

Town Council Regular Meeting



February 17, 2025
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 the 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
Dale Crown, Senior Project Engineer

B. INVOCATION

Chaplain Liles 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. PRESENTATION(S)

1. Salvation Army Red Kettle Challenge Results
Mayor Moore accepted a Certificate of Appreciation from Major Dwayne Durham of the Salvation Army for the Town's participation in their Red Kettle challenge this past December.
2. Hometown Hero Proclamation and Banner Presentation for Matthew Boettcher
Mayor Moore recited a proclamation and presented it to Matthew Boettcher.

E. 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

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.	Meghana Bharani, 3901 Dashiell Dr	FM & Quail Run signal
2.	Ashanya Ambekar, 3213 Mark Twain Blvd	FM & Quail Run signal
3.	Scott Langley, 800 Carter Ct	Multi-use paths
4.	Bret Chance, 3709 Old Mill Dr	Eden Ranch
5.	Steven Wood, 3032 Monet Ct	Drainage
6.	Lucille DelVecchio, 7003 Woodridge Dr	Drainage
7.	David Wenzel, 2901 Surveyors Ln	Drainage
8.	Nancy Proctor, 3414 Ridgecrest	Drainage
9.	Wendell Gamble, 3406 Ridgecrest	Drainage issue
10.	Lori Kuykendall	Drainage problem-Ridgecrest/Sunset
11.	Phil DelVecchio, 7003 Woodridge*	Drainage

** Indicates person did not wish to speak*

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members
There were announcements from Mayor/Councilmembers regarding:
 - need for docents at the Gibson Grant Cabin
 - anniversary wishes (Taylor)

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
 2. Economic Development Projects
 3. Organizational Updates
Mr. Childers provided updates on:
 - Tri City Neighborhood Summit
 - Ribbon cutting at the John Ashman Joint Fire Training Tower
 - Controlled burn at Murrell Park on the 20th
- a. Employee Service Recognition
Mr. Childers recognized the following employees who have reached milestone Town anniversaries:
- Chuck Dunn
 - Jeffrey Gentry
 - Charles Thrasher

H. 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).

Mayor Pro Tem Martin asked for a future agenda item to discuss drainage concerns, as mentioned during public comment, in the vicinity of Raintree and Ridgecrest. There was Council consensus to have a future agenda item to discuss this.

I. COORDINATION OF CALENDARS

Mayor Moore confirmed that all members of Council plan on attending the following meetings.

1. February 20 - Work Session
2. March 3 - Regular Meeting

J. 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.

ACTION: Brian Taylor moved to approve J.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 2/3 - Consider approval of the minutes from a regular meeting held on February 3, 2025.
2. PIR Software Purchase - Consider approval of an agreement for an online subscription to Just FOIA Public Information Requests software in the amount of \$62,451.15 over three years and authorization for the Mayor to execute it on behalf of the Town.
3. Vacuum Excavator Purchase - Consider approval of the purchase of one Ditch Witch HX30A Vacuum Excavator w/ listed options from Charles Machine Works/Ditch Witch, in the amount of \$87,297.61 utilizing the Sourcewell Cooperative Contract # 110421-CMW.
4. Dump Truck Purchase - Consider approval of purchasing a Mack GR64FR 12 Yard Dump Truck from Bruckner Truck Sales through HGAC Cooperative Contract # HT06-20, for \$237,804.00.
5. Washer Compactor Equipment Purchase - Consider approval for the purchase of Duperon Headworks Screen and Huber Washer Compactor Equipment from Duperon Corporation for the Wastewater Plant Preliminary Treatment Area in the amount of \$981,000.00; and authorization for the Mayor to execute same on behalf of the Town.
6. 2024 Annual Report - Consider approval of the 2024 Annual Report for the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) in accordance with Chapter 311 of the Texas Tax Code. (The TIRZ #1 Board unanimously approved by a vote of 5 to 0 at its February 5, 2025, meeting.)
7. Annual Fireworks Displays - Contract - Consider approval of the award of Request for Proposal 2025-2-A for the Annual Fireworks Display to Rushing's Pyrotechnics, LLC., in the annual amount of \$36,000, with the option of four one-

year renewal terms; and authorization for the Mayor to execute same on behalf of the Town.

