Town Council Regular Meeting

June 3, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

MINUTES

A. CALL TO ORDER

Mayor Moore called the meeting to order at 6:00 p.m. with the following members present:
Cheryl Moore, Mayor
Ann Martin, Mayor Pro Tem
Adam Schiestel, Deputy Mayor Pro Tem
Chris Drew, Councilmember Place 2
Brian Taylor, Councilmember Place 3
Janvier Werner, Councilmember Place 4

constituting a quorum with the following members of Town Staff participating:
Theresa Scott, Town Secretary
James W. Childers, Town Manager
Bryn Meredith, Town Attorney
Tommy Dalton, Assistant Town Manager
Tiffany Bruce, Assistant Town Manager/Town Engineer
Lexin Murphy, Director of Development Services
John Zagurski, Chief Financial Officer
Clay Riggs, Director of Public Works
Paul Henley, Fire Chief

B. INVOCATION

Chaplain Cole 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 Moore 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 name and address	Subject (as written on the form)
1.	Robert Waters, 5109 Saddle Trail	FMYFA (Flower Mound Youth Football Association)
2.	Nicholas Underwood, 5800 Dayflower Dr	ceasefire in Palestine
3.	Juhi Arora, 2812 Spring Hollow Ct, Highland Village	public comments
4.	Aarna Shukla, 3601 Timothy Dr	Teachers appreciation event
5.	Anushka Sharma, 4521 Dealina Dr	Teacher's appreciation event
6.	Patsy Mizeur, 1821 Castle Ct	not indicated
7.	Rob Rawson, 1409 Basil	suit

E. ANNOUNCEMENTS

1. Announcements from the mayor and council members

   Mayor or Councilmembers had announcements regarding:

   - storm debris clean up efforts
   - passing of Grayson Murray and the impact on mental health
   - Canyon Falls Park ribbon cutting
   - La Estancia information on Town's website
   - Elite Chef competition

F. TOWN MANAGER'S REPORT

1. Capital Improvement Projects

2. Economic Development Projects

3. Organizational Updates

4. Storm Response Report

   Mr. Childers, Mr. Riggs, or Mr. Henley reported on the Town's response to the recent storm.

G. FUTURE AGENDA ITEM(S)

Mayor Pro Tem Martin requested a future agenda item to discuss TIRZ No. 1 since it's soon to expire. There was Council consensus to do so.

H. COORDINATION OF CALENDARS

Mayor Moore confirmed that all members of Council plan to attend the following meeting.

1. June 17 - Regular Meeting

I. CONSENT ITEM(S)

ACTION:	Brian Taylor moved to approve Consent items 1 - 7 as presented in the agenda caption. Chris Drew seconded the motion.
AYES:	Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

1. Minutes - 5/14, 5/16, and 5/20 - Consider approval of the minutes from a Special Meeting on May 14, a Special Meeting/Work Session on May 16, and a Regular Meeting on May 20.

2. Pavement Markings Contract - Consider approval to increase the annual contract amount for pavement markings services with Stripe-A-Zone, Inc., from an estimated annual contract amount of $400,000.00 to an estimated annual contract amount of $900,000.00, with an estimated fiscal year amount of $500,000 through a City of Grand Prairie contract.

3. WWTP Effluent Filter Rehab Design PSA - Consider approval of a Professional Services Agreement (PSA) with Ardurra Group, Inc., for the design phase services associated with the Wastewater Treatment Plant Effluent Filter Rehabilitation project, in the amount of $399,980.00; and authorization for the Mayor to execute same on behalf of the Town.

4. Leonard & Helen Johns Park Master Plan - Consider the approval of a Professional Services Agreement with MHS Planning & Design, LLC for the master planning of Leonard & Helen Johns Park, in the amount of $75,750.00; and authorization for the Mayor to execute same on behalf of the Town.

5. SIM Elite Chef Fundraiser Event-Alcohol Consumption - Consider approval of the consumption of alcohol at the Flower Mound Senior Center during the 2024 Elite Chef Fundraiser.

6. <u>FASTER Web Core Upgrade</u> - Consider approval of an agreement with FASTER Asset Solutions to upgrade to FASTER Web Core in a one-time amount of $49,999 and annual maintenance amount of $17,578.32 for a term of sixty months.

7. <u>NeoGov Subscriptions</u> - Consider approval of an Order Form with NeoGov to purchase additional subscriptions to add to the current services agreement to include Learn, eForms, Laserfiche Integration, CoreHR and Benefits and authorization for the Mayor to execute same on behalf of the Town.

