

THE FLOWER MOUND TOWN COUNCIL REGULAR MEETING; TOWN OF FLOWER MOUND FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES DISTRICT SPECIAL MEETING; AND CRIME CONTROL AND PREVENTION DISTRICT SPECIAL MEETING HELD ON THE 20TH DAY OF AUGUST 2018, 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.

[Click here](#) for meeting video link (subject to change)

The Town Council met in a regular meeting with the following members present:

Steve Dixon	Mayor
Jason Webb	Mayor Pro Tem
Claudio Forest	Deputy Mayor Pro Tem
Sandeep Sharma	Councilmember Place 2
Kevin Bryant	Councilmember Place 3
Jim Engel	Councilmember Place 4 (arrived at 6:17 p.m.)

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

Theresa Scott	Town Secretary
Bryn Meredith	Town Attorney
Jimmy Stathatos	Town Manager
Debra Wallace	Deputy Town Manager/CFO
Tommy Dalton	Assistant Town Manager
Tiffany Bruce	Executive Director of Public Works
JP Walton	Assistant to the Town Manager
Chuck Jennings	Director of Parks & Recreation Services
Tammy Wilson	Director of Financial Services
Kay Wilkinson	Budget and Grants Manager

A. CALL REGULAR MEETING TO ORDER

Mayor Dixon called the regular meeting to order at 6:00 p.m.

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

Chaplain Mike Liles gave the invocation and Mayor Dixon led the pledges.

D. PRESENTATIONS

1. Certificate of Recognition for the Shadow Ridge Middle School Board Band

Mayor Dixon presented band directors Chris Meredith and Alicia DeSoto, as well as some of the 8th grade leadership band members, with a Certificate of Recognition for their many achievements.

2. Proclamation for National Senior Center Month

Mayor Dixon presented Jaime Jaco-Cooper, Senior Center Manager, with a Proclamation in recognition of National Senior Center Month.

3. Proclamation for retiring Executive Director of Community Services, Gary Sims

Mayor Dixon presented Gary Sims, Executive Director of Community Services, with a Proclamation from the Town, as well as from Senator Tan Parker's office, in recognition of his years of service to the Town.

E. PUBLIC COMMENT

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 names and address	Subject (as written on the form)
1.	Vernell Gregg, 1225 River Oaks	Lewisville Lake Symphony
2.	Al Picardi, 1525 Lindby Dr	Cabin and Public Works

F. ANNOUNCEMENTS

There were no announcements.

G. TOWN MANAGER'S REPORT

Mr. Stathatos gave an update on the following projects and there was discussion on some of the items as noted:

1. Capital improvement projects:
 - Yucca and Churchill street improvements
 - TxDOT Green Ribbon Fund (FM 1171)

2. Economic Development projects:
 - Rush Bowls to open Aug. 27th in Lakeside DFW
 - The Catch is now open (former Mod Market location)
 - Costa Vida opened last week

3. Update on quality of cell service in certain parts of Flower Mound:

Mr. Stathatos provided background information about this item and Mr. Dalton gave an update on the progress made to date, including future plans for improved cell signal service.

4. Presentation of the 2018 Employee Survey Results

Mr. Stathatos provided background information on the survey results and Mr. Walton gave a presentation identify or noting:

- Overview of job characteristics
- Key drivers
- Job satisfaction
- Respect and ethics
- Wages and benefits
- Communication and decision-making
- Work group performance
- Employee-supervisor relationship
- Summary (highlights and opportunities for improvement)

and he responded to questions from Council regarding:

- Clarification that the report includes employees from all departments

5. Silveron Thoroughfare Plan Amendment

Mr. Stathatos gave a status update noting that the development of the Lakewood tract (which is somewhat of a companion piece to this road project) has not come before Planning & Zoning, so staff is not making any recommendations at this time.

H. FUTURE AGENDA ITEMS

1. No future agenda items were brought forward.

I. COORDINATION OF CALENDARS

Mayor Dixon announced that the next Town Council regular meeting is scheduled for Tuesday, September 4th and confirmed Councilmember attendance.

J. CONSENT ITEMS

1. Consider approval of the minutes from a regular meeting of the Town Council; Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District Special meeting; and Crime Control and Prevention District Special meeting held on August 6, 2018.
2. Consider approval of the minutes from a work session of the Town Council held on August 16, 2018.
3. Consider approval of a Professional Services Agreement with Alliance Geotechnical Group, to provide construction materials engineering and testing, for the Yucca Drive Reconstruction and Churchill Drive projects, in the amount of \$51,464.50; and authorization for the Mayor to execute same on behalf of the Town.
4. Consider approval of a Construction Agreement with Pavecon Public Works, for the Skillern Road project, in the amount of \$562,559.40; and authorization for the Mayor to execute same on behalf of the Town.

