

Town Council Regular Meeting



June 2, 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 1

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
JP Walton, Chief Strategic Officer
Paul Henley, Fire Chief
Jason Bolejack, Fire Marshal
Julie Taylor, Director of Treasury Operations
Blake Hummel, Senior Project Engineer
Brian Waltenburg, Director of Public Works
Jack Speckhals, Environmental Review Analyst

B. INVOCATION

Chaplain Speight 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. 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.	Jason Adams, 737 Redwing Dr, Lewisville	EV
2.	Kyle Cooper, 909 Lake Carolyn Pkwy, Irving	I.2
3.	Armando Rodriquez, 2200 E Airport Frwy, Irving	Immigration
4.	Carter Andrews, 1320 Cheyenne Rd, Lewisville	EV
5.	Alex Stein, 7509 Inwood Rd, Dallas	Pride Month
6.	Jamie Von Trapp, 6301 River Dr	Women's Sports

** Indicates person did not wish to speak*

E. ANNOUNCEMENTS

There were announcements from the Mayor or Councilmembers regarding upcoming Town events.

F. TOWN MANAGER'S REPORT

There was no Town Manager report.

1. Capital Improvement Projects
2. Economic Development Projects
3. Organizational Updates

G. FUTURE AGENDA ITEM(S)

There were no future agenda item request.

H. COORDINATION OF CALENDARS

Mayor Moore confirmed that all Councilmembers plan to be at the June 16 meeting.

1. June 16 - Regular Meeting
2. June 19 - Work Session (Canceled)

I. CONSENT ITEM(S)

ACTION: Brian Taylor moved to approve I.1; 3 - 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

Administrative note: I1; 3-6 became 1 - 5 after moving item 2 to the regular agenda.

1. Meeting Minutes - Consider approval of the minutes from a regular meeting held on May 19, 2025, and special meetings held on May 28, 2025, and May 29, 2025.
2. Elite Chef Competition Fundraiser - Approval for consumption of alcohol at the Flower Mound Senior Center during the SIM Auxiliary's Elite Chef Competition fundraiser.
3. Ford Transit T25 purchase (Facilities) - Consider approval to purchase (1) Ford Transit T250 Cargo Van with Listed Options for Facilities Management for a grand total of \$56,861.93 utilizing the BuyBoard Contract # 724-23.
4. 2025 Ford F450 purchase (Public Works) - Consider approval of the purchase of one 2025 Ford F450 Cab and Service Body per Town of Flower Mound Specifications and Vendor Quote from Sames Bastrop Ford through TIPS Cooperative contract #24091 for Public Works-Traffic Operations in the amount of \$93,879.11.
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.

(The Historical Commission recommended approval of all items by a vote of 9 - 0 at their regular meeting on May 8, 2025).

J. REGULAR ITEM(S)

1. 2021 IFC for Electric Vehicle Chargers - Consideration to amend 2021 International Fire Code, Ordinance 23-22_2021, adopted by the Town Council on April 18, 2022, with the addition of Section 322 covering Electric Vehicle Charging Stations for Commercial Properties, to include commercial, mixed-use and multifamily (structures and spaces) parking.

Administrative Note: This item was moved from consent to regular.

Chief Henley gave a presentation identifying or noting:

- background information
- the new threat (what makes EV fires unique; hazards and risks)
- extinguishment methods
- thermal runaway
- heat generation
- Council of Government (COG) role
- COG vs Flower Mound Code
- charge types
- issues in garages
- prevalence
- references

and he, Mr. Bolejack, Mr. Meredith, Mr. Childers, or Mr. Dalton responded to questions from mayor or council regarding:

- if a faster response time would have an impact
- if what is presented enough or if more should be done
- clarification regarding what the agenda item does
- risk management from a commercial perspective
- circumstances that cause electric vehicle battery fires
- which elements is Realty Capital against
- examples of other community standards that allow some level of parking beyond the first floor
- previous discussion by P & Z
- if there is a situation where it is too dangerous to access a fire
- lower level charge types and risk factors
- what does a containment system within the facility look like (diking and damming)
- option to carve out language for specific buildings or the possibility of grandfathering or variance provisions for some buildings

Mayor Moore invited Kyle Cooper of Realty Capital to the podium to provide his remarks on the proposed amendments. He noted their concerns regarding the EV charges being limited to the ground floor, particularly for buildings that are already approved, and he responded to questions from Council regarding:

- sprinkler system plans
- concerns regarding the town having the discretion not to respond if the fire is extensive, and building occupant and insurance company disclosure

There was Council discussion regarding passing the ordinance as is, and with the understanding that Realty Capital will continue to work with the Fire Department regarding section 322.4.1(1) (Location) to create more flexibility on the first floor. If a mutually agreed-upon approach is reached, a section amendment to the Ordinance will be proposed in the future.

ORDINANCE 19-25

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING CHAPTER 38, "FIRE PREVENTION AND PROTECTION," OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, TO AMEND THE CURRENTLY ADOPTED VERSION OF THE INTERNATIONAL FIRE CODE, 2021 EDITION, AND LOCAL AMENDMENTS THERETO, BY INCORPORATING REGULATIONS PERTAINING TO ELECTRIC VEHICLES; 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 J.1. 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

2. Certificates of Obligation - Consider approval of an ordinance authorizing the issuance of Certificates of Obligation, Series 2025, for an amount not to exceed \$19,200,000, for the purpose of paying for fire-fighting facilities, waterworks and sewer system improvements, establishing parameters for the sale and issuance of such bonds, delegating certain matters to an authorized official of the Town and resolving all matters incident and related thereto.

Ms. Taylor gave a presentation identifying or noting:

- reimbursement resolution

- notice of intent resolution
- rating call - Standard & Poors
- Town Council parameters ordinance consideration
- pricing of bonds
- closing and delivery
- general capital projects

Michalel Martin, Hilltop Securities, provided remarks regarding the Town's AAA rating and rating projections.

ORDINANCE NO. 18-25

AN ORDINANCE authorizing the issuance of “TOWN OF FLOWER MOUND, TEXAS, CERTIFICATES OF OBLIGATION, SERIES 2025”; providing for the payment of said certificates of obligation by the levy of an ad valorem tax upon all taxable property within the Town and a limited pledge of the net revenues derived from the operation of the Town’s waterworks and sewer system; providing the terms and conditions of such certificates and resolving other matters incident and relating to the issuance, payment, security and delivery of said certificates of obligation; delegating matters relating to the sale and issuance of said certificates to an authorized Town official; and providing an effective date.

ACTION:	Brian Taylor moved to approve J.2. 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

3. Stonehill Pump Station Motor Replacement - Construction Award - Consider approval of a Construction Agreement with Clark Electric, Inc. for the Stonehill Pump Station Motor Replacement project, in the amount of \$3,741,949.00; and authorization for the Mayor to execute same on behalf of the Town.

Mr. Hummel gave a presentation identifying or noting:

- project details
- site location
- site photos
- as-read verified bid results
- project schedule

and he, or Mr. Waltenburg, responded to questions from Council regarding:

- shut down impact during construction
- service life for the equipment

- if there is a current maintenance issue with the switch gear

ACTION: Ann Martin moved to approve J.3. 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

4. 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 - 1 at its March 4, 2025, meeting.) (Town Council postponed this item to a future date uncertain by a vote of 5 - 0 at its April 21, 2025, meeting.)

Mr. Speckhals gave a presentation identifying or noting:

- project information
- general location
- tree survey
- what changed from what was previously presented
- specimen trees requested for removal

and he responded to questions from Council regarding:

- what types of trees currently exist in the landscape buffer

Cameron Ehn, Clay Moore Engineering, Bedford, Tx

Mr. Ehn gave a presentation identifying or noting:

- background information
- grading and elevations

and he responded to questions from Council regarding:

- background information about the pipe fencing around the tree - PD - 83
- possible landscape buffer amendments to save the tree

- possibility of saving the one post oak tree due to the removal of the access road

Mayor Moore opened the public hearing at 8:13 p.m. No one spoke. Mayor Moore closed the public hearing at 8:13 p.m.

ACTION: Adam Schiestel moved to approve the removal of tree #'s 3827, 3935, and deny the removal of tree # 3953. Janvier Werner seconded the motion.

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

NAYS: Brian Taylor

ABSTAIN: None

RESULT: 4 : 1

K. BOARDS/COMMISSIONS

No action taken.

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.

Mayor Moore announced that the Town Council is convening into a closed meeting at 8:15 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. Legislative Update
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. Discuss and consider hiring of Town Secretary, conduct interviews and/or review Town Secretary applicants and all matters incident and related hereto.

M. RECONVENE

The Town Council reconvened into an open meeting at 10:05 p.m., to take no action on the above items.

N. ADJOURN

Mayor Moore adjourned the meeting at 10:05 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



CHERYL MOORE, MAYOR

ATTEST:



THERESA SCOTT, TOWN SECRETARY