

Town Council Regular Meeting



December 16, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

In accordance with section 551.127 of the Texas Government Code (Open Meeting Act) this meeting will be an in-person meeting with either a member of Town Council, staff, or consultant, participating by video conference. The public meeting location will be Flower Mound Town Hall, 2121 Cross Timbers Rd Flower Mound, Texas. The Mayor, as presiding officer of Town Council, and a quorum of the Town Council will be physically present at this location. The location where the Mayor is physically present shall be open to the public during the open portions of the meeting.

Comments regarding any agenda item can be sent to the Town Council by emailing towncouncil@flowermound.gov 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. 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

E. ANNOUNCEMENTS

1. Announcements from the mayor and council members

F. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
2. Economic Development Projects
3. Organizational Updates
 - a. Holiday Service Projects
4. Legislative Priorities Update

G. 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).

H. COORDINATION OF CALENDARS

1. January 6 - Regular Meeting
2. January 16 - Work Session

I. 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 - 12/2 - Consider approval of the minutes from a regular meeting held on December 2, 2024.
2. PSA Water/Wastewater Master Plan Updates and Impact Fee Updates - Consider approval of a Professional Services Agreement with Kimley-Horn and Associates, Inc., for the professional services associated with the Water and Wastewater Master Plan Updates and the Water, Wastewater, and Roadway Impact Fee Updates project, in the amount of \$599,200.00; and authorization for the Mayor to execute same on behalf of the Town.
3. Change Order - Colonial Drive - Consider approval of Change Order No. 1 & Final for the construction of the Colonial Drive Reconstruction Phase II (Whitney Lane to Homestead Street) project, amending the contract with Quality Excavation, LLC, to provide for an increase to the contract in the amount of \$95,198.21; and authorization for the Mayor to execute same on behalf of the Town.
4. SCADA Upgrade - Consider approval of a Professional Service Agreement with Plummer Associates, Inc., for services to upgrade the Town's Supervisory Control and Data Acquisition (SCADA) system, in the amount of \$259,728; and authorization for the Mayor to execute same on behalf of the Town.
5. PSA Flow Monitoring/Analysis_Inflow/Infiltration Project - Consider approval of the Professional Services Agreement with RJN Group, Inc., for Flow Monitoring and Analysis associated with the Inflow and Infiltration project, in the amount of \$254,032.00; and authorization for the Mayor to execute same on the behalf of the Town.
6. Antenna Space Lease Agreement - Freeman Water Tower - Consider approval of a lease agreement with Cellco Partnership, a Delaware general partnership d/b/a Verizon Wireless to lease antenna space on the Town elevated water storage tower located at 4400 Freeman Road and ground space for an equipment building for the purpose of installing, operating, and maintaining facilities to provide commercial mobile radio services, and authorization for the Mayor to execute same on behalf of the Town.
7. PSA Cityworks Improvements - Consider approval of a Professional Services Agreement with Burns & McDonnell Engineering Company, Inc., for Work Order System Analysis and Improvement services for the Utility Asset Management

- project, in the amount of \$123,500.00; and authorization for the Mayor to execute same on behalf of the Town.
8. Light Tower Transfer - Consider approval of a Memorandum of Understanding (MOU) to accept the transfer of the Public Works Emergency Response Team (PWERT) light tower from the City of Rowlett that was awarded to the City as part of the Homeland Security Grant Program; and authorization for the Mayor to execute same on behalf of the Town.
 9. Ambulance Addition to Fleet - Consider approval of the purchase of a 2025 Ford F550 Frazer ambulance for the Fire and Emergency Services Department from Sterling McCall Ford through the Houston-Galveston Area Council of Governments Contract (HGAC) #AM10-23 in the amount of \$380,000.00 and authorization for the Mayor to execute same on behalf of the Town.
 10. Vehicle Purchase - Ford F-250 4x4 SD Crew Cab - Fire Dept. - Consider approval of the purchase of a 2025 Ford F-250 4x4 SD Crew Cab for Fire and Emergency Services Department from Chastang Ford in the amount of \$135,725.00 and authorization for the Mayor to execute same on behalf of the Town.
 11. Bluebonnet Trail Repairs - Consider approval of the purchase of concrete removal and replacement services from Apex Concrete Construction Inc, for work associated with the Trail Master Plan Implementation - Bluebonnet Trail project, through the Town of Flower Mound contract No. 2021-72-B, Utility Cut Repairs and Park Improvements, in the amount of \$118,888.99.

J. REGULAR ITEM(S)

1. Reinsurance Contract (health plan) - Consider approval of a reinsurance contract for the Town's Group Health Plan with Voya Financial for the amount of \$2,103,730 and an agreement with Quantify Specialty Care; and authorization for the Mayor to execute the same on behalf of the Town.
2. TIRZ #2 - Amended and Restated Plan - Public Hearing to consider an ordinance amending and restating the Project and Finance Plan of Tax Increment Reinvestment Zone No. 2 (TIRZ #2).
3. TIRZ #2 - Participation Agreement - Consider authorizing the Town Manager to execute a participation agreement with Denton County for Reinvestment Zone No. 2 (TIRZ #2).
4. TIRZ #1 - Amended Participation Agreement - Consider authorizing the Town Manager to execute an amended and restated participation agreement with Denton County in Tax Increment Financing Reinvestment Zone No. 1 (TIRZ #1).
5. MISC24-0001 - Radionov Lot-to-Lot Drainage Exception - Consider a request for an exception (MISC24-0001 – Radionov Lot-to-Lot Drainage Exception) to the Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances in order to allow lot-to-lot drainage. The property is generally located west of Morriss Road and south of Hazy Meadows Lane. (PZ recommended approval by a vote of 6 to 0 at its December 9, 2024, meeting.)
6. ZPD23-0007 - Cachet Salons & Spa at Lakeside Crossing, Lot 3 - Public Hearing to consider an ordinance for rezoning (ZPD23-0007 – Cachet Salons &

Spa at Lakeside Crossing, Lot 3) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses by adding new concept plans and elevations for Lot 3, Block A, of the Lakeside Crossing Addition and to modify development standards. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive. (PZ recommended approval by a vote of 6 to 0 at its December 9, 2024, meeting.)

7. ZPD24-0004 – Marty B's at Lakeside Crossing, Lot 2 - Public Hearing to consider an ordinance for rezoning (ZPD24-0004 – Marty B's at Lakeside Crossing, Lot 2) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses to include new concept plans and elevations for Lot 2, Block A, Lakeside Crossing, to modify development standards, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive. (PZ recommended approval by a vote of 5 to 1 at its December 9, 2024, meeting.)

K. BOARDS/COMMISSIONS

Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Animal Services Board, Blue Ribbon Bond Committee, Capital Improvements Advisory Committee, Community Development Corporation, Cultural Arts Commission, Denton County Transportation Authority, Environmental Conservation Commission, Historical Commission, Parks Board, School Liaison Committee, SMARTGrowth Commission, Tax Increment Reinvestment Zone Number (TIRZ #1), Tax Increment Reinvestment Zone Number (TIRZ #2), Transportation Commission, and Veterans Liaison Board.

1. Present and discuss the Blue Ribbon Bond Committee's recommendation of proposed capital improvements for the May 2025 election.

L. 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 indicated below. 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 below-referenced items.

1. Consultation with Town Attorney.
 - a. TIRZ #1 and TIRZ #2 Participation Agreements
2. Discuss and consider purchase, exchange, lease or value of real property for parks, cultural arts, public safety, 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, and Planning and Zoning Commission.
4. 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.

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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.

M. RECONVENE

N. 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 13, 2024, at 3:42 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](#).