J. BOARDS/COMMISSIONS

1. Conduct interviews for the Planning & Zoning Commission/Capital Improvements Advisory Committee.
   Town Council interviewed the following individuals:

   - Ryan Geddie
   - Murthy Mantha
   - Jodi Sealy

K. REGULAR ITEM(S)

1. <u>Development Agreement Townlake Phase 5 & 6</u> - Consider approval of a Development Agreement with Toll Southwest LLC., for the construction of certain Master Planned Town Roadway, Utility and Park improvements associated with the Townlake Phase 5 & 6 residential development; for $1,783,578.50 and authorization for the Mayor to execute same on behalf of the Town.

   Mr. Riggs gave a presentation identifying or noting:

   - background information
   - project location
   - scope of development agreement
   - Walsingham Dr; Scenic Drive improvements
   - 12 inch water line and 8 foot trail
   - project costs

   and he responded to questions regarding:

   - trail width

ACTION:	Chris Drew moved to approve K.1. as presented in the agenda caption. Brian Taylor seconded the motion.
AYES:	Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

2. <u>Helistops</u> - Consider and discuss zoning requirements for helistops and other aircraft-based uses.
Ms. Murphy gave a presentation identifying or noting:

    - background information
    - town code, including definitions, special conditions, benchmark city definitions, penalties
    - code enforcement staff actions
    - drones
    - considerations (options)

    and she, or Mr. Meredith responded to questions or comments from Council regarding:

    - current helipad operators
    - what other cities do
    - areas where helicopters are landing
    - regulation options
    - enforcement restrictions
    - SUP and renewal options to set exceptions (including industrial and recreational zoning districts)
    - interest in knowing the frequency of the helicopter landing
    - concerns regarding over-regulation
    - ag and adjacent properties

    Direction provided: Council asked for additional information from staff on the size and location of existing agricultural lots that could permit this use with an SUP and directed staff to revisit potential conditions for this SUP process during the next land use update.

3. <u>Capital Projects-Future debt issuances</u> - Discuss and provide feedback on large capital projects and future debt issuances.

    Mr. Childers provided background information and Mr. Zugurski gave a presentation identifying or noting:

    - overview

- strategic alignment
- project planning
- new service or change in policy
- strategic shift (long-term financial planning)
- recommended funding source and timing
- Blue Ribbon Committee timing

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

- CO's versus GO's
- timing
- alternative payment options
- possibility of packaging multiple projects at the same time for efficiency reasons
- is there a requirement to have a Blue Ribbon Committee for a project like the Community Activity Center
- scope of work for a Blue Ribbon Committee would look like

There was Council feedback regarding acceptance of forming a Blue Ribbon Bond Committee (BRC), with the mayor and each member of Council selecting 2 people to serve on the BRC, and with a May versus November election preference.

L. CLOSED MEETING

Mayor Moore announced that the Town Council is convening into a closed meeting at 8:22 p.m., pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087.

1. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Municipal Judge, Alternate Judge, and Associate Judge.

2. Consultation with Town Attorney.

   a. Furst Ranch Development Agreement

   b. Regulation of Public Utilities

3. Discuss and consider purchase, exchange, lease or value of real property for parks, cultural arts, public safety, fire stations, public rights-of-way, and/or other municipal purposes and all matters incident and related thereto.

4. Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, and Planning and Zoning Commission.

ACTION:	For the Planning and Zoning Commission Adam Schiestel moved to appoint: Todd Bayuk, Place 3 Ryan Geddie, Place 4 Michelle Jackson, Place 8, Alternate Clare Harris, Place 9, Alternate and with a term beginning immediately and ending September 30, 2024, for even number places, and September 30, 2025, for odd number places, and with the understanding that each member also serves on the Capital Improvement Advisory Committee and SMARTGrowth Commission. Chris Drew seconded the motion.
AYES:	Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

ACTION:	For the Board of Adjustment Adam Schiestel moved to appoint: Chuck Freeny, Place 2 Justin DeFillippo, Place 6, Alternate and for the terms that coincide with their respective place numbers. Chris Drew seconded the motion.
AYES:	Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

5. Discuss and consider economic development incentives, including retail centers, grocers, corporate relocation/expansion/retention, hospitality projects, health care facilities, performance related to certain incentive agreements, and Tax Increment Reinvestment Zone (TIRZ) #1, TIRZ #2, River Walk PID No. 1, Proposed PID, MMDs, and MUDs

M. RECONVENE

The Town Council reconvened into an open meeting at 10:26 p.m., to take action or no action on the above items.

N. ADJOURN

Mayor Moore adjourned the meeting at 10:27 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

CHERYL MOORE, MAYOR

ATTEST:

Theresa Scott

THERESA SCOTT, TOWN SECRETARY