

THE FLOWER MOUND TOWN COUNCIL REGULAR MEETING HELD ON THE 21ST DAY OF MARCH 2022, 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.

[Click here](#) for meeting video link (subject to change)

The Town Council met in a regular meeting with the following members present:

Derek France	Mayor
Ben Bumgarner	Mayor Pro Tem
Sandeep Sharma	Deputy Mayor Pro Tem
Adam Schiestel	Councilmember Place 1
Jim Engel	Councilmember Place 4
Ann Martin	Councilmember Place 5

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

Theresa Scott	Town Secretary
Bryn Meredith	Town Attorney
James W. Childers	Town Manager
Tommy Dalton	Assistant Town Manager
Tiffany Bruce	Assistant Town Manager/Town Engineer
Lexin Murphy	Director of Planning Services
Tammy Wilson	Executive Director of Fiscal and Administrative Services/CFO
Ray Watson	Director of Economic Development
Henry Lucio	Lieutenant, Flower Mound Police Department
Sue Ridnour	Director of Library Services

A. CALL MEETING TO ORDER

Mayor France 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 Richard Plunk gave the invocation and Mayor France led the pledges.

D. PRESENTATIONS

1. Proclamation and presentation of Hometown Hero-Austin McDaniel

This presentation was postponed at the request of the family for a date to be determined due to inclement weather.

2. Recognition of the Flower Mound Citizens Academy - Class of 2022

Ms. Scott gave a presentation identifying or noting:

- Background information
- 10 sessions and 1 field trip (January 11 – March 10)
- Thank you to facilitators

- Picture slideshow
- Class Pledge
- 2023 sign up information

3. Book presentation by Tarrant County Clerk (2020 Coronavirus Pandemic Book).

Mary Louise Nicholson, Tarrant County Clerk, presented Sue Ridnour, Director of Library Services, a book documenting the county response to the 2020 Coronavirus Pandemic.

4. School Liaison Committee (SLC) Update

Jonathan Heckman, School Liaison Committee member, gave a presentation identifying or noting accomplishments and initiatives they are working on.

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 or stated)
1.	Pat Aistrup, 6641 Elderberry Way	Westside Warehouses
2.	Todd Bayuk, 10845 Pedernales Falls Dr	Cross Timbers Business Park
3.	Joshua Bostick, 11383 Misty Ridge Dr	Flower Mound Warehouse/Business Park
4.	Melanie Bostick, 11383 Misty Ridge	No Warehouses
5.	Maria Brown, 6709 Canyon Oak Ct	Warehouses
6.	Rachal Capulli, 6916 Broomsedge Dr	Warehouses
7.	Austin Cartlidge, 11601 Slumber Falls	Warehouses
8.	Robbie Cox, 3001 Wood Trail	People & Process above politics; open/transparent work sessions; comprehensive MP review; for all residents
9.	Chris Drew, 5209 Ravine Ridge Ct	Cross Timbers Business Park
10.	Karl Ginder, 9116 Apache Trail	Navajo Bluffs Ct.
11.	Robert Haug, 4904 Long Pond With donated time from: Lori Haug, 4904 Long Pond	Warehouse 1171
12.	Dan Klemetsen, 6925 Basket Flower Rd	Warehouses
13.	Don Ledbetter, 3453 Courtney Drive	GoZone
14.	Larry Mathis, 6336 Savannah Oak Tr	D/C Warehouses
15.	Patsy Mizeur, 1821 Castle Ct With donated time from: Paul Stone, 1868 Meyerwood Ln Brenda Windham, 3896 Quail Run Alexis Grossman, 1868 Meyerwood	Cross Timbers Business Park
16.	Wesley Parton, 10833 Pedernales Falls Dr With donated time from: Maria Parton, 10833 Pedernales Falls Dr	Warehouses
17.	Candice Pettit, 11359 Gable Cir	Warehouses
18.	Jeanette Phoenix, 5210 Long Prairie Rd #1717	Slum Lords & Property Values
19.	Carolyn Strensrud, 5232 Ravine Ridge Ct	Warehouses

