

THE FLOWER MOUND TOWN COUNCIL WORK SESSION AND SPECIAL MEETING HELD ON THE 17TH DAY OF NOVEMBER, 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 special meeting and work session with the following members present:

Derek France	Mayor
Ann Martin	Deputy Mayor Pro Tem
Adam Schiestel	Councilmember Place 1
Jim Engel	Councilmember Place 4

with the following members absent:

Sandeep Sharma	Mayor Pro Tem
Brian Taylor	Councilmember Place 3

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
Lexin Murphy	Director of Planning Services
Brittini Barnett	Grants & Financial Analyst
Julie Taylor	Directory of Treasury Operations
Andy Kancel	Police Chief

A. CALL TO ORDER

Mayor France called the work session and special meeting 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

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.	Katie Mayer, 3612 Burlington	Item #2
2.	Judy Boyce, 3028 Newcastle Ct	Pickleball/Tennis Cts
3.	Nancy Kleckner, 400 Loma Alta Dr	Item #2
4.	Tim Boyce, 3028 Newcastle Ct*	Tennis Facility
5.	Jim Linker, 2054 Cross Haven Dr*	Tennis/Pickleball Center

6.	Karen Tonti, 4900 Pack Saddle Way*	Tennis & Pickleball Center
7.	Lindsey Stinger, 1163 Lake City Ave*	Item #2
8.	Mandy Rhodes, 6501 Red Bud*	Tennis Center
9.	Shawn Graef, 4904 Haley Dr*	Tennis Courts
10.	Elly Steenbergen, 3705 Wicklow Ct*	Tennis and Pickle ball courts
11.	Shery Layne, 3604 Everton Dr	Tennis/Pickleball Facility

*Did not want to speak.

E. WORK SESSION ITEMS

1. Updating the Community Support Funding Policy

Ms. Barnett gave a presentation identifying or noting:

- Background information
- What a completed application packet includes
- Current process
- Spending history (5 years)
- Proposed new process

There was Council discussion regarding:

- More information needed regarding the benefit in making the change
- Concerns regarding transparency
- Interested in seeing more information about the resident benefit
- Like how applicants will request funds in June and the committee review process
- Do what is being suggested; however, like the idea of getting a sales pitch from the actual organizations
- Would like the Town committee to vet the applicants, come up with a rotation for the organizations to come forward with a presentation to Council (i.e. on a 3 year schedule), and prioritize applicants based on the level of service provided to Flower Mound residents

There was Council consensus to remain involved in the process.

2. Funding options for the Tennis Center

Mr. Childers provided background information.

Ms. Taylor gave a presentation identifying or noting:

- Council direction summary
- Assumptions
- Option 1 (\$15,000,000 by fund and split 50/50 4B and I & S)
- Options 2 – 4 (\$7,500,000 cash contribution combined with \$7,500,000 GO bonds)
- Cash funding options
- Timeline

Mr. Childers indicated that if Council was to move forward it would be his recommendation to use Option 4 as presented.

Ms. Taylor or Mr. Childers responded to questions from Council regarding:

- When was the last time the Town allocated this amount of funding specific to a project without it going on the ballot

There was Council discussion regarding:

- Possibility of a Public Private Partnership
- Interest in having it go to the voters given the significance of the project
- How the cost presented is just to build it
- Interest in knowing more about what grant dollars might be available (as per one of the speakers during public comment)
- Impact to the 4b
- Like the option of 4b alone
- Like option # 4 and splitting amongst the various sources, and concern regarding taking all 4b funding where the Town is hamstrung on other projects that would need the 4b funding
- Interest in seeing a model to where other benefits will offset the expense (i.e. tournament play)

There was Council consensus to continue the discussion, with a focus on the cash component and whether to use 4b for the debt service exclusively or split it between I & S and 4b funds. Additionally, include a fully operational model and outline public private partnership opportunities or grant funding sources.

3. Catalytic converter thefts

Chief Kancel reported on how catalytic converter thefts are on the rise. He pointed out preventive measures the public can take to minimize this type of theft:

- Park vehicle in a secure area, with a location that has security cameras, or close to an entrance
- Use outdoor motion activated lights
- Engrave an ID or driver's license number on the converter
- Purchase a catalytic converter lock

He also pointed out other ways this issue can be alleviated, such as with local legislation, or social media notifications.

and he responded to questions or comments from Council regarding:

- Whether catalytic converter thefts were reduced after Frisco put an Ordinance in place
- Flower Mound statistics

There was Council consensus to focus on educating the public on the preventive measures that could be taken, and to continue thinking of other options.

4. Warehouse land use and zoning

Ms. Murphy gave a presentation identifying or noting:

- Warehouse definition
- Zoning
- Future land use
- Nonconforming uses

and there was Council discussion regarding:

- Degrees of warehousing versus distribution center (some generate heavy vehicle traffic, while others do not)
- Possibility of separating warehouse and distribution center classifications

- Defining what is considered a distribution center would be a challenge
- The change might provide an opportunity to approve some projects over others based on a minimal traffic impact
- Use of planned development as a tool for warehouse applicants to have a control element

There was Council consensus to not make any changes.

F. CLOSED MEETING

The Town Council convened into closed meeting pursuant to Texas Government Code Chapter 551.087 at 7:17 p.m. to discuss matters relating to economic development negotiations, and no action was taken on the following items:

- d. Discuss and consider economic development incentives, including retail centers, corporate relocation/expansion/retention, hospitality projects, performance related to certain incentive agreements, and proposed Tax Increment Reinvestment Zone (TIRZ).

G. ADJOURN

Mayor France adjourned the work session at 8:58 p.m. on Thursday, November 17, 2022, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



DEREK FRANCE, MAYOR

ATTEST:



THERESA SCOTT, TOWN SECRETARY