

THE FLOWER MOUND TOWN COUNCIL REGULAR MEETING HELD ON THE 15TH DAY OF OCTOBER 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

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
Chuck Russell	Town Planner
Tiffany Bruce	Executive Director of Public Works
Brian Waltenburg	CIP Engineering Manager
Eric Greaser	Fire Chief
Andy Kancel	Police Chief
Molly Fox	Director of Communications

A. CALL REGULAR MEETING TO ORDER

Mayor Dixon called the regular meeting to order at 6:02 p.m.

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

Chaplain Russ McNamer gave the invocation and Mayor Dixon led the pledges.

D. PRESENTATIONS

1. Update from Veterans Liaison Doug Brown on current events
Mr. Brown announced various upcoming Veterans events.
2. Proclamation and presentation to Hometown Hero banner to Charles Boettcher and Daniel Gage
Mayor Dixon presented the families of the Hometown Heroes with a proclamation in recognition for their service, and each family provided background information about their service.
3. Recognition of Flower Mound Police and Fire Department winners of USA TODAY's Law Enforcement Lip Sync Challenge Contest

Ms. Fox provided background information on the creation of the video and Mayor Dixon presented each of the participants with a Certificate of Recognition. Police Chief Kancel and Fire Chief Greaser introduced members of their staff.

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.	Denise Jones, 4817 Dominion Ct With donated time from: Gary Jones, 4817 Dominion Ct	Proposed Fire Station #7

F. ANNOUNCEMENTS

Deputy Mayor Pro Tem Forest reported on the recent Winning The Fight 5k Run and provided information about the purpose of the event.

Councilmember Bryant announced the following upcoming events:

- Police Department open house
- Fall trash bash
- Dorothy's Dash

Mayor Pro Tem Webb announced the upcoming Battle of the Mound basketball game and provided background information about the event.

G. TOWN MANAGER'S REPORT

Mr. Stathatos provided a report on the following projects:

1. Capital improvement projects.
 - Traffic signal at FM 2499 @ Silveron
 - Yucca @ Churchill road improvement
 - New Town Hall delay (December 17th Ribbon Cutting)
 - Ms. Bruce provided a report on the impact of the recent heavy rain events and associated flooding
and she responded to the following questions from Council:
 - What is the preferred way public works would like to be notified by the citizens about flooding

2. Economic Development projects.
 - ICare Rehab Hospital tour and accreditation achievement
 - Sushi Topi opening soon
 - Hitachi Capital America Corp. opening soon
 - Living Earth opening soon
 - Q T (Waketon and FM 2499) progress
 - CNN Money Magazine recognized Flower Mound as one of the top places to retire

3. Boards and Commissions (Presentations and Input)

Mr. Dalton provided background information on feedback received from Boards regarding presentations and the input process. He presented an outline of a P & Z work plan and pointed out next steps. He also reported on the Town's current adopted policy as it relates to gaining input from board members, and indicated that board members will be made aware of this process at their annual training on November 29th.

Mayor Dixon provided background information and how this was a discussion at the Strategic Planning Session this past July.

H. FUTURE AGENDA ITEMS

1. There were no items requested for a future agenda.

I. COORDINATION OF CALENDARS

Mayor Dixon announced that the next regular meeting is scheduled for Monday, November 5. He also pointed out that Council will not be in the new Town Hall at that time as previously planned.

J. CONSENT ITEMS

1. Consider approval of the minutes from a regular meeting of the Town Council held on October 1, 2018.
2. Consider approval of the TRAKiT Software upgrade agreement, through CentralSquare Technologies, in the amount not to exceed \$75,000.
3. Consider approval of a one year Service Agreement with Citibot, Inc. to provide SMS chatbot customer service platform, software, and services in the amount of \$16,900 with option to renew annually and authorization for the Mayor to execute same on behalf of the Town.
4. Consider approval of the purchase of one (1) New 2017 Ford F-550 Lift-A-Loft Aerial Basket w/service body per Vendor Specifications/Quote from Sam Pack's Five Star Ford for the Public Works Department in the amount of \$92,843.00.
5. Consider approval of an Annual Maintenance Contract with Mass Notification Services, Inc. for the Town's Outdoor Warning Siren System in the amount of \$15,660.00; and authorization for the Mayor to execute same on behalf of the Town.
6. Consider approval of the purchase of emergency medical supplies and pharmaceuticals from Bound Tree Medical LLC, through the City of Cedar Hill Contract.
7. Consider approval of Amendment No. 1 to the Fiscal Year 2018-2019 Capital Improvement Program.
8. Item 8 was moved from consent to regular.

