

THE FLOWER MOUND TOWN COUNCIL SPECIAL MEETING HELD ON THE 22ND DAY OF MAY 2012, IN THE CENTRAL FIRE STATION, LOCATED AT 3838 FORUMS DR IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:00 P.M.

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

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| Tom Hayden | Mayor |
| Kendra Stephenson | Mayor Pro Tem |
| Mark Wise | Deputy Mayor Pro Tem |
| Bryan Webb | Councilmember, Place 2 |
| Steve Dixon | Councilmember, Place 4 |
| Vacant | Place 5 |

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

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| Theresa Scott | Town Secretary |
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A. CALL MEETING TO ORDER

Mayor Hayden called the special meeting to order at 6:05 p.m.

B. INVOCATION

Councilmember Dixon gave the invocation.

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG

Mayor Hayden led the pledges.

D. REGULAR ITEMS

Item numbers noted below coincide with the Agenda and have been placed in discussion order. Not all items listed in the Agenda were discussed.

- 9./1. Discussion of funding opportunities and the Town’s relationship with the Flower Mound Chamber of Commerce, and Town funding of Chamber activities through an annual agreement between the Town and the Chamber of Commerce. Discussion of the current status of economic development projects in the Town, including existing, pending, or future development.**

Mayor Hayden invited Chamber representatives to come forward and speak about opportunities in which the Town and Chamber could work together for the benefit of the business community.

The following Chamber representatives were in attendance:

- Jane Foster, Chairman
- Lori Salisbury, Vice Chairman
- Cindi Howard, Director of Operations
- Kathy Beam, Director of Membership

Ms. Howard provided background information as to how the Town and Chamber have worked together in the past when there was a formal agreement in place.

Ms. Beam identified four ways in which the Town and Chamber could work together:

1. Chamber I-Phone App program:

There was in depth discussion about potential cost savings that could be gained by merging the Town and Chamber's I-Phone App program in conjunction with the Shop Flower Mound program. Councilmember Dixon suggested having Town staff visit with Chamber representatives to determine where opportunities exist. Ms. Howard mentioned they have a meeting on Thursday with Mark Wood, Director of Economic Development for the Town.

Mayor Hayden asked Ms. Beam for a status update with regard to their App program. Ms. Beam responded they are in the development stages, and anticipated launching in mid-June.

Mayor Hayden expressed interest in integrating the Town's app with the Chamber App.

Deputy Mayor Pro Tem Wise inquired about what type of content would be included within their App. Ms. Beam responded content would include contact information for local, state, and county elected officials, and their business directory. Mayor Hayden inquired if their App included just Chamber members. Ms. Beam responded the business directory part is, however, there are school links and other points of interest included. Ms. Foster noted they could offer inclusion of all Flower Mound businesses as an option, and Chamber members would be identified by a different color, for example. Councilmember Dixon pointed out that the Norman, Oklahoma Chamber is an example of a Chamber that is utilizing the App. Furthermore, they are using the same company that is developing the Flower Mound Chamber App.

Ms. Foster commented the App expense was minimal and they have sponsors for it. She noted when a feature is added there is an associated cost of approximately \$2,500. She also pointed out it takes the company a month for development and then about a week for Apple to approve it.

Councilmember Stephenson commented it would be confusing, as well as conflicting, to have both a Chamber and Town App, and in the end both Apps would suffer.

Councilmember Webb commented it makes sense to work together and share the dollars. He added, there would need to be a review of the Town's website identifying where most of the traffic is driven, with an attempt to incorporate that content to the App for the purpose of meeting the highest demand for information.

Ms. Howard noted the Chamber and Town would need to meet to identify content needs that are in the best interest of all concerned. Ms. Beam stated if it turns out there is a need to have separate Apps, there could be some benefit to promoting both Apps at the same time.

