

THE FLOWER MOUND TOWN COUNCIL REGULAR MEETING; TOWN OF FLOWER MOUND FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES DISTRICT SPECIAL MEETING; AND CRIME CONTROL AND PREVENTION DISTRICT SPECIAL MEETING HELD ON THE 6TH DAY OF AUGUST 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
Andrea Roy	Director of Economic Development
JP Walton	Assistant to the Town Manager
Chuck Jennings	Director of Parks and Recreation
Matt Woods	Director of Environmental Services

A. CALL REGULAR MEETING TO ORDER

Mayor Dixon called the regular meeting to order at 6:00 p.m.

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

Chaplain Will Langstaff gave the invocation and Mayor Dixon 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.	Paul Stone, 4100 Broadway	Gratitude
2.	Bryan Webb, 4112 High Rd	Candidate: Denton Co. Commissioner, Precinct 4
3.	Al Picardi, 1525 Lindby Dr	Traffic and TIRZ

4.	Sam Stover, 3500 Newcomer Ln	Crossing at Sterling Pkwy & Bruton Orand
5.	Bonnie Leech, 951 Forest Vista Dr	Public transportation
6.	Jackie Buford, 1521 Lindby Dr	Public transportation
7.	Cindy Gallagher, 4312 Saddle Ridge Trail	Public transportation
8.	Kristen Strange, 5034 Creekwood Dr	Transit/SPAN contract
9.	Cheryl Blackmon, 1712 Marian Ln	Expand SPAN transit
10.	Vigyan Gotewal, 1801 Lake Forest Blvd*	Lake Forest Blvd extension
13.	Larry Lindahl, 505 Stewart Way	DCTA Service in Flower Mound

*Did not wish to speak

E. ANNOUNCEMENTS

Councilmember Sharma announced the Friends of the Library fundraiser taking place at Fish City Grill tomorrow.

Councilmember Bryant announced that school will be starting soon and reminded everyone to slow down in the school zones.

Deputy Mayor Pro Tem announced the LISD back to school event and offered appreciation for everyone that participated.

F. TOWN MANAGER'S REPORT

Mr. Stathatos provided an update and there was discussion on some of the items as follows:

1. Capital improvement projects:
 - Lake Forest road project
 - Transportation projects report based on a meeting with county and state partners, which include:
 - Lakeside Parkway
 - Denton Creek Bridge
 - I-35 and 121 interchange
 - Kirkpatrick, Phase 3
 - Shiloh Road
 - Kings Rd
 - Denton Creek Blvd
2. Economic Development projects:
 - Introduction of newest employee in Economic Development – Melody Eby (Economic Development Specialist)
 - Two real estate firms expanding
 - 151 Coffee shop is now open
 - Back Yard Brewers is coming to Parker Square
3. Prevention methods the Town uses for mosquito control

Mr. Woods provided background information about what the Town does in the way of mosquito control.

4. Park land dedication fees

Mr. Stathatos provided background information about why the discussion of park land dedication fees is coming forward at this time.

Mr. Dalton gave a presentation identifying or noting:

- History
- Fee calculation (quantitative approach)
- Credit concept considerations
- Next steps
 - Public Hearing at P & Z
 - Public Hearing at Council

And he responded to questions or comments from Council regarding:

- How will the calculations and credit concepts be presented or defined to P & Z
- What is the time frame for tightening everything up
- Interest in seeing side by side comparisons of current and proposed calculations (to understand the difference) and to use past project examples
- Credit criteria needs to be very detailed and specific to make it less subjective
- Clarification regarding the role of the park board as it relates to the multi-family component

There was Council discussion regarding:

- How this was an item that was talked about in depth at the Strategic Planning Session

5. The following questions were asked or comments made by members of Council or Mayor Dixon, and some of which were as a result of the Public Comment portion of the meeting:

- When is the SPAN contract renewal
- Mayor/Council and Town Manager meeting update
- Signal timing on Morriss
- Speed limit change from 40 to 35 mph on the portion of Morriss from FM 1171 to Flower Mound Road
- Crossing safety devices at the intersection of Sterling and Bruton Orand

G. FUTURE AGENDA ITEMS

1. SPAN contract renewal (although currently scheduled for the next Council meeting)
2. Mayor Dixon expressed interest in exploring the possibility of connecting West Windsor Drive to Windsor Drive. There was council consensus to have the discussion.

H. COORDINATION OF CALENDARS

- 1./2. The FY2018-19 budget work session is scheduled for Thursday, August 16, 2018. A regular meeting is scheduled for Monday, August 20, 2018.

Mayor Dixon announced the above referenced dates and confirmed attendance by members of Council. Councilmember Sharma indicated he will not be available at the August 16th work session.

3. Discuss and consider date options for Board and Commission Interviews, with the proposed dates of Tuesday, Sept. 18th (6pm) and Thursday, Sept. 20th – after the work session item (7pm estimated).

There was Council consensus to proceed with the above referenced dates for this purpose.

I. CONSENT ITEMS

1. Consider approval of the minutes from a regular meeting of the Town Council held on July 16, 2018.
2. Consider approval of the minutes from the strategic planning session held on July 17, 2018.
3. Consider approval of a resolution casting the Town of Flower Mound's vote for a member of the Board of Managers of the Denco Area 9-1-1 Emergency Communications District for a two-year term beginning October 1, 2018.

RESOLUTION NO. 14-18

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, APPOINTING ONE MEMBER TO THE BOARD OF MANAGERS OF THE DENCO AREA 9-1-1 DISTRICT.

4. Consider approval of the Statement of Work from Dell Equipment Move Center Services, to relocate the Town's Data Center to the new Town Hall, at a cost of \$19,789.00; and authorization for the Mayor to execute same on behalf of the Town.
5. Town Council acting as the Board of Directors for the Town of Flower Mound Crime Control and Prevention District to schedule a public hearing for August 20, 2018, on the Flower Mound Crime Control and Prevention District budget and to schedule a meeting for September 17, 2018, to take action on the proposed budget; with each meeting to be held at 6:00 PM, at Town Hall, located at 2121 Cross Timbers Road.
6. Town Council acting as the Board of Directors for the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District to schedule a public hearing for August 20, 2018, on the Flower Mound Fire Control, Prevention, and Emergency Medical Services District budget and to schedule a meeting for September 17, 2018, to take action on the proposed budget; with each meeting to be held at 6:00 PM, at Town Hall, located at 2121 Cross Timbers Road.
7. Consider approval of an ordinance establishing the 2018 certified appraisal roll.

ORDINANCE NO. 28-18

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, APPROVING THE 2018 APPRAISAL ROLL; REPEALING CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

8. Consider accepting the submission of the certified collection rate of 100 percent for the fiscal year beginning October 1, 2018, and ending September 30, 2019.
9. Consider accepting the submission of the notice of an effective tax rate of \$0.427100 per \$100 assessed valuation and a rollback tax rate of \$0.443462 per \$100 assessed valuation for the fiscal year beginning October 1, 2018, and ending September 30, 2019.
10. Consider proposing a maximum tax rate of \$0.4390 per \$100 valuation for the fiscal year beginning October 1, 2018, and ending September 30, 2019; scheduling the August 20, 2018, public hearings on the budget and tax rate, September 4, 2018, public hearing on the tax rate, and scheduling the September 17, 2018, adoption of said budget and tax rate; with each meeting to be held at 6:00 p.m., at Town Hall, located at 2121 Cross Timbers Road.
11. Consider approval of a resolution authorizing the adoption of the Program Year 2018 Action Plan for Housing and Community Development Block Grant and authorizing the Mayor to execute same on behalf of the Town and submit to the U.S. Department of Housing and Urban Development.

RESOLUTION NO. 15-18

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, PROVIDING FOR THE ADOPTION OF THE PROGRAM YEAR 2018 ACTION PLAN UNDER THE TOWN'S COMMUNITY DEVELOPMENT BLOCK GRANT; AUTHORIZING THE MAYOR TO EXECUTE THE ACTION PLAN ON BEHALF OF THE TOWN AND SUBMIT IT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND PROVIDING AN EFFECTIVE DATE.

12. Consider Approval of the purchase of traffic signal poles, in the estimated annual amount of \$400,000.00, from Structural & Steel Products, Inc., through a City of McKinney contract.
13. Consider approval of the emergency purchase of one raw water pump, at the wastewater treatment facility, from Xylem Water Solutions USA Inc., in the amount of \$63,368.01.
14. *Item 14 was pulled from Consent to Regular.*

Mayor Pro Tem Jason Webb moved to approve by consent Items 1 – 13, as presented in the agenda caption for each. Councilmember Bryant seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: FOREST, ENGEL, BRYANT, WEBB, SHARMA

NAYS: NONE

J. REGULAR ITEMS

14. Consider approval of a Consulting Agreement with Hawes Hill & Associates, LLP to conduct feasibility analysis for potential creation of a Tax Increment Reinvestment Zone (TIRZ)

Staff Presentation

Ms. Roy gave a presentation identifying or noting:

- Purpose and background information on the agenda item
- Firm experience
- What is a TIRZ and how does it work
- Project specific TIRZ facts
- Pros and cons of a TIRZ
- Summary of the current TIRZ # 1

and she responded to questions from Council regarding:

- What type of breakdowns will the consultant provide
- Repayment options
- Is the experience of the consultant on the implementation of TIRZ Districts or in conducting feasibility studies in general
- Have reference checks been done (consultant)
- Past experience with George and Larry Kline (Schrader & Kline)

and there was Council discussion regarding:

- How the TIRZ District would allow more control in the district
- How the study would prove that Council is looking at the right numbers
- Interest in creating milestones within the district prior to releasing any funds
- Whether or not a TIRZ District is needed in this area
- Potential liability for the Town should there be a turn with a down market
- How the Town has had a positive experience with the current TIRZ, and how research by a third party that doesn't have a vested interest is a good plan of action to gain the perspective needed to make an informed decision about another TIRZ District

Councilmember Bryant moved to approve as presented in the agenda caption. Deputy Mayor Pro Tem Forest seconded the motion.

VOTE ON MOTION:*Motion passed***AYES: WEBB, BRYANT, ENGEL, FOREST****NAYS: SHARMA**

15. Consider adoption of the Town Council 2018 Strategic Planning Session Summary Report.

Staff Presentation

Mr. Walton gave a presentation identifying or noting:

- Purpose of the strategic planning session
- Topics discussion summary:
 - Park land dedication fee review
 - Lakeside Business District "limited residential"
 - Lakeside Village TIRZ District
 - Undergrounding Utilities
 - Rental Inspections

- Additional Morriss Road Improvements (North of 1171) - No new through lanes
- Thoroughfare plan (Silveron)
- Traffic Flow
- DCTA Public Transit
- Water reuse implementation
- CIP Notification Process
- Homestead Exemption
- Monthly community highlights
- Outstanding citizenship recognition program

and there was Council discussion regarding:

- Possibility of having the September meeting with DCTA as a special Council meeting so that all members of Council can benefit from the information presented. There was not a consensus of Council to move forward with having the discussion during a work session; however, it was mentioned that there will be a meeting with DCTA mid-September. Most members of Council expressed interest in getting a report after that meeting.
- Interest in pursuing the Homestead Exemption discussion, including a formal vote, and no later than January of next year and prior to the June implementation deadline date

Mayor Pro Tem Jason Webb moved to approve the Strategic Planning Session Report as presented. Deputy Mayor Pro Tem Forest seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: FOREST, ENGEL, BRYANT, WEBB, SHARMA

NAYS: NONE

16. Consider a request for a Development Plan (DP18-0004 - Tinley Park) to develop a residential subdivision. The property is generally located south of Flower Mound Road and west of Duncan Lane. (The Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its July 23, 2018, meeting.)

Staff Presentation

Mr. Russell gave a presentation identifying or noting:

- General and detailed location
- Land use and zoning
- Photos of the subject property
- Development plan
- Landscape plan

and he responded to the following questions from Council:

- How will the x lot in the back corner be maintained

Deputy Mayor Pro Tem Forest moved to approve as presented in the agenda caption. Councilmember Bryant seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: SHARMA, WEBB, BRYANT, ENGEL FOREST

NAYS: NONE

K./L. CLOSED/OPEN MEETING

The Town Council convened into a closed meeting at 8:10 p.m. on August 6, 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 9:53 p.m. on August 6, 2018, to take action on the items as follows:

- a. 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.

No action taken.

- b. Discuss and consider economic development incentives, including retail centers, corporate relocation/expansion/retention, hospitality projects, and performance related to certain incentive agreements.

No action taken.

M. ADJOURN REGULAR MEETING

Mayor Dixon adjourned the meeting at 9:54 p.m. on Monday, August 6, 2018, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

Steve Dixon

STEVE DIXON, MAYOR

ATTEST:

Theresa Scott

THERESA SCOTT, TOWN SECRETARY