9. Consider approval of updates to the Town of Flower Mound Design Criteria and Construction Standards, modifying fire hydrant painting requirements, and adding M&H Valve Company as an approved manufacturer of fire hydrants and water valves.
10. Consider approval of a resolution declaring expectation to reimburse expenditures with proceeds of future debt and authorizing the preparation of the documents associated with the issuance, sale, and delivery of the debt obligations; and providing an effective date.

RESOLUTION NO. 16-18

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT, AND AUTHORIZING THE PREPARATION OF THE DOCUMENTS ASSOCIATED WITH THE ISSUANCE, SALE AND DELIVERY OF THE DEBT OBLIGATIONS; AND PROVIDING AN EFFECTIVE DATE.

Mayor Pro Tem Jason Webb moved to approve by consent Items 1-7; and 9-10 as presented in the agenda caption. Councilmember Sharma seconded the motion. Each item, as approved by consent, is restated above, and if applicable, the Ordinance or Resolution caption for each, for the record.

VOTE ON MOTION:

Motion passed

AYES: FOREST, ENGEL, BRYANT, WEBB, SHARMA

NAYS: NONE

K. REGULAR ITEMS

8. Consider approval of the purchase of new traffic signal detection equipment for the Traffic Detection Rehabilitation project, from Test Technologies through the HGAC Buy program, in the amount of \$132,900.00.

Ms. Bruce provided background information regarding the scope of work and the reason for the equipment purchase. She responded to the following questions from Council:

- How many of the old video based sensors would be remaining
- Do the larger intersection, such as 3040 and 2499, still have the old sensors

Councilmember Sharma moved to approve item 8 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. Public Hearing to consider a request for rezoning (ZPD17-0003 - NEM Senior Living) from Retail District-1 (R-1) to Planned Development District No. 154 (PD-154) with age-restricted, high-density residential use, and with certain modifications and exceptions to the Code of Ordinances, and to consider adopting an ordinance providing for said amendment, subject to the terms and conditions in the attached Development Agreement and

authorization for Mayor to execute same on behalf of the Town. The property is generally located south of Rippy Road and east of Long Prairie Road. (The Planning and Zoning Commission recommended approval by a vote of 5 to 1 at its September 24, 2018, meeting.) (The Town Council postponed the item at its October 1, 2018, meeting.)

Staff Presentation

Mr. Stathatos provided background information regarding the request for a postponement.

Mr. Meredith responded to the following questions from Council:

- The possibility of making a motion that postpones the item until the time it is ready

Councilmember Bryant moved to postpone a request for rezoning (ZPD17-0003 – NEM Senior Living), including the public hearing, to the November 5, 2018, Town Council meeting. Deputy Mayor Pro Tem Forest seconded the motion.

VOTE ON MOTION:

Motion passed (to postpone)

AYES: FOREST, ENGEL, BRYANT, WEBB, SHARMA

NAYS: NONE

12. Public Hearing to consider a request for a Master Plan Amendment (MPA18-0006) to amend Section 8.0, Water Plan, of the Master Plan to adopt the Lakeside Reuse Water Master Plan to meet the Town of Flower Mound's reuse water system infrastructure needs over the build-out of the system located within the Lakeside Business District, and to consider adopting an ordinance providing for said amendment. (The Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its October 8, 2018, meeting.)

Staff Presentation

Mr. Waltenburg introduced Dexter May of Alan Plummer.

Consultant Presentation

Mr. May gave a presentation identifying or noting:

- What is water reuse
- Why reuse
- Lakeside Reuse Water Master Plan
- Next steps

and he, Mr. Waltenburg, or Ms. Bruce, responded to the following questions from Council, and some of which were as a result of the public hearing:

- What is the likelihood of the Town getting grants to offset some of the cost
- Was there a cost study that included a comparison based on water vendors
- Would there be additional impact fees
- Is there a plan to introduce water reuse in other parts of Town

Council Discussion

- How the main use in the summer is for irrigation

- In favor of the reuse program as it's being very wise with the water resource we have

Mayor Dixon opened the public hearing at 7:02 p.m.

