Town Council Regular Meeting

July 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 to order at 6:00 p.m. with the following members present:
Cheryl Moore, Mayor
Adam Schiestel, Deputy Mayor Pro Tem
Chris Drew, Councilmember Place 2
Brian Taylor, Councilmember Place 3
Janvier Werner, Councilmember Place 4

Town Council member(s) absent:
Ann Martin, Mayor Pro Tem

Town Staff present:
James W. Childers, Town Manager
Bryn Meredith, Town Attorney
Traci Henderson, Town Secretary
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, Strategic Services Officer
Ray Watson, Director of Economic Development

B. INVOCATION

Chaplain Mike Liles gave the invocation.

C. PLEDGES

Mayor Moore led the Pledge of Allegiance to the United States and Texas flags.

D. PUBLIC COMMENT

There were no requests to speak from the public.

E. ANNOUNCEMENTS

There were no announcements from the Mayor or Council members.

F. TOWN MANAGER'S REPORT

1. Capital Improvement Projects

2. Economic Development Projects

3. Organizational Updates

   a. Independence Fest

   Jill Deramus, Special Event Manager, provided a recap on the Children's Parade and Independence Fest.

   b. Legislative Updates

   Mr. Childers spoke to Governor Abbot's called Special Legislative Session with the specific interest of the Town being:

   Property tax spending limits
   Taxpayer funded lobbying
   Police personnel records

   Mr. Childers spoke to the absence of Mayor Pro Tem Ann Martin from this meeting. Mr. Childers informed the public Mayor Pro Tem Martin planned on attending tonight's council meeting. However, the required language for Ms. Martin to join the meeting remotely was not included on the agenda and therefore, she was unable to participate.

   c. Employee Service Recognition

   Mr. Childers recognized the following employees:

   Fifteen (15) years of service:
   Jennifer Arnold, Public Safety Communications Supervisor
   Juliet Bhamdeo, Administrative Assistant, Information Technology

Thirty (30) years of service:
Jon Olson, Meter Services Manager, Financial Services

Not in attendance:
Twenty (20) years of service:
Christine Hastings, Animal Services Manager, Police Department

G. FUTURE AGENDA ITEM(S)

There were no future agenda item requests.

H. COORDINATION OF CALENDARS

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

1. July 31/Aug 2 - Strategic Planning Retreat

2. August 4 - Regular Meeting (Budget)

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:	Deputy Mayor Pro Tem Adam Schiestel moved to approve the consent agenda I.1 - I.13. Council member Brian Taylor seconded the motion.
AYES:	Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

1. Minutes - 7/7 - Consider approval of the minutes from a Town Council Regular Meeting; Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District Special Meeting; and Crime Control and Prevention District Special Meeting held on July 7, 2025.

2. Wastewater Treatment Plant - SBR Repair - Consider approval of a repair estimate with Zone Industries for the repair of the Wastewater Sequencing Batch Reactor pump through Buy Board contract number 672-22, in the amount of $81,375.00; and authorization for the Mayor to execute same on behalf of the Town.

3. Oncor Rate Change Effective Date Suspension - Consider approval of a resolution of the Town of Flower Mound suspending the July 31, 2025, effective date of Oncor Electric Delivery Company's requested rate change to permit the Town time to study the request and to establish reasonable rates.

   RESOLUTION NO. 17-25

   RESOLUTION OF THE TOWN OF FLOWER MOUND SUSPENDING THE JULY 31, 2025 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE.

4. HVAC replacement- FS4 - Consider the approval for the purchase and installation of 4 new HVAC units from Trane at Fire Station 4 for the amount of $84,762.00.

5. HVAC replacement- FS5 - Consider the approval for the purchase and installation of 4 new HVAC units from Trane at Fire Station 5 for the amount of $76,246.00.

6. Interlocal agreement for law enforcement services - Consider the approval for the Interlocal Cooperation Agreement for Law Enforcement Services for a portion of Canyon Falls Municipal Utility District in Argyle ETJ.

J. REGULAR ITEM(S)

1. HF Silveron Land, LP Chapter 380 Agreement - Public Hearing to consider approval of a Chapter 380 Agreement with HF Silveron Land, LP for the economic development of Flower Mound, and authorization for the Mayor to execute same on behalf of Town.

   Ray Watson, Director of Economic Development, gave a presentation identifying or noting:
   Location; site plan; renderings; revised incentives; cost benefit analysis; and payback period.

   Applicant representative Brogan Miller, Development Manager Thompson Realty Capital, 1600 North Collins Boulevard, Richardson, Texas, gave a presentation identifying or noting:

Location; overall project plan; Phase 1A and 1B site plans; office and retail overview and renderings; infrastructure update and progress photos.

Town Council, applicant and staff discussed view optimization of the corp land, and history of the property.

Mayor Moore opened the public hearing, there being no requests to speak, Mayor Moore closed the public hearing.

ACTION:	Deputy Mayor Pro Tem Schiestel moved to approve item J.1. Council member Drew seconded the motion.
AYES:	None
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

2. AAB Venture Capital Chapter 380 Agreement and Purchase and Sale Agreement (PSA) - Public Hearing to consider approval of (1) a Chapter 380 Agreement with AAB Venture Capital and (2) a Purchase and Sale Agreement (PSA) for the sale of approximately 22 acres of Town-owned land along Denton Creek Road between FM 1171 and Canyon Falls Drive, for $7,978,014.00; and to authorize the Mayor to execute both agreements on behalf of the Town.

   Ray Watson, Director of Economic Development, gave a presentation identifying or noting:
   Project overview; site plans one and two; and proposal.

   Applicant Veerendra (Vee) Basappa, President and Chief Executive Officer, AAB Venture Capital and Clint Holland, Principal, Sterling Interests, gave a presentation identifying or noting:
   Project review and excitement; and partnership with the Town.

   Town Council, applicant and staff discussed project vision; development materials vision; anticipated completion date; phase approach; train track redesign at 377 and FM1171 limitations; grocery and entertainment options; market traction; area needs; future incentive options; close-out of warehouses in this area; and sales tax generation.

ACTION:	Council member Brian Taylor moved to approve item J.2. Council member Chris Drew seconded the motion.
AYES:	None
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

3. MISC25-0003 - Caliber Collision - Consider a request for a concept plan (MISC25-0003 - Caliber Collision) with a request for a deviation to computing

parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Justin Road and east of Long Prairie Road. (PZ recommended approval by a vote of 6 to 0 at its July 14, 2025, meeting.)

Lexin Murphy,Director of Development Services, gave a presentation identifying or noting:
General and detailed location; parking spaces; current zoning; comprehensive site plan; conceptual site plan; condition of future site plan application requirement; site photos; current shared parking agreement; and parking study calculations.

Applicant representative Heather Rimmer, Vice President, Cross Development, Carrollton, Texas, gave a presentation identifying or noting:
Desire to be in Flower Mound; utilizing existing building; business operations at this location; staff and customer traffic; vehicle safety; and hours of operation.

Town Council, applicant and staff discussed parking for this use only; traffic volume; location of vehicle parking; masonry fencing; and redevelopment of site.

ACTION:	Deputy Mayor Pro Tem Schiestel moved to approve item J.3. Council member Werner seconded the motion.
AYES:	None
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

K. BOARDS/COMMISSIONS

There were no items for this category.

L. WORK SESSION ITEM

1. Discussion of Stormwater Fee Study.

Chris Ekrut, Chief Financial Officer, Newgen Strategies and Solutions, gave a presentation identifying or noting:

Recap of prior meeting; revenues generated; current three-tier structure; residential and non-residential equivalent residential unit (ERUs); tiered and non-tiered (flat) options; residential and non-residential fee comparisons; bill impacts; residential and commercial drainage utility fee comparison.

Next steps: six dollars ($6.00) or higher for fee; flat fee for residential customers;

and a phase-in structure for non-residential customers. Staff to provide information at the August 21, 2025 budget work session.

Town Council, Mr. Ekrut, and staff discussed more than 5 acre properties related to runoff and impervious surface area; detention credits; three-tier vs. flat-rate; impervious vs pervious surface area; separate fee structures or phase implementation for non-residential; possible fee increase; flat fee for residential; fund balance, required city mapping; and other expenditures related to the fund.

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 7:40 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. Agenda posting process

   b. Board and Commission Training

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 the duties of the Municipal Court Judge, including the June report regarding court activities.

N. RECONVENE

The Town Council reconvened into the open meeting at 8:30 p.m. There was no action taken as a result of the closed meeting.

O. ADJOURN

Mayor Moore adjourned the meeting at 8:30 p.m.

TOWN OF FLOWER MOUND, TEXAS

CHERYL MOORE, MAYOR

ATTEST:

TRACI HENDERSON, TOWN SECRETARY