

THE FLOWER MOUND TOWN COUNCIL WORK SESSION HELD ON THE 20TH DAY OF OCTOBER, 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 P.M.

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

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

Derek France	Mayor
Sandeep Sharma	Mayor Pro Tem (left at 7:17 p.m.)
Ann Martin	Deputy Mayor Pro Tem
Adam Schiestel	Councilmember Place 1
Jim Engel	Councilmember Place 4

with the following member absent:

Brian Taylor	Councilmember Place 3
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constituting a quorum with the following members of the Town Staff participating:

Theresa Scott	Town Secretary
James W. Childers	Town Manager
Tommy Dalton	Assistant Town Manager
Tiffany Bruce	Assistant Town Manager/Town Engineer
Chuck Jennings	Director of Parks and Recreation
Joelle Hainley	Building Official
JP Walton	Strategic Services Manager
Paul Henley	Fire Chief

**A. CALL WORK SESSION TO ORDER**

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

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

Mayor France gave the invocation and led the pledges.

**D. PUBLIC COMMENT**

No one spoke.

**E. WORK SESSION ITEMS**

Presentations and discussions on:

1. Tennis Center Funding

Mr. Childers provided an overview of the item. Mr. Jennings gave a presentation identifying or noting:

- Background information

- National participation
- Key takeaways from study
- Conceptual rendering
- Cost estimate
- Management option
- 4B funds over 20 years
- 4B park projects impacted

and he responded to questions or comments from Council regarding:

- Clarification regarding funding options
- Election timing

There was Council discussion regarding:

- Rise in interest rates
- Want to avoid raising the tax rates
- Don't want to deplete funds for current 4B projects
- Possibility of including Trotter Park in a TIRZ boundary
- Funding sources
- Interest in funding a tennis center but may need another meeting to understand the how, which would include 2-3 options from various funding sources to pick from

Robert Dransfield, Norton Rose Fulbright, Bond Counsel

Mr. Dransfield pointed out there is a principal and interest combined component of the 4b funds over 20 years that needs to be considered.

There was Council consensus to continue the discussion, and for staff to include specific options (pros and cons) including various funding sources.

## 2. Mandatory Sewer Connections

Mr. Dalton gave a presentation identifying or noting:

- Recap
- Applicability
- Process: Cost, appeal
- Expiration

and he responded to questions or comments from Council regarding:

- Cost
- Frequency of the situation
- How would timing be handled
- Mitigation efforts
- How expensive to connect than replace a system
- Next steps

There was Council discussion regarding:

- Good with the process
- Interest in making sure the BOA enforces the rules

There was Council consensus to move forward with having it on a future agenda.

## 3. Accessory Structures

Ms. Hainley gave a presentation identifying or noting:

- Background information
- Accessory buildings (defined)
- Photo examples
- Patio covers

And she responded to questions from Council regarding:

- What is the intent for the regulations in place
- Acceptable vs. non acceptable square footage
- Clarification regarding regulations associated with detached versus attached accessory buildings

There was general consensus to not make any changes to the current process.

## 4. All Together Flower Mound Commission

Mr. Walton gave a presentation identifying or noting:

- Background information
- ATFM Recommendations
- Next steps

and he responded to questions or comments from Council regarding:

- Are quarterly meetings too long between meetings for the board to be effective
- Process to generate items

Council discussion

There was Council discussion regarding:

- Agree with the recommendations as it provides structure, organization, consistency, and transparency
- Frequency of meetings
- Interest in having more discussion about the scope of work for ATFM

There was Council consensus to proceed in bringing an item forward to bring forward the modifications as discussed.

**F. ADJOURN WORK SESSION**

Mayor France adjourned the work session at 7:44 p.m. on Thursday, October 20, 2022, and all were in favor.

**TOWN OF FLOWER MOUND, TEXAS**



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**DEREK FRANCE, MAYOR**

**ATTEST:**

*Theresa Scott*

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**THERESA SCOTT, TOWN SECRETARY**