	Speaker names and address	For/Against/Question(s)
1.	Allison Olson, 4509 Ironwood Blvd	Question

Mayor Dixon closed the public hearing at 7:07 p.m.

Councilmember Bryant moved to approve item 12 as presented. Deputy Mayor Pro Tem Forest seconded the motion.

ORDINANCE NO. 34-18

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE MASTER PLAN, BY AMENDING ORDINANCE NO. 24-01 IN PART, WHICH ADOPTED THE MASTER PLAN; BY AMENDING SECTION 8.0 WATER PLAN BY ADDING A PROVISION RELATED TO THE ADOPTION OF THE LAKESIDE REUSE WATER MASTER PLAN; ADOPTING THE LAKESIDE REUSE WATER MASTER PLAN AS A COMPONENT OF THE MASTER PLAN; REPEALING ALL CONFLICTING ORDINANCES, ORDERS, OR RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

Motion passed

AYES: FOREST, ENGEL, BRYANT, WEBB, SHARMA

NAYS: NONE

13. Consider a request for a Site Plan (SP18-0010 - Fire Station No. 7) to develop a fire station with certain waivers and exceptions to the Code of Ordinances. The property is generally located west of Skillern Road and north of Wichita Trail. (Planning & Zoning Commission recommended approval by a vote of 6 to 0 at it's October 8, 2018, meeting.)

Staff Presentation

Mr. Russell gave a presentation identifying or noting:

- General and detailed location
- Land use and zoning
- Photos of subject property
- Site plan
- Landscape plan
- Elevations
- Exceptions being requested
- Front yard variance

and he, or Chief Greaser, responded to the following questions from Council:

- How long has the Town been trying to get a Fire Station in this area

Mr. Stathatos requested that Council authorize the Town Manager to enter into an agreement for the installation of additional evergreen trees as requested by a neighboring resident, and requested that it be included in the motion. Mayor Dixon provided background information about how the Town has done this in the past.

Deputy Mayor Pro Tem Forest moved to approve item 13 as presented in the agenda caption, with the inclusion of updated landscape plantings depicted in attachment 2, as well as authorizing the Town Manager to incorporate the additional plantings to accommodate the neighboring resident across the street. Councilmember Engel seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: FOREST, ENGEL, BRYANT, WEBB, SHARMA

NAYS: NONE

14. Consider approval of an ordinance providing for a residential homestead ad valorem (property) tax exemption.

Staff Presentation

Ms. Wallace gave a presentation identifying or noting:

- Background information regarding exemptions and associated options
- If adopted it would be effective 2019 tax year and 2020 fiscal year
- Current property tax exemptions available
- Over 65 exemption comparison to benchmark cities
- Homestead exemption comparison to benchmark cities
- Tax Bill Comparison - \$400,000 home value (current tax rate, effective tax rate, homestead exemption (2% and 2.5% options)
- Benefit of utilizing a homestead exemption versus the effective tax rate
- 2.5% homestead exemption impact (budget projections)

Council Discussion

There was Council Discussion regarding:

- Rollback and effective tax rate scenarios
- Background information for this agenda item and how the homestead exemption is the better option
- How this exemption benefits Flower Mound home owners
- How the exemption offers a break to taxpayers but doesn't have a huge impact on the budget
- And while the businesses won't benefit directly from the tax break residents will have additional revenue to spend at those businesses
- Happy to see it come to fruition and the possibility of increasing it in the future

Councilmember Engel moved to approve item 14 as presented. Councilmember Bryant seconded the motion.

ORDINANCE NO. 33-18

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, PROVIDING FOR A RESIDENTIAL HOMESTEAD AD VALOREM (PROPERTY) TAX EXEMPTION; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

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 7:30 p.m. on October 15, 2018, pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, 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 8:13 p.m. on October 15, 2018, no action was taken on any of the following items:

- a. Consultation with Attorney as follows:
Case numbers OGB18-0001; OGB18-0003; BOA18-0008 (Eagle Ridge Operating, LLC)
- b. 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.
- c. Discuss and consider economic development incentives, including retail centers, corporate relocation/expansion/retention, hospitality projects, and performance related to certain incentive agreements.

N. ADJOURN REGULAR MEETING

Mayor Dixon adjourned the meeting at 8:13 p.m. on Monday, October 15, 2018, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS*Steve Dixon***STEVE DIXON, MAYOR****ATTEST:***Theresa Scott***THERESA SCOTT, TOWN SECRETARY**