Councilmember Wise voiced some concern in relation to how the Flower Mound App works now and how features such as the option of submitting photographs for identified issues would be incorporated in the event the Apps were merged. Ms. Howard pointed out the App wouldn't be as inclusive as what is on the Town's website, however, it could address the most important components.

Mayor Hayden summarized the Town will investigate the possibility of merging the two Apps together.

Councilmember Dixon suggested having Town and Chamber representatives meet to identify what kind of synergies exist that can come forward for consideration.

2. Joint effort to host a governmental luncheon for all businesses to attract major employers.

Ms. Beam stated this type of event would demonstrate a concerted effort by the Town and Chamber to bring quality businesses to Flower Mound.

Mayor Hayden inquired as to what type of frequency would these type of luncheons occur. Ms. Beam responded probably quarterly.

There was some discussion about the Town's Allies Day and how it served this purpose.

Mayor Hayden referenced the Colleyville Economic Development group that has a luncheon every month for the purpose of sharing what's happening in Colleyville. He noted similar could be done in Flower Mound in that information could be shared in the way of economic development, as well as the availability of commercial space. Ms. Beam stated being open to potentially attending one of their meetings to identify the meeting format.

Councilmember Dixon summarized that the objective is to partner with the Chamber such as what has been done with Allies Day, and be open to other business outreach opportunities to draw more attention to Flower Mound in relation to prospects.

Councilmember Stephenson commented that it might be a good idea to understand how other cities work with their chambers such as Lewisville, Southlake, and Colleyville. Councilmember Webb asked for Chamber staff to provide Council a visual as to what it looks like when a Chamber and Town work together. Ms. Howard noted Chamber staff regularly attends chamber conferences in which ideas are generated that involve both Chambers and cities. Furthermore, she noted that there are more Towns and Chambers that work together than those that don't. She stated in many cases the cities bring in the businesses and the Chamber helps nurture them so they become successful. Ms. Beam noted it involves everyone working together for each other's best interest for the betterment of the community.

Ms. Foster noted that Highland Village is an example of a city that works well with the Chamber. For example, they vet ideas through the Chamber and seek their input and assistance related to events.

Mayor Hayden suggested it might be a good idea for the Town's Economic Development staff to attend the Chamber conference referenced earlier that involves Chambers and cities.

3. Distributing or Mailing of the Business Directory.

Ms. Beam noted they would like to partner with the Town on the Directory.

Councilmember Dixon inquired if the water department was still handing out the directory. Ms. Beam responded that the water department cannot hand one to them, however, they are available by their customer service window.

Ms. Beam noted ideally, they would like to mail it to every household, however, that is not feasible. In addition, they produce a map every two years, and they would like to partner with the Town on that.

4. Town to Underwrite a major seminar.

This type of event would assist in business recognition and addresses the idea of providing a value added benefit for being in Flower Mound. Disney and Chick-Fil-A were provided as examples of companies that put on good seminars, with Chick-Fil-A conducting a leadership seminar.

Mayor Hayden asked what the anticipated accomplishment with this type of program would be. Ms. Beam noted it's about exposing businesses to ideas and ways to practice best measures for success. Furthermore, it allows businesses the benefit of gaining this knowledge at a reduced cost and at a localized level. She gave SCORE as an example of providing tools for success.

Mayor Hayden asked what other cities are doing this. Ms. Foster responded Southlake. Mayor Hayden inquired of the possibility of area cities collectively hosting this type of event. Ms. Beam responded it's possible. Ms. Howard said sometimes businesses need to know their municipality is encouraging their success. Ms. Beam reiterated it's about providing added value to the business community.

Other topics derived from the Chamber discussion:

Web site link

Ms. Beam requested the Town add a link to the Chamber via the home page. She mentioned there is currently not a link to the Chamber on the Town's website.

There was consensus by Council to have a link to the Chamber on the Town's web site.