5. Consider approval of a Professional Services Agreement with Alliance Geotechnical Group, to provide construction materials engineering and testing, for the Skillern Road project, in the amount of \$16,563.50; and authorization for the Mayor to execute same on behalf of the Town.

Councilmember Bryant moved to approve by consent Items 1 – 5, as presented in the above referenced agenda captions, and if applicable, the Ordinance or Resolution caption for each, for the record. Deputy Mayor Pro Tem Webb seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: FOREST, ENGEL, BRYANT, WEBB, SHARMA

NAYS: NONE

K. REGULAR ITEMS

Mayor Dixon opened items 6 – 9 at the same time.

6. Public Hearing to consider the proposed budget for the fiscal year beginning on October 1, 2018, and ending on September 30, 2019.

Staff Presentation

Ms. Wilkinson and Ms. Wallace gave a presentation for items 6 – 9 identifying or noting:

- How Flower Mound Compares to benchmark cities
 - 2017 population
 - FY 2017 total tax rate
 - Flower Mound tax rate
 - FY 2017 debt tax rate
 - % of the tax rate used to pay debt
 - Percentage of governmental outstanding debt (percentage covered by the tax rate)
 - Full time equivalent (FTE) per capita
 - 2017 Unassigned fund balance and financial policy
- Town sales tax revenue as a percentage of governmental revenue
- Financial goals update
- 2018 debt service and tax rates
- Required budget and tax rate adoption language
- Changes since proposed budget
- Lewisville Lake Symphony – additional information
- General fund
- Current property tax exemptions available
- Homestead exemption impact
- Effective tax rate adoption impact
- Tax bill comparison (\$400,000 home)
- Utility fund
- Water/Wastewater rates
- Current utility bill comparison
- Stormwater utility fund
- Special revenue funds

- Capital Improvement Project summary
- Windsor roundabout connection
- Gibson Grant log cabin, recommended phasing
- Crime Control & prevention district budget
- Fire Control, Prevention, & Emergency Medical Services Budget
- Next steps

and Ms. Wallace or Ms. Wilson responded to questions or comments from Council regarding:

- Homestead exemption and future roll back rates calculations, as well as what is the timing should Council have interest in bringing forward in the future
- When will Council see the cabin final master plan
- What advantage does the 20% reserve rate offer the Town
 - And there was Council consensus to consider the homestead exemption for next year's budget, and to include a review of all possible negative consequences, particularly in light of an upcoming state legislative session
- For the fund balance there was Council consensus to move forward with the 20% reserve rate
- For the West Windsor connection, there was Council consensus to move forward with the road connection
- There was discussion about Kirkpatrick Phase III; however, there were concerns regarding funding

and there was Council discussion regarding:

- Appreciation for the time and effort that went into preparing the budget
- Option of the effective tax rate
- How considering the homestead exemption is a valuable tool and a measurable way to give back to the residents (rather than the tax rate)
- What a 15% reserve rate could allow versus a 20%
- Community support funding:
 - the role of government overall
 - how the work of the non-profits benefits the Town

7. Public Hearing by the Town Council acting as the Board of Directors for the Town of Flower Mound Crime Control and Prevention District to consider the Flower Mound Crime Control and Prevention District proposed budget for the fiscal year beginning on October 1, 2018, and ending on September 30, 2019.
8. Public Hearing by the Town Council acting as the Board of Directors for the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District to consider the Flower Mound Fire Control, Prevention, and Emergency Medical Services District proposed budget for the fiscal year beginning on October 1, 2018, and ending on September 30, 2019.
9. Public Hearing to consider a tax rate of \$0.4390 per \$100 assessed valuation.

Mayor Dixon made the following required announcement:

“The Town of Flower Mound’s tax rate is scheduled for adoption on Monday, September 17, 2018, at 6:00 p.m., at a regular Town Council meeting, to be held in the Town of Flower Mound Council Chambers, located at 2121 Cross Timbers Road, Flower Mound, Texas, 75028.”

Mayor Dixon opened the Public Hearing for items 6 – 9 at 7:24 p.m.

