

Blue Ribbon Bond Committee & Possible Quorum Planning & Zoning



December 10, 2024

Town Hall
Large Conference Rm #124
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

POSSIBLE QUORUM

A quorum of the members of the Planning & Zoning Commission may be present at this meeting.

It is possible that discussions could occur which could be construed to be "deliberations" within the meaning of the Open Meetings Act; therefore, this event will be treated as an "open meeting" and the public will be allowed to observe.

AGENDA

A. CALL TO ORDER

B. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the commission regarding any item on this agenda or provide general comments regarding the Committee as it relates to their charges, duties and responsibilities. Speakers are limited to three minutes. Time limits may be adjusted by the Chairperson.

C. MINUTES

1. Consider approval of minutes from the October 15, 2024, meeting.

D. REVIEW ITEMS

1. Discuss Blue Ribbon Bond Committee Open Houses, present survey findings
2. Discuss project and funding decision points
3. Draft Bond Program Recommendation
4. Discuss Political Action Committees (PACs)
5. Discuss bond election process
6. Discuss Blue Ribbon Bond Committee sunset clause

E. MOTION ON BOND ELECTION RECOMMENDATION

1. Conduct vote on project and funding recommendations to the Town Council.

F. COORDINATION OF CALENDARS

1. No future meetings are planned to be scheduled.

G. 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: December 6, 2024, at 12:00 p.m., at least 72 hours prior to the scheduled time of said meeting. **John Zagurski, Chief Financial Officer**

Blue Ribbon Bond Committee & Possible Quorum Planning & Zoning



October 15, 2024
Town Hall
Large Conference Rm #124
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

The Blue Ribbon Bond Committee met in a regular meeting with the following members present:

Sandeep Sharma (Chair)
Clare Harris
Laverne Amsterdam
Michelle Jackson
Murthy Mantha
Richard Kenyon
Ron Hogue
Steve Lyda
Teresa Thomason
Todd Bayuk
William Langley

with the following member(s) absent: Ann Martin (Vice Chair)

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

Cheryl Moore, Mayor
James Childers, Town Manager
John Zagurski, Chief Financial Officer
Tiffany Bruce, Assistant Town Manager/Town Engineer
Julie Taylor, Director of Treasury Operations
Mary Huning, Director of Accounting Services
Meg Jakubik, Director of Budget Services
Chuck Jennings, Director of Parks & Recreation
Rachel Hadidi, Director of Library Services
Melissa Demmitt, Director of Communications
JP Walton, Chief Strategic Officer

Presenter in attendance: Kristen Savant, Partner, Norton Rose Fulbright

B. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the commission regarding any item on this agenda or provide general comments regarding the Committee as it relates to their charges, duties and responsibilities. Speakers are limited to three minutes. Time limits may be adjusted by the Chairperson.

No one spoke.

C. MINUTES

1. Consider approval of minutes from the Septemer 24, 2024, meeting.

ACTION: Todd Bayuk moved to approve C.1. as presented in the agenda caption. Marie Jackson seconded the motion.
AYES: Clare Harris, Laverne Amsterdam, Marie Jackson, Murthy Mantha, Ron Hogue, Teresa Thomason, Todd Bayuk, William Langley
NAYS: None
ABSTAIN: Richard Kenyon, Steve Lyda
RESULT: 8 : 0

D. REVIEW ITEMS

1. Project Update
 - a. West Side Projects
 - b. Multi-Use Turf Fields Conversion

John Zagurski presented: Project Update West Side Additions & Multi-Use Turf Field

West Side Projects:

Outside service enhancements:

Fire Station 6 will be funded with 2025 Certificates of Obligations to address the Town needs for meeting space, Emergency Operations Center (EOC) and other Town Services

Project proposal for bond program:

- Adjacent to Fire Station 6
 - 24-hour Library Kiosk
 - Outdoor Reading Area
 - Trailhead & Connections to La Estancia
- Estimated Cost \$1 Million

Multi-Use Turf Field:

- Chinn Chapel Park
- Multi-Purpose Synthetic Field Conversion
- Convert grass field to synthetic turf, add fencing, drainage, and goal posts that accommodate multiple sports
- Estimated Cost \$1.3 Million

2. Setting the Size of the Bond Exercise

John Zagurski presented.

