

THE FLOWER MOUND TOWN COUNCIL WORK SESSION MEETING HELD ON THE 29th DAY OF MAY, 2012, 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.

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

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	Councilmember Place 5

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

Harlan Jefferson	Town Manager
Theresa Scott	Town Secretary
Terrence Welch	Town Attorney
Kent Collins	Assistant Town Manager
Chuck Springer	Assistant Town Manager/CFO
Doug Powell	Executive Director of Development Services

A. CALL SPECIAL MEETING TO ORDER

Mayor Hayden called the special meeting to order at 4:28 p.m.

B./C. OPEN/CLOSED MEETING

The Town Council convened into a closed meeting pursuant to Texas Government Code Section 551.074 at 4:28 p.m. to discuss matters relating to personnel as follows:

- a. Conduct interviews for Town Council Place 5; and discuss and consider appointment of same.

No action taken.

D./E. ADJOURN SPECIAL MEETING

Mayor Hayden adjourned the special meeting and called the work session to order at 6:34 p.m.

F. INVOCATION

Councilmember Webb gave the invocation.

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

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

Mayor Hayden led the pledges.

H. WORK SESSION ITEMS

1. Presentation and discussion regarding the requirements of the Town's Mixed-Use (MU) Zoning District regulations, the development process and required submittals for a mixed-used project like the Lakeside DFW project pursuant to the Town's Mixed-Use (MU) Zoning District, possible revisions or improvements to the Mixed-Use (MU) Zoning District process, and possible discussion with representatives of the Lakeside DFW project, members of the Mixed-Use Steering Committee and members of the public.

Staff Presentation

Mr. Powell provided a presentation on the Town's Mixed Use (MU) Zoning District regulations.

Mr. Powell responded to inquiries from Councilmembers regarding:

- Elements of the mixed use ordinance
- Open space requirements
- The availability of flexibility in relation to concept plans, mixed use ordinance, and planned developments
- Type of information needed at the concept plan stage
- Past structure and make-up of the "Go Team" in relation to the Riverwalk Project

There was consensus by Council to form a "Go Team" for the purpose of assisting in moving the Lakeside DFW project forward. He noted the make-up of team members would need to include:

- Mayor
- Additional member of Council
- Planning & Zoning (P&Z) Chair
- Member of P & Z
- Consultant (to provide feedback as to what is considered reasonable expectations)

Scott Polikov, Gateway Planning, 101 Summit Ave, Fort Worth, TX

Mr. Polikov responded to questions from Councilmembers related to:

- Feedback on the pre-application process and the level of detail involved in relation to the Canyon Falls project
- The role of a consultant when involved with applicants during the development process
- Overall feedback regarding the project at the concept level and areas to consider going forward

Gerald Robinson, 6920 Hidden Valley Rd, Flower Mound, TX

Mr. Robinson provided background information related to the past mixed use committee.

Jeff Tasker, 3709 Sandhurst Dr, Flower Mound, TX

Mr. Tasker provided background information related to decisions made by the past mixed use committee. He also provided comments related to the importance of establishing relationships and building trust between Council and the developers involved in the Lakeside DFW project. Furthermore, he encouraged Council to take the lead on resolving issues that arise.

David Stewart, 10737 Bouchard Drive, Dallas, TX

Mr. Stewart provided background information related to the past mixed use committee.

Richard Myers, 8333 Douglas Ave, Dallas, TX

Mr. Myers stated their goal is to move the project forward. He pointed out that there are seven issues in which they are in disagreement with Town staff on and would like to resolve those. He indicated a need for guidance as to if the Ordinance is being interpreted correctly. He stated they are requesting to defer the flood study. He mentioned having a packet ready for Planning and Zoning, however, that document cannot go forward due to being an incomplete application. He noted being in favor of "Go Team" and believed that group could review the issues associated with the seven areas of concern.

Mr. Myers responded to questions from Councilmembers related to:

- The development process as experienced in other communities they work in, and how it compares to Flower Mound

There was consensus by Council that they were not prepared to make decisions on the seven items in which deferral is being requested, however, believed there is an opportunity to resolve some of these issues with the use of the "Go Team", which could include a consultants as an arbitrator.

Mr. Jefferson indicated he would provide Council with a list of consultants that could provide this type of service, as well as an associated dollar amount, by the end of the week.

Mayor Hayden called for a recess at 8:32 p.m. and reconvened at 8:49 p.m.

2. Discuss the Town Council's FY 2012-2013 Budget Priorities.

Staff Presentation

Mr. Springer provided a presentation which included:

- Economic data
- Financial goals update
- Financial Policy recent additions
- Financial Policies
- Preliminary Assessed Value
- General Fund Preliminary Projections

- Utility Fund Preliminary Projections
- Stormwater Utility Fund
- Health Insurance

Mr. Springer responded to questions from Councilmembers regarding:

- Expenditure of funds for Twin Coves Park
- Park dedication fee allocations
- Revenue sources outside of property taxes
- Sales tax projections
- Compensation plan for future years as well as the step program
- Insurance plan options and associated cost
- Compensation and benefits
- Community Development Block Grant (CDBG) Program
- The Community Support funding program

Mr. Collins provided a presentation which included:

- New infrastructure and service enhancements
- Capital projects update
- Capital projects budget update and funding sources
- Capital projects: street reconstruction and signal locations (map demonstration); parks and facilities; water and stormwater; wastewater
- Debt levels in relation to the various funds

Mr. Collins responded to questions from Councilmembers related to:

- Chinn Chapel road construction timing
- Wichita Trail construction and future temporary one way traffic
- Timber Creek bridge stabilization

Mr. Springer summarized next steps.

Mayor Hayden indicated he would like to see a list of fees being charged to businesses, as well as residents, and for Council to review if those fees are still applicable. He also expressed interest in reviewing the Capital Improvement Program budget.

Mr. Jefferson indicated staff plans to put together a list of all fees, along with the source, the purpose for the fee, the amount, as well as a comparison to the Town's survey cities by the end of June. He noted this information would be presented to Council at the Strategic Planning Session in July for discussion.

Councilmember Dixon asked if in addition to this it could be identified as to what fees have changed in the last few years.

Mr. Jefferson stated information as to when the fees were amended would be included.

I. ADJOURN WORK SESSION


Mayor Hayden adjourned the work session at 9:53 p.m. on Tuesday, May 29, 2012, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



THOMAS E. HAYDEN, MAYOR

ATTEST:



THERESA SCOTT, TOWN SECRETARY

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