The following individuals either spoke in support or opposition, or had questions / comments related to the item: *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.*

Support: Comments/Questions	Opposition: Comments/Questions	Question(s)/Comments Only
Rev. Dr. Byron Wells, 309 Salisbury Ln	Patrick Martin, 4700 Oak Springs Dr	Paul Stone, 4100 Broadway

Mayor Dixon closed the Public Hearing for items 6 - 9 at 7:33 p.m.

No Council action was required or taken for items 6 – 9.

10. Consider approval of a Service Agreement for Demand Response Transit Service with SPAN, in an amount not-to-exceed \$48,672.00, to provide transportation service for Town citizens who are age 65 or older and Town citizens with verifiable disabilities that prevent them from driving; and authorization for the Mayor to execute same on behalf of the Town.

Staff Presentation

Mr. Jennings gave a presentation identifying or noting:

- Background information (history)
- Funding sources for FY19-20
- Cost history for SPAN

Applicant Presentation

Michelle McMahon, Executive Director, and Roger Muckel, Mobility Manager, of SPAN gave a presentation identifying or noting:

- Current service
- Client utilization
- Flower Mound Total Trips and users FY 2016 – FY 2018
- Timeline for new funding
- New funding: 5310
- Flower Mound Trip rate FY 2018-2019
- Trip purposes
- Service area and trip allocations
- Other efficiencies
- Closing remarks

and they responded to questions from Council as follows:

- Clarification that the Town has already used all of the dollars budgeted for the year
- Is education included as one of the trip purposes

and there was Council discussion regarding:

- How two days a week for work trips needs to be looked at as most workers have five day a week schedules and they are put in a position of finding alternative transportation on those days
- Interest in improving the efficiencies of using predetermined days for specific stores for grocery shopping
- Interest in more trips for special day program needs

Administrative Note: A revised contract with a lower rate was provided after the agenda packet posting and that rate was noted in the staff and applicant presentation.

Councilmember Bryant moved to approve as presented in the agenda caption. Mayor Pro Tem Webb seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: SHARMA, WEBB, BRYANT, ENGEL, FOREST

NAYS: NONE

11. Consider approval to award Bid No. 2018-73-B, for the Yucca Drive Reconstruction and Churchill Drive projects, to Tiseo Paving Company, for the amount of \$2,064,583.15; and authorization for the Mayor to execute same on behalf of the Town.

Staff Presentation

Ms. Bruce provided background information about the item and what is planned for the project, and she responded to questions from Council regarding:

- Clarification regarding trail connection locations
- Has there been any negative feedback from the public
- What is the timing for completion

Councilmember Bryant moved to approve as presented in the agenda caption. Deputy Mayor Pro Tem Forest seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: FOREST, ENGEL, BRYANT, WEBB, SHARMA

NAYS: NONE

12. Consider approval of Bid No. 2018-90-B, Flower Mound Police Department Phase II to Schmoldt Construction Inc., in the amount of \$1,525,000.00; and authorization for the Mayor to execute on behalf of the Town.

Staff Presentation

Ms. Wallace outlined the scope of work for this project as follows:

- Adding an addition to the East side of the building by approximately 2,500 square feet
- Renovation of the exterior insulation and finish system (EFIS)
- Additional secured parking for police department vehicles

Mayor Pro Tem Webb moved to approve as presented in the agenda caption. Deputy Mayor Pro Tem Forest seconded the motion.

VOTE ON MOTION:*Motion passed***AYES: SHARMA, WEBB, BRYANT, ENGEL, FOREST****NAYS: NONE****L./M. CLOSED/OPEN MEETING**

The Town Council convened into a closed meeting at 8:31 p.m. on August 20, 2018, pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, and 551.087 for consultation with attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, and reconvened into an open meeting at 8:50 p.m. on August, 20, 2018, to take action on the items as follows:

- a. Discuss and consider purchase, exchange, lease or value of real property for parks and/or other municipal purposes and all matters incident and related thereto. **No action taken.**
- b. Discuss and consider economic development incentives, including retail centers, corporate relocation/expansion/retention, hospitality projects, and performance related to certain incentive agreements. **No action taken.**
- c. Consultation with Attorney regarding legal issues associated with zoning approval procedures. **No action taken.**

N. ADJOURN REGULAR MEETING

Mayor Dixon adjourned the meeting at 8:50 p.m. on Monday, August 20, 2018, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS*Steve Dixon*

STEVE DIXON, MAYOR**ATTEST:***Theresa Scott*

THERESA SCOTT, TOWN SECRETARY