

Town Council Regular Meeting



May 19, 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
Tiffany Bruce, Assistant Town Manager/Town Engineer
Lexin Murphy, Director of Development Services
John Zagurski, Chief Financial Officer
Chuck Jennings, Director of Parks and Recreation
Manuel Palacios, Assistant Director of Public Works/Operations

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."

Mayor Moore led the pledges.

D. PRESENTATION(S)

1. Hometown Hero Presentation - Scott Aaron

- Mayor Moore recited the proclamation and presented it to Scott Aaron's dad.
2. Proclamation for Public Works Week (May 18-24)
Mayor Moore recited the proclamation and presented it to Manny Palacio.

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.	Jeannie Farrier, 6604 Sunset Trail	Cross Timbers drainage
2.	David Wenzel, 2901 Surveyors Ln	Surveyors Ln drainage management
3.	Pilar Whitlock, 2405 Magnolia Leaf Ln	E-waste awareness for silver project
4.	Christina Whitlock, 2405 Magnolia Leaf Ln	E-waste awareness for silver project
5.	Steven Wood, 3032 Monet Ct	Knight's Landing drainage impact
6.	Todd Bayuk, 10845 Pedernales Falls Dr	Congrats
7.	Ernest Lineberger, 1701 W Point Dr	Lineberger for US Congress

** Indicates person did not wish to speak*

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members
There were announcements from the mayor or council members regarding:
- Town events:
 - Concerts in the Park
 - Memorial Day

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
2. Economic Development Projects
 - New quarterly newsletter being produced by the Economic Development Department
3. Organizational Updates

Mr. Childers provided an update/report regarding:

 - drainage update on the work to date and what is planned for the Sunset Trail area
 - Denton County Appraisal District letters

a. Employee Service Recognition

The following employees with 15+ years of service were recognized:

- Davina Tomlinson, Assistant Director of Human Resources
- Mike Baldree, Fire Department, Captain
- Clayton Litton, Parks Department, Superintendent
- Matthew Jelinski, Fire Department, Captain
- Emily Chapman, Buidling & Inspections, Administive Assistant
- Art Zellers Jr, Fleet Services, Senior Fleet Services Technician

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).

1. A future agenda request for a discussion on hazardous e-waste was made, as was discussed during public comment. There was Council consensus to have a future agenda item on the topic.
2. A future agenda item request was made for a discussion on what the Town can do to support wildflower no-mow areas, similar to Lewisville. There was Council consensus to have a future agenda item on the topics

I. COORDINATION OF CALENDARS

1. Next Meeting Dates:

June 2 Regular Meeting

June 16 Regular Meeting

Mayor Moore confirmed that all Councilmembers plan to be at the following meetings:

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 1-6 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 - 5/14 & 5/15 - Consider approval of the minutes from a special meeting held on May 14, 2025, and a work session held on May 15, 2025.
2. PARM Revision - Consider approval of a revision to the Town's Personnel and Administrative Regulations Manual (PARM), Title I, Personnel Regulations, Chapter 2, Recruitment and Employment.
3. Purchase of Aerial Lift Truck - Consider approval of the purchase of one 2025 Dodge 5500 Regular Cab Chassis with Aerial Lift and Service Body per Town of Flower Mound Specifications and Vendor Quote from Global Rental Co., Inc. through Sourcewell contract #040924-ALT for Public Works in the amount of \$175,441.00.
4. Consider approval of a Professional Services Agree - Consider approval of a Professional Services Agreement with Plummer Associates, Inc., Inc. for development of a Utility Services Risk and Resiliency Assessment in the amount of \$51,223.00; and authorization for the Mayor to execute same on behalf of the Town.
5. TXDOT Grant Resolution - Consider approval of a resolution authorizing the application of a grant proposal to the Texas Department of Transportation (TxDOT) Transportation Alternatives Set-Aside Program 2025 Call for Projects; and authorization for the Mayor to execute same on behalf of the Town.
RESOLUTION 10-25
A RESOLUTION SUPPORTING THE TOWN OF FLOWER MOUND'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2025 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS

6. TCA Grant Funds - Consider approval of a resolution authorizing the acceptance of grant funds from the Texas Commission on the Arts (TCA), which will be used to pay a portion of the performance costs for the Town's annual Arts Festival.

RESOLUTION 11-25

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AUTHORIZING THE ACCEPTANCE OF GRANT FUNDS FROM THE TEXAS COMMISSION ON THE ARTS FOR THE PURPOSE OF PAYING A PORTION OF THE PERFORMANCE COSTS FOR THE TOWN'S ANNUAL ARTS FESTIVAL; AUTHORIZING THE PARKS & RECREATION DIRECTOR TO ACT ON BEHALF OF FLOWER MOUND AS THE GRANTEE'S OFFICIAL; PLEDGING THAT THE TOWN OF FLOWER MOUND WILL COMPLY WITH ALL PROGRAM REQUIREMENTS OF THE GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

K. REGULAR ITEM(S)

1. Leonard & Helen Johns Community Park - Public Hearing to consider recommendation and approval of a conceptual Master Plan for Leonard & Helen Johns Community Park, a 38.11-acre park located at 1850 Timber Creek Road. Mr. Jennings gave a presentation identifying or noting:

- background information
- project highlights
- purpose of having a master plan

and he responded to questions or comments from Council regarding:

- If the property will still be able to cover the Children's Parade during Independence Fest
- like the boardwalk option, fishing pier, and bird blinds
- if nine tennis courts are enough and if the current courts will remain open
- floodplain
- preservation of the natural area
- tree preservation
- reason site was selected for tennis
- traffic impact

David Shipp, MHS Planning & Design, gave a presentation identifying or noting:

- purpose of the project
- priorities established
- project timeline
- parks system
- site inventory

- site data
- existing site conditions
- schematic design options
- community feedback
- site master plan
- park entry signage
- tennis complex aerial, south side, east, west
- pond boardwalk
- creek overlook
- fishing pier
- playground and stage
- rest stations

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

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.		Amy Foreman, 1315 Stapleton	

Mayor Moore closed the public hearing at 7:15 p.m.

ACTION: Adam Schiestel moved to approve K.1. as presented in the agenda caption. Ann Martin seconded the motion.

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

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

2. MISC25-0002 - The Peninsula at Twin Coves Entry Sign - Consider a request for an exception (MISC25-0002 – Peninsula at Twin Coves Entry Sign) as authorized by Section 82-340 “Residential subdivision entry and signage” to Section 86-4 “Prohibited signs,” and Section 86-67 “Ground Signs,” of the Code of Ordinances in order to allow an electronic message board sign. The subject sign is generally located south of Wichita Trail and east of Peninsula Drive. (PZ recommended approval by a vote of 6 to 0 at its May 12, 2025, meeting)
- Ms. Murphy gave a presentation identifying or noting:

- general and detailed location
- land use and zoning
- sign location, including photo
- applicable Town code sections
- exception process

- proposed conditions

and she responded to questions or comments from Council regarding:

- how the sign doesn't appear intrusive and is tastefully done, especially because it's interior to the neighborhood
- previous sign used

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. SP24-0009 - Golf Everywhere - Consider a request for a Site Plan (SP24-0009 – Golf Everywhere) to develop an amusement and recreation center (indoors), a restaurant and two health club or athletic club buildings subject to meritorious design exceptions in accordance with Section 98-1163, Exterior wall construction for nonresidential buildings, of the Code of Ordinances. The property is generally located north of Aberdeen Drive and east of Long Prairie Road. (PZ recommended approval by a vote of 5 to 1 at its May 12, 2025, meeting.)
 Ms. Murphy gave a presentation identifying or noting:

- general and detailed location
- land use and zoning
- site plan
- exception request (unified design theme; roofs and pitch)
- site photos
- landscape plan
- elevations

and she responded to questions from Council regarding:

- unified theme
- roof pitch and adjacent building coordination

Applicant Presentation

Peter Brown, idstudio 4, Myles Vlachos, Golf Everywhere
 Mr. Brown and Mr. Vlachos gave a presentation identifying or noting:

- design intention

- rendering views
- element tie-ins

and they responded to questions or comments from Council regarding:

- interest in seeing trees in the rendering
- urban view (angles, iron, industrial look, loft)
- building adjacency
- roof pitch
- shielding
- screening

Mayor Moore announced that the Town Council is convening into a closed meeting at 8:17 p.m., pursuant to Texas Government Code Chapter 551, Section 071, for consultation with the Town Attorney on this item.

The Town Council reconvened into an open meeting at 8:21 p.m.

ACTION:	Brian Taylor moved to approve K.3. 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

4. Overview of Hotel Occupancy Tax Allowable Uses.

Mr. Zagurski gave a presentation identifying or noting:

- criteria, categories, expenditures, funding, and signage associated with the use of hotel occupancy tax

and he responded to questions from Council regarding:

- advertisement category
- use of funds for a cultural arts center
- clarification regarding convention size definitions
- eligibility of public art
- fall festival eligibility
- additional taxes and election option
- inclusion of remote parking bus service
- historical preservation

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 8:52 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, 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.

N. RECONVENE

The Town Council reconvened into an open meeting at 9:25 p.m., and took no action on the above items.

O. ADJOURN

Mayor Moore adjourned the meeting at 9:25 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



CHERYL MOORE, MAYOR

ATTEST:



THERESA SCOTT, TOWN SECRETARY