20.	Kendra Stephenson, 4801 Steinbeck With donated time from: Amy Wallace, 2913 Trailwood Ln Brad Cooper, 3819 Maple, Dallas Caleb Bardin, 3819 Maple, Dallas Sam Williams, 3819 Maple, Dallas Dylan Smith, 3819 Maple, Dallas	CTBP
21.	Carolyn Glover, 6209 Savannah Oak Trail, Argyle	Cross Timbers Bus. Park
22.	Eric Jensen, 6209 Savannah Oak Trail, Argyle	No to Warehouses!
23.	John Leonard, 11500 Antler Ridge, Argyle With donated time from: Vickie & Rick Warner, 3529 Misty Meadow Ln, Northlake	Cross Timbers
24.	Aaron Zamora, 7120 Elk Springs Dr., Argyle	Dist Center
25.	Jennifer Zunuch, 11608 Slumber Falls Dr, Argyle	Warehouses
26.	Deborah Dallas, 105 Big Sky Circle, Northlake With donated time from: Dana Anderson, 3509 Northlake Dr, Northlake Erin Kenny, 5216 Ravine Ridge Ct Scott Kenny, 5216 Ravine Ridge Ct	Warehouses
27.	Alex Piscioti, 3716 Watermill Way, Northlake	Warehouses
28.	Susan Vitek, 11316 Bull Head, Roanoke	Against the Warehouses
29.	Dave Aistrup, 6641 Elderberry Way*	
30.	Michael S. Allen, 11621 Cedar Grove*	
31.	Sally Allen, 11621 Cedar Grove*	
32.	Ruth Angel, 11300 Dusty Trail Ct*	
33.	Cathleen Ascensio, 10905 Smoky Oak Trl*	
34.	Stacie Bambauer, 6928 Basket Flower*	
35.	Jeff Brown, 6709 Canyon Oak Ct*	
36.	Diane Campbell, 6936 Basket Flower Rd*	
37.	Michele Carlson, 11325 Bull Head Ln*	
38.	Nancy Heck, 5200 Ravine Ridge Ct*	
39.	Ron Heck, 5200 Ravine Ridge Ct*	
40.	Scott Howell, 6555 Dolan Falls Dr*	
41.	Michell Jobe, 11358 Misty Ridge Dr*	
42.	Shiva Kumal Julakanti, 11508 Misty Ridge Dr*	
43.	Avinash Kumar, 4812 High Ridge Trail*	
44.	Vong Miphourieng, 11600 Bull Creek Dr*	
45.	Scott Morgan, 6409 Whiskerbrush*	
46.	Alison Mosely, 10925 Smoky Oak Trail*	
47.	Jeff Mosely, 10925 Smoky Oak Trail*	
48.	Stacy Pace, 11609 Cedar Grv*	
49.	Mary Panico, 11617 Cedar Grove*	
50.	Carrie Rain, 11508 Feather Reed Rd*	
51.	Sadhan Rajesh, 5008 High Ridge Trail*	
52.	Joshua Rivera, 10913 Smoky Oak Trail*	
53.	Karyssa Rivera, 10913 Smoky Oak Trail*	

54.	Jason Robins, 5201 Ravine Ridge Ct*
55.	Shannon Robbins, 5201 Ravine Ridge Ct*
56.	Jackie Saxon, 5113 High Ridge Trl*
57.	James Saxon, 5113 High Ridge Trl*
58.	Luke Steisrud, 5232 Ravine Ridge Ct*
59.	Satya Sudesh, 4812 High Ridge Trail*
60.	Lindsey Test, 11609 Cedar Grv*
61.	Lori Villalon-Arriaga, 10913 Smoky Oak Trl*
62.	Tracy Villalon-Arriaga, 10913 Smoky Oak Trl*
63.	James Wilson, 6221 Savannah Oak*
64.	Debbie Worley, 11612 Little Elm Creek Rd*
65.	Victor Worley, 11612 Little Elm Creek Rd*
66.	Paula Cuva, 11409 Antler Ridge Way, Argyle*
67.	Sandeep Gangireddy, 10624 Smoky Oak Trail, Argyle*
68.	Haylie Leonard, 11500 Antler Ridge Way, Argyle*
69.	Kammie Leonard, 11500 Antler Ridge Way, Argyle*
70.	Karlie Leonard, 11500 Antler Ridge Way, Argyle*
71.	Kenzie Leonard, 11500 Antler Ridge Way, Argyle*
72.	Jamie Lockett, 6213 Savannah Oak Tr, Argyle*
73.	Lisa Lockett, 6213 Savannah Oak Trail, Argyle*
74.	Matt Slaton, 2001 Winthrop Hill Rd, Argyle*
75.	Greg Anderson, 3509 Northdale Ln, Northlake*
76.	Caleb Brown, 4217 Greenthread Way, Northlake*
77.	Amy Bruza, 1005 Coralberry Dr, Northlake*
78.	Chris Danicki, 1109 Indian Grass Lane, Northlake*
79.	Corinne Danicki, 1109 Indian Grass Lane, Northlake*
80.	Angela Hammond, 1709 Twistleaf Northlake*
81.	Katie Leonard, 1005 Coralberry Dr, Northlake*
82.	Zachary Leonard, 1005 Coralberry Dr, Northlake*
83.	Dane McWilliams, 4212 Mistflower Way, Northlake*
84.	Michele Meersman, 1412 Tanglewood Trl, Northlake*
85.	Robert Meersman, 1412 Tanglewood Trail, Northlake*
86.	Kim Pisciotta, 3716 Water Mill Way, Northlake*
87.	Dawn Schwalm, 1108 Berrydale Dr, Northlake*
88.	Matt Schwalm, 1108 Berrydale Dr, Northlake*
89.	Robert Carlson, 11325 Bull Head Lane, Roanoke*
90.	Kim Gassner, 11317 Bull Head Lane, Roanoke*
91.	Roger Summerlin, 11309 Bull Head Lane, Roanoke*
92.	Eddie Wicker, 11620 Cedar Grove, Roanoke*****
93.	Sharilyn Wicker, 11620 Cedar Grove, Roanoke*****
94.	Brian Hargrove, 6713 Canyon Oak Ct**
95.	John Jobe, 11358 Misty Ridge Dr***
96.	Stacey Leonard, 11500 Antler Ridge Way, Argyle***
97.	Kev Schrage, 3325 Meridian, Northlake****