Small Business Round Table

Councilmember Stephenson commented that Council frequently hears feedback in relation to being a difficult community to get a small business set up. She wondered if it would be a good partnership opportunity to set up a small business round table. In this way the Town could get feedback in relation to what their experience was in getting their business started (e.g. how long it took, where the road blocks are, etc.).

Mayor Hayden commented that the Town would need specific examples. He noted this type of information could complement the Town's survey. Ms. Beam noted they could work with the Town in this area. Furthermore, they could provide examples of people who moved out of the area due to some difficulties they have had doing business in Flower Mound.

Councilmember Stephenson noted there could be established goals set up that would allow permitting a business in one day. She referenced the City of Addison in that they are able to take an application from receipt to approval in 90 days.

Mayor Hayden noted the Chamber could be involved from the perspective of being a resource as to how a business goes through the process. Ms. Beam agreed they would be able to assist in that area. Ms. Beam gave an example of a business that chose to locate elsewhere due to extra fees associated with the liquor license process in Flower Mound.

Councilmember Webb commented he liked the idea of bringing new businesses together quarterly to understand the current issues.

Welcome to the Community Plaque

Ms. Beam noted another way the Town can partner with the Chamber is on their "Welcome to the Business Community" plaque. She noted in the past it stated on behalf of the Town instead of just the Chamber. Councilmember Stephenson asked when the Chamber stopped doing that. Ms. Beam responded about two years ago on the Town's part.

Chamber and Town Working Together

Mayor Hayden commented he would like to explore how the Town and the Chamber can start working together.

Ms. Howard indicated they would know more after their meeting Thursday with Mark Wood in Economic Development.

Business Recruitment/Incentives

Mayor Hayden asked if Chamber representatives would be open to being part of the recruitment process with the Town's Economic Development staff. Ms. Howard responded they would be open to that and have participated in this way in the past.

Councilmember Stephenson indicated it could mean doing something like finish out incentives to businesses, as she provided an example of a company that chose Argyle over Flower Mound due to incentives being offered for office space finish out by that city. She noted it would be a good idea to do this type of benchmarking as to understand what surrounding communities are doing.

Ms. Beam commented that the economic development person is critical in this role.

Branding

Mayor Hayden commented there is a need for a tag line for Flower Mound. He gave Roanoke as an example and their desire to be the "unique dining capital of North Texas". He introduced the idea of "the entrepreneurial location of North Texas". He noted it coincides with generating a culture in which the Town facilitates small business recruitment. He added it would need to equate to more than just a tag line.

The discussion with the Chamber concluded at 7:04 p.m.

Mayor Hayden encouraged Council members to voice their thoughts and ideas relating to goals and objectives.

Mayor Hayden stated that with regard to Economic Development, there are four areas that the Town needs to focus on.

Those being:

- Riverwalk
- Canyon Falls
- Lakeside DFW
- Parker Square

More specifically, to address what can be done to either revitalize or promote these developments.

Riverwalk

Mayor Hayden commented that representatives from the River Walk will be coming to Town Council in a month. He noted that Market Street has made application, and expressed an interest in making sure there is not a significant delay in that process. He mentioned it's time to start brainstorming about what can be done, and give consideration as to if the plan proposed 5 years ago is still viable today. He expressed interest in the Town having a centralized gathering point.

Councilmember Dixon suggested contacting Ranier to encourage them to reach out to Market Street to bring them in to their meetings as they are a component piece of the Riverwalk. He would like to have the excitement and hopefully that would spur along some of their activity on the Market Street application.

Lakeside DFW

Mayor Hayden announced Lakeside DFW representatives are soon to come forward with plans to talk about how the Mixed Use Ordinance impacts this project. There is also consideration of a consultant being brought in and it might be advantageous to have members of the mixed use steering committee come forward as well.

Parker Square

Mayor Hayden commented Council needs to talk about Parker Square and what can be done to revitalize that center.

