

**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**



August 7, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

Comments regarding any agenda item can be sent to the Town Council by emailing towncouncil@flower-mound.com or by calling 972.874.6005 and leaving a message.

AGENDA

A. CALL TO ORDER

B. INVOCATION

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

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

D. PRESENTATION(S)

1. Certificate of Achievement for Flower Mound High School Jaguar Baseball Team State Champions

E. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Town Council regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972.874.6000 during business hours.

In accordance with the Texas Open Meetings Act, the Town Council is restricted from discussing or acting on items not listed on the agenda.

To speak to Council during public comment, please fill out a [comment form \(PDF\)](#).

- Speakers are limited to 3 minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the mayor
- Speakers must address their comments to the Town Council
- Please state your name and address when speaking

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects

2. Economic Development Projects
3. Organizational Updates
 - a. Employee Recognition
4. Citizen Engagement Program opportunity

H. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the Mayor and members of Council an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding that a consensus of Council is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

I. COORDINATION OF CALENDARS

1. August 17 - Budget Work session
2. August 21 - Regular meeting

J. CONSENT ITEM(S)

This part of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from Consent by any council member by making such request prior to a motion and vote.

1. Minutes 7/17 & 7/20 - Consider approval of the minutes from a regular meeting held on July 17, and a work session held on July 20.
2. PSA Design - Lower Timber Interceptor - Consider approval of a Professional Services Agreement with Freese and Nichols, Inc., for the design phase services associated with the Lower Timber Interceptor Rehabilitation (Paisley Drive to Rockcreek Court) project, in the amount of \$69,475.00; and authorization for the Mayor to execute same on behalf of the Town.
3. Bucket Truck Purchase - Consider approval of the purchase of one 2023 Chevrolet 5500 Crew Cab Chassis with Aerial Lift and Service Body per Town of Flower Mound Specifications and Vendor Quote from Lake County Chevrolet for Public Works in the amount of \$181,225.16.
4. PSA - Consulting Services 1800 Timber Creek - Consider approval of a Professional Services Agreement with Champion Environmental Consulting Inc. for asbestos management services for the Town building located at 1800 Timbercreek in the amount of \$27,285. Champion Environmental will develop the technical specifications for the abatement and disposal of asbestos-containing materials, will attend and/or lead necessary pre-construction meetings, and will provide on-site personnel to monitor the work performed by the abatement contractor.
5. Demolition Proposal - 1800 Timber Creek - Consider the proposal by Cactus Abatement & Demolition, LLC for asbestos management services for asbestos remediation and structure demolition of the Town building located at 1800 Timber Creek Road, in the amount of \$302,900.00, utilizing the TIPS USA Contract 22100201.

6. Easement Abandonment 7015 Woodridge Drive - Consider approval of an ordinance vacating and abandoning of the existing 10-foot utility easement located along the south and west property lines of Lot 4, Woodridge Estates Subdivision. The property is generally located south of Cross Timbers Road (FM 1171) and west of Shiloh Road.
7. PSA - Design Lakeside Reuse Water System - Consider approval of a Professional Services Agreement with Plummer Associates, Inc., for the design phase services associated with the Lakeside Reuse Water Distribution System - Phase I project, in the amount of \$845,081.00; and authorization for the Mayor to execute same on behalf of the Town.
8. Certified Collection Rate - Consider accepting the submission of the certified collection rate of 100 percent for the fiscal year beginning October 1, 2023, and ending September 30, 2024.
9. 2023 Certified Appraisal Roll - Consider approval of an ordinance establishing the 2023 certified appraisal roll.
10. No-New-Revenue and Voter-Approval Tax Rates - Consider accepting the submission of the notice of a no-new-revenue tax rate of \$0.359022 per \$100 assessed valuation and a voter-approval tax rate of \$0.387327 per \$100 assessed valuation for the fiscal year beginning October 1, 2023, and ending September 30, 2024.
11. Schedule Budget and Tax Rate Meetings - Consider proposing a maximum tax rate of \$0.387327 per \$100 valuation for the fiscal year beginning October 1, 2023, and ending September 30, 2024; and scheduling August 21, 2023, public hearing on the budget, scheduling September 18, 2023, public hearing on the tax rate, and scheduling the September 18, 2023, adoption of said budget and tax rate; with each meeting to be held at 6:00 PM, at Town Hall, located at 2121 Cross Timbers Road.
12. Set Crime District Budget - 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 21, 2023, on the Flower Mound Crime Control and Prevention District budget and to schedule a meeting for September 18, 2023, 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.
13. Set Fire District Budget - 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 21, 2023, on the Flower Mound Fire Control, Prevention, and Emergency Medical Services District budget and to schedule a meeting for September 18, 2023, 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.
14. Annual PID SAP and Assessment Roll - Consider approval of an ordinance adopting the 2023-2024 annual update to the River Walk Public Improvement District No. 1 (PID) Service and Assessment Plan (SAP) and Assessment Roll.
15. 2023 CDBG Annual Action Plan - Consider approval of a resolution authorizing the adoption of the Program Year 2023 Action Plan for the Community Development Block Grant Program and authorizing the Mayor to execute same

- on behalf of the Town and submit to the U.S. Department of Housing and Urban Development.
16. LISD Police Officer Security Agreement - Consider approval of an agreement for the 2023-2024 school year with the Lewisville Independent School District (LISD) to contract with the Town of Flower Mound for law enforcement services for LISD elementary schools and authorize the Mayor to execute same on behalf of the Town.
 17. PSA - Marketing Economic Development Video - Consider approval of a Professional Services Agreement with The John R McAdams Company, Inc for video marketing services, in the amount of \$17,000, to prepare a marketing video highlighting approved and existing developments within the Town's Lakeside Business District.
 18. All Together FM Commission - Consider approval of a Resolution to formally dissolve the All Together Flower Mound Commission.
 19. Oncor Rate Case- Denial Resolution - Consider approval of a resolution authorizing the Town to join with the Steering Committee of Cities Served by Oncor to deny Oncor Electric Delivery Company's requested rate increase.

K. REGULAR ITEM(S)

1. SP22-0009 - Flower Mound Medical Office Building - Public Hearing to consider a request for a Site Plan (SP22-0009 – Flower Mound Medical Office Building) to develop a medical office building with an exception to 'Underground Utilities' pursuant to Section 82-377, Exceptions, of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Churchill Drive. (PZ tabled this item to its July 24, 2023, meeting by a vote of 6 to 0 at its July 10, 2023, meeting.) (PZ recommended approval by a vote of 6 to 0 at its July 24, 2023, meeting.)
2. SP23-0008 – Tesla SSD Flower Mound - Public Hearing to consider a request for a Site Plan (SP23-0008 – Tesla SSD Flower Mound) to develop car sales dealership and service center with an exception to 'Underground Utilities' pursuant to Section 82-377, "Exceptions," of the Code of Ordinances and an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway. (PZ recommended approval by a vote of 6 to 0 at its July 24, 2023, meeting.)
3. SUP22-0004 – River Walk Pickle Ball Courts - Public Hearing to consider an ordinance granting Specific Use Permit No. 481 (SUP22-0004 – River Walk Pickle Ball Courts) to permit an amusement and recreation (outdoors) use. The property is generally located north of 1st Avenue and east of River Walk Drive. (PZ recommended approval by a vote of 6 to 0 at its July 24, 2023, meeting.)
4. Los Caminos Tax Abatement Reinvestment Zone - Public Hearing to consider approval of an ordinance establishing a Tax Abatement Reinvestment Zone for commercial tax abatement at 880 International Parkway (Los Caminos FM Property LTD).
5. Los Caminos Chapter 380 and Tax Abatement - Public Hearing to consider approval of a Chapter 380 and Tax Abatement Agreement with Los Caminos FM

- Property LTD (aka Los Caminos), for the economic development of Flower Mound, and authorization for the Mayor to execute same on behalf of Town.
6. Scenic Road - Discussion regarding the current master planned cross-section of Scenic Road.
 7. Charter Review Names and Charge - A resolution of the Town Council of the Town of Flower Mound Texas, creating a Charter Review Commission (CRC) approving a charge for the CRC, providing that the Town Council shall appoint members to the CRC; making findings relative thereto; and providing for an effective date.

L. BOARDS/COMMISSIONS

Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Animal Services Board, Capital Improvements Advisory Committee, Cultural Arts Commission, Denton County Transportation Authority, Environmental Conservation Commission, Historical Commission Task Force, Parks Board, School Liaison Committee, SMARTGrowth Commission, Tax Increment Reinvestment Zone Number (TIRZ #1), Transportation Commission, and Veterans Liaison Board.

M. CLOSED MEETING

The Town Council to convene into closed meeting 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 Town Attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, as follows:

1. Consultation with Town Attorney.
 - a. La Estancia Investments, L.P. v. Town of Flower Mound, Texas, et al
 - b. Impact Fee Requirements
 - c. Building Permit Fee Requirements
 - d. House Bills 2127 and 3699
 - e. Sunrise Circle development and adjacent properties
2. Discuss and consider purchase, exchange, lease or value of real property for parks, public rights-of-way, and/or other municipal purposes and all matters incident and related thereto.
3. Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, Community Development Corporation, and Planning and Zoning Commission.
4. Discuss and consider economic development incentives, including retail centers, corporate relocation/expansion/retention, hospitality projects, healthcare facilities, performance related to certain incentive agreements, and proposed Tax Increment Reinvestment Zone (TIRZ) #1, TIRZ #2, PID, MMD, and MUD.

The Town Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Town Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to

the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the above referenced items.

N. RECONVENE

O. ADJOURN

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: August 4, 2023, at 5:05 p.m., at least 72 hours prior to the scheduled time of said meeting.

Theresa Scott, Town Secretary

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

To preview upcoming items of business that may appear on future agendas click [HERE](#).