K. REGULAR ITEM(S)

1. Wichita Trail Reconstruction - Consider approval of the purchase of concrete removal and replacement services from F&F Concrete Construction, LLC, for work associated with the Wichita Trail Reconstruction (Cardinal Drive and High Meadow) project, through Town of Flower Mound contract No. 2023-56-A, Concrete and Drainage Improvement Services, in the amount of \$2,398,952.76. Mr. Crown gave a presentation identifying or noting:

- project overview
- scope of work
- project limits
- concrete failing photos
- project budget and schedule

and he responded to questions from Council regarding:

- asphalt topcoat option

ACTION:	Ann Martin 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. SUP24-0006 - Scrivner Ranch Helistop - Public Hearing to consider an ordinance granting Specific Use Permit No. 495 (SUP24-0006 – Scrivner Ranch Helistop) to permit a helistop. The property is generally located south of Cross Timbers Road and west of Belle Drive. (On January 13, 2025, PZ tabled this item to its February 10, 2025, meeting by a vote of 4 to 3.) (PZ recommended denial by a vote of 6 to 0 at its February 10, 2025, meeting.)

Ms. Murphy gave a presentation identifying or noting:

- general and detailed location
- land use and zoning
- conceptual site plan (7.741 acres)
- site photos
- Town code
- noise standards

- proposed SUP conditions

and she responded to questions from Council regarding:

- residential proximity
- helistop requirement for landing a helicopter
- other helistop locations in town
- if taking off from parking lots and open fields was allowed
- db numbers for helicopters
- consequences for violating the town's code
- how would residents report an illegal landing

There was no applicant presentation.

Mayor Moore opened the public hearing at 7:11 p.m.

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.

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.		Sam Huniu, 3414 Ridgecrest	
2.		Damaris McCalley, 3725 Raintree Dr	
3.		Fred Vincent, 3933 Bordeaux Cir	
4.		Marsha Gavitt, 6501 Meadowcrest Ln	
5.		Tyler Radbourne, 7400 Cross Timbers Rd	
6.		Carol Baldocchi, 6409 Hillcrest*	
7.		Eddie Baldocchi, 6409 Hillcrest Rd*	
8.		Cindy Clark, 8704 Baltusrol*	

9.		Greg Santschi, 6405 Meadowcrest Ln*	
10.		Adam Arthouse, 6610 Raintree	
11.		Joella Collier, 3920 Raintree Dr*	
12.		Karl & Barielle SchweiKart, 3915 Raintree*	
13.		Tosca Derrick, 6501 Oakview Dr*	
14.		Bett Derrick, 6501 Oakview Dr*	
15.		Shelagh Legere, 6900 Raintree*	
16.		Alex Legere, 6900 Raintree*	
17.		Tom Brown, 6600 Oakview*	
18.		Corwin Snow, 3822 Raintree*	
19.		Kim Snow, 3822 Raintree*	
20.		Suellyn Martin, 6604 Oakview Dr*	
21.		Joe Krimm, 6949 Hidden Valley Rd*	
22.		Cindy Bell, 6516 Frontier*	
23.		Jean Brown, 6600 Oakview*	

** Indicates person did not wish to speak*

Mayor Moore closed the public hearing at 7:31 p.m.

There was Council discussion regarding:

- noise concerns
- adjacency to homes concerns

- flight zoning
- nearby airport
- possible alternatives nearby
- impact on the environment as well as animals

ACTION: Brian Taylor moved to deny K.2. Janvier Werner seconded the motion.

AYES: Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

L. BOARDS/COMMISSIONS

Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Animal Services Board, 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.

No discussion.

M. 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.

Mayor Moore announced that the Town Council is convening into a closed meeting at 7:36 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. Consultation with Town Attorney.
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.

ACTION: Adam Schiestel moved to authorize staff to purchase Drainage Easement and Temporary Construction Easement Property, in association with the Range Wood Drive Drainage Improvements project, and to negotiate for the purchase of the Drainage Easement and Temporary Construction Easement up to the settlement amounts described in this document; and authorization of the Town Manager, or his designee, to close on the Drainage

Easement and Temporary Construction Easement Property should a settlement be reached, to pay all costs associated with said closing in addition to the purchase price of the Drainage Easement and Temporary Construction Easement Property, and to execute all necessary documents at closing on behalf of the Town. Brian Taylor seconded the motion.

AYES: Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

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.

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 above referenced items.

N. RECONVENE

The Town Council reconvened into an open meeting at 7:53 p.m. to take action on the above items.

O. ADJOURN

Mayor Moore adjourned the meeting at 7:54 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



CHERYL MOORE, MAYOR

ATTEST:

Theresa Scott

THERESA SCOTT, TOWN SECRETARY