Councilmember Stephenson commented there needs to be a meeting of all five owners of Parker Square because of the challenges that currently exist given the multiple ownership situation. For example, it's difficult for businesses coming in to understand the structure and process of getting things done due to these various levels of ownership and who is responsible for what.

Councilmember Dixon agreed it's a good idea to get as many as the stakeholders involved and come up with a cohesive plan.

17. Discussion of the adequacy of and methods by which to expand or improve the transparency of local governmental operations.

Councilmember Dixon suggested that anytime Council meets, he would like those meetings to take place at Town Hall for consistency purposes, and with tables and

chairs positioned in the center of the room. In addition, each of those meetings would be audio and video taped. He gave examples of joint meetings with boards or commissions, or external groups during work sessions.

Mayor Hayden commented it could result in a logistical issue with boards and commissions using the same facility.

Councilmember Dixon indicated a desire to have resident questions answered by Council or staff, if possible, for those that come to Council meetings. The goal would be for the resident to obtain an answer immediately instead of leaving Council Chambers and then waiting for someone to call them back. Councilmember Stephenson pointed out that Highland Village's agenda has language that allows for this type of dialogue.

Councilmember Dixon indicated a desire to have the Town Manager's Report be broadened to allow more than Capital Improvement Projects (CIP) for the purpose of allowing a comprehensive overall update, as well as a better flow of information to and from the citizens. Councilmember Stephenson questioned if there were other broad categories that could be added such as how the CIP is listed.

Councilmember Wise expressed a desire to have a better understanding in relation to the process that triggers an item to circulate through the Town's boards and commissions. He provided the skate park and transportation topics as examples.

Mayor Hayden gave the example of the ¼ cents sales tax and questioned if the Transportation Commission was involved in providing feedback in relation to roads that are in disrepair based on feedback they have gained from the community. Furthermore, he stated they could be involved in the priority aspect as well.

Councilmember Stephenson expressed a need for residents to have more than three minutes to speak during the public participation portion of Town Council meetings. She pointed out it was done that way in 2003/2004, however, it changed later. There was some discussion amongst Council members as to possible structure and format.

4. **Discussion of the adequacy of parks and trail networks in the Town, including proposed Heritage Park and facilities currently master planned for Heritage Park, and the timing of construction of proposed facilities; recreation opportunities for Twin Coves Park; use of Type B (formerly 4B) tax funds in relation to Parks and Trails; and complete streets program.**

Councilmember Dixon indicated he would like to explore having covered areas at all parks, as well as rest room availability, primarily because he receives feedback from residents about the lack of shade at some parks, as well as rest rooms. Mayor Hayden indicated this has been reviewed in the past and it was very expensive.

Councilmember Dixon indicated he has received comments related to the location of the skate park and he would like it identified when it was changed in the Parks Master Plan to move it to another location. Mayor Hayden indicated that will be discussed at the next PALS meeting.

Councilmember Wise indicated there is a need for attention to the smaller parks in the way of updates and/or amenities. He noted there seems to be a focus on Heritage and Twin Coves and at some point focus needs to return back to others.

Mayor Hayden commented there is a need for parks in the western portion of Flower Mound, and pointed out it could be a problem in the future with the cost of land. He also stated there is a need for more practice fields in Flower Mound.

Councilmember Stephenson commented the Town needs to find a way to partner with LISD as their fields at the elementary and middle schools are not being used. She stated it doesn't seem to be a wise use of tax dollars to replicate something that is just sitting there.

Mayor Hayden commented the Flower Mound Youth Football Association is struggling to be successful as they have to pay LISD to rent their fields. He noted they cannot use the Town's fields due to a contract the Town has in place with another organization. He noted it was worth looking into.

15. Discussion of the Town's current Code of Ethics, personnel policies, Town Council procedures, and proposals for any amendments to the foregoing.

