Town Council Regular Meeting and Work Session

March 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 and work session 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
Mary Hunning, Director of Accounting Services
Shelly Willson, Customer Service Manager

B. INVOCATION

Chaplain Plunk 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."

1. Pledges - Webelos Cub Scout Pack 392
   Webelos Cub Scout Pack 392 led the pledges.

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

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.	Sheldon Anderson, 7007 Hawk Rd	Eden Ranch
2.	Tamara Weber, 4101 Addington Pl	(not indicated)
3.	Elmer McKeegan, 645 Lake Bluff Dr	Proclamation - Motorcycle awareness
4.	Stephen Vargas, 5212 Glen Heather	K1
5.	Shannon Barkett, 7500 Bis Ln	Eden Ranch
6.	Bryan Webb, 4112 High Rd	Eden Ranch
7.	Ed Brock, 6921 Hawk Rd	Eden Ranch
8.	Ruth Brock, 6921 Hawk Rd	Eden
9.	Glenda Straub, 7201 Hawk Rd	Eden
10.	Lacey Bryant, 6500 Cross Timbers Rd	Eden Ranch
11.	Fred Vincent, 3933 Bordeaux Cir	Eden
12.	Bret Chance, 3709 Old Mill Dr	Eden Ranch
13.	Georgiana Bustos, 5309 Yager Dr, The Colony	D
14.	Ginger Brittain, 35 King Rd, Double Oak	K1
15.	Bailey Bryant, 6500 Cross Timbers	K1
16.	Marsha Gavitt, 6501 Meadowcrest Ln	Eden
17.	Pat Wellen, 140 Forest Park Dr, Double Oak	Eden Ranch

18.	Katy Grote, 165 Double Oaks, Double Oak	Eden Ranch
19.	Kimberly Bystrom, address not provided*	Eden Ranch - support
20.	Heidi Radbourne, address not provided*	Eden Ranch - support
21.	Gary Dean Brittain, 35 Kings Rd, Double Oak*	Eden Ranch - support
22.	Julia Radbourne, 7400 Cross Timbers Rd*	Eden Ranch - support
23.	Lisa Zimmerman, 2409 Gramercy Park*	Eden Ranch - support
24.	Steve Bystrom, address not provided*	Eden Ranch - support
25.	Barbara Little, 2019 Madera Blvd, Highland Village*	Eden Ranch - support

** Indicates person did not wish to speak*

E. ANNOUNCEMENTS

1. Announcements from the mayor and council members
   Mayor Pro Tem Martin wished everyone a Happy St. Patrick's Day and recited a blessing for the Town.

F. TOWN MANAGER'S REPORT

1. Capital Improvement Projects

2. Economic Development Projects

3. Organizational Updates

   a. Employee Service Recognition
   Mr. Childers and Mayor Moore recognized two town employees who had worked for 15+ years in the Town of Flower Mound.

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).

There were no future agenda item request.

H. COORDINATION OF CALENDARS

Mayor Moore confirmed that all councilmembers plan on attending the following meeting dates.

1. March 20 - Work Session

2. April 7 - Regular Meeting

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.

ACTION:	Adam Schiestel moved to approve Consent items 1 - 6 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

1. Minutes - 3/3 - Consider approval of the minutes from a regular meeting held on March 3, 2025.

2. PSA - Timber Creek Stabilization - Consider approval of a Professional Services Agreement with Freese and Nichols, Inc., for the design phase services associated with the Timber Creek Stabilization at Timber Creek Road project, in the amount of $99,318.00; and authorization for the Mayor to execute same on behalf of the Town.

3. Fire Hydrant Replacement Services - Consider approval of a utility service proposal with Rey-Mar Construction LLC. for the replacement of fire hydrants, in the amount of $138,481.28; and authorization for the Mayor to execute same on behalf of the Town.

4. CAC Outdoor Pool Resurfacing Project - Consider approval to purchase materials and installation for the resurfacing of the Community Activity Center’s outdoor pool from Petra Chemical Company, utilizing their Buy Board Contract 701-23; in the amount of $209,430.00.

5. Promoter Line Contract - 2025 Fall Festival - Consider approval of a Professional Services Contract with Promoter Line, Inc., to provide professional event production and planning services for the 2025 Fall Festival, in an amount not-to-exceed $190,000.00 and authorization for the Mayor to execute same on behalf of the Town.

6. Lease amendment for cellular site - Consider approval of the first lease amendment with Cellco Partnership d/b/a Verizon Wireless for the Tower/Ground lease dated October 16, 2008 for antenna and ground space at the elevated water storage at 3810 Bruton Orand Boulevard, and authorization for the Mayor to execute same on behalf of the Town.