*Indicated do not wish to speak but to record opposition to warehouses/Cross Timbers Business Park

**Did not indicate speaking or not on the public comment form, and not present when Mayor called their name. Public comment form indicates opposition to warehouses/Cross Timbers Business Park.

***Did not indicate speaking or not on the public comment form, and not present when Mayor called their name. No topic indicated on public comment form.

**** Did not indicate speaking or not on the public comment form, and not present when Mayor called their name. No topic indicated on public comment form. "In support" is checked on the public comment form.

***** Indicated do not wish to speak on public comment form with topic of warehouses. "In support" is checked on the public comment form.

***** Indicated do not wish to speak but to record support to the warehouses/Cross Timbers Business Park

Town Council recessed at 8:12 p.m. and reconvened at 8:25 p.m.

F. ANNOUNCEMENTS

Several members of Council expressed appreciation and concern for the safety of the firefighters working the Eastland and other area fires.

Deputy Mayor Pro Tem Sharma expressed appreciation for the Parks staff and the Festival of Colors event last Saturday.

Mayor France announced the Mayor's Chili Challenge is scheduled for March 31, 5:30 p.m., at McAuliffe Elementary School in Highland Village.

G. TOWN MANAGER'S REPORT

Mr. Childers or Ms. Bruce provided an update or report on:

1. Capital improvement projects
 - Shiloh Road public works project

2. Economic Development projects

No discussion.

3. Operational updates
 - Traffic engineering update
 - LISD Career Out day
 - Website update launch

H. FUTURE AGENDA ITEMS

1. Councilmember Engel proposed doing some type of work session on the topic of the Cross Timbers Business Park (CTBP).

Mr. Meredith outlined open meeting requirements for a non-regular meeting format.

Mr. Dalton clarified next steps regarding the CTBP application.

There was Council discussion regarding:

- Timing and the current application process
- Possibility of an off-site "Town Hall" meeting and whether there is value or additional information that can come out of that meeting.

There was Council consensus to proceed with a Town Hall meeting regarding CTBP.

I. COORDINATION OF CALENDARS

1. The next Town Council regular meeting is scheduled for Monday, April 4.

Mayor France announced the above referenced meeting and confirmed that all members of Council plan to be present at that meeting.

J. CONSENT ITEMS

1. Consider approval of the minutes from a regular meeting of the Town Council held on March 7, 2022.
2. Consider approval of updated 3-year agreement for Town Printer Management Agreement and authorization for the Mayor to execute same on behalf of the Town.
3. Consider approval of a proposal to conduct a Water and Wastewater Cost of Service and Rate Design Study with NewGen Strategies & Solutions for \$35,000.
4. Consider approval of the purchase of dual-certified Firefighter gear in the amount of \$61,625.00 from Casco Industries through BuyBoard Contract 603.20 and authorization for the Mayor to approve same on behalf of the Town.
5. Consider approval of Agenda Management System with CivicClerk in the amount of \$18,900 and authorization for the Mayor to execute same on behalf of the Town.

Mayor Pro Tem Bumgarner moved to approve by consent Items 1 – 5, as presented in the agenda caption. Councilmember Engel 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: MARTIN, ENGEL, BUMGARNER, SHARMA, SCHIESTEL

NAYS: NONE

K. REGULAR ITEMS

6. Consider approval of the Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2021.

Staff Presentation

Mr. Childers explained why this is a regular item as opposed to a consent item as it has been in the past.

