

Town Council Regular Meeting and Work Session



April 21, 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
John Zagurski, Chief Financial Officer
David Coulon, Chief of Police
JP Walton, Chief Strategic Officer
Jake Spekhals, Environmental Review Analyst

B. INVOCATION

Mayor Moore called for a moment of silence for Denton County Commissioner Bobbie Mitchell, who is recovering from a recent injury, and for the loss of her spouse at this same time, and then 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. Hometown Hero Presentation - Brett Morris
Mayor Pro Tem Martin recited the proclamation, and she and Mayor Moore presented it to Brett's parents, Laurie and Eric Morris
2. Proclamation for Motorcycle Safety Awareness Month
Mayor Pro Tem Martin recited the proclamation, and she and Mayor Moore presented it to Elmer McKeegan.
3. 2025 Watermark Award - Upper Trinity Regional Water District
Blake Alldredge, Upper Trinity Regional Water District, gave a presentation identifying or noting:
 - UTRWD service area
 - operations update
 - water usage (conservation is important)
 - 2025 water conservation campaign
 - water my yard stations
 - irrigation system knowledge change
 - cycle and soak video award

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.	Kishor Gummaraju, 1612 Yeager Ln	Lakeside Development
2.	Steven Wood, 3032 Monet Ct	Knight's Landing drainage impact
3.	Kevin Darbelnet, 1409 Hilliard Dr	Lakeside East development (support)
4.	Alex Stein, 7509 Inwood Rd, Dallas	Flower Mound
5.	Craig Goodhart, 2200 Malick Dr	Lakeside East

** Indicates person did not wish to speak*

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members

There were announcements from Mayor Moore or Councilmembers regarding:

- Town's Art Festival
- Friends of the Flower Mound Library book sale
- Belated Happy Easter, and thanks to Parks for their work in the Easter egg hunt

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects

2. Economic Development Projects

3. Organizational Updates

Mr. Childers provided information about the two bond propositions on the ballot for the May 3 election.

- a. Employee Service Recognition

Mr. Childers and Mayor Moore recognized Town employee James Wickham for his 20 years of service to the Town.

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).

There were no future agenda item request.

I. COORDINATION OF CALENDARS

Mayor Moore confirmed that all members of Council plan to attend the following meetings.

1. May 5 - Regular Meeting
2. May 14 (Wednesday) - Special Meeting and Election Canvass
3. May 15 - Work Session (Boards, Commissions, & Committees Reporting)

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: Adam Schiestel moved to approve consent items 1 - 8 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 - Consider approval of the minutes from a regular meeting held on April 7, 2025.
2. UTRWD Rep Appointment - Consider approval of a resolution appointing Bob Pegg as the Town's representative on the Upper Trinity Regional Water District (UTRWD) Board of Directors for a term beginning May 1, 2025 and ending May 1, 2029; and authorization for the Mayor to sign on behalf of the Town.

RESOLUTION 09_25

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, REAPPOINTING ROBERT PEGG AS THE TOWN REPRESENTATIVE ON THE UPPER TRINITY REGIONAL WATER DISTRICT (UTRWD) BOARD OF DIRECTORS FOR A FOUR-YEAR TERM ENDING MAY 1, 2029; AND PROVIDING AN EFFECTIVE DATE.

3. Passenger Bus- Senior Center - Consider approval of the purchase of a New England Wheels Frontrunner 14 Passenger Bus as per Town specifications and options in the amount of \$193,344.00 utilizing the State of Oklahoma Contract SW0797C.
4. Historical Item Loan - Pre-Approved List - Consider approval of several historical items for the town's historical items pre-approval list for loans; authorizing the Town of Flower Mound to enter into a loan agreement.
5. Historical Items Donation - Consider approval of the donation of several historical items; authorizing the Town of Flower Mound to accept items into their collection.
6. TIRZ #1 Administration - Consider approval of the TIRZ #1 Administration agreement with P3 Works, LLC for the administration of Tax Increment Reinvestment Zone #1; and authorization for the Mayor to execute on behalf of the Town.

7. Water System Leak Detection/Condition Assessment - Consider approval of Water System Leak Detection and Condition Assessment services from Pure Technologies US, Inc., through the City of Denton contract (#8181) for an estimated annual amount of \$212,000.
8. Salt Brine Winter Weather Pretreatment System - Consider approval of the purchase of a Salt Brine mixer, storage containers, and sprayers from C&H Outdoor, LLC., in the amount of \$171,268.00, utilizing the Sourcewell Cooperative Contract # 031423-EDP.

K. REGULAR ITEM(S)

1. Micromobility Ordinance - Consider approval of the Micromobility Ordinance, amending Chapter 58 by adding Article IV Micromobility Devices, and authorization for the Mayor to execute on behalf of the Town.

Mr. Walton gave a presentation identifying or noting:

- background information
- Micromobility Ordinance definitions
- what the ordinance does
- bicycle operations
- pedestrian safety measures
- required equipment
- penalties
- summary

and he, Chief Coulon, or Mr. Meredith responded to questions from council regarding:

- handheld device restrictions
- clarification regarding what is considered nighttime
- transportation code
- concerns regarding regulations applicable to adults as well as children (original intent)
- resource for content presented
- what type of interaction would the police have with violators
- interested in having language in the ordinance for a behavior that can be easily observed, such as not wearing a helmet
- possibility of removing some ambiguity, such as setting speed limits on devices that don't have that feature
- educational courses (frequency)
- possibility of warnings instead of penalties

There was Council discussion regarding what language to keep or discard from

the proposed ordinance.

ACTION: Ann Martin moved to postpone item K.1. to the next meeting. Chris Drew seconded the motion.
AYES: Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

2. SUP25-0002 – Alloy Personal Training - Public Hearing to consider an ordinance granting a Specific Use Permit No. 497 (SUP25-0002 – Alloy Personal Training) for a health club or athletic club use. The property is generally located south of Cross Timbers Road and west of Churchill Drive. (PZ recommended approval at its April 14, 2025, meeting by a vote of 6 to 0.)

Ms. Murphy gave a presentation identifying or noting:

- general and detailed location
- land use and zoning
- site plan
- site photos
- landscape plan
- elevations
- proposed SUP condition

and she responded to questions or comments from Mayor/Council regarding:

- why a fitness center would require a SUP
- if the neighboring business has concerns

Applicant presentation

Joel Collinsworth, Alloy Personal Training

- hours of operation
- who we are, what we do, what we don't do

and he responded to questions from Council regarding:

- hours (flexibility)

Mayor Moore opened the public hearing at 7:31 p.m. No one spoke. Mayor Moore closed the public hearing at 7:31 p.m.

ORDINANCE NO. 14_25

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, "LAND DEVELOPMENT REGULATIONS," OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, BY APPROVING SPECIFIC USE PERMIT NO. 497 (SUP-497) FOR A HEALTH CLUB OR ATHLETIC CLUB USE ON CERTAIN PROPERTY DESCRIBED AS APPROXIMATELY 4.19 ACRES OF LAND AND BEING A PORTION OF LOT 2R1, BLOCK A OF THE TOWN CENTER WEST ADDITION AND ZONED O OFFICE DISTRICT; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

ACTION: Ann Martin moved to approve K.2. as presented in the agenda caption. Janvier Werner seconded the motion.
AYES: Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

3. TRP25-0002 - Trinity Park - Public Hearing to consider an application for a tree removal permit (TRP25-0002) for three (3) specimen trees on the property known as Trinity Park for the proposed development. The property is generally located south of Lakeside Parkway, east of Gerault Road, and north of Enterprise Road. (The Environmental Conservation Commission recommended approval of the three (3) trees by a vote of 4 to 1 at its March 4, 2025, meeting.) Mr. Speckhals gave a presentation identifying or noting:

- project information
- general and detailed location
- tree survey
- specimen trees requested for removal

and he, Mr. Dalton, or Mr. Meredith responded to questions or comments from Council regarding:

- total number of trees slated for removal

Applicant Presentation
Cameron Ehn, Clay Moore Engineering, Bedford, TX
Dan Anderson, Owners representative

Mr. Ehn provided background information regarding the request, including the landscape plan, and he, or Mr. Anderson, responded to questions or comments from Council regarding:

- the sediment pond
- water flow management (drainage) given the number of trees anticipated for removal
- subdistrict zone intent
- required entrances
- original site plan
- preservation standards/environmental protections
- possibility of removing the driveway connection

Mayor Moore opened the public hearing at 7:56 p.m. No one spoke. Mayor Moore closed the public hearing at 7:56 p.m.

ACTION: Adam Schiestel moved to postpone item K.3. to a date uncertain. Janvier Werner seconded the motion.
AYES: Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

4. TRP25-0003 - 5000 Lighthouse Drive - Public Hearing to consider an application for a tree removal permit (TRP25-0003) for two (2) specimen trees on the property known as 5000 Lighthouse Drive for the proposed single-family residential development. The property is generally located east of Lighthouse Drive, and north of Cross Timbers Road. (The Environmental Conservation Commission recommended approval of tree #8975 and denial of tree #8982 by a vote of 6 to 0 at its April 1, 2025, meeting.)

Mr. Speckhals gave a presentation identifying or noting:

- project information
- general and detailed location
- specimen trees requested for removal
- tree survey

Applicant Presentation

Brian Earley, builder

Mr. Earley provided background information on the project, and he responded to questions from Council regarding:

- 39 parking spots prevent the ability to save trees

Mayor Moore opened the public hearing at 8:23 p.m. No one spoke. Mayor Moore closed the public hearing at 8:23 p.m.

ACTION: Adam Schiestel moved to deny item K.4 for the removal of both trees. Chris Drew seconded the motion.

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

NAYS: Brian Taylor

ABSTAIN: None

RESULT: 4 : 1

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. WORK SESSION ITEM(S)

1. Water and Wastewater Rate Analysis - Discussion and presentation of a Water and Wastewater Rate Analysis.

Mr. Zagurski provided background information, and Chris Ekrut, NewGen Strategies & Solutions, gave a presentation identifying or noting:

- background
- historical bills
- CPI comparison
- historical rate impact
- monthly bill compared to expenses - historical
- components as percent of all expenses
- wholesale - water, wastewater
- financial metrics - debt service coverage, fund balance reserve, affordability
- frequency distribution - summer
- water and wastewater residential bill impact (various users)
- stormwater study update/schedule

and he, or Mr. Childers responded to questions or comments from council regarding:

- performance based on median household income
- lot size data for other cities (that keeps their rates low)
- situation where wastewater is higher than water
- promoting best practices
- interest in exploring the use of smart meters

- would like suggestions on how the town can be more efficient

2. FY 25-26 Budget Priorities - Discuss the budget priorities for FY 25-26.

Mr. Zagurski provided background information regarding FY 25-26 budget priorities and pointed out the impact of tariffs. He also outlined the process staff are using in preparing the budget. He responded to questions from Council regarding:

- sales tax as it relates to online shopping
- taxable value

and Mr. Childers outlined the work of the staff to achieve the Council's objectives.

N. 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 9:22 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. Development Agreement for RMI River Walk Investors, L.P.
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, 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.
5. Update on the application process for the Town Secretary position.

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.

O. RECONVENE

The Town Council reconvened into an open meeting at 10:39 p.m., and no action was taken on the above items.

P. ADJOURN

Mayor Moore adjourned the meeting at 10:39 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



CHERYL MOORE, MAYOR

ATTEST:



THERESA SCOTT, TOWN SECRETARY