J. REGULAR ITEM(S)

1. 2024 ACFR - Consider approval of the Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2024.
   Ms. Henning provided background information and introduced Kevin Randolph, CPA & Senior Manager, Eide & Bailey, who gave a presentation identifying or noting:

   - summary
   - auditor's opinion
   - cash and investment overview
   - general fund overview
   - enterprise funds - water/sewer
   - other reports

   and she, or Mr. Randolph, responded to questions from the council regarding:

   - expenditures and revenues that demonstrate a balanced budget

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

2. Green Waste Pilot Program Results - Discuss the results of the 2024 Green Waste Pilot Program and provide staff with direction for the next steps.
   Ms. Willson provided background information for this item, and Jeri Harwell, Republic Services, presented the green waste pilot program results, noting:

- details on pilot program (routes, time of year, resident education campaign, tonnage tracked, survey)
- mailers to residents
- weekly participation data
- summary of results
- items to consider
- contract renewal in 2026

and Ms. Harwell responded to questions from Council regarding:

- bags versus containers
- implementation times
- bulk tonnage (no change)
- cost
- running the service a few times per year
- handling of green waste by the residents
- educational components
- possible drop off locations
- are leaves the highest bulk being collected

There was Council direction to get a recommendation from the Environmental Conservation Commission (ECC) and present options, including the possibility of swapping bulk days, and green waste drop-off locations.

K. WORK SESSION ITEM

1. Eden Ranch - Work session discussion on the proposed Eden Ranch development project. Currently associated project numbers are MPA24-0006 and ZPD24-0006.

At 7:56 p.m. Mayor Moore announced that the Town Council is convening into closed meeting pursuant to Texas Government Code Chapter 551.071 for consultation with the Town Attorney. Town Council reconvened into an open meeting at 8:18 p.m. No action taken.

Ms. Murphy gave a presentation identifying or noting:

- general and detailed location
- work session qualifiers
- Master Plan amendment
- 10.29.24 concept plan reviewed by staff 12/8/24
- modifications

- council direction topics

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

- proposed park sizes
- connection point to Kings Road
- infrastructure cost possibly covered by impact fees
- cemetery proximity and if a cemetery can be classified as open space
- exception clarification
- occupational restrictions
- ADU's, commercial use, homestead exemptions

Tyler Radbourne, Developer, and Quint (design manager) gave a presentation identifying or noting:

- town habitat video
- Eden Ranch development approach
- proposed site plan
- improved development options:
    - roadway/access/impervious surface
    - landscape treatments for safety, sound and views
    - open space plantings and uses
    - parks - dedication, location, and value
    - agricultural uses
- Shiloh cross-section at lot 178
- entry elevation
- entry overview
- site photos
- renderings
- wildlife habitats
- open space plantings
- agricultural uses
- park plans
- exceptions to code

and they responded to questions or comments from Council regarding:

- home orientation
- trees and need for scenic vistas, including clarification regarding orchard designation
- fences
- agriculture zoning
- compost station clarification
- some uses on the list don't fit the "farm" themes
- interest in cohesive space for recreation

- wildlife and how fences could prohibit their movement
- parkland dedication (a trail is not a park)
- interest in having more specifics and definitive information regarding proposed trees
- concerns regarding berms and masonry wall
- appearance is very dense and doesn't feel like it's protecting the natural prairie
- calculated open space
- lot coverage standard
- lot sizes on the east side
- senior housing options
- ADU's and lot size requirements
- agricultural storage and drainage
- pickleball lighting
- current conservation standards
- need for specificity and clarity on many aspects of the proposal
- density of 2 acres per residence is fitting for the conservation district
- non residential uses on ag lots

Mr. Dalton summarized that the first step was for the applicant to get feedback before completing a plan resubmittal, and tonight accomplished that. He noted the following steps (and not necessarily in this order) include:

- staff review
- second community meeting
- P & Z meeting/public hearing
- Parks Board recommendation
- Environmental Services Commission recommendation

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 action taken.

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 10:34 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.

a. Update regarding proposed Texas legislation.

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, including real property located north of FM 1171 and west of US 377, 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, construction of public improvements, performance related to certain incentive agreements, requests for incentive related proposals to develop real property, 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 11:49 p.m., to take no action on the above items.

O. ADJOURN

Mayor Moore adjourned the meeting at 11:49 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

CHERYL MOORE, MAYOR

ATTEST:

Theresa Scott

THERESA SCOTT, TOWN SECRETARY