Ms. Wilson introduced Dianne Terrell, Eide Bailly, LLP, who conducted the audit.

Ms. Bailly provided background information regarding the audit process. She noted no audit adjustments were presented and highlighted various financial information in the audit report.

She, Ms. Wilson, or Mr. Childers responded to questions from Council regarding:

- Would the audit uncover misuse of purchasing cards

Deputy Mayor Pro Tem Sharma moved to approve as presented. Councilmember Engel seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: SCHIESTEL, SHARMA, BUMGARNER, ENGEL, MARTIN

NAYS: NONE

7. The first of two Public Hearings to review Chapter 50, Article III, "Offenses regarding Minors," Division 2, "Curfew."

Staff Presentation

Lt. Lucio gave a presentation identifying or noting:

- State regulations
- Curfew ordinance definitions, violations, exceptions
- Alcohol and tobacco violations during curfew hours
- Total citations issued to juveniles for curfew violations in last 3 years
- What ordinance does from a law enforcement perspective

and he responded to questions from Council regarding:

- If there is a reason for the jump in alcohol and tobacco incidents between 2020 and 2021
- Why are there fewer citations than incidents

Mayor France opened the Public Hearing at 9:11 p.m. No one spoke. Mayor France closed the Public Hearing at 9:11 p.m.

No action is required at this time.

8. Public Hearing to consider an ordinance granting Specific Use Permit No. 472 (SUP21-0005 – Bosco Boat Dealership) to permit inclusion of Retail, general (outdoors) use for a boat dealership within an existing car dealership facility. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway. (P&Z recommended approval with conditions by a vote of 6 to 0 at its December 13, 2021, meeting.) (On February 7, 2022, Town Council postponed this item to the March 21, 2022, meeting by a vote of 5 to 0 at the Applicant's request).

Staff Presentation

Ms. Murphy stated that the applicant indicated they would like to postpone this item.

Applicant Presentation

Paul Bosco, Jr., 4509 Mahogany Lane, Copper Canyon

Mr. Bosco indicated he is acceptable to postponing or going forward with the item. He noted there are some things that changed at the P & Z meeting regarding some elements that need to remain or removed from the SUP. He also pointed out there were some circumstances with code enforcement.

Mr. Childers clarified that there isn't a reason to postpone this item for the administrative aspects of the application based on a discussion earlier today.

Mayor France opened the Public Hearing at 9:17 p.m. No one spoke. Mayor France closed the Public Hearing at 9:17 p.m.

There was Council discussion regarding:

- How some elements in the SUP are crossed out but some of those are important and will need to remain
- The merits of postponing the item

Mayor Pro Tem Bumgarner moved to postpone this item to June 6, 2022. Councilmember Schiestel seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: MARTIN, ENGEL, BUMGARNER, SHARMA, SCHIESTEL

NAYS: NONE

9. Presentation and discussion on land development along the I-35W corridor.

Staff Presentation

Mr. Watson gave a presentation identifying or noting:

- Background information
- Parameters used
- IH-35 corridor map
- IH-35 growth corridor
- Hillwood Development projects (residential, commercial, and industrial)
- The Ridge @ Northlake
- Robson Ranch
- Hunter-Cole Ranch
- Circle T Ranch Corporate Business Park

and he responded to questions or comments from Council regarding:

- Clarification regarding the location of the Hillwood Development projects
- Past missed opportunities with some of the companies identified
- If the type of commercial for Hunter-Cole Ranch is known

L. BOARDS/COMMISSIONS

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

No discussion.

M./N. CLOSED/OPEN MEETING

The Town Council convened into a closed meeting at 9:39 p.m. on March 21, 2022, 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 10:53 p.m. on March 21, 2022, and no action was taken on the following items:

- a. Consultation with Attorney.
 1. 2006 Rule 11 agreement and dismissal, Cause No. 2005-20153-158 and Flower Mound Ranch Development Applications
- b. 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.
- c. Discuss and consider resignations, appointments, or evaluations for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, Community Development Corporation, and Planning and Zoning Commission.
- d. Discuss and consider economic development incentives, including retail centers, corporate relocation/expansion/retention, senior housing, hospitality projects, and performance related to certain incentive agreements.

O. ADJOURN REGULAR MEETING

Mayor France adjourned the meeting at 10:53 p.m. on Monday, March 21, 2022, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



DEREK FRANCE, MAYOR

ATTEST:



THERESA SCOTT, TOWN SECRETARY