Councilmember Dixon stated he would like a process for Town Council to work cooperatively and have a clear vision. He noted one way this could be achieved is during Council orientation in that newly elected officials could be provided a packet identifying what is expected of them as a Council member. He stated this would be especially helpful for individuals without previous board experience.

Councilmembers Dixon and Wise indicated being in favor of an effective way to track the ideas presented by Council that will serve as a checklist over time to ensure those ideas have been reviewed, researched, or accomplished.

Customer Service

Councilmember Wise noted that in addition to working with businesses, he would like to see the Town pursue offering some relief to homeowners in the way of better turnaround time in the permitting process, and improved customer service. He stated it would be helpful for staff to offer the "why" associated with "no" answers. He offered the idea of having a list of project categories available to the public that clearly identifies the steps needed in preparation of getting a project through the process in a timely manner.

Councilmember Dixon commented that in situations where a contractor is working on a project for a homeowner, instead of saying "you can't do that", offer alternative suggestions within the Town's code, as to "what they can do". He would like staff to be a bit more empathetic in getting what residents need within the guidelines of the code.

Mayor Hayden pointed out the Town has a program called Q3 that addresses customer service.

Councilmember Dixon recollected a past conversation with the Town Manager in relation to culture and recalled making the statement that he would like information to bubble up from the people that do the work and speak with the residents. He added this would also apply to the Town's Boards and Commissions.

Councilmember Stephenson stated she believes there is a need to do more about a customer service culture. For example, identify who the customers actually are because in addition to residents, it's developers, contractors, etc. She noted there is a lot of work that can be done in that area.

Mayor Hayden commented the culture in Flower Mound could be improved. He provided the example of how Grapevine has the response "how it can happen" as opposed to Flower Mound "this is why it can't happen". He would like to explore how the Town can measure customer service. He offered the suggestion of having future compensation of executive staff be based on diversifying the Town's sales tax revenue and commercial development, and have two thirds of it be objective and maybe a third of it be subjective from Council in that if they feel customer service has improved. He indicated being open to ideas from Council as to ways they can affect the culture. He gave an example from Facebook where he read about someone experiencing delays with a permit and they commented in the end it was simply they were not speaking to the right person. He noted maybe it's the Town Manager's job to come up with ideas as to how the Town can improve in this area.

Automation

Mayor Hayden indicated there is an opportunity to explore automation of services to reduce cost for contractors that would ultimately be charged to the homeowner. He gave the example of a contractor being able to conduct business via e-mail or by phone in some cities as opposed to having to drive back and forth to Town Hall in Flower Mound.

Web Site

Councilmember Stephenson announced the 2006 Master Plan Update is no longer on the Town's web site. She stated there is a need for it to be there because it's the last comprehensive review of the Master Plan that has been done and she noted there is still some good information within that document, and especially as it relates to Lakeside DFW.

Mayor Hayden commented that the Town's supposed to do a Master Plan Update every five years, and noted the last one was 2006. He inquired if Council would be open to doing a Master Plan Update within the next six months. Councilmember Stephenson noted the Town would need to visit with the economic development consultants to understand what they are working on because their work ties in with the Master Plan. She expressed a desire to make sure consultants were communicating with land owners during their process.

Ethics/Code of Conduct

Councilmember Stephenson stated she would like to see a revamp of the Town's Ethics and Code of Conduct policy, and make it consistent between Council and Boards and Commissions. She stated benchmarking could be done, and offered the Dallas City Council as an example of a city with a really extensive ethics policy and code of ethics as to what a Council member can and can't do. She would also like to receive feedback from residents as to how they expect council members to conduct themselves.

There was consensus by Council to have the Town Attorney provide a briefing on the topic.

Government Structure

Councilmember Stephenson indicated she would like to discuss the structure of Town Government. More particularly, in relation to single member districts, length of terms, number of council members, and other areas such as reporting lines from Council down to Town staff, in addition to aligning Town contracts with Council terms. She noted the Town still has the same structure from when it was 18,000 people.

