questions from Council as follows:

- What is the time line in the event an award is received from the state

Mayor Pro Tem Bryant opened the floor for public participation at 8:14 p.m.

Laura Dillon, 6013 Rock Cove, Flower Mound, Vice President of Stone Hill Farms HOA Board

Ms. Dillon provided feedback based on her role as an HOA representative of Stone Hill Farms (a neighborhood that is adjacent to one of the proposed senior housing developments).

Mr. Dalton summarized that the direction is to:

- move forward with the overlay in the current location; however, removing the River Walk
- work on the language in the master plan to make sure not too loose or too tight
- clarification of the mandatories: rental, multi-story, and deed restricted
- public hearing before voting in
- staff to follow up with the contacts made

**E. ADJOURN WORK SESSION**

Mayor Pro Tem Bryant adjourned the work session at 8:16 p.m. on Thursday, January 19, 2017, and all were in favor.

**TOWN OF FLOWER MOUND, TEXAS**

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**THOMAS E. HAYDEN, MAYOR**

**ATTEST:**

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**THERESA SCOTT, TOWN SECRETARY**