

Town Council Work Session



April 18, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

MINUTES

A. CALL TO ORDER

Mayor France called the work session to order at 6:00 p.m. with the following members present:

Derek France, Mayor
Jim Engel, Mayor Pro Tem
Ann Martin, Deputy Mayor Pro Tem
Adam Schiestel, Councilmember Place 1
Chris Drew, Councilmember Place 2
Brian Taylor, Councilmember Place 3

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

Theresa Scott, Town Secretary
James W. Childers, Town Manager
Tommy Dalton, Assistant Town Manager
Tiffany Bruce, Assistant Town Manager/Town Engineer
Lexin Murphy, Director of Development Services
John Zagurski, Chief Financial Officer

B. INVOCATION

Mayor France gave the 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."

Mayor France led the pledges.

D. 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

There were no speakers.

E. WORK SESSION ITEM(S)

1. FloMo Convos - Development

Ms. Murphy gave a presentation identifying or noting:

- purpose of FloMo Convos
- background information on the development community FloMo Convo
- service improvements (13 areas)
- items requiring council direction
- opportunities for improvement based on feedback provided during the FloMo Convo and the topic of development

and she responded to questions from Council regarding the following:

- 3rd party contracts, including an inspection opportunity
- response times by planning for reviewing development applications in comparison to benchmark cities
- Master Plan Amendments
- development application submittal process
- planned development language
- administrative variances
- exception process
- infill sites
- inspector availability
- responding to code questions
- site plan application review process
- boards and commissions training

2. Merchant Card Processing Fees

Mr. Zagurski gave a presentation identifying or noting:

- Merchant card fees growth
- payment type and volume
- changes and impact
- benchmark cities (where we stand)
- merchant card fee philosophy

and he responded to questions from Council regarding:

- fee versus transaction cost
- full cost recovery option

3. Budget Strategies FY 2025

Mr. Childers provided background information regarding the item, and Mr. Zagurski, or John Martin, Hilltop Securities gave a presentation identifying or noting the following:

- prior budget philosophy, including a short-term cash approach during uncertain times
- strategic alignment (goal 4: financial stability and operational soundness)
- general fund personnel (personnel vs population)
- FY25 decision points
- non-discretionary (managing inflation's impact on the general fund)
- sales tax
- property tax rate, including SB2 (2019) M & O impact
- the SB2 cliff (managing the impact on the general fund)
- Debt and capacity - opportunities to refinance and capture increment
- large capital needs
- certificates of obligation
- general obligation bonds
- utility system revenue bonds
- voted vs non voted bonds, including statistics
- paths forward

and they responded to questions from Council regarding:

- personnel ratios
- interest in seeing what benchmark cities do in the area of personnel ratios
- inflation rates
- property tax and SB2
- exemptions
- TIRZ revenues
- capital projects on the horizon
- bond packages
- tax rates, including voter approval rate

F. ADJOURN

Mayor France adjourned the work session at 9:01 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



DEREK FRANCE, MAYOR

ATTEST:



THERESA SCOTT, TOWN SECRETARY