Councilmember Dixon commented his expectation was never to have all single member districts; however, his concept was potentially to have one single member district for east and one west and everyone else at large, and increase it from 5 voting members to 7 voting members.

Councilmember Stephenson indicated having heard the presentation from the Town Attorney on the matter; however, she would like additional input from representatives at a university level, as well as from cities such as McKinney and Roanoke that have opted for single member districts. This would assist Council in gaining a better understanding in relation to successes or failures, or implementation aspects of the change.

There was an understanding that nothing can happen for 2 years given the recent Charter amendment, however Councilmember Stephenson commented that October would be a good time to start talking about it because 6 months is not enough time to review a topic of this magnitude. She further added it would be critical for the community to be in support of that type change.

Mayor Hayden commented it would advantageous to also have feedback from communities that have opted not to change to single member districts.

Fire Personnel

Councilmember Hayden noted that in reference to Oil and Gas, the Town has three firefighters that are certified in the event of a blowout. He expressed interest in having more firefighters certified in this area.

Information sharing

Mayor Hayden noted that meetings amongst Council members need to be communicated to all members. He noted there will be weekly meetings with the Town Manager in which two members of Council will be included and alternate weekly. He expressed interest in having these types of meetings on a regular basis for the purpose of sharing information and communicating goals and objectives to ensure progress is happening from past discussions. He also encouraged Council members to let him know when they have something they would like on the Agenda.

Councilmember Dixon commented that quarterly meetings of this nature would be acceptable.

6. **Discussion of the status and proposed funding of capital improvement projects currently listed on the Town's approved Five Year Capital Improvement Projects Plan, including currently programmed streets, parks, water and wastewater projects, as well as those near or at completion such as Flower Mound Road, Morriss-Gerault Roads, and Dixon Lane; including a review of and the effectiveness of the Street Maintenance Program (dedicated sales tax).**

Mayor Hayden noted that with regards to the CIP, he encouraged Council members to review the CIP in relation to priorities and provide feedback accordingly.

Councilmember Dixon cautioned Council to give consideration to the impact on staff with regard to rearranging projects as many projects take a significant amount of time to develop.

Mayor Hayden commented there is also a concern regarding what the budget allows.

8. **Discussion of traffic and transportation issues in the Town, including SPAN and Denton County Transportation Authority participation.**

Councilmember Dixon pointed out there is a need for reflective paint on some median noses. He indicated receiving feedback from residents on this issue. Mayor Hayden indicated he has received feedback from seniors regarding this concern as well. Councilmember Dixon noted there are several locations on major arterials in

which this is a problem. He identified the location of FM 2499 in front of Fuzzy's Tacos as one location. Councilmember Stephenson referenced an accident on FM 1171 in which the median was a factor.

Councilmember Dixon pointed out the need for bike lanes on heavily traveled routes. He noted how in the past bike clubs worked with the PALS Board to identify these locations. Mayor Hayden pointed out this is being done on some roads now.

Councilmember Stephenson expressed a desire to have a future discussion about traffic planning as she has some concerns related to current levels of service, as well as diminished levels in year 2030, based on a presentation given to the Transportation Commission.

Mayor Hayden indicated this might be a good opportunity to have a joint meeting with the Transportation Commission.

Tax Increment Reinvestment Zone (TIRZ District)

Mayor Hayden noted that with regard to the TIRZ District, between now and 2025 this District is expected to generate approximately \$40 million, resulting in a need to invest those funds to promote commerce in that area. He highlighted the need for a firm long plan in place that achieves that objective.

13. Discussion of the development process in the Town and proposals related thereto, including any proposed ordinance amendments, and the Town's Land Development regulations.

Signs

Councilmember Wise commented he has received negative feedback regarding the Town's sign ordinance, and temporary signs in particular, from both local businesses and realtors.