Committee members responded to a project ranking survey.

5 scenarios were proposed.

- 1) \$79.1 million funding Community Activity Center (CAC) and Streets
- 2) \$98.4 million funding CAC, Streets, Westside, Turf Field and 2 parks
- 3) \$111.4 million funding CAC, Streets, Westside, Turf Field, 3 parks and 3 trails.
- 4) \$120.4 million funding CAC, Streets, Westside, Turf Field, 4 parks and 4 trails.
- 5) \$126.4 million funding CAC, Streets, Westside, Turf Field, 6 parks and 5 trails.

Committee's recommendation a variation of options.

Total Proposed Projects: (\$1111.9 M)

CAC (\$49.1M)

- Renovation and Expansion

Parks (\$17.3M)

- Leonard & Helen Johns Community Park (\$7M)
- Prairie Trail Park (\$2M)
- Twin Coves Park Phase II (\$7M)
- Chinn Chaple Park: Multi-Use Sports Field Conversion (\$1.3M)

Trails (\$14.5M)

- Gaston Park to Long Prairie Road (\$3M)
- Flower Mound Road to Garden Ridge Blvd. (\$5.2M)
- Justin Road Corridor A. (\$2.8M)
- Kirkpatrick Ln. to Timber Creek Easement (\$2M)
- Shadow Ridge Park to Sweetwater Ln. (\$1.5M)

West Side Projects (\$1M)

- 24 Hour Library Kiosk
- Outdoor Reading Oasis
- Canyon Falls Trail Head & Connectors

Street Reconstruction (\$30M)

Five Years of funding

The Committee process stages completed: Establishment and Orientation

Next Stage: Listening

3. Public Outreach & Community Engagement Phase

- a. Meeting Dates
- b. Locations
- c. Format

JP Walton presented Public Outreach and Community Engagement.
Goal to educate attendees on the projects in the upcoming bond election to provide feedback for Committee in their deliberations.

Open House, "come-and-go", conversational

Setup:

- 4 information stations (CAC, Parks 7 Trails, Streets, Finance/Bonds)
- Greeting & Information Desk
- Sticker Activity
- Live Survey

Open House Recommended Dates:

Tuesday, November 12th at CAC

Tuesday, November 19th @ Town Hall

Tuesday, December 3rd

The Committee may attend Town-related events.

4. Marketing Plan for Meetings & Information

- a. Website
- b. Social Media
- c. Handouts

Melissa Demmitt presented.

Website draft created sharing the Blue Ribbon Bond Committee establishment, past meetings and presentations, open houses, committee members and positions boards, frequently asked questions and contact information.

Flyer - "We want to hear from you" with QR code linked to website.

5. Bond Counsel best practices discussion.

Kristen Savant, partner with Norton Rose Fulbright (Norton), the Town's bond counsel.

Timetable for bond election provided.

Norton's objectives and services provided for the Town:

- Ensures Town's legal ability to issue the debt,
- Drafts propositions and measures for the ballot,
- Drafts ordinance for bond election documents,
- Submits the bond proceedings' transcript to the Attorney General.
- Provide guidance to the Town and Committees on the "Dos and Don'ts" of marketing the bond election.
- Prior to the call for election - no communication concerns just gaining and receiving information.
- Crucial point - Council calls the election adoption of ordinance with propositions

and measures.

-Town staff is limited to providing factual information only.

-How to market to voters. No emotion on Town websites or use of Town resources. No tone of advocacy.

-Political action committee establishment, the Town should not be involved.

E. COORDINATION OF CALENDARS

1. Discuss future meeting date(s) and location.

Open House Recommended Dates:

Tuesday, November 12th at CAC

Tuesday, November 19th @ Town Hall

Tuesday, December 3rd

F. ADJOURN

Chair Sharma adjourned the meeting at 8:37 p.m.

TOWN OF FLOWER MOUND, TEXAS

SANDEEP SHARMA, CHAIR

ATTEST:

JOHN ZAGURSKI, CHIEF FINANCIAL OFFICER