

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 17TH DAY OF DECEMBER 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.

Administrative Note:

Following a ribbon cutting event, this was the first meeting in the New Town Hall.

[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
Andy Kancel	Chief of Police
Andrea Roy	Director of Economic Development

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 Russ McNamer gave the invocation and Mayor Dixon led the pledges.

D. PRESENTATIONS

1. Certificate of Achievement, Gold Award, Girl Scout Service Unit 408

Andie Milton, Girl Scout Service Unit Manager, announced the Girl Scout Gold Award recipients and Mayor Dixon presented a Certificate of Achievement to each of the girls.

2. Announcement and Presentation of 2018 Outstanding Citizenship Award(s)

Marilyn Lawson, Outstanding Citizenship Award Committee Chair, gave a presentation identifying or noting:

- Background information

- Purpose
- Criteria
- Committee members
- Nominations received
- Committee feedback
- What award recipients will receive from the Town
- 2018 Award recipients announced:
 - Don McDaniel (individual category)
 - Summit Club (group category)
 - Alton Bowman (New Category for 2018 - Lifetime Achievement Award)

E. 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.	Jody Smith, 3705 Sarah Springs	Past Council Members
2.	Paul Stone, 4100 Broadway*	Merry Christmas
3.	Carol Kohankie, 4312 Lauren Way*	Merry Christmas
4.	Mary Kay Walker, 3229 Oak Meadow Dr*	Appreciation for the support of the senior center

**public comment form not provided*

F. ANNOUNCEMENTS

Mayor Pro Tem Webb extended appreciation for past elected officials who were a part of building the previous Town Hall. He also expressed appreciation for the Utility Billing staff for their customer service in a recent water bill situation.

Councilmember Engel announced that Jamie Siegel of Flower Mound High school was recently named the *USA Today* Volleyball Coach of the Year.

Several members of Council expressed well wishes for the holiday season.

G. TOWN MANAGER'S REPORT

Mr. Stathatos gave an update on the following projects:

1. Capital improvement projects
 - Old Town Hall demolition and future plans for that area
 - Professional Service Agreements update (on tonight's agenda)
 - Morriss Road improvements schedule
2. Economic Development projects
 - New businesses that have opened or coming soon to Flower Mound
3. Park Ordinance amendments

Mr. Dalton provided a summary of discussions to date regarding park ordinance amendments, including calculations and credit options and next steps.

4. Other

Mr. Stathatos responded to questions from Council regarding:

- Why the speed limit changed from 40 to 35 mph on Morriss Road and Councilmember Bryant also provided background information.

H. FUTURE AGENDA ITEMS

1. Mayor Dixon requested a review of the last two Charter Review Commission recommendations that were presented for Council consideration, however, not placed on the ballot or that did not pass by the voters. There was Council consensus to have that discussion.

I. COORDINATION OF CALENDARS

Mayor Dixon announced that the next Town Council regular meeting is scheduled for Monday, January 7, 2019.

J. CONSENT ITEMS

1. Consider approval of the minutes from a regular meeting of the Town Council held on December 3, 2018.
2. Consider approval to fund emergency vehicle wireless data device replacements, through GTS Technology Solutions, in the amount of \$51,913.34
3. Consider approval of a contract with Blue Cross and Blue Shield of Texas in the amount of \$515,469 for reinsurance coverage for the Town's Group Health Plan; and authorization for the Mayor to execute same on behalf of the Town.
4. Consider approval of a Professional Services Agreement for monthly gas well pad site air monitoring by Modern Geosciences, LLC, in the amount of \$124,800.00; and authorization for the Mayor to execute same on behalf of the Town.
5. Consider approval of an ordinance amending the Town of Flower Mound's Annual Budget for the fiscal year beginning October 1, 2017 and ending on September 30, 2018, as adopted by Ordinance No. 33-17 and amended by Ordinance No. 46-17, 20-18, 22-18 and 29-18 for adjustments to the General Fund, General Debt Service Fund, Utility Fund, Stormwater Utility Fund and the Hotel Occupancy Fund.

ORDINANCE NO. 38-18

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE TOWN'S BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2017, AND ENDING ON SEPTEMBER 30, 2018, AS ADOPTED BY ORDINANCE NO. 33-17 AND AMENDED BY ORDINANCE NO. 46-17, 20-18, 22-18 and 29-18, BY PROVIDING FOR ADJUSTMENTS TO THE GENERAL FUND, GENERAL DEBT SERVICE FUND, UTILITY FUND, STORMWATER UTILITY FUND AND THE HOTEL OCCUPANCY FUND; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET, AS AMENDED; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

6. Town Council acting as the Board of Directors for the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District to consider approval of a resolution amending the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District budget for the fiscal year beginning on October 1, 2017, and ending on September 30, 2018, as adopted by Resolution No. 15-17 and amended by Resolution No. 26-17.

RESOLUTION NO. 24-18

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, ACTING AS THE BOARD OF DIRECTORS OF THE TOWN OF FLOWER MOUND FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES DISTRICT, AMENDING THE BUDGET FOR THE TOWN OF FLOWER MOUND FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES DISTRICT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018, AS ADOPTED BY RESOLUTION NO. 15-17 AND AMENDED BY RESOLUTION NO. 26-17; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

7. Consider approval of an ordinance amending the Town of Flower Mound's Annual Budget for the fiscal year beginning October 1, 2018 and ending on September 30, 2019, as adopted by Ordinance No. 30-18 for adjustments to the General Fund, Utility Fund and Vehicle and Equipment Replacement Fund.

ORDINANCE NO. 39-18

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE TOWN'S BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2018, AND ENDING ON SEPTEMBER 30, 2019, AS ADOPTED BY ORDINANCE NO. 30-18, BY PROVIDING FOR ADJUSTMENTS TO THE GENERAL FUND, UTILITY FUND, AND VEHICLE AND EQUIPMENT REPLACEMENT FUND; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET, AS AMENDED; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

8. Town Council acting as the Board of Directors for the Town of Flower Mound Crime Control and Prevention District to consider approval of a resolution amending the Town of Flower Mound Crime Control and Prevention District budget for the fiscal year beginning on October 1, 2018, and ending on September 30, 2019, as adopted by Resolution No. 19-18.

RESOLUTION NO. 25-18

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, ACTING AS THE BOARD OF DIRECTORS OF THE TOWN OF FLOWER MOUND CRIME CONTROL AND PREVENTION DISTRICT, AMENDING THE BUDGET FOR THE TOWN OF FLOWER MOUND CRIME CONTROL AND PREVENTION DISTRICT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019, AS ADOPTED BY RESOLUTION NO. 19-18; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

9. Town Council acting as the Board of Directors for the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District to consider approval of a resolution amending the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District budget for the fiscal year beginning on October 1, 2018, and ending on September 30, 2019, as adopted by Resolution No. 20-18.

RESOLUTION NO. 26-18

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, ACTING AS THE BOARD OF DIRECTORS OF THE TOWN OF FLOWER MOUND FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES DISTRICT, AMENDING THE BUDGET FOR THE TOWN OF FLOWER MOUND FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES DISTRICT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019, AS ADOPTED BY RESOLUTION NO. 20-18; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

10. Consider the approval of an annual contract for the purchase of water meters and meter reading equipment, on an as-needed basis, to Neptune Technology Group, Incorporated.
11. Consider approval of an Ordinance amending Appendix A "Fee Schedule," referenced in Chapter 70, "Utilities," Section 70-56(d), entitled "Water Meter Fee Schedule," of the Code of Ordinances of the Town of Flower Mound, Texas, by increasing the water meter fees."

ORDINANCE NO. 40-18

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING APPENDIX A, "FEE SCHEDULE," REFERENCED IN CHAPTER 70, "UTILITIES," SECTION 70-56(d), ENTITLED "WATER METER FEE SCHEDULE," OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY INCREASING THE WATER METER FEES; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

12. Consider approval of the consumption of alcoholic beverages at the Flower Mound Senior Center during the SIM Auxiliary's Elite Chef Competition fundraiser.
13. Consider approval of a consulting contract with Carson Block Consulting INC to provide technology consulting services to the Library and authorize the Mayor to execute same on behalf of the Town.
14. *Item 14 was moved from consent to regular.*
15. Consider approval of a Professional Services Agreement with Kimley-Horn and Associates, Inc. for the design phase services associated with the High Road Water Line Phase II project in the amount of \$260,000.00; and authorization for the Mayor to execute same on behalf of the Town.
16. Consider approval of a Construction Agreement with PM Construction & Rehab LLC, dba IPR South Central, for the Justin Road Lift Station Outfall project, in the amount of \$199,974.50; and authorization for the Mayor to execute same on behalf of the Town.

17. Consider approval of the Professional Services Agreement with Pacheco Koch Consulting Engineers, Inc., to provide professional engineering services, for the Valley Ridge Boulevard & Morriss Road Intersection Improvements/Windsor Drive Roundabout Connection project for an amount not to exceed \$84,414.00; and authorization for the Mayor to execute same on behalf of the Town.
18. *Item 18 was moved from consent to regular.*
19. Consider approval of the 2018 Annual Report for the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) in accordance with Chapter 311 of the Texas Tax Code.
20. Consider approval of an ordinance to reappoint Municipal Judge Jeff Tasker for the period of January 1, 2019, through December 31, 2021.*

ORDINANCE NO. 41-18

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS APPOINTING THE JUDGE OF THE MUNICIPAL COURT OF RECORD IN THE TOWN OF FLOWER MOUND; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

*Council action for this item was based on how the Ordinance was written (Section 2) and for a term to begin on January 1, 2019, and to expire on December 31, 2020.

Mayor Pro Tem Webb moved to approve by consent Items 1 – 13; 15 – 17; 19 - 20, as presented in the agenda captions as identified above. Deputy Mayor Pro Tem Forest seconded the motion. Each item, as approved by consent, is restated above, and if applicable, the Ordinance or Resolution caption for each, for the record.

VOTE ON MOTION:

Motion passed

AYES: SHARMA, FOREST, WEBB, ENGEL, BRYANT

NAYS: NONE

K. REGULAR ITEMS

14. Consider approval of an Interlocal Agreement with Lewisville Independent School District (LISD) for additional School Resource Officers (SRO) and School Resource Sergeant, and provisions for contributions from LISD and the Town to cover the cost of salary and benefits for current and additional officers; and authorization for the Mayor to execute the same on behalf of the Town.

Councilmember Bryant provided background information regarding why he requested this item be moved from consent to regular, and mainly for the purpose of acknowledging the work of the Police Department in the schools.

Staff Presentation

Chief Kancel provided background information regarding the work of the school resource officers.

Councilmember Bryant moved to approve Item 14 as presented in the agenda caption. Mayor Pro Tem Webb seconded the motion.

VOTE ON MOTION:*Motion passed***AYES: BRYANT, ENGEL, WEBB, FOREST, SHARMA****NAYS: NONE**

18. Consider approval of a Professional Services Agreement with Kimley-Horn and Associates, Inc., for transportation planning services associated with the Transportation Model Update and LOS Mapping project, in the amount of \$70,000.00; and authorization for the Mayor to execute same on behalf of the Town.

Staff Presentation

Ms. Bruce provided background information regarding the purpose of the item, as well as the scope of work for the project, and as previously requested by Councilmember Sharma.

and there was Council discussion regarding:

- How the study will help Council in determining the appropriate action to take in order to provide traffic relief

Councilmember Sharma moved to approve as presented in the agenda caption. Mayor Pro Tem Webb seconded the motion.

VOTE ON MOTION:*Motion passed***AYES: SHARMA, FOREST, WEBB, ENGEL, BRYANT****NAYS: NONE**

21. Public Hearing to consider a request for rezoning (ZPD18-0008 – Magnolia Court) from Agricultural District (A) to Planned Development District No. 168 (PD-168) with Single-Family District-10 (SF-10) and Agricultural District (A) uses, with certain exceptions and modifications to the Code of Ordinances, and to consider adopting an ordinance providing for said amendment, and acceptance of cash in lieu of land in the amount of \$263,088 in place of the otherwise required Park Land dedication and Park Development Fees in the amount of \$80,504. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road. (The Planning and Zoning Commission recommended approval with conditions by a vote of 6 to 0 at its November 12, 2018, meeting.)(Town Council postponed the item at its November 19, 2018, meeting.)

Staff Presentation

Mr. Russell gave a presentation identifying or noting:

- Zoning Chronology
- General and detailed location of subject property
- Land use and zoning
- Site photos of the subject property
- Modifications proposed
- Original request
- Concept site plan

Applicant Presentation

Heth Kendrick, 5301 Alpha Rd, Dallas, Texas, gave a presentation identifying or noting:

- Aerial of subject site
- Development summary

and he responded to questions or comments from Council regarding:

- Will Tract 2 be maintained
- How the revised plan meets the intent of the zoning and the resident requests
- Appreciation for the residents and the developer coming together for a project that appears will be successful

Mayor Dixon opened the Public Hearing at 7:02 p.m.

The following individuals either spoke in support or opposition, or had questions / comments related to the item: *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.*

Support: Comments/Questions	Opposition: Comments/Questions	Question(s)/ Comments Only
Robert Sanders, 1406 St. Francis Ln	None	None
Jason Hobbs, 1000 St Francis Ln		
Jeffrey Blasko, 1720 Milford Dr		

Mayor Dixon closed the Public Hearing at 7:06 p.m.

Mayor Pro Tem Webb moved to approve as presented in the agenda caption. Councilmember Sharma seconded the motion.

ORDINANCE NO. 42-18

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 14.802 ACRES OF LAND SITUATED IN THE W. H. GIBSON SURVEY, ABSTRACT NO. 464, AND THE M. L. COWAN SURVEY, ABSTRACT NO. 1637, FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 168 (PD-168) WITH SINGLE-FAMILY DISTRICT-10 (SF-10) USES AND AGRICULTURAL DISTRICT (A) USES, IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

**AYES: BRYANT, ENGEL, WEBB, FOREST, SHARMA
NAYS: NONE**

Motion passed

Mayor Dixon opened items 22 and 23 at the same time.

22. Public Hearing to consider a request for a Specific Use Permit No. 455 (SUP18-0018 - Cross Timbers Addition) to permit a restaurant with drive-through window and to consider adopting an ordinance providing for said amendment. The property is generally located south of Cross Timbers Road and west of Bruton Orand Blvd. (Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its December 10, 2018, meeting.)

Staff Presentation

Mr. Russell gave a presentation for items 22 and 22 identifying or noting:

- General and detailed location
- Land use and zoning
- Site photos of the subject property
- Approved concept plan
- SUP exhibit and conditions
- Elevations
- Site plan

Applicant Presentation

LJ Erickson, 16 Armstrong Drive, Frisco, TX

Mr. Erickson responded to questions or comments from Council regarding:

- Clarification regarding the SUP, as 5 a.m. opening time seems early for a spec building, and the 9 p.m. closing time seems late

Mayor Dixon opened the Public Hearing for item 22 at 7:13 p.m. No one spoke in support or opposition. Mayor Dixon closed the Public Hearing for item 22 at 7:13 p.m.

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

ORDINANCE NO. 43-18

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY APPROVING SPECIFIC USE PERMIT NO. 455 (SUP-455) FOR A FAST FOOD RESTAURANT WITH A DRIVE-THROUGH WINDOW ON CERTAIN PROPERTY DESCRIBED AS 1.6341 ACRES OF LAND AND BEING ALL OF LOT 3, BLOCK A, OF THE CROSS TIMBERS VILLAGE ADDITION AND ZONED PLANNED DEVELOPMENT DISTRICT NO. 103 (PD-103) WITH RETAIL DISTRICT-2 (R-2) USES; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:*Motion passed***AYES: SHARMA, FOREST, WEBB, ENGEL, BRYANT****NAYS: NONE**

23. Consider a request for a Site Plan (SP18-0017 - Cross Timbers Addition, Lot 3) to develop one non-residential building. The property is generally located south of Cross Timbers Road and west of Bruton Orand Boulevard. (Planning and Zoning recommended approval by a vote of 6 to 0 at its December 10, 2018, meeting.)

Councilmember Bryant moved to approve as presented in the agenda caption. Councilmember Sharma seconded the motion.

VOTE ON MOTION:*Motion passed***AYES: BRYANT, ENGEL, WEBB, FOREST, SHARMA****NAYS: NONE**

24. Consider a request for a Site Plan (SP18-0013 - Alpha Warehouse Park) to develop three office/warehouse buildings, and a waiver to certain Architectural Standards in the Town's Urban Design Plan. The property is generally located south of Justin Road and west of Meadow View. (Planning and Zoning Commission recommended approval by a vote of 4 to 3 at its December 10, 2018, meeting.)

Staff Presentation

Mr. Russell gave a presentation identifying or noting:

- General and detailed location
- Aerial map of site location
- Land use and zoning
- Site photos of subject property
- Site plan
- Landscape plan
- Elevations
- Waivers requested
- P & Z Deliberation

and he responded to questions from Council regarding:

- Concerns regarding the pitch of the roof
- Concerns regarding the material of concrete block and how it's not in the Town's design plan

and there was Council discussion regarding:

- Benefits gained by allowing the waiver for the type of use presented, which allows the HVAC equipment to be hidden
- How the buildings fit with the surrounding area

Applicant Presentation

Bill Peck, Peck Architects, 105 W Main Street, Lewisville

Josh Barton, Project Engineer, G & A Consultants/McAdams, 111 Hillside Drive, Lewisville

Mr. Peck gave a presentation identifying or noting:

- Site photos
- Building materials

and he or Mr. Barton responded to questions from Council regarding:

- Clarification regarding where the bay doors will be located
- Clarification regarding the easement location
- Was there a point where one building versus multiple buildings was considered

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: SHARMA, FOREST, WEBB, ENGEL, BRYANT

NAYS: NONE

25. Public Hearing to consider approval of an amendment to the Chapter 380 Agreement between the Town of Flower Mound, Newstream Hotels & Resorts, LLC, and Spectrum Origination, LLC, and authorization for the Mayor to execute same on behalf of the Town.

Staff Presentation

Ms. Roy provided background information about the project, including why the applicant is seeking an extension, and she responded to the following questions from Council:

- Clarification that no terms other than the date has changed, other than what is being offered in return for granting the extension

Mayor Dixon opened the Public Hearing at 7:44 p.m.

The following individuals either spoke in support or opposition, or had questions / comments related to the item: *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.*

Support: Comments/Questions	Opposition: Comments/Questions	Question(s)/Comments Only
Jody Smith, 3705 Sarah Springs Trail	None	None

Mayor Dixon closed the Public Hearing at 7:45 p.m.

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: BRYANT, ENGEL, WEBB, FOREST, SHARMA

NAYS: NONE

26. Presentation and discussion of TIRZ Feasibility Study for Lakeside Village.

Staff Presentation

Ms. Roy gave a presentation identifying or noting:

- Background information

Consultant Presentation

Nina Meagan, Hawes Hill & Associates

Ms. Meagan gave a presentation identifying or noting:

- Project understanding
- Lakeside Village Development summary
- TIRZ funded project costs
- Build out scenarios
- Feasibility
- Recommended approach

and she or Ms. Roy responded to questions or comments from Council regarding:

- Interest in seeing information that demonstrates how the tax base acceleration works in order to make an informed decision
- Clarification regarding the objective for this evening
- Interest in talking about things that could be included in the TIRZ, such as an art center
- Interest in running a less optimistic model
- What are the next steps, including timing
- Professional experience in working with both developed and undeveloped scenarios
- Clarification regarding the lack of projection figures for the first few years, and the purpose of the jump in value for the later years
- Clarification regarding the actual area involved
- Interest in seeing a comparison as to what the Town would gain with or without a TIRZ (i.e. what would the Town gain in revenue without the TIRZ)
- What is the cost to the Town to go through the TIRZ option versus going the debt route
- Why would the Town want to issue a bond versus not issuing a bond
- What is the purpose of the complete versus partial buildout
- Clarification regarding the numbers and projections and what are those figures based on (current or a down turn economic environment)
- Clarification that the next step is to continue the discussion at the January work session if possible.

and there was Council discussion regarding:

- How the TIRZ works
- Ultimately there would be a TIRZ Board to make recommendations regarding what to issue debt for, and similar to what we have in existence already
- Encouraged members of Council, as well as the public, to look at the feasibility approach on page 357 of the study

L. BOARDS/COMMISSIONS (Pre-Council Conference Room)

27. Discuss and consider an appointment to the Denton County Greenbelt Plan Coordinating Committee.

Staff Presentation

Mr. Dalton summarized the purpose of the item.

There was Council discussion regarding:

- Past efforts regarding the Denton County Greenbelt
- Possibility of appointing both the ECC recommended member as well as a Councilmember.

Mayor Pro Tem Webb moved to appoint Councilmember Kevin Bryant as the primary member, and James Naylor as the alternate member. Deputy Mayor Pro Tem Forest seconded the motion.

VOTE ON MOTION:*Motion passed***AYES: SHARMA, FOREST, WEBB, ENGEL, BRYANT****NAYS: NONE****M./N. CLOSED/OPEN MEETING**

The Town Council convened into a closed meeting at 8:19 p.m. on December 17, 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 9:14 p.m. on December 17, 2018, and there was no action taken on the following items:

- a. Consultation with Attorney.
 1. All matters related to Cause No. 18-9622-431; EagleRidge Operating, LLC v. Town of Flower Mound

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda.

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

O. ADJOURN REGULAR MEETING

Mayor Dixon adjourned the meeting at 9:15 p.m. on December 17, 2018, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

Steve Dixon

STEVE DIXON, MAYOR

ATTEST:

Theresa Scott

THERESA SCOTT, TOWN SECRETARY