Mayor Hayden commented the sign ordinance has been reviewed about a year ago. He later commented about the significant amount of signs at polling places during early voting, and questioned if there would be a way to control the amount of signs by a candidate.

Councilmember Dixon commented he would like to see a change in the Town's ordinance regarding political signs stating that candidates can't put up signs 60 days before the election and they should be down within 5 days after the election.

Mayor Hayden indicated that could be reviewed.

Mayor Hayden recalled that during the construction phase of FM 2499 there were businesses that wanted to temporarily utilize flags to bring attention to their

business. Councilmember Dixon recalled while that wasn't allowed there was a compromise by the Town with the addition of three directional signs depicting business entrances.

Councilmember Dixon suggested that in relation to the 4 x 8 road construction signs, it is not necessary to have council member names on them. He also stated the sign itself could be smaller. There was consensus by Council to not have the names included on the signs going forward.

Development Ordinances

Councilmember Webb stated being in favor of a full benchmark of the Town's development ordinances. This would involve an internal review, as well as externally from the perspective of comparison cities. He stated special attention should be given to time lines.

Mayor Hayden stated he has similar thoughts and he would like to establish a committee to compare and contrast the Town's ordinances (e.g. look at what is the Town mandating that is above and beyond what other cities require). Councilmember Webb commented he was in favor of having that type of committee and that the make-up of the committee would need to include residents, as well as representatives from the development community. Councilmember Stephenson indicated she is in favor of the idea of benchmarking; however, it needs to include a goal as to where you want to be. In this way there is not a compromise against quality.

Councilmember Webb pointed out that once those areas where the Town is different are identified, it needs to be followed by a review to determine what were the associated reasons for being different in that area, and if that standard is still applicable.

Mayor Hayden summarized that the two committees that will be considered has to do with the Master Plan update, as well as consideration to the composition of members to explore the Town's development ordinances. He noted this would be done soon after the fifth person on Council comes on board.

Fee Schedules

Councilmember Webb stated being in favor of taking a look at impacts from both a commercial and residential perspective. This would include a review of what type of fee structure residents are being assessed, and how the Town compares. He gave the example of the alarm permit fee.

Councilmember Wise commented he would like to see a presentation from staff related to all the fees in general, and from both a commercial and residential perspective.

Councilmember Dixon stated there is a need to make sure the Town is not being put in a competitive disadvantage due to fees being front loaded, as this aspect alone can be a deciding factor over one community versus another. He noted there is a concern with regard to fees spent prior to entitlements and feedback from those that live this process regularly is needed.

Liquor

Councilmember Hayden mentioned that Alongi's Deli's sales are being impacted due to patrons being able to bring in a bottle of wine and dine; however, patrons cannot purchase a bottle of wine in their store and dine. He stated being in favor of exploring if that is a state or Town ordinance that restricts the latter from occurring.

10. Discussion of Town support for senior activities, the senior center, and Town expenditures related thereto.

Senior Center

Councilmember Webb stated being in favor of establishing a plan and roadmap, with a ribbon cutting date at the end for a stand-alone senior center. This plan would include location, size, and funding. Each place along the way you would have a benchmark against that plan.

Mayor Hayden provided background information related to past discussions and associated cost, and how this would be an item that would go to the voters.

Councilmember Webb pointed out that the Town's tax base is increasing and by paying down debt there are elements that could work together to make it successful.

Councilmember Stephenson noted they are currently at capacity at the existing senior center. She noted there needs to be a study of current and future usage.

Mayor Hayden stated he would like to have a work session to discuss the current and future needs of the senior center.

Councilmember Webb questioned if weekend and after 5 use could generate revenue.

Mayor Hayden responded yes, it could.

Town Council recessed at 8:30 p.m. and reconvened at 8:35 p.m.

20. Discuss existing Town’s Board and Commission structure and government.

Councilmember Stephenson stated it is her preference to have a rotation schedule for council liaisons in relation to Boards and Commissions.

7. Discussion of (i) the Town’s current franchise agreement with Waste Management of Texas and the adequacy of services and costs associated with solid waste collection in the Town; (ii) adequacy of services and costs associated with water and wastewater services provided to Town residents; and (iii) proposals for inclusion of additional services to Town residents relative to the Waste Management franchise agreement.

Councilmember Stephenson expressed a need for Waste Management to offer smaller trash carts as an option.

Mayor Hayden provided background information related to the limitations associated with cart sizes.

Recycling

Mayor Hayden expressed interest in exploring a recycling opportunity in that a business such as Home Depot or Lowe’s would be allowed to utilize large containers to collect items. He stated this is currently being done at the Home Depot near I-635 in that they have designated days where the public can drop off items.

14. Discussion of the 2011 amendments to the Town’s oil & gas ordinance and pipeline ordinance, including discussion of pending litigation against the Town by gas drillers/producers/operators.

Councilmember Stephenson pointed out that Williams and Titan have sold all of their holdings in Flower Mound to companies by the name of Premier and Atlas. She indicated it would be advantageous for Town representatives to meet with them for the purpose of educating them on the Town’s Ordinances related to oil and gas, and for the purpose of clarifying expectations.

Mayor Hayden stated being in favor of having the Town Attorney provide Council with an update with regard to the Oil and Gas Ordinance adopted by the City of Dallas for the purpose of review and comparison by Council, followed by giving consideration to areas that are not already incorporated in the Town’s ordinance.

16. Discussion of the need for Lake Ralph Hall proposed by the Upper Trinity Regional Water District; costs associated with the construction and financing of proposed Lake Ralph Hall; the Town’s contested hearing at the Texas Commission on Environmental Quality relative to the pending water permit being sought by the Upper Trinity Regional Water District for proposed Lake Ralph Hall; options by the Town for obtaining water sources for future growth of the Town.

Councilmember Stephenson stated she would like to have a good understanding as to where the Town will be in relation to Upper Trinity in 10 years.

2. Discussion of the status of Code Enforcement activities in the Town.

Councilmember Webb expressed concern with regard to some of the east side neighborhoods. More specifically, older homes, nice neighborhoods, and a significant number of rental properties, of which, not all of them are being kept up as well as the neighbors would like. In some cases it's simply a matter of residents being unable to maintain properties for physical reasons. He stated it's simply something that needs to be on the Town's radar.

Mayor Hayden commented that is Code Enforcement and the Property Standards Committee will be coming forward with their proposals at a future meeting.

3. Discussion of the current status of housing stock in the Town and proposals for senior housing, small lot development, patio homes and additional multi-family housing development.

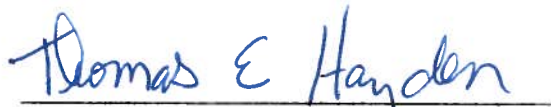
Mayor Hayden commented there is a concern for housing options for seniors in that there are limited options for homes in the \$150 - \$200K price range. He noted that land cost and the Master Plan are factors that come into play.

Councilmember Stephenson pointed out that a good place to start would be to take all of the Town's land use categories by percentage of our open land and then figure out if the market going to support "x" number of acres of "x" value of houses or two acre lots. She noted it's about understanding the number of years to get to build out. Furthermore, it offers an opportunity to review the different tools in land management such as conservation easements, all of which are items that come out of a Master Plan review.

L. ADJOURN SPECIAL MEETING

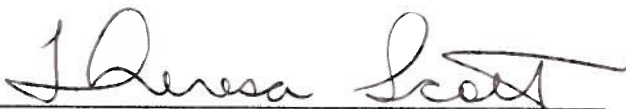
Mayor Hayden adjourned the special meeting at 8:55 p.m. on May 22, 2012, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



THOMAS E. HAYDEN, MAYOR

ATTEST:



THERESA SCOTT